PREPARED FOR GODLEY PEAKS STATION LTD
09 DECEMBER 2024
J2232

LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT

ESTABLISHMENT OF A HOMESTEAD ON GODLEY PEAKS STATION, MACKENZIE DISTRICT

vivian+espie
resource management and landscape planning

INTRODUCTION

1 Godley Peaks Station Ltd took ownership of Godley Peaks Station in 2023. They are pursuing a programme of improvements to the station. They are seeking resource consent for a package of activities (the proposal) as part of this programme. The proposal involves:

i. a new farm homestead within the station to the north of the Cass River;

ii. maintenance and restoration work on musterers' huts within the station and on DOC land;

iii. the implementation of a Farm Biodiversity Plan (**FBP**) over the station;

iv. a monetary contribution to the upgrade of the Cass River Bridge.

2 This report identifies and evaluates the landscape and visual effects likely to arise from the proposal.

3 Godley Peaks Station has traditionally been a pastoral lease station but is near the end of a tenure review process. Appendix 1 to this report is a set of plans showing the outcome of the tenure review. Subject to the completion of that process, the freehold station will be a farming property of 2,676ha (as shown on Appendix 1). I shall refer to that property as the site.

4 Pursuant to the Operative Mackenzie District Plan (the **ODP**), all of the site is located within the Mackenzie Basin Sub Zone (**MBSZ**) of the Rural Zone. The ODP has been subject to Plan Changes, most relevantly Plan Change 23 (**PC23**). The District Plan incorporating PC23 is an E-Plan, however, some aspects of PC23 are subject to Environment Court Appeals. Pursuant to the E-Plan, the site is within the General Rural Zone (**GRZ**) and within the overlay of the Outstanding Natural Landscape (**ONL**) of Te Manahuna/the Mackenzie Basin.

5 The methodology for my assessment of effects has been guided by Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (**TTatM**)[1] and by the landscape related Objectives, Policies and provisions of the ODP and the E-Plan.

[1] Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architecture, July 2022.

6 When describing effects, I use the hierarchy of adjectives given in the bottom row of the table below. The upper two rows show how the adjectives that I use can be related to specific wording within the Act[2].

					SIGNIFICANT	
LESS THAN MINOR		MINOR		MORE THAN MINOR		
VERY LOW	LOW	LOW-MOD	MODERATE	MOD-HIGH	HIGH	VERY HIGH

DESCRIPTION OF THE PROPOSAL

7 The details of the proposed activities are set out in the resource consent application and its various appendices including a number of plans, elevations and images. Reference to these details will be helpful when reading this report. I will not repeat that information in this report, but give the following summary description covering the points that are most relevant to an assessment of landscape issues:

Proposed Homestead

8 The layout of the proposed homestead and associated access etc. is shown on Appendix 2 to this report. The proposed homestead is large, comprising of an 800m^2 house, a 100m^2 garage, a 90m^2 winter garden building and a 400m^2 workshop/shed. The built components are to be clad in stacked stone and roofed in slates (or alternatively copper left to naturally weather).

9 The homestead is located close to Lake Tekapo on land that is currently improved pasture. Earthworks are proposed to excavate a flat build area for the homestead buildings, which will be (at most) 3.8m below existing ground level. The built components are of simple gabled forms. The pitch of gables and proportions of built components have been designed to reflect traditional rural architecture. The components vary in height, with the highest gable apex of the house being 8.5m above floor level (which is below existing ground level) and the highest gable apex of the workshop/shed being 9m above floor level (again, below existing ground level).

[2] TTatM, paragraph 6.39.

10 Spoil material from excavating the build area and upgrading the access road will be used to increase the crest of a gentle hill landform that sits to the immediate south of the dwelling location.

11 The proposed landscape treatment of the immediate vicinity of the homestead is detailed in a Summary Statement Report prepared by Baxter Design that is attached to the resource consent application (**the Baxter Design document**)[3]. The Baxter Design document includes its Attachments A to S being plans, perspectives, photographs and visual simulations. Attachment B of the Baxter Design Document is a Planting Palette Plan showing the area around the homestead. The design involves retaining the working paddocks that surround the homestead as much as possible. Notwithstanding that, it is proposed to create large sweeps of native forest on the southern and western sides of the homestead, dominated by beech with additional areas of totora and ribbonwood. To the north of the homestead, a broad area of tussock and mixed low native shrub vegetation is proposed. No lawn areas are proposed near the homestead, with outdoor living spaces very largely being internal courtyards.

12 The homestead is to be the family house of the new station owner (Mr Lewis) who has a long history of involvement with the station. The only dwelling on the station currently is the farm manager's dwelling adjacent to Godly Peaks Road, which accommodates the farm manager and his family. Following the current freeholding of the station, Mr Lewis wishes to now live on the station, establish an inter-generational family home, and to commit to a new management trajectory into the future. Improving ecological health and undertaking the FBP is central to intended farm management. To commit to this, the station owner wishes to live on site.

Proposed maintenance and restoration of Musterer's Huts

13 A number of huts have been established on the station and surrounding land over past decades. The applicant wishes to refurbish some of these as part of the current proposal by recladding, reroofing and triple glazing them. Three of these huts (Middle Gorge, Rankin and Angus) are on DOC land and hence are public recreational assets. Following the current tenure review completion, two huts (Ribbonwood and John Scott Lodge) will be on the freehold station. The applicant has an agreement with Timaru Boys' High School such that they use this hut without

[3] I do not attach the Baxter Design document but reference to it will assist in understanding this report. The Baxter Design document is Attachment E of the resource consent application.

charge for outdoor education. This hut will be enhanced by the proposed refurbishment. Again, the station owner wises to live on the property in order to commit to this work.

Proposed Farm Biodiversity Plan

14 The FBP has been prepared by e3Scientific and is attached to the application. The FBP sets out actions to be undertaken and ongoing monitoring and reporting into the future. In this regard, the current application includes a commitment to the registration of a covenant that will require the ongoing implementation and monitoring of the FBP.

15 The e3Scientific FBP report sets out in detail what will be achieved, by way of brief summary:

- The Mistake River Catchment (70ha) and the McCabe's Block (3ha) will be retired from grazing, giving protection and enhancement to two areas of significant biodiversity values.
- The cushionfield and prostrate shrub vegetation on the moraine lands (shown on Fig 6 of the FBP) are to be monitored into the future to maintain diversity and extent.
- Seven wetland areas are identified within the improved pasture of the station. It is proposed to plant clusters of natives in these so as to initially cover 25% of their area to improve biodiversity and nutrient cycling.
- Also within the improved pastures, it is proposed to plant 2m wide bands of mixed native shrub species around the perimeters of the pivot irrigated areas, the total perimeter length being 8km.
- The mono-culture of crack willows is to be removed from the willow-infested areas of the improved pastures (Fig 10 of the FBP). This equates to approximately 13ha of wilding tree removal. Wilding conifer removal is also to be done on an ongoing basis.
- Animal pest control is to be done on an ongoing basis.
- All of the above is to be subject to monitoring and reporting into the future.

Cass River Bridge

16 As part of the current application, the applicant volunteers an undertaking to contribute up to $500,000 to the construction of a new Cass River Bridge (as detailed in the application).

GUIDANCE FROM STATUTORY DOCUMENTS

17 The specific parts of the statutory documents that are relevant to the consideration of the proposal are set out in the resource consent application. This report will not comment specifically on all the relevant parts of the statutory documents. However, we have taken account of the landscape related aspects of the statutory documents when conducting our assessment. While not an exhaustive list, the key parts of the relevant statutory documents that relate to the landscape and visual effects of the proposal are:

a) Sections 6(b), 7(c), 7(e) and potentially 6(a) of the Resource Management Act 1991;

b) Chapter 12 and Appendix 4 of the Canterbury Regional Policy Statement;

c) Section 7 and Appendices K and V of the ODP;

d) Part 2 (Natural Features and Landscapes), Part 3 (General Rural Zone) of the E-Plan.

The Resource Management Act 1991

18 Matters from Part II of the Resource Management Act 1991 (the **RMA**) that are relevant to the assessment of landscape and visual effects of development are found in Section 5 (purpose), Section 6 (matters of national importance), and Section 7 (other matters). The most relevant matters are those from Section 6(b) (the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development) and 7(c) (the maintenance and enhancement of amenity values). The regional and district level statutory documents take full account of the relevant parts of the RMA.

19 Relevantly, Section 6(a) of Part II of the RMA relates to the margins of lakes and rivers. The Canterbury Regional Policy Statement defines "margin" as follows:

The margin is defined as the land immediately adjacent to the bed of a river, wetland, lake or estuary which is likely to be affected by a high water table, flooding, fluvial erosion, or sediment deposition, and often contains distinctive vegetation. The size of the margin will vary according to local site factors but may extend to the limits demarcated by natural river terraces and constructed stop banks.[4]

[4] Canterbury Regional Policy Statement, Section 10.1.2.

20 Lake Tekapo is a controlled lake that feeds the Tekapo A and Tekapo B power stations. The normal operating level of the lake is between 701.8masl and 710.9masl. In the vicinity of the proposed homestead, the outer boundary of the subject site (i.e. where it meets the public land of Lake Tekapo) is at a level of approximately 715masl. With reference to the Appendix 2 plans and the Baxter Design document, the proposed dwelling has a floor level of 739masl and is 220m from the 710.9 contour line. The closest proposed activities to the lake edge are outdoor spaces associated with the homestead. These activities are at least:

- 210 metres from the lake edge in a plan view, when the lake is at its maximum level;
- 28.1 metres above lake level in terms of elevation, when the lake is at its maximum level;
- 180 metres above the landward extent of the public land.

I therefore understand that none of the proposed activities are within the lake margin.

The Canterbury Regional Policy Statement

21 The Canterbury Regional Policy Statement (**CRPS**) provides the foundation for the development of regional and district plans. It deals with landscape matters in its Chapter 12. Most relevantly, the Objectives and Policies seek that ONLs are identified and consistently managed across the region such that they are protected from inappropriate development.

22 Appendix 4 of the CRPS sets out a description of each of the region's ONLs. The entire Mackenzie Basin is identified as an ONL. The description of The Mackenzie Basin and its values is derived from the Canterbury Regional Landscape Study Review, which contains a useful discussion and evaluation of the Mackenzie Basin landscape. Many of the key aspects of this discussion/evaluation are echoed in the provisions of the Mackenzie District Plan.

The Operative Mackenzie District Plan

23 In relation to the ODP, the entirety of Godley Peaks Station is within the Rural Zone and the MBSZ. The ODP (like the CRPS) identifies all of the Mackenzie Basin as an ONL.

24 An assessment of the site and proposed activities in relation to ecological issues forms part of the e3Scientific Report that forms part of the resource consent application. Therefore (although there

is likely to be some overlap), in this report we will not directly discuss ecological issues or refer to ODP provisions that relate to them.

25 I understand that in relation to the ODP, the proposal is a non-complying activity since it seeks to erect a building in the Lakeside Protection Area (**LPA**). In Appendix 3A of this report, I set out the Objectives and Policies of Section 7 of the ODP that are most relevant to landscape and visual issues.

26 With reference to Appendix 3A and by way of a very broad summary, I consider that the ODP directs that the Mackenzie Basin's ONL character requires protection and enhancement, particularly its openness, tussock grasslands, lack of buildings and structures, the clustered settlement pattern, its landform and its undeveloped highway sides and lakesides. The identification of the Lakeside Protection Areas is a mechanism to assist the protection and enhancement of the Mackenzie Basin's characteristics since lakes and their settings are of special importance. Non-farm buildings are strongly discouraged outside of identified FBAs, however, it is recognised that there are some areas within the Mackenzie Basin with a greater capacity to absorb development.

27 The above commentary primarily relates to what the ODP provides for in relation to landscape and visual issues. As alluded to previously, there are also many provisions of the ODP that relate to ecological, biodiversity and ecosystem issues.

The E-Plan

28 A decision on PC23 was released in July 2024 and the provisions of PC23 can be treated as operative, except for those that are subject to Environment Court Appels. In relation to Godley Peaks Station and Te Manahuna/the Mackenzie Basin generally, while PC23 reconfigures the relevant parts of the ODP, it does not materially change the outcomes that are sought by the ODP; the landscape character and values of Te Manahuna/the Mackenzie Basin ONL are to be protected and/or enhanced.

29 In Appendix 3B of this report, I set out the Objectives and Policies of the E-Plan that are most relevant to landscape and visual issues. The direction that can be taken from these provisions is practically the same as that of the ODP. Policy NFL-P1 and Objective GRUZ-02 add some additional guidance.

THE EXISTING LANDSCAPE AND ITS VALUES

30 At a broad scale, the CRPS, the ODP and the E-Plan categorise Te Manahuna/the Mackenzie Basin as an ONL. We attach as Appendix 4 to this report, the CRPS's commentary on the landscape character of Te Manahuna/the Mackenzie Basin. This commentary is derived from a more detailed commentary in the Canterbury Regional Landscape Study Review.

31 Section 7 of the ODP describes Te Manahuna/the Mackenzie Basin as follows:

The vast tussock grasslands of the Mackenzie Basin, enclosed in mountain ranges such as the Ben Ohau, Two Thumb, Hall, Gammack, and Grampian Ranges. The Basin contains the large lakes and canals of the Upper Waitaki Power Development and the townships of Twizel, Mt Cook and Tekapo. The landscapes of these high country areas are vast and spacious with subtle colourings and vegetation patternings, dominated by natural features and extended views[5].

32 ODP Objective 3B and Policy 3B1 (including the explanations and reasons for those provisions), as well as E-Plan Objective NFL-O2 and Policy NFL-P1, also give corroborating summaries of the landscape character of Te Manahuna/the Mackenzie Basin. In short, Te Manahuna/the Mackenzie Basin is a vast, open intermontane basin, surrounded by mountain ranges and punctuated by glacially fed lakes. The open grassland vegetation cover is a dominant feature, which provides for very long and expansive views. Glacially derived geomorphology is relatively legible and many large areas of intact dry tussock grassland ecosystems are present. The components of the Waitaki Hydro Electric Power Scheme are also significant landscape features. These are often of a large scale and dramatic in their form and their contrast with their settings.

33 Overall, I consider that the list of characteristics in part (1) of ODP Objective 3B and E-Pan Objective NFL-O2 represent a useful summary of the characteristics and values that contribute to the ONL status of Te Manahuna/the Mackenzie Basin.

34 Lake Tekapo is a large glacial lake fed by the Godley and Macaulay Rivers. The outlet and level of the lake are controlled for hydroelectricity production as part of the Waitaki Hydro Electric Power Scheme. The colour and appearance of Lake Tekapo's water is due to the high presence of glacial silt stemming from the glaciers that feed it. The lake sits in north-south orientation between the

[5] Mackenzie Operative District Plan, Chapter 7, page 7-10.

Two Thumb Range to the east and the southern extent of the Hall Range, and associated hills, to the west. The town of Tekapo sits on State Highway 8 (SH8) at the southern edge of the lake, where the controlled Tekapo River drains the lake. Lilybank Road follows the lake's eastern shore, northwards to serve Round Hill Ski Area and the farming stations of Mount Gerald and Lilybank. Godley Peaks Road follows the western shore, north past Mount John and Lake Alexandrina to Godley Peaks Station and the Cass River.

35 With reference to Appendices 1 and 5, the site (i.e. the freehold station that will be the outcome of the tenure review process) sits on the western side of the lake, adjacent to the mouth of the Mistake and Cass Rivers. For the purposes of this assessment, we focus our description of the existing landscape on Lake Tekapo, particularly its western side, while also bearing in mind the broader landscape of Te Manahuna/the Mackenzie Basin.

Physical Attributes[6]

36 The glacially-fed Godley and Macaulay rivers sit in ice-evacuated valleys characterised by sheer faces and truncated spurs. Lake Tekapo itself is housed in a glacially-formed valley with vast outwash plains draining towards Lake Benmore and the Waitaki Valley. The upper reaches of the containing Hall and Two Thumb Ranges feature jagged, uneven skylines since these were not overridden by the more recent glaciations. Conversely, the lower slopes on either side of the lake, such as Wee McGregor, Mount Hay, Mount John, the Old Man Range and Mount Joseph, show the rounded, flowing forms of ice-sculpted landform.

37 To the west of the lake, the Cass River meanders in its valley to a pronounced delta at the lake edge. Lake Alexandrina, Lake McGregor and the many remarkable tarns in the moraine that lies between Mount Joseph and Lake Tekapo are legible evidence of landforms left by retreating glaciations. The tarns of this moraine and the Joseph Valley Wetland are listed in the New Zealand Geopreservation Inventory.

38 Pre-European burning and post-colonial broad-scale farming in the form of vast sheep stations, has left the very open vegetation cover of tussock grasslands and unimproved pasture that dominates Te Manahuna/the Mackenzie Basin. Flatter areas of deposited outwash

[6] TTatM defines physical attributes as "*both the natural and human-derived features, and the interaction of natural and human processes over time*", at paragraph 4.23.

geomorphology have been more intensively farmed and often form the home-paddocks areas of the large stations. This is true of the flats to the north and south of the Cass River which accommodate pivot and k-line irrigation and take the form of verdant, improved pasture.

39 As is highlighted in the ODP, E-Plan and CRPS (Appendix 4) descriptions, the features of the Waitaki Hydro Electric Power Scheme are significant physical attributes within the basin. Lake Tekapo is now managed in terms of its level and volume via the control gates at its southern edge and at Scott Pond. This management means that the lake level is kept between fixed parameters and not subject to natural events.

Associative Attributes[7]

40 The Tangata Whenua cultural values associated with the wider Te Manahuna/Mackenzie Basin are described by the CRPS as '*the Mackenzie Basin lakes (Tekapo, Pukaki and Ohau) are all referred to in the legend of "Nga Puna Wai Karikari o Rākaihautū" which describes how the principal lakes of Te Wai Pounamu were dug by the Rangatira (Chief) Rākaihautū. Māori used the lakes as part of a mahinga kai trail that ran from Lake Pukaki down the original path of Waitaki River to the coast.'*

41 Te Manahuna/the Mackenzie Basin is also known for its agricultural history, with the drylands being run as large sheep stations since early European settlement in the area. Many observers will associate Te Manahuna/the Mackenzie Basin with farming history and various remnants of early farming reinforce this. The various musterers huts on Godly Peaks Station are examples of this.

42 As noted, Te Manahuna/the Mackenzie Basin is also recognised for electricity generation. Large-scale infrastructure including dams, power stations, canal networks and very large-scale landform modifications are evident throughout the Upper Waitaki and Mackenzie districts. This engineering history adds a layer of meaning to the landscape for some observers.

43 Recreational associations with the Tekapo area are also strong. The southern reaches of the lake are popular for recreational boating over summer months. Trout and salmon fishing is also common, particularly in the canals. The Te Araroa Trail crosses the Two Thumb Rage from

[7] TTatM defines associative attributes at paragraph 4.23 as "*the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape*".

Mesopotamia via Round Hill to follow Lilybank Road to Tekapo town and then on south via the Tekapo Canal Track.

Perceptual attributes[8]

44 The CRPS notes the following in relation to the aesthetics of Te Manahuna/the Mackenzie Basin:

The vast basin, large river valleys and enclosing mountain ranges form a dramatic and spectacular landscape. While some parts of the basin have been substantially modified by residential, hydro and agricultural development, the basin as a whole retains its openness and largely coherent character. Despite the landcover modifications induced by historic farming practices, the area maintains a high level of visual coherence. The Golden Tussock- layden slopes which surround the basin have high aesthetic values. Impressive views up the wide U-shaped valleys to the snow and ice covered peaks of the Alps are experienced from the basin. Pukaki and Tekapo reflect a striking milky-blue colour in sunlight. They form an integral part of one of the most memorable landscapes in the country.

45 The above is a useful summary of the perceptual attributes of the Te Manahuna/the Mackenzie Basin. The vast scale of the basin allows very long views across the open, grassed, expansively-farmed basin floor to distant surrounding mountains. The dramatic, high mountain peaks and skylines, broad lake surfaces, and open, simple grasslands create sublime and memorable aesthetics.

46 In relation to the vicinity of the proposed activities, the flats area of Godley Peaks Station is generally perceived from Godley Peaks Road or from the east, as is shown in Photographs F, G and J of Appendix 6. The lake and mountains impart highly natural and stunning aesthetics and experiential qualities. The lower altitude flat or rolling land is seen as a more managed and productive part of the overall scene. Home paddocks areas of this sort are scattered throughout the Te Manahuna/the Mackenzie Basin and are often located where an FBA exists. Such areas are part of the perceptual qualities of the basin but are generally dwarfed by the broad-scale aesthetic pattern.

[8] TTatM defines perceptual attributes at paragraph 24.3 as being "*both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory*".

Landscape Values[9]

47 The ONL status of Te Manahuna/the Mackenzie Basin landscape demonstrates how it is valued. Drawing from the above description of landscape attributes, we consider that the reasons that the Te Manahuna/the Mackenzie Basin landscape is valued can be summarised as:

i The vast, open, glacially-created physical form of the basin. The grand-scale basin floor punctuated by glacier-fed lakes, dominated by open grassland vegetation, and surrounded by the high, hulking forms of the mountain ranges. The patterning of land use which has contributed to openness and sparseness, with a general scarcity of buildings and structures and a clustered settlement pattern.

ii The associations with pre-European history and cultural values and also colonial history associated with high-country farming. The engineering history relating to the large-scale hydro generation operations. Recreational use of the landscape in terms of the network of public land and trails and also use of the lakes and rivers.

iii The dramatic and highly memorable scenic and aesthetic qualities that stem from the physical composition of the landscape. Long views over open, dun-coloured plains and/or blue lake surfaces to imposing and empty surrounding mountain ranges. Constantly changing light and atmospheric conditions. The experiential qualities of sparse settlement and expansive farming land use.

The vicinity of the proposed activities

48 With reference to Appendix 1, the site takes in 2,676ha of farmland that will be held as freehold. In its northwestern part, it takes in the lower, gentler slopes of the southern part of the Hall Range. Most of the site consists of outwash plan topography associated with the Mistake and Cass Rivers, where they drain into Lake Tekapo, with the Cass River forming a southern edge to the site. With reference to Appendices 1 and 7, approximately the eastern half of the site takes the form of more

[9] TTatM defines landscape values at paragraph 5.6 and the glossary as "*the reasons a landscape is valued – the aspects that are important or special or meaningful"* and note that *"values are embodied in certain attributes*". Also, at paragraph 5.55, it is helpfully notes that "*hybrid terms such as 'visual amenity', 'rural amenity' and natural amenity'* are shorthand for *'landscape values that contribute to amenity values'"*.

improved pasture, fenced into many paddocks and punctuated with shelterbelts and woodlots. The improved pasture is generally irrigated with pivot and k-line irrigation.

49 As mentioned, the alluvial fan and outwash plain areas of Te Manahuna/the Mackenzie Basin are the areas on which instances of more intense farming land uses are often located. FBAs are often in these locations, with home-paddocks areas around them. This is the case in relation to Godley Peaks. One dwelling (of approximately 180m^2 footprint) is located within the FBA, which is used by the farm manager and family. Various other farm buildings, including workers' quarters and various barns and sheds are located within the FBA.

50 The Godley Peaks FBA can be seen on Appendix 5, as can the existing buildings and the extent of the LPA. The FBA is 63.6ha in area. Within the FBA, the relevant ODP and E-Plan provisions provide for farm buildings and non-farm buildings (subject to standards), visitor accommodation of up to 20 people, pastoral intensification and conversion, and also subdivision to create up to 10 lots of up to 1ha in net area, or otherwise 4ha and larger. A realistic outcome for this FBA could include:

- Extension/renovation of the existing farm manager's dwelling;
- Additional farm building and yards in the area of the existing farm buildings;
- A station owner's dwelling (similar to the one currently proposed) located so as to gain lake views, perhaps near the western midpoint of the FBA;
- A visitor accommodation lodge, perhaps near the northern end of the FBA overlooking the Mistake River Mouth;
- A collection of up to 10 small (up to 1ha) lifestyle blocks with dwellings, perhaps running in a row along the western edge of the FBA between the existing farm managers dwelling and approximately the existing farm sheds, with dwellings located close to the western FBA edge so as to gain lake views;
- All of the above might take up approximately 20ha; leaving 43ha within the FBA that could be used for larger lifestyle blocks of 4ha or more each.

51 The applicant does not seek to undertake the above development; the above is simply a description of what is provided for. Rather than locating a station owner's dwelling in the FBA, the applicant seeks to locate it 2.5km to the east of the FBA. Appendix 7 is a land use plan taken from the application's ecological assessment on which the proposed dwelling location has been marked. The dwelling location is in improved pastureland that has been grazed and cropped for many decades. Appendices 2 and The Baxter Design document show the proposed dwelling in its context, with plantings and the retention of the improved paddocks around it.

52 Appendix 8 is an extract from the District Pan Maps showing Areas of Visual Vulnerability (Appendix V of the ODP, which have now been transposed to the Planning Maps by PC23). The location of the proposed dwelling is shown as being of High Visual Vulnerability, as is most of the station's FBA. Large areas of Low Visual Vulnerability are shown as covering parts of the improved paddocks east of Godley Peaks Road and on the fan landform to the south of the Mistake River. Areas of Medium Visual Vulnerability are shown as covering parts of the Joseph Valley and the steep mountain faces on the southern side of the Cass River Valley. We see no logic in this mapping.

53 Some guidance may be taken from the Summary of Visual Vulnerability commentary under ODP Policy 3B1. We note that the description of the Medium Visual Vulnerability areas of the Mackenzie Basin is:

Medium Visual Vulnerability: *These are areas which remain vulnerable to change but are not highly vulnerable by being less prominent to view or having more existing development such as tree growth or land surface disturbance. These are areas where modest or light developments may be considered but should not be extensive and should be configured to fit into the landscape with a high degree of conformity.*

54 Given the improved pasture state of the relevant location, its shelterbelts, pivot irrigation, proximity to farm base activities and separation from public roads, it appears more logical that this area should have been mapped as being of Medium Visual Vulnerability. In any event, and with reference to TTatM, we note that rating an area's vulnerability is to make a generic rating:

Generic attributes such as sensitivity and capacity are necessarily imprecise because they estimate a future. They can be useful and necessary in policy-based assessments, or in comparing alternative

routes/localities, but they become redundant once the actual effects of a specific proposal can be assessed directly.[10]

55 In this instance, we have the ability to assess the actual effects of a specific proposal directly, and hence generic ratings such as a rating of visual vulnerability becomes redundant.

56 ODP Policy 3B1(3)(b) and E-Plan Policy NFL-P2(3)(b) also require an assessment of landscape character sensitivity, which is again a generic rating. This issue is discussed throughout this report; the relevant location is part of a LPA but is also part of the improved home paddocks area of Godley Peaks Station. While part of the Te Manahuna/the Mackenzie Basin ONL, the location is a more modified part of the basin compared to most locations and is not part of a Scenic Viewing Area or any Scenic Grassland. In any event, as discussed above, generic ratings such as a rating of sensitivity become less important when we are able to assess the actual effects of the specific proposal.

57 To summarise in terms of existing landscape character and values, Te Manahuna/the Mackenzie Basinis an ONL that takes the form of a vast, open intermontane basin, punctuated by glacially fed lakes, dominated by open grassland vegetation. The attributes of Te Manahuna/the Mackenzie Basinthat are particularly important and valued are its openness, tussock grasslands, lack of buildings and structures, the clustered settlement pattern, its landform and its undeveloped highway sides and lakesides. Following the finalisation of tenure review, Godley Peaks Station will take in 2.676ha of the Te Manahuna/the Mackenzie Basin, over part of the toe of the Hall Range and the rolling, terraced moraine and outwash topography between the Mistake and Cass Rivers. The station includes less-improved farmland through its western half comprised of sloping and moraine lands. An FBA sits on Godley Peaks Road which provides for development, and more improved and irrigated pastureland covers the outwash terrace lands to the east of Godley Peaks Road. It is on this improved pastureland that the homestead is now proposed.

VIEWS AND VISUAL AMENITY

58 Section 2 of the Act defines amenity values as:

[10] TTatM, paragraph 5.49.

"…those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."

59 TTatM notes that:

"Hybrid terms such as 'visual amenity', 'rural amenity', and 'natural amenity', are shorthand for 'landscape values that contribute to amenity values'. …

Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects. … For example, a proposal that is in keeping with the landscape values may have no adverse visual effects even if it is a large change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a portion of the view"[11].

60 The above citation reminds us that visibility is not an effect in itself. However, the visibility of an element that degrades or reduces landscape values is an adverse effect. It is the degradation of the landscape values that is the root of this sort of adverse effect. The visibility of it means that the effect is more broadly perceived but, even without visibility, the degradation of landscape values is an adverse effect in itself.

61 It is also important to note that:

"Effects on landscape values are assessed against the existing environment and the relevant statutory provisions. Provisions often anticipate change and certain outcomes for landscape values"[12].

62 As set out previously, the relevant provisions in this case require the protection of the values of the ONL and they also anticipate rural activities and considerable development within the FBA.

Visual Catchment and Viewing Audiences

63 We have viewed building profile poles depicting the extent of the proposed homestead buildings from the surrounding landscape. I attach photographs to this evidence as Appendix 6. I have used viewpoints that I consider to be the most relevant and helpful viewpoints in gaining an understanding of the visual effects of the proposal. Visual simulations showing the proposed

[11] TTatM, paragraph 5.58, 6.25 and 6.27.
[12] TTatM, paragraph 6.06.

homestead from a number of viewpoints have also been prepared and are part of the Baxter Design document.

64 The new or changed elements in the landscape that have the potential to be visible are:

- The proposed homestead including its various built components and garden areas as well as their use and occupation;
- The landscape planting in the vicinity of the homestead;
- Vehicle track upgrade work and associated earthworks including the new stretch of track accessing the homestead location;
- Vegetative changes as a result of the implementation of the FBP in the form of:
    - Ongoing vegetative enhancement of the Mistake River catchment, which has public access up it;
    - Ongoing vegetative enhancement of McCabe's Block, which has public access immediately adjacent to it and is close to the lake;
    - New areas of native vegetation within the various wetlands within the improved paddocks areas. A number of these are visible to the public via Godley Peaks Road and the corridors of the Cass and Mistake Rivers. These will emerge over time to develop into nodes of dense, varied riparian natives;
    - Bands of new mixed native shrub vegetation around the pivot irrigated pastures. These will be able to be seen horizontally from various locations and hence will emerge to appear as long upright sweeps of native vegetation that is varied in terms of height, texture and colour;
    - The removal of large areas of crack willows will mean a visual absence of this exotic monoculture.

65 Relevant viewing audiences that potentially have views that will be affected by the proposal can be categorised as follows:

- Users of public land in and around Godley Peak Station, including users of the lake edge, the Cass River corridor, new public access easements, and the paper road of Godley Peaks Road;

- Users of elevated public land on the western side of Lake Tekapo, including parts of the Hall Range;

- Users of Lake Tekapo and public land adjacent to its eastern edge;

- Users of more distant public land, being the Mount John public trails and observatory, Lilybank Road, the Richmond / Te Araroa Trail, the public land of the Two Thumb Range and the Round Hill Ski Area;

- Occupants of elevated private land.

66 There is no potential visibility of the proposed activities from the formed part of Godley Peak Road, from Lake Alexandrina, nor Tekapo township.

67 The comments given in relation to Appendix K and Section 16.2.l of the ODP that I set out in my Appendices 9 and 10 are relevant to the consideration of visual effects as well and landscape character effects. Appendix K of the ODP now forms NFL-SCHED3 of the E-Plan.

Users of public land in and around Godley Peak Station

68 The maps of Appendix 1 show the results of the tenure review process in relation to freehold and public land. The public will continue to be able to access the river corridor of the Cass River, including the purple shaded area shown on the Appendix 1 maps. Moving from the Godley Peaks Road Bridge to the mouth of the Cass River, the public will be able to access along the lake edge, past the Rapuwai Lagoon area and the mouth of the Mistake River and then beyond northwards to the Godley River. Public access will also be available up the Mistake River to the Conservation land of the Hall Range.

69 The public will continue to be able to use the legal road of Godley Peaks Road. A good gravel formation follows this legal road alignment as far north as the station's woolshed within the FBA. To the north of that, the station's farm vehicle tracks do not coincide with the legal road corridor, which itself strikes off across fenced and irrigated pastures. In a practical sense, the public cannot gain access to the north of the woolshed.

70 Photograph J of Appendix 6 is taken from Godley Peaks Road in the vicinity of the Cass River Bridge, approximately 2.8km from the proposed dwelling location. This viewpoint allows visibility to the location of the proposed dwelling to an extremely limited degree. Proposed earthworks will create rising ground in front of the dwelling in these views and high native vegetation is proposed to the southwest of the dwelling that will (in time) entirely screen any built form. With reference to Photograph J, the only realistically noticeable change will be a roughly horizontal blur of additional dark vegetation (being the proposed native forest vegetation to the south of the dwelling) that will tie in with the horizontal lines of the backdrop. There will be no effect on visual amenity. To the north of the Photograph J viewpoint, there is no line-of-sight to the dwelling location from the public alignment of Godley Peaks Road. However, the removal of a large area of crack willows will be plainly evident and this road is immediately adjacent to the FBA which provides for development as set out in paragraph 50 above. A new homestead within the FBA or new dwellings and rural living activity would be plainly seen from the public road alignment.

71 Photographs C and E of Appendix 6 are taken from parts of the public land of the Cass River but are from a helicopter sitting above ground level. Photograph D is also useful but is from a location above the private land of the station itself. From locations such as Viewpoint E, in the Cass River corridor, a viewer is lower than the dwelling location by approximately 30m. The rolling hill landform between the viewer and the dwelling location, which is to be increased in height, is such that the dwelling and other changes to the landscape cannot be seen from the Cass River public corridor.

72 Photograph C is taken from above the fan-like delta of the Cass as it enters the lake. Again, a viewer on the ground would be considerably lower than the dwelling location but in locations such as this, which gain a view from a more easterly perspective, upper parts of proposed built form will be within a line-of-sight from some locations. Earthworks and proposed vegetation to the southeast will reduce this visibility of built form and, in time, screen it. Upper parts of the proposed building will be seen in these views, before proposed vegetation reaches some maturity, in the context of improved paddocks with lines of shelter trees as an immediate backdrop. The upper parts of the station's FBA are seen in these views, where a homestead building (or other buildings) are provided for. In this visual context, we consider that the proposed dwelling will bring rural domesticity closer to a member of the public than is provided for. Parts of a stone dwelling and roof will be seen, at distances of approximately 1 to 1.5km, blended into a sweep of treed vegetation. When we consider the values of the landscape and the more localised context as set out previously, we consider that the proposal will affect the visual amenity of viewers on this

eastern part of the Cass delta fan. Domestic farm base activity (a homestead building) will be closer to them than anticipated and therefore will heighten the presence of human farming and occupation, compared to natural elements. The form and materials of the dwelling, the proposed vegetation and ecological restoration, and the location of the dwelling in an improved pasture area close to a road and other farm infrastructure will mitigate this potential effect. However, overall, we consider an adverse effect on the visual amenity of these observers will remain and can best be described as being of a low degree, reducing once proposed vegetation screens built form.

73 Moving north from the delta, visibility is lost for an observer walking along the lake edge until the vicinity of Viewpoints H and I is reached. These viewpoints on the public land of the lake edge allow views in a southerly direction, i.e. towards the northern elevation of the proposed building, at distances of approximately 360m and more, as an observer moves north. The further north the viewpoint, the more of the northern elevation of the dwelling is revealed. Once an observer is adjacent to, and north of, Rapuwai Lagoon, visibility is lost due to landform.

74 Viewpoints H, I and adjacent locations to the north of these, allow visibility of proposed built form on a skyline in the short term. The schist stone cladding will reduce potential prominence but considerable glazing (recessed into cladding/roofing) will be visible, as will the gabled forms of the roofline. Landform and lower vegetation will screen the lower part of built form and considerable tree planting will ultimately create a dense green backdrop, such that the building will not appear with a sky backdrop. Visual simulations using these two viewpoints are included in the Baxter Design document. The treed backdrop behind the homestead buildings will create a more visually complex and varied skyline, into which the gabled forms of the buildings will be incorporated.

75 Like the Cass River delta fan, these lakeshore areas are difficult to access and I am told by the landowners that they have never seen a member of the public in this area. Notwithstanding that, we consider that a hypothetical observer in locations such as Viewpoints H and I will have their visual amenity affected in a way similar to that described for Viewpoint C above; rural domesticity will become a recognisable element in this lake edge amenity experience where currently it is not. With reference to the values of the landscape, again this will mean that human presence is heightened compared to natural elements. Again, any future observer will be aware that they are close to a farm base, having come from Godley Peaks Road and the FBA area. Additionally, they will also observe increased native ecology over time as a result of the proposal, particularly to their north where a pivot-edge band of native vegetation will appear near Rapuwai Lagoon. However,

the recognisable presence of a dwelling from these viewpoints will be discordant with the ONL values as set out previously (paragraphs 31, 32 and 47). We consider that these adverse effects can best be described as being of a moderate degree in relation to observers in these particular locations before vegetation reaches some maturity, and then decreasing to a moderate-low degree.

76 Once north of the Rapuwai Lagoon area, visibility to the proposed dwelling location is not available due to topography. The same is true of the public access associated with the Mistake River. As one travels up the Mistake River towards the mountains, the river corridor is incised such that views out towards the dwelling location are not available. Observers in this area will increasingly experience vegetative enhancement as the results of the FBP mature.

Users of elevated public land on the western side of Lake Tekapo

77 With reference to the Appendices 1 and 5 plans, the nearby parts of the Hall Range and Haszard Ridge are conservation land under the amended tenure, with foot access being available up the Mistake and Cass Rivers. Further west, the upper parts of the Gammack Range, including the Mount Stevenson area are also part of the conservation estate.

78 Intrepid members of the public who walk over the south-facing slopes of the Hall Range or the east-facing slopes of the Gammack Range will be rewarded with extremely broad panorama views over Lake Tekapo to the Two Thumb Range, and also over the entire Mackenzie Basin including Lakes Tekapo and Pukaki. From some of these locations, an observer will be able to look down to the area between the mouths of the Mistake and Cass Rivers, and observe the improved pasture area that includes the FBA and the proposed dwelling location. A bird's-eye or plan-like view will be available. In views of this sort, the results of the proposed FBP will be evident over future years as natural vegetation patterns emerge or are strengthened. Patterns of colour and texture that follow hydrology, landform and soils will become more evident, weaving through the improved pasture parts of the station.

79 Also in these views, the existing buildings, yards and shelterbelts of the station's FBA are potentially discernible, although at distances of over 3km. The pattern of paddocks formed by fencing and pivot irrigation is seen on the flats. The proposed homestead location will be in a line-of-sight from these mountain slopes at distances of approximately 4.5km and more, being part of the very broad bird's-eye-views. Visibility would be to the westerly or north-westerly aspects of the

proposed homestead. While parts of the building or its roof may be exposed in these views, the proposed planting adjacent to the house will considerably screen it and would blend it into a sweep of evergreen vegetation that appears as a roughly horizontal form within the improved pasture. Depending upon light and atmospheric conditions, a careful observer would see built form as part of this vegetation sweep.

80 In relation to these elevated and relatively distant viewpoints, we consider that they are likely to be seldom visited and they provide very extensive complex views of which the vicinity of the proposed homestead is a small part. While a new dwelling may be discernible, it will be difficult to recognise, will sit within the improved pasture part of the view and will have very little influence on the vast panoramas that are taken in. In a strict sense, a dwelling will be a de-naturalising element of further human modification in these views but we consider that the actual ability to recognise this will mean that any adverse effects are of a very low degree. In the longer term, the natural patterns that will emerge and strengthen as a result of the FBP will recognisably increase natural character.

Users of Lake Tekapo and public land adjacent to its eastern edge

81 As described in paragraphs 20, 34 and 39, Lake Tekapo is glacial lake that is controlled in terms of its level. The lake is popular in summer in relation to boating and fishing. Two public boat ramps are located in Tekapo town and most boating activity occurs in the southern part of the lake near the town and/or the Lake McGregor area.

82 With reference to Appendices 2 and 5, the proposed homestead is essentially exposed to potential views from the lake within the northeast quadrant in relation to the dwelling; i.e. views from westerly locations round through north-westerly to northerly locations. Viewers on this part of the lake are in the centre of the lake in a north-south sense. They will need to have travelled approximately 15km from a boat-ramp or approximately 8km from the Lake McGregor area. We have no knowledge of the frequency of use of this part of Lake Tekapo, other than that it is likely to be much less used than the southern part of the lake, approximately south of Motuariki Island.

83 Observers that are on the part of the surface of the lake that allows views to the proposed homestead will be between approximately 500m from the building (those close to the western shore near the building) and 8.5km from the building (those near the Godley Delta and Mount Gerald Station homestead). With reference to the architectural plans, the western and northern elevations of the dwelling will be able to be seen. Proposed vegetation will soften the visibility of

built form, screen the lowest parts of the dwelling and curtilage area, and will provide an immediate backdrop of evergreen treed vegetation. The proposed stone cladding of all elevations of the building and the earthy colour of the gabled roofs will assist in visually blending the built form with its immediate visual context. Visual simulations using 9 viewpoints on this part of the lake are part of the Baxter Design document.

84 The part of the lake edge and lake waters that are immediately adjacent to the proposed homestead location do not allow visibility due to intervening topography. A viewer needs to be approximately 500m from the building location to get views of built form. In good daylight conditions, viewers on the relevant part of the lake surface (i.e. the northeastern quadrant in relation to the homestead) will be able to discern a building (as can be seen in the Baxter Design document). The FBA of Richmond Station sits across the lake, directly east of the proposed dwelling location. That FBA sits on the lake edge, extending practically to the lake shore, and provides for development as discussed in paragraph 50 above, which will be plainly evident from the lake surface.

85 Viewers that are within very approximately 3 kilometres of the proposed homestead will be able to discern some details of its shape and form and are likely to be able to see that it is a dwelling, with vegetation around it, located within farmland. For these viewers, the upper part of Godley Peak Station's FBA is also visible, approximately 2.5km more distant than the proposed dwelling location. Homestead dwellings (and considerable other development) are provided for within this FBA.

86 Viewers that are beyond approximately 3km will struggle to identify what sort of building they are seeing; i.e. it could be a collection of farm sheds or barns of some sort. For observers of this sort, we consider that the visibility of built form as described above will affect their perception and appreciation of visual amenity to a low degree at most. The details of the proposed buildings will not be recognisable and it will sit in a vegetated setting within an area of improved pasture, adjacent to an FBA that provides for farm base and rural living activities. For these more distant lake surface observers, the proposed dwelling and its context will be part of a vast 360º panorama of high-country mountains-and-lakes landscape. While discernable as an additional building, for many of these observers, it may go unnoticed. The amenity experience of a lake user of this sort will very largely remain as it is.

87 For lake users that are within approximately 3km of the proposed homestead, visibility will be more plain and the building will often be recognisable as a house. Viewers will be mobile and will also

visually experience the Richmond Station FBA with whatever development emerges on it. Upper parts of the Godley Peaks FBA are also visible. We consider that these closer observers will be aware that they have travelled to a part of the lake where the home-paddocks and farm infrastructure areas of two stations exist on either side of the lake. It is in this context that the proposed homestead will be experienced. It will sit amongst proposed vegetation and large sweeps of trees. Ecological restoration that results from the FBP will, over time, bring about a visibly more natural character, with the long sweeps of native vegetation on the outside of the pivot-irrigated land being viewed horizontally. For these closer lake users, the additional homestead buildings will increase the influence of human occupation in the composition of these views. In an ONL setting of this sort, this effect will reduce the perceived naturalness and remoteness of the vicinity. However, as discussed above, this is a particular vicinity in which this human occupation is not particularly out-of-place. Nonetheless, given the overall values of this ONL landscape (as set out previously), for the closest viewers we consider that this increased human modification/occupation that the homestead will represent will adversely affect visual amenity to a degree that ranges up to moderate in the short term before vegetation has a mitigatory influence, depending upon the location of the observer. In the medium term and beyond, this degree will reduce.

Users of more distant public land

88 The Viewpoint L Photograph is taken from the Mount John observatory, at a distance of 13km. From this location and the adjacent walkways, the proposed activities will not be discernible.

89 Lilybank Road follows the eastern side of Lake Tekapo from SH8 in the south, past the FBA of Mount Hey Station, Boundary Stream (down which runs the Te Araroa Trail), the road to the Roundhill Ski area, the FBA of Richmond Station, and on to the FBAs of Mount Gerald and Lilybank at the delta of The Godley and Macauley Rivers. After approximately the first 3km, Lilybank Road is unsealed.

90 At the closest point to the proposed dwelling location (i.e. in the vicinity of the Richmond Station FBA), a traveller on Lilybank Road is approximately 4.6km from the dwelling location. Travellers heading north are likely to be past the Richmond Station FBA before they have the ability to gain a line-of-sight to the proposed homestead location, meaning that they would need to look backwards to gain visibility. Southbound travellers on Lilybank Road would have a line-of-sight to the proposed homestead as they travel between approximately Coal River and Richmond Station FBA. Viewing distances ate between approximately 9.5km and 4.6km. Viewpoint Photographs F

and G are of help in envisaging these views, and a visual simulation is provided of the Viewpoint G view. The improved paddocks area of Godley Peak Station is recognisable on the fan landform with evergreen shelter trees reading as horizontal lines. The FBA is in view but buildings are very difficult to detect. The proposed homestead with stone cladding, visually-recessive roof and surrounding trees would be discernible in good light conditions but its exact nature would be difficult (or impossible) to read. Viewers that notice it would perceive it as a farm building or homestead dwelling in a home paddocks area of a farming station. The proposed areas of trees would tie the homestead into the existing pattern of evergreens that extend across this part of the station. While a homestead would potentially be recognisable as an element of human modification/occupation, its location within the trees and pasture of a home paddocks area of a farm would mean that it does not appear out-of-place. It would be a very small element in a vast and ever-changing views for Lilybank Road travellers. We consider that any effect on the visual amenity of an observer will be very low at most.

91 With reference to Appendix 5, views that are similar to those described above will be available from:

- some parts of the Richmond / Te Araroa Trail as it skirts the lower slopes of the Richmond Range;
- the public land of the Richmond and Two Thumb Ranges that takes in the upper slopes of these mountains;
- parts of the Round Hill Ski Area and its access road.

92 The distance at which views are available to the proposed dwelling location ranges between 9 and 15km. As in relation to Lilybank Road views, when seen, a homestead will read as being within the home paddocks area characterised by pasture and shelterbelts. Distances mean that it will be difficult to see built form within the sweeps of proposed tree planting. Again, the relevant part of Godley Peaks Station is part of a vast, complex, dynamic scene. We consider that the visual amenity of an observer in these locations will not be affected in any material way by the proposal.

Summary regarding visual effects

93 In summary, regarding the effects of the proposed activities on views and visual amenity, we note that the proposed homestead is in a part of the Mackenzie Basin that is minimally used or accessed; it is well away from any well used roads or public places. This part of the basin is well hidden, in a broad sense. In relation to potential observers that do access the particular part of Te

Manahuna/the Mackenzie Basin, we consider that there will be some relevant visual effects as follows:

- Regarding public land in and around Godley Peak Station, from the easternmost part of the Cass River delta, upper parts of built form will be visible before proposed vegetation matures, bringing increased awareness of domesticity and an adverse effect on amenity of a low degree, reducing as vegetation matures. A similar but more recognisable effect can be experienced from lakeside public land to the north of the proposed dwelling (the vicinity of viewpoints H and I). This effect is best described as moderate from these particular viewpoints in the short term, again, reducing as vegetation matures. Observers in some of these public locations will visually experience strengthening native ecology as time goes on.

- Members of the public who traverse the steep slopes of the Hall or Gammack Range will have difficulty recognising a new dwelling as proposed. Any adverse visual effects will be of a very low degree. Strengthening natural patterns brought about by the FBP will incrementally become legible.

- Observers on the surface of Lake Tekapo to the north, northeast and east of the homestead location will have the ability to see it. Those that are within approximately 3km of the homestead will generally be able to recognise it as a dwelling (depending upon light conditions and other factors). This will be a visual increase in human modification and occupation of the landscape, albeit that it will sit is what is recognisable a home paddocks area. For the closest observers, this will bring an adverse effect on the amenity that is derived from the ONL that ranges up to a moderate degree in the short term and then reducing. Again, maturing native vegetation that results from the FBP will also become a relevant element in these views, increasing perceived natural character.

LANDSCAPE CHARACTER AND VALUES

94 TTatM states that:

"A landscape effect is an outcome for a landscape value. … While effects are consequences of changes to the physical environment, they are the outcomes for a landscape's values that are derived from each of its physical, associative, and perceptual dimensions.

Change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape's values that is the effect.

To assess effects it is therefore necessary to first identify the landscape's values—and the physical characteristics that embody those values. …

Effects on landscape values are assessed against the existing environment and the relevant statutory provisions. Provisions often anticipate change and certain outcomes for landscape values.[13]"

95 The comments given in relation to Section 16.2.l of the ODP that I set out in my Appendix 10 are relevant to the consideration of landscape character effects (albeit that these assessment matters have not been caried over into the E-Plan).

96 The attributes and values of the landscape are described in paragraphs 30 to 57 of this report. Godley Peaks Station is part of the vast, open, stark, sparsely populated Mackenzie Basin landscape. The relevant part of the station is rolling fan and terrace land at the mouths of the Cass and Mistake Rivers that has long been the home paddocks part of the station and accommodates a large FBA, pivot and k-line irrigated pasture in cropping and grazing, traversed by a network of established coniferous shelterbelts. The various large stations of Te Manahuna/the Mackenzie Basin each include improved pasture areas, generally close to and incorporating the station's FBA, as well as large areas of less improved high-country.

97 Regarding what the statutory provisions provide for, this is discussed in paragraph 50 of this report. The Godley Peaks Station FBA (and the FBAs of other stations around Lake Tekapo) provide for defined areas of rural development within the ONL of Te Manahuna/the Mackenzie Basin. Enabled development includes farm dwellings and infrastructure (potentially including a large owners' residence), but also visitor accommodation and rural living and lifestyle blocks. The Godley Peaks FBA is 63.6ha and is discussed in paragraph 50, it takes in east-facing sloping land on the western side of Godley Peaks Road.

98 The FBAs were identified and placed in the ODP via Plan Change 13 in 2016. The Godley Peaks FBA was not configured so as to take in the improved pasture to the east of Godley Peaks Road that are close to the lake. However, many of the FBAs of Te Manahuna/the Mackenzie Basinhave

[13] TTatM, paragraphs 6.01 to 6.06.

been configured so as to sit within the LPAs, examples being Black Forest, Ferintosh, Glentanner, Braemar and Tasman Downs. The Richmond Station FBA, directly across Lake Tekapo from Godley Peaks, extends right down to the lake edge. Development within these FBAs is provided for and therefore must be considered to sit comfortably with the ODP's and E-Plan's landscape-related Objectives and Policies that apply to the Mackenzie Basin. This is logical since this situation of FBAs being close to the lakeshores is reflective of historic settlement patterns, with farm homestead dwellings and associated infrastructure logically being placed on fan or rolling terrace topography, adjacent to lakeside tracks/roads. In general terms, this means that farm dwellings on relatively flat lakeside topography are not something that is out-of-place or degrading in terms of landscape character, particularly if they are close to home paddocks and other farm infrastructure.

99 In balance with the above comment is the ODP's and E-Plan's direction that LPAs have been identified to recognise the landscape significance of lakes, their margins, and their settings, reflective the visual sensitivity of the landscapes around the major lakes[14]. In this instance, development is not proposed in or on the lake, nor in its margins, but the proposed homestead is within Lake Tekapo's setting, or the landscape around the lake. This is important in relation to achieving the relevant over-arching ODP Objective 3B and E-Plan Objective NFL-O2, to protect and enhance the outstanding natural landscape of Te Manahuna/the Mackenzie Basin. Obviously, overly prominent, abundant, or out-of-character development within the setting of one of the major lakes will have a degrading effect in relation to landscape values.

100 In addition to the general points regarding farm dwellings close to lakes made in paragraph 98 above (and with reference to the ODP's Appendix K Guidelines set out in Appendix 9 of this report[15]), the particular design of the current proposal is relevant, specifically:

- The architecture of the proposed buildings following a high-country farming vernacular, reflective of historic occupation of Te Manahuna/the Mackenzie Basin. The dwelling and workshop building are made up of gabled forms and are clad in stacked stone.

[14] Operative Mackenzie District Plan Policy 3B6(a) including its explanations and reasons and E-Plan Policy NFL-P5.
[15] The ODP Appendix K is now NFL-SCHED3 of the E-Plan.

- Landscape design of the area around the homestead has been done to use locally-relevant native species mixes to create a strongly vegetated setting for the buildings that will anchor built form in its location, ultimately tying it into the patterns of the home paddocks area and increasingly giving an established appearance over time.

- Access and fencing have been configured to retain as much useful, productive pasture in the vicinity of the dwelling as possible. The homestead will sit amongst functional paddocks that will be worked seasonally.

101 In conjunction with the proposed homestead, the other change to the landscape that the proposal will bring is the increasing biodiversity and ecological health of the station as a whole that will come from the FBP and the covenant that supports it. The various aspects of the FBP are discussed in detail in the e3Scientfic report and are summarised in paragraph 15 of this report. In short, the FBP will mean that the station in the future will continue to be managed as a productive farming operation but this will incorporate considerable measures, work and effort in an ongoing, year-on-year manner to increase vegetative natural character and habitat in a compounding way as growth and natural succession continues.

102 Natural character is a subset of landscape character. Consideration of natural character is important when dealing with an ONL (and a LPA), since one of the key characteristics of an ONL is naturalness. The definition and degrees of natural character or naturalness have been discussed throughout a number of Environment Court proceedings. The *Upper Clutha Tracks Trust* decision to be the most recent and useful, in particular the findings that:[16]

> *"As the Court has pointed out on numerous occasions, a better reflection of reality (as viewed by humans) is that there is a spectrum of landscapes from pristine through highly natural, along to highly modified but looks natural … through to urban. …*
>
> *We reiterate strongly that it is the extent of human (or cultural) modification – on a continuum – that determines whether a landscape is natural or not. …*
>
> *At the risk of being unduly repetitive 'natural' is a cultural construct rather than a scientific term".*

[16] *Upper Clutha Tracks Trust v Queenstown Lakes District Council* [2010] NZEnvC 432 at [56] – [62].

103 The above findings accord with a definition of natural character that is widely agreed upon and used in relation to the New Zealand Coastal Policy Statement:[17]

> *"Natural character is the term used to describe the natural elements of all coastal environments. The degree or level of natural character within an environment depends on:*
>
> *1. The extent to which the natural elements, patterns and processes occur*
>
> *2. The nature and extent of modification to the ecosystems and landscape/seascape.*
>
> *The degree of natural character is highest where there is least modification. The effect of different types of modification upon natural character varies with context and may be perceived differently by different parts of the community".*

104 This definition also accords with the guidance of TTatM[18].

105 When considered on their own, the proposed buildings of the homestead and their use will decrease the natural character of the lakeside land (albeit that the lake margin itself will not be affected). New human elements and occupation will be imposed on it and it will no longer be as empty as it currently is. In relation to the spectrum described above, the specific area of lakeside land will move away from the natural end of the spectrum. Looking at the relevant Objectives and Policies of the ODP (particularly Objective 3B(1)(c), (d) and (f) and Policy 3B2(3)) and the E-Plan (particularly Objective NFL-02 (1)(c), (d) and (f) and Policy NFL-P3(3)) I consider that this effect must be considered to be an adverse effect. Regarding the degree of this effect (and effects of the buildings on landscape character generally), I consider that a number of mitigatory factors are relevant:

- The particular area of lakeside land is not currently a part of Te Manahuna/the Mackenzie Basin that is of a particularly high natural character. It has been relatively intensively farmed improved pasture for many decades and includes associated improvements.
- The form and external appearance of the buildings have been designed so as to reflect their setting. Again, they are not contradictory to their context in this sense. Strong areas of native vegetation will surround the dwelling and workshop buildings.

[17] New Zealand Department of Conservation *Natural Character and the NZCPS 2010: Marlborough Workshop – Summary of Discussion and Outcomes* (October 2012).
[18] TTatM, paragraphs 9.01 to 9.04.

- The use of the buildings is for the owners of Godley Peaks Station. The homestead will be inextricably linked to the ongoing faming management of the station and to the ongoing implementation of the FBP.

- In relation to the characteristics that define the Te Manahuna/the Mackenzie Basin (as listed in ODP Objective 3B and E-Plan Objective NFL-02), the vicinity of the proposed buildings is not open and does not comprise of tussock grasslands. These important aspects of Te Manahuna/the Mackenzie Basin's landscape character will not be affected.

106 I consider that the above factors considerably reduce the degree of adverse effect on landscape character and values that might otherwise be caused by locating a large non-farming building within Te Manahuna/the Mackenzie Basin ONL and the LPA.

107 Importantly, the margin of the lake (with reference to our paragraphs 19 and 20) will not be affected; it will not become any more modified by the proposal. Observers within the lake margin, such as those in the area of Viewpoints H and I, may have their visual amenity affected as has been described, but this is not an effect on the natural character of the margin, it is an effect on the visual amenity of a human observer who is viewing improved farmland that is outside the lake margin.

108 The ongoing implementation of the FBP will bring about widespread and long-term ongoing positive effects on natural character of the freehold station, as has been discussed above. Over time, this will restore native ecosystems and habitats across a broad area and broad timescale. This will reverse past modifications and depletions of native biodiversity, moving the station as a whole (or significant areas of it) towards the more natural end of the spectrum of natural character set out above. This will not be a singular shift but an ongoing, compounding change. With reference to ODP Rural Zone Objectives 1 to 5 (including the various sub-Objectives, related Policies and the E-Plan equivalents), this will be a positive effect on landscape character and values.

109 Regarding the degree of these effects, I consider that:

- the factors set out in paragraphs 100 and 105 above ultimately mean that the adverse effects of the proposed dwelling on natural character of the relevant area of LPA will be moderate initially and then will reduce to low once the vegetation in the vicinity of the

dwelling gains some maturity. The adverse effects on the landscape values of the broader Mackenzie Basin landscape will be of a low degree, reducing to very low as vegetation around the dwelling matures.

- The widespread and long-term ongoing nature of the positive biodiversity and natural character effects that will come from the FBP will mean that these positive effects start at a very low degree but accumulate as plant communities grow and succeed. The improved pasture areas of the station will still obviously be dominated by farming but will accommodate sweeps and nodes of native ecology and habitat weaving through them. The less improved areas (Mistake River catchment and McCabe's Block) will ongoingly improve in relation to their already high natural character. Over time, these combined elements will result in a positive effect on landscape values over the station as a whole of a moderate degree.

CONCLUSIONS

110 A change of ownership and the completion of tenure review of Godley Peaks Station has prompted a proposed new management component, being the enhancement of biodiversity, and a proposed new homestead on the station for the owner and his family. The station is within the ONL of Te Manahuna/the Mackenzie Basin and the proposed homestead location is within the LPA of Lake Tekapo.

111 Te Manahuna/the Mackenzie Basin is an ONL that takes the form of a vast, open intermontane basin, punctuated by glacially fed lakes, dominated by open grassland vegetation. The characteristics of the basin that are particularly important are its openness, tussock grasslands, lack of buildings and structures, the clustered settlement pattern, its landform and its undeveloped highway sides and lakesides.

112 Within the station, the proposed homestead location, and the location of much of the biodiversity enhancement, is on the improved pastures of the home-paddocks area of the station that sits on the outwash landform between the Cass and Mistake River mouths. The area accommodates the station's FBA, as well as irrigated pasture farm infrastructure and numerous shelterbelts.

113 The position of Godley Peaks Station on the western side of Lake Tekapo is well away from any high-use roads or highways. Observers that have a chance to perceive the proposed activities will

need to have travelled up Godley Peaks Road almost to the end of its gravel formation, 17km from State Highway 8, or have travelled by boat considerably up Lake Tekapo.

114 For observers that do access locations from which the proposed activities can be seen, there will be some effects on visual amenity. For observers that access the eastern part of the Cass River delta or parts of the public lakeside to the nearby north of the proposed dwelling location, it will equate to an additional recognisable element of human modification/occupation within an ONL. Various mitigation factors are relevant (as set out in this report) but nonetheless, this will amount to an adverse effect ranging up to a moderate degree in the short term. A similar effect will occur for observers on the lake surface that are within approximately 3km of the dwelling, depending upon light conditions. These effects on visual amenity will decrease as proposed landscape treatment around the homestead matures.

115 Observers in the vicinity of the site will also be able to visually experience the areas of enhanced native vegetation and biodiversity as these areas establish and mature. Areas of burgeoning native vegetation will be able to be seen from the Cass and Mistake River corridors, the lake edge and Godley Peaks Road. Over time, this will enhance perceived natural character and associated visual amenity.

116 As well as being potentially experienced visually, the proposed homestead and biodiversity enhancement will affect the character and values of the landscape itself. The nearby FBA of the station provides for considerable development and includes some relatively prominent locations on which a large homestead could be located. The applicant seeks not to use those locations but to site the homestead as proposed. With reference to the other FBAs of Te Manahuna/the Mackenzie Basin in general, a farm homestead on the improved home paddocks area of a large station is not fundamentally out-of-place in terms of landscape character and values.

117 The architecture and external appearance of the homestead dwelling and the landscape treatment that is proposed around it have been formulated to reflect traditional rural vernacular and patterns. As such, they significantly accord with the design guidelines of the ODP and the E-Plan[19].

[19] ODP Appendix K and E-Plan NFL-SCHED3.

118 Notwithstanding the above, the preservation of natural character is important in relation to ONLs and also to LPAs. Considered in isolation, a large homestead in this location will be a de-naturalising element. As has been discussed, this potential effect is mitigated by a number of factors; the improved pasture nature of the location, the form and appearance of the homestead and its proposed landscape treatment, its use by the owners of the station and its inextricable connection to the ongoing management of the station.

119 Alongside the proposed homestead, the FBP aspect of the current proposal will bring about long-term ongoing positive effects on natural character and ecological health in a widespread way over the station. The proposal includes the registration of a covenant that will ensure continuing implementation of the FBA into the future.

120 Ultimately, we consider that adverse effects of the proposed homestead on the natural character of the relevant area of LPA will be of a moderate degree at most in the short term, reducing to low as the forest and tussock planting around the dwelling matures. There will be a low degree of effect on the landscape values of the Mackenzie Basin, reducing to very low. The positive effects on natural character and landscape values of the station as a whole that will stem from the implementation of the FBP over time will accrue to being of a moderate degree.

121 In an overall consideration, we find that the adverse effects of the proposal have been well mitigated and are balanced by significant positives. We conclude that the landscape values of Te Manahuna/the Mackenzie Basin will be protected.

ATTACHED APPENDICES

1. Plans showing the results of tenure review.
2. Plans of the proposed homestead dwelling.
3. Relevant Objectives and Policies of the Operative Mackenzie District Plan and the E-Plan.
4. Canterbury Regional Policy Statement commentary on the Mackenzie Basin Outstanding Natural Landscape.
5. Context and viewpoint plan.
6. Photographs.
7. Land Use Plan from the Farm Biodiversity Plan.
8. Visual Vulnerability Areas from the Operative Mackenzie District Plan.
9. Commentary in relation to Appendix K of the Operative Mackenzie District Plan and NFL-SCHED3 of the E-Plan.
10. Commentary in relation to the Assessment Matters of Parts 16.2(h) and (l) of Section 7 of the Operative Mackenzie District Plan.

Ben Espie

vivian+espie

9th December 2024

All measurements are approximate and subject to survey.

Legend

Godley Peaks Substantive Proposal

Within pastoral lease :

- Crown control as Conservation Area CA1 subject to telecommunications aerial concession (TA) and easement concession e-f
- Crown control as Conservation Area CA1 subject to grazing concession (GC)
- Full Crown ownership and control as Recreation Reserve RR
- Full Crown ownership and control as Conservation Area CA2, CA3, CA4
- Freehold disposal to Holder FH1
- Freehold disposal to Holder subject to easements and Conservation Covenant CC1a & CC1b
- Public access and conservation management purposes easements a-b, c-v, d-e, q-r, f-i
- Conservation management purposes easement o-p
- Easement concession for farm management access e-f
- Fencelines :
  New: Q-Q1, P-P1, C-L-U, L-M, E-F-G, F-H
  Upgrade: B, T-U, J-P
  To be moved: V-W

Additional land currently UCL:

- Freehold disposal to Holder FH2
- Crown control as Conservation Area CA5 subject to easement concession g-w
- Easement concession for farm management access g-w

GC

CA1

CC1b

CC1a

CA1

T

U

F

i

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 1:
PLANS SHOWING THE OUTCOME OF TENURE REVIEW.

the propertygroup
Corporate Property Advisors and Negotiators®

Imagery source LINZ Topography
The boundaries shown on this plan are indicative and are for illustrative purposes only. The precise boundary positions will be determined by survey during implementation.
Coordinate System NZGD 2000 New Zealand Transverse Mercator
Datum NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Godley Peaks SP Designation Plan Version 5

PREPARED BY	DATE	SHEET	TPG REF		
JK Bellamkonda	23/10/2020	1 OF 2	716354	A3 Scale 1:50,000	0 1,000 Metres

Land Information New Zealand
Toitū te whenua

All measurements are approximate and subject to survey.

Legend

Godley Peaks Substantive Proposal (Draft)

Within pastoral lease :

- Crown control as Conservation Area CA1 subject to telecommunications aerial concession (TA) and easement concession e-f
- Crown control as Conservation Area CA1 subject to grazing concession (GC)
- Full Crown ownership and control as Recreation Reserve RR
- Full Crown ownership and control as Conservation Area CA2, CA3, CA4
- Freehold disposal to Holder FH1
- Freehold disposal to Holder subject to easements and Conservation Covenant CC1a & CC1b
- Public access and conservation management purposes easements a-b, c-v, d-e, q-r, f-i
- Conservation management purposes easement o-p
- Easement concession for farm management access e-f
- Fencelines :
  New: Q-Q1, P-P1, C-L-U, L-M, E-F-G, F-H
  Upgrade: B, T-U, J-P
  To be moved: V-W

Additional land currently UCL:

- Freehold disposal to Holder FH2
- Crown control as Conservation Area CA5 subject to easement concession g-w
- Easement concession for farm management access g-w

INSET 2

INSET 1

INSET 3

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 1:
PLANS SHOWING THE OUTCOME OF TENURE REVIEW.

the propertygroup
Corporate Property Advisors and Negotiators®

Imagery source LINZ Topography
The boundaries shown on this plan are indicative and are for illustrative purposes only. The precise boundary positions will be determined by survey during implementation.
Coordinate System NZGD 2000 New Zealand Transverse Mercator
Datum NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Godley Peaks SP Designation Plan Version 5

PREPARED BY	DATE	SHEET	TPG REF		
JK Bellamkonda	08/05/2020	2 OF 2	716354	A3 Scale 1:50,000	0 1,000 Metres

Land Information New Zealand
Toitū te whenua

6643-GODLEY-PEAKS-STN-HOMESTEAD-TEK-RC1-240725

NORTH
Winter Set
Winter Rise
W
E
Summer Set
Summer Rise
S

Mistake Peak
Godley River
Gamack Range
Ohau Range
Lake Tekapo
Two Thumb Range
Driveway (Exact Location TBC)

0 10 20 30 40 50 60 70 80 90 100
ORIGINAL SIZE A3

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 2:
EXCERPTS FROM ARCHITECTURAL PLANS OF PROPOSED HOMESTEAD DWELLING.

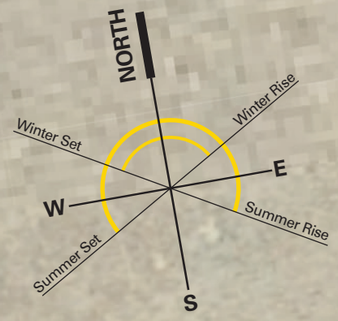
Site Plan

MASON&WALES
ARCHITECTS

GODLEY PEAKS STATION HOMESTEAD
LAKE TEKAPO

Project 6643
Designed by: Mason and Wales
Scale: 1:2000 @ A3, 1:1000 @ A1
25 July 2024
SHEET REV RC 01

6643-GODLEY-PEAKS-STN-HOMESTEAD-TEK-RC1-240725



REFER TO LANDSCAPE PLAN BY OTHERS

Existing Fenceline

Workshop and Implement Shed

Existing Fenceline

Winter Garden

Schedule of Areas	m²
House	800
Garage	100
Pool	170
Cabana	70
Total	**1140**
Sep. Garage	120
Implement Shed	400
Wintergarden	90

0 10 20 30m

ORIGINAL SIZE A3

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 2:
EXCERPTS FROM ARCHITECTURAL PLANS OF PROPOSED HOMESTEAD DWELLING.

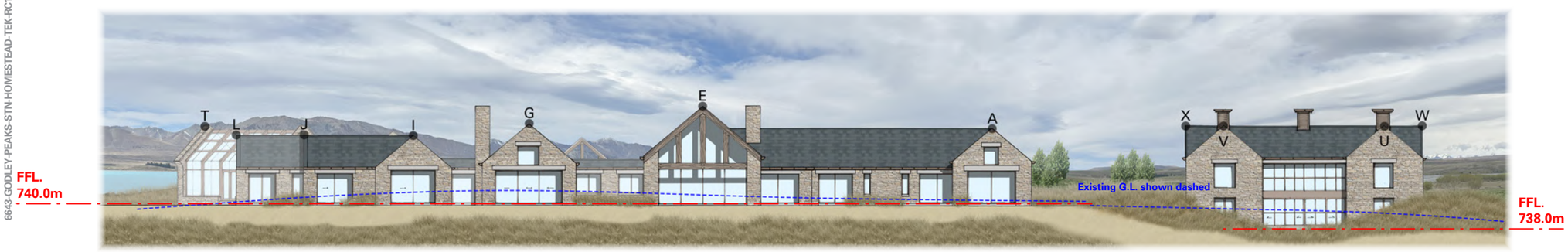
Site and Overall Floor Plan

MASON&WALES
ARCHITECTS

GODLEY PEAKS STATION HOMESTEAD
LAKE TEKAPO

Project 6643
Designed by: Mason and Wales
Scale: 1:500 @ A3, 1:250 @ A1
25 July 2024
REV RC
SHEET 02

6643-GODLEY-PEAKS-STN-HOMESTEAD-TEK-RC1-240725



Overall North Elevation

Overall East Elevation

Overall South Elevation

Overall West Elevation

0 4 8 12 16 20m

ORIGINAL SIZE A3

Legend

Cut position of existing ground line on elevations

Note: Existing Contours Shown. Refer to proposed contours by others.

	APEX ABOVE EX GL.	APEX ABOVE FFL.	APEX RL.
A	6.2m	6.5m	746.5m
B	5.7m		
C	4.9m	6.5m	746.5m
D	4.5m		
E	7.8m	8.5m	748.5m
F	6.8m		
G	6.1m	7.0m	747.0m
H	5.3m		
I	4.7m	6.0m	746.0m
J	5.0m		
K	4.0m	6.0m	746.0m
L	4.7m		
M	5.1m	7.0m	747.0m
N	4.7m		
O	4.5m	6.5m	746.5m
P	4.4m		
Q	4.6m	6.5m	746.5m
R	4.2m		
S	4.3m	6.7m	746.7m
T	4.5m		
U	7.8m	9.0m	747.0m
V	6.4m		
W	8.5m		
X	6.2m		

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 2:
EXCERPTS FROM ARCHITECTURAL PLANS OF PROPOSED HOMESTEAD DWELLING.

Overall Elevations

MASON&WALES
ARCHITECTS

GODLEY PEAKS STATION HOMESTEAD
LAKE TEKAPO

Project 6643
Designed by: Mason and Wales
Scale: 1:400 @ A3, 1:200 @ A1
25 July 2024
REV RC
SHEET 07

GODLEY PEAKS STATION – LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT – APPENDIX 3A:

OBJECTIVES AND POLICIES OF THE OPERATIVE MACKENZIE DISTRICT PLAN (EXCLUDING PC23) THAT ARE MOST RELEVANT TO THE CONSIDERATION OF LANDSCAPE AND VISUAL EFFECTS

Section 7 – Rural

Rural Objective 3A - Landscape Values

Protection of outstanding landscape values, the natural character of the margins of lakes, rivers and wetlands and of those natural processes and elements which contribute to the District's overall character and amenity.

Rural Policy 3A3 - Impacts Of Subdivision Use And Development

Avoid or mitigate the effects of subdivision, uses or development which have the potential to modify or detract from areas with a high degree of naturalness, visibility, aesthetic value, including important landscapes, landforms and other natural features.

Rural Policy 3A5 - In Harmony With The Landscape

To encourage the use of guidelines for the siting and design of buildings and structures, tracks, and roads, tree planting, signs and fences.

To encourage the use of an agreed colour palette in the choice of external materials and colours of structures throughout the district, which colours are based on those which appear in the natural surroundings of Twizel, Tekapo and Fairlie.

Rural Objective 3B – Activities in the Mackenzie Basin's outstanding natural landscape

(1) *Subject to (2)(a), to protect and enhance the outstanding natural landscape of the Mackenzie Basin subzone in particular the following characteristics and/or values:*

- *(a)* *the openness and vastness of the landscape;*
- *(b)* *the tussock grasslands;*
- *(c)* *the lack of houses and other structures;*
- *(d)* *residential development limited to small areas in clusters;*
- *(e)* *the form of the mountains, hills and moraines, encircling and/or located in, the Mackenzie Basin;*
- *(f)* *undeveloped lakesides and State Highway 8 roadside;*

(2) *To maintain and develop structures and works for the Waitaki Power Scheme:*

- *(a)* *within the existing footprints of the Tekapo-Pukaki and Ohau Canal Corridor, the Tekapo, Pukaki and Ohau Rivers, along the existing transmission lines, and in the Crown-owned land containing Lakes Tekapo, Pukaki, Ruataniwha and Ohau and subject only (in respect of landscape values) to the objectives, policies and methods of implementation within Chapter 15 (Utilities) except for management of exotic tree species in respect*

of which all objective (1) and all implementing policies and methods in this section apply;

(b) elsewhere within the Mackenzie Basin subzone so as to achieve objective (1) above.

(3) Subject to objective 3B(1) above and to rural objectives 1, 2 and 4:

(a) to enable pastoral farming;

(b) to manage pastoral intensification and agricultural conversion throughout the Mackenzie Basin and to identify areas where they may be enabled (such as Farm Base Areas);

(c) to enable rural residential subdivision, cluster housing and farm buildings within Farm Base Areas around existing homesteads (where they are outside hazard areas).

Policy 3B1 – Recognition of the Mackenzie Basin's Distinctive Characteristics

(1) To recognise that within the Mackenzie Basin's outstanding natural landscape there are:

(a) Many areas where development beyond pastoral activities is either generally inappropriate or should be avoided;

(b) Some areas with greater capacity to absorb different or more intensive use and development, including areas of low or medium visual vulnerability and identified Farm Base Areas;

(c) Areas, places and features of particular significance to Ngāi Tahu.

(2) To identify, describe and map as overlays, specific areas within the Mackenzie Basin that assist in the protection and enhancement of the characteristics and/or values of the outstanding natural landscape contained in Objective 3B(1) being:

(a) Lakeside Protection Areas, shown on the planning maps;

(b) Scenic Viewing Areas, in Appendix J and shown on the planning maps;

(c) Scenic Grassland Areas, in Appendix J and shown on the planning maps;

(d) Sites of Natural Significance, in Appendix I and shown on the planning maps, and

(e) Land above 900m in altitude, shown on the planning maps.

(3) As part of an assessment of the suitability of an area for a change in use for development:

(a) To identify whether the proposed site has high, medium or low ability to absorb development according to Appendix V (Areas of Landscape Management);

(b) To require an assessment of landscape character sensitivity (incorporating natural factors including geomorphology, hydrology, ecology, vegetation cover, cultural patterns, landscape condition and aesthetic factors such as naturalness and remoteness).

Policy 3B2 – Subdivision and Building Development To ensure adverse effects, including cumulative effects, on the environment of sporadic development and subdivision are avoided or mitigated by:

(1) Managing residential and rural residential subdivision and housing development within defined Farm Base

Areas (refer to Policy 3B3);

(2) *Enabling farm buildings within Farm Base Areas and in areas of low visual vulnerability subject to bulk and location standards and elsewhere managing them in respect of* location and external appearance, size, separation and avoidance of sensitive environments;

(3) *Strongly discouraging non-farm buildings elsewhere in the Mackenzie Basin outside of Farm Base areas.*

Policy 3B6 – Lakeside Protection Areas

(a) *To recognise the significance of the lakes of Te Manahuna/the Mackenzie Basin, their margins and settings to Ngāi Tahu and to recognise the special importance of the Mackenzie Basin's lakes, their margins, and their settings in achieving Objective 3B;*

(b) *Subject to (c), to avoid adverse impacts of buildings, structures and uses on the landscape values and character of the Mackenzie Basin lakes and their margins;*

(c) *To provide for the upgrading maintenance and enhancement of the existing elements of the Waitaki Power Scheme;*

(d) *To avoid, remedy or mitigate the adverse impacts of further buildings and structures required for the Waitaki Power Scheme on the landscape values and character of the Basin's lakes and their margins.*

GODLEY PEAKS STATION – LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT – APPENDIX 3B:

OBJECTIVES AND POLICIES OF THE MACKENZIE DISTRICT PLAN E-PLAN (INCLUDING PC23) THAT ARE MOST RELEVANT TO THE CONSIDERATION OF LANDSCAPE AND VISUAL EFFECTS

Strategic Objective NE-O1

Natural Environment

The values of the natural environment, including those that make the District unique, contribute to its character, identity and well-being, or have significant or outstanding intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes, but is not limited to, values associated with the following important natural resources:

1. *mahika kai resources;*
2. *night sky darkness;*
3. *outstanding natural features and landscapes;*
4. *significant indigenous biodiversity; and*
5. *water bodies and their margins.*

Objective NFL-O1

Outstanding Natural Features and Landscapes Values

Protection of outstanding landscape values and of those natural processes and elements which contribute to the District's overall character and amenity.

Objective NFL-O2

Te Manahuna/Mackenzie Basin ONL

1. *To protect and enhance the outstanding natural landscape of Te Manahuna/the Mackenzie Basin ONL, in particular the following characteristics and/or values:*
    a. *the openness and vastness of the landscape;*
    b. *the tussock grasslands;*
    c. *the lack of houses and other structures;*
    d. *residential development limited to small areas in clusters;*
    e. *the form of the mountains, hills and moraines, encircling and/or located in, Te Manahuna/the Mackenzie Basin; and*

f. undeveloped lakesides and State Highway 8 roadside.

2. Subject to NFL-O2.1 above and to the rural objectives:

a. to enable pastoral farming;

b. to manage pastoral intensification and/or agricultural conversion throughout Te Manahuna/the Mackenzie Basin and to identify areas where they may be enabled (such as Farm Base Areas); and

c. to enable rural residential subdivision, cluster housing and farm buildings within Farm Base Areas around existing homesteads (where they are outside hazard areas).

Policy NFL-P1

Protection of Outstanding Natural Features and Landscapes

Recognise the values of the identified ONF and ONL overlays on the Planning Maps and protect these values from adverse effects by:

1. *avoiding inappropriate subdivision, use and development in those parts of outstanding natural features and landscapes with limited capacity to absorb such change;*
2. *avoiding inappropriate use and development that detracts from extensive open views, or detracts from or damages the unique landforms and landscape features;*
3. *managing building density, scale and form to ensure it remains at a low level, maintains a predominance of vegetation cover and sense of low levels of human occupation;*
4. *avoiding buildings and structures that break the skyline;*
5. *ensuring buildings and structures are designed to minimise glare and the need for earthworks, and are mitigated by plantings to reduce their visual impact where appropriate;*
6. *recognising and providing protection for identified values in Sites and Areas of Significance to Māori; and*
7. *recognising the existence of working pastoral farms and their contribution to the outstanding natural features and landscapes of the Te Manahuna/Mackenzie District.*

Policy NFL-P2

Te Manahuna/Mackenzie Basin ONL

1. *To recognise that within Te Manahuna/the Mackenzie Basin's outstanding natural landscape there are:*

a. Many areas where development beyond pastoral activities is either generally inappropriate or should be avoided.

b. Some areas with greater capacity to absorb different or more intensive use and development, including areas of low or medium visual vulnerability and identified Farm Base Areas as shown on the Planning Maps.

c. Areas, places and features of particular significance to Ngāi Tahu.

2. *To identify, describe and map as overlays, specific areas within Te Manahuna/the Mackenzie Basin that assist in the protection and enhancement of the characteristics and/or values of the outstanding natural landscape contained in NFL-O2.1 being:*

a. *Lakeside Protection Areas, shown on the Planning Maps;*

b. *Scenic Viewing Areas, in NFL-SCHED1 and shown on the Planning Maps;*

c. *Scenic Grassland Areas, in NFL-SCHED1 and shown on the Planning Maps;*

d. *Sites of Natural Significance, in Appendix I and shown on the Planning Maps; and*

e. *Land above 900m in altitude, shown on the Planning Maps.*

3. *As part of an assessment of the suitability of an area for a change in use for development:*

   a. *To identify whether the proposed site has high, medium or low ability to absorb development according to the visual vulnerability areas shown on the Planning Maps.*

   b. *To require an assessment of landscape character sensitivity (incorporating natural factors including geomorphology, hydrology, ecology, vegetation cover, cultural patterns, landscape condition and aesthetic factors such as naturalness and remoteness).*

Policy NFL-P3

Building Development

To ensure adverse effects, including cumulative effects, on the environment of sporadic development are avoided or mitigated by:

1. *Managing residential and rural residential housing development within defined Farm Base Areas (refer to NFL-P4).*

2. *Enabling farm buildings within Farm Base Areas and in areas of low visual vulnerability subject to bulk and location standards and elsewhere managing them in respect of location and external appearance, size, separation and avoidance of sensitive environments.*

3. *Strongly discouraging non-farm buildings elsewhere in Te Manahuna/the Mackenzie Basin outside of Farm Base areas.*

Policy NFL-P5

Lakeside Protection Areas

1. *To recognise the significance of the lakes of Te Manahuna/the Mackenzie Basin, their margins and settings to Kāi Tahu and to recognise the special importance of Te Manahuna/the Mackenzie Basin's lakes, their margins, and their settings in achieving NFL-O2.*

2. *Subject to 3, to avoid adverse impacts of buildings, structures and uses on the landscape values and character of Te Manahuna/the Mackenzie Basin lakes and their margins.*

3. *To provide for the upgrading maintenance and enhancement of the existing elements of the Waitaki Power Scheme.*

4. *To avoid, remedy or mitigate the adverse impacts of further buildings and structures required for the Waitaki Power Scheme on the landscape values and character of the Basin's lakes and their margins.*

Objective GRUZ-O1

Zone Purpose

The General Rural Zone prioritises primary production and activities that support primary production, and provides for other activities where they rely on the natural resources found only in a rural location.

Objective GRUZ-O2

Zone Character and Amenity Values

The adverse effects of activities and built form within the General Rural Zone are managed in a way that:

1. *Maintains a rural character consisting of a low overall building density with a predominance of open space and vegetation cover;*
2. *Supports, maintains, or enhances the function and form, character, and amenity values of the zone;*
3. *Recognises the functional needs and operational needs of activities within the zone; and*
4. *Allows primary production, activities that directly support primary production and other activities that have a functional or operational need to locate in the General Rural Zone to operate without risk of being compromised by reverse sensitivity.*

Mackenzie Basin — Mackenzie, Waitaki and Waimate Districts				
Landscape Type(s)	**Landscape Description**	**Key ONF/L Values**	**Evaluation**	**Additional Info**
Intermontane Basins and Ranges Semi Arid Mountain Ranges	The Waitaki and Mackenzie basins are vast, open landscapes surrounded by mountain ranges which include Aoraki/Mount Cook, Mt Sefton, Mt Tasman and the Southern Alps/Ranges Kā Tiritiri o te Moana. The braided Tekapo, Pukaki, Ohau and Ahuriri Rivers and their associated river terraces pass through these basins. The lakes are dominant features of the open grassland landscape of the basin. These lakes and their basin setting are highly expressive of their formative processes. Many legible landscape features including moraines, roches moutonnees, hanging valleys and terraces are found in the basin. The openness of the vast basin landscape and expansive views of the encompassing mountains ranges are spectacular and are widely celebrated. Landscape qualities vary across an area of this size, which contains land use modification and man-made features. The Waitaki Hydro Electric Power Scheme with its long standing history and distinctive features, including lakes, dams and canals, forms part of this large-scale landscape. The hydro lakes including Lake Tekapo and Pukaki are subject to active management to facilitate hydro-electricity generation as part of the Waitaki Hydro Electric Power Scheme.	**Natural Science:** The upper river valleys (such as the Godley and Tasman) are largely weed free and have a high degree of naturalness. These river valleys support an array of unique and threatened native birds. Kettleholes in the basin floors are an important habitat. Numerous Department of Conservation managed reserves, including scientific reserves are in the basin and valleys (linking with Aoraki/Mt Cook National Park). Elevation and the orographic effect of the main divide enable particularly clear views of the night sky, which has resulted in the location of the Mt John Observatory in the Mackenzie Basin. **Legibility:** Highly legible features such as moraines, roches moutonnees, hanging valleys, terraces and fans. 'Kame terraces' near Lake Pukaki are alluvial terraces formed by streams that flowed along the margins of large glaciers. Numerous geopreservation sites are located within the basin. The Clay Cliffs are one of New Zealand's best examples of 'badlands' erosion, where steep-sided canyons are cut into easily erodible sediments. The sediments have been uplifted and tilted by movements on the Ostler Fault. **Aesthetic:** The vast basin, large river valleys and enclosing mountain ranges form a dramatic and spectacular landscape. While some parts of the basin have been substantially modified by residential, hydro and agricultural development, the basin as a whole retains its openness and largely coherent character. Despite the landcover modifications induced by historic farming practices, the area maintains a high level of visual coherence. The Golden Tussock-layden slopes which surround the basin have high aesthetic values. Impressive views up the wide U-shaped valleys to the snow and ice covered peaks of the Alps are experienced from the basin. Pukaki and Tekapo reflect a striking milky-blue colour in sunlight. They form an integral part of one of the most memorable landscapes in the country.	Areas of exceptional legibility, aesthetic, transient, shared and recognised, very high natural science and high tāngata whenua and historic landscape values.	Lakes Tekapo, Pukaki, Benmore and Ohau are acknowledged in the Ngāi Tahu Claims Settlement Act (1998).

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 4:

EXCERPT FROM APPENDIX 4 OF THE OPERATIVE CANTERBURY REGIONAL POLICY STATEMENT DESCRIBING THE OUTSTANDING NATURAL LANDSCAPE OF THE MACKENZIE BASIN.

Mackenzie Basin — Mackenzie, Waitaki and Waimate Districts				
		Transient: Snow coats the ranges and basin floors during much of the winter months. The distinctive turquoise colour of the lakes in sunny conditions is spectacular. Nowhere else in the country can the effects of 'norwester' weather patterns and the rainfall gradient from west to east be as vividly experienced as in the Mackenzie Basin. **Tāngata Whenua:** The Mackenzie Basin lakes (Tekapo, Pukaki and Ohau) are all referred to in the legend of "Nga Puna Wai Karikari o Rakaihautu" which describes how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rakaihautu. Māori used the lakes in this area for mahinga kai. These lakes are part of a wider mahinga kai trail that ran from Lake Pukaki down the original path of Waitaki River to the coast. **Shared and Recognised:** Iconic South Island landscape. Inspiration for numerous artists and writers. The lakes and the basin are tourist icons. National importance for tourism and recreation. Lake Ruataniwha near Twizel has been developed as a national rowing venue. Lake Ruataniwha near Twizel, which has been developed as part of the Waitaki Hydro Electric Power Scheme, has been developed as a national rowing venue. **Historic:** Historic features include homesteads, farm buildings, sheep yards, pack bullock & dray tracks, mustering huts, shelterbelts and fences. The Mackenzie Basin is named after the first European to discover the area, James Mackenzie. Mackenzie, convicted of sheep stealing, has a monument commemorating his capture.		

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 4:

EXCERPT FROM APPENDIX 4 OF THE OPERATIVE CANTERBURY REGIONAL POLICY STATEMENT DESCRIBING THE OUTSTANDING NATURAL LANDSCAPE OF THE MACKENZIE BASIN.

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 5A: CONTEXT AND VIEWPOINT PLAN

vivian+espie
resource management and landscape planning
vivian+espie Limited Resource Management and Landscape Planning
PO Box 2514
Physical Address 1/211B Glenda Drive Frankton, Queenstown
Tel +64 3 441 4189 **Fax** +64 3 441 4190 **Web** www.vivianespie.co.nz

TITLE

GODLEY PEAKS STATION LTD
CONTEXT AND VIEWPOINT PLAN

DRAWING NUMBER	DRAWN BY	DATE
2232.01	JM	31/07/2024

SCALE 1:40000 FILE NAME 2232.01.vwx

N

Operative District Plan Fram Base Area

Blue Shade = Operative District Plan Lakeside Protection Area

Proposed Homestead Dwelling Location

B

I

H

A

J

1729

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 5B:
CONTEXT AND VIEWPOINT PLAN

vivian+espie
resource management and landscape planning
vivian+espie Limited Resource Management and Landscape Planning
PO Box 2514
Physical Address 1/2118 Glenda Drive Frankton, Queenstown
Tel +64 3 441 4189 **Fax** +64 3 441 4190 **Web** www.vivianespie.co.nz

TITLE

GODLEY PEAKS STATION LTD
CONTEXT AND VIEWPOINT PLAN

DRAWING NUMBER	DRAWN BY	DATE
2232.01	JM	31/07/2024

SCALE 1:12500 FILE NAME 2232.01.vwx

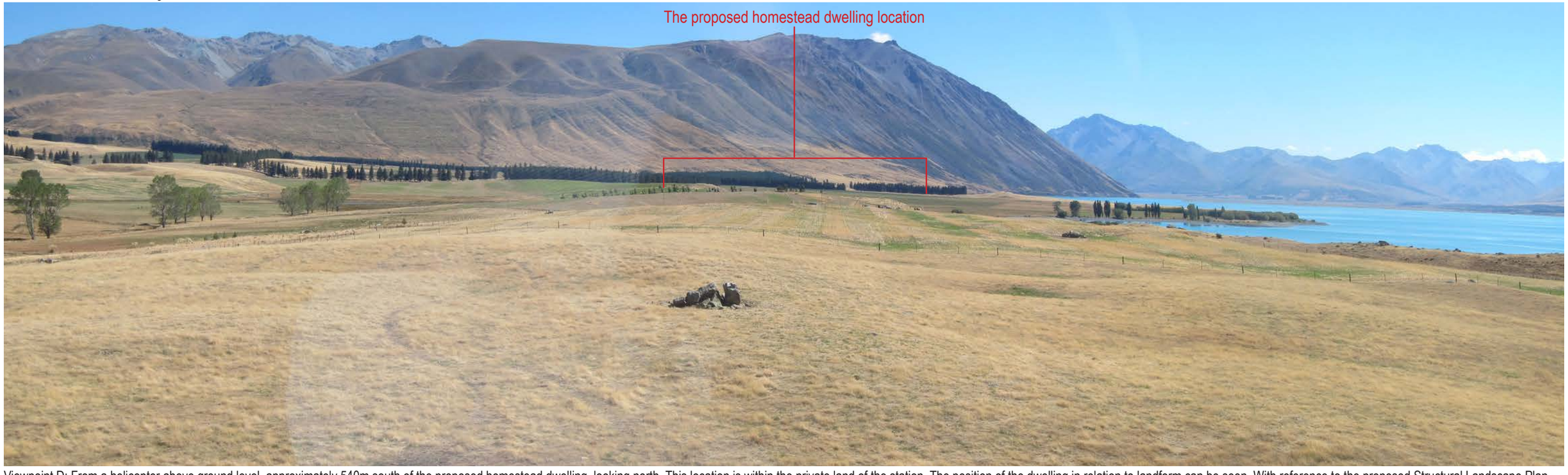
Viewpoint A: From the northern façade of the proposed homestead dwelling looking north. The Rapuwai Lagoon is the vegetated lake edge area that can be seen in the mid-ground

Viewpoint B: From a helicopter above ground level, approximately 1.5km north of the proposed homestead dwelling, looking south. The gravel fan of the Cass River can be seen to the south of the dwelling location, extending into Lake Tekapo.

GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 6: PHOTOGRAPHS

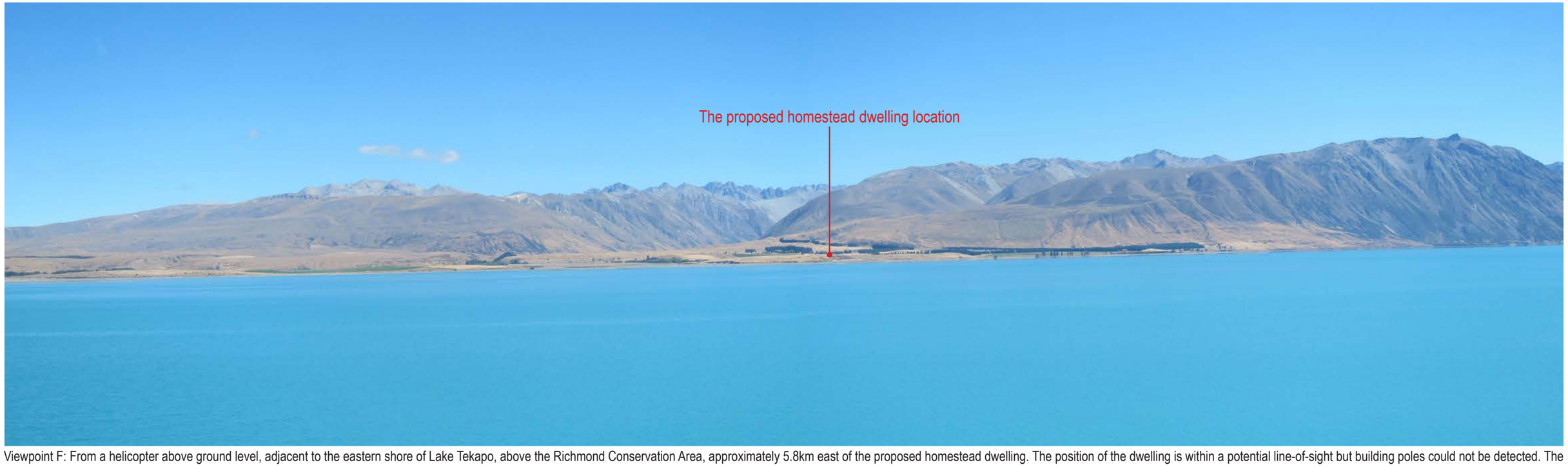
Photographs were taken on the 20th of February 2024. Each panorama consists of 3 or 4 stitched photographs, each taken with a fixed focal length of 50mm. In some images, we have drawn over the visible building profile poles in red in order to highlight them. The intention is to illustrate the extents of the profile poles that are within a line-of-sight from the relevant viewpoint.

Viewpoint C: From a helicopter above ground level, approximately 1.3km southeast of the proposed homestead dwelling, above the Cass River delta. Poles depicting the dwelling can be seen in the photograph. With reference to the proposed Structural Landscape Plan, sizable sweeps of native tree planting would sit in front of the dwelling in this view.



Viewpoint D: From a helicopter above ground level, approximately 540m south of the proposed homestead dwelling, looking north. This location is within the private land of the station. The position of the dwelling in relation to landform can be seen. With reference to the proposed Structural Landscape Plan, sizable sweeps of native tree planting would sit in front of the dwelling in this view and the intervening crest of the hill will be increased in height.

Viewpoint E: From a helicopter above ground level, approximately 900m south of the proposed homestead dwelling, above the Cass River. Topography hides the proposed dwelling in this view. Sweeps of native tree planting will become visible.

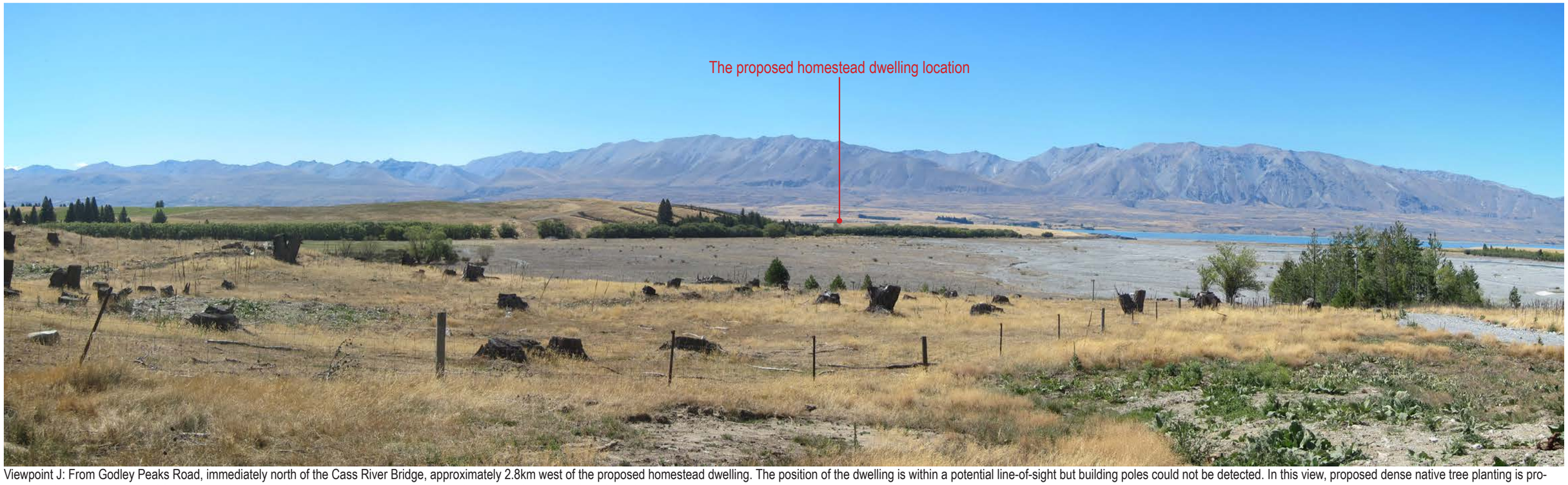


Viewpoint F: From a helicopter above ground level, adjacent to the eastern shore of Lake Tekapo, above the Richmond Conservation Area, approximately 5.8km east of the proposed homestead dwelling. The position of the dwelling is within a potential line-of-sight but building poles could not be detected. The Godley Peaks Farm Base Area is also within a line-of-sight, as are the various bands of coniferous shelterbelts. From this viewpoint, native tree planting around the proposed dwelling will become evident as another sweep of evergreen vegetation as it matures. The large sweeps of native vegetation bordering the pivots of the home paddocks will similarly become visually evident over time.

Viewpoint G: From a part of the Te Araroa Trail as it descends towards Lake Tekapo, approximately 7km southeast east of the proposed homestead dwelling. The position of the dwelling is within a potential line-of-sight but building poles could not be detected. The Godley Peaks Farm Base Area is also within a line-of-sight, as are the various bands of coniferous shelterbelts. From this viewpoint, native tree planting around the proposed dwelling will become evident as another sweep of evergreen vegetation as it matures. The large sweeps of native vegetation bordering the pivots of the home paddocks will similarly become visually evident over time.

Viewpoint H: From lakeside land approximately 360m north of the proposed homestead dwelling, looking south. This is the closest public viewpoint from which the dwelling will be seen. Planting has been designed to create a dense treed backdrop to the building such that built form will not break the skyline, the vegetation appearing as a horizontal sweep. The upper part of the northern façade and roof of the dwelling will be legible in this view.

Viewpoint I: A similar view to the Viewpoint H view but now 800m from the proposed homestead dwelling. Again, the northern façade and roof will be visible with a burgeoning treed backdrop.

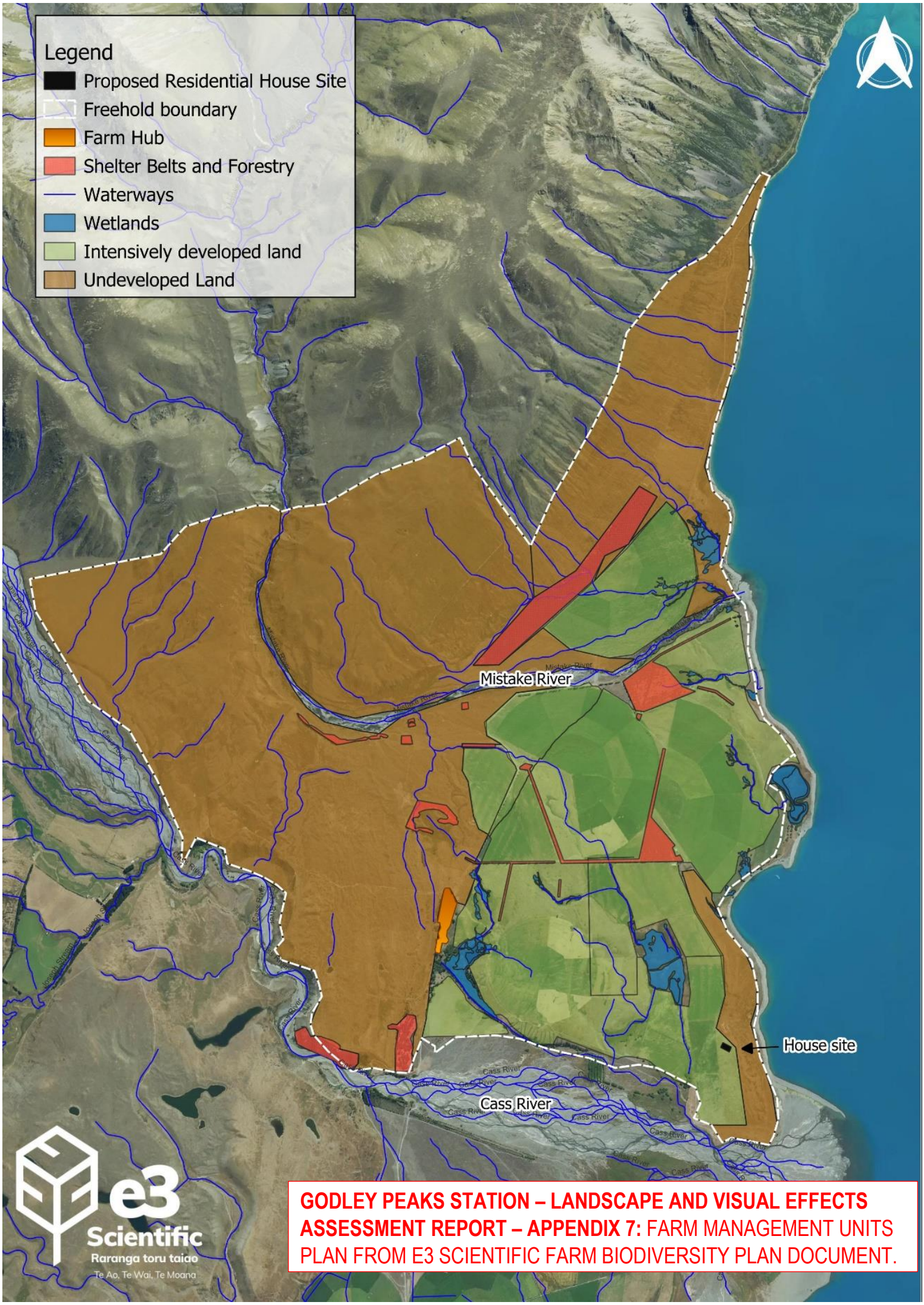


Viewpoint J: From Godley Peaks Road, immediately north of the Cass River Bridge, approximately 2.8km west of the proposed homestead dwelling. The position of the dwelling is within a potential line-of-sight but building poles could not be detected. In this view, proposed dense native tree planting is proposed that will screen any built form as it matures. This tree planting will blend into the existing horizontal bands of shelterbelts.

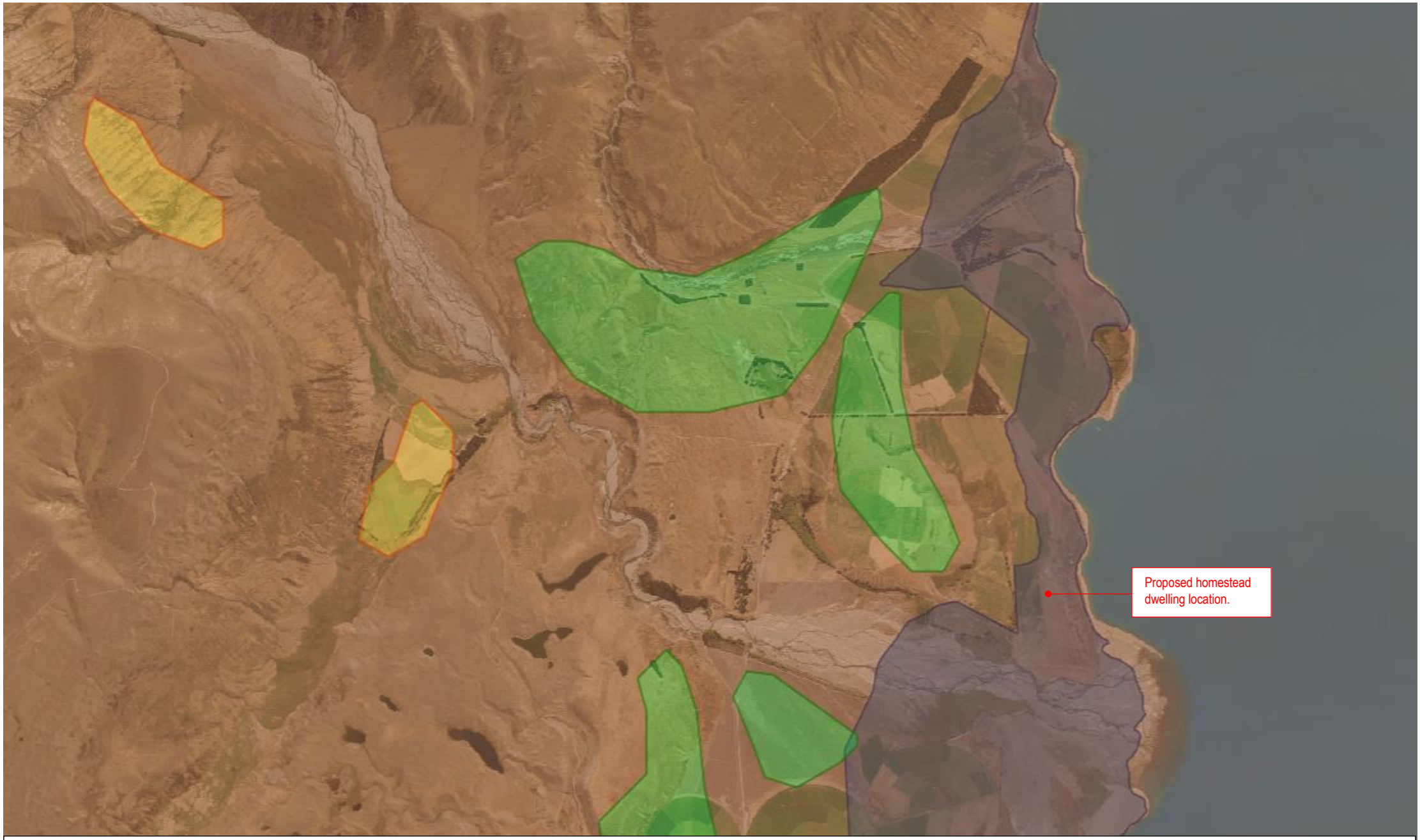
Viewpoint K: From Godley Peaks Road, approximately 9.3km south of the proposed homestead dwelling. The position of the dwelling is within a potential line-of-sight but building poles could not be detected. Tree planting to the south of the dwelling will screen any built form but realistically, it would be indiscernible in any event.

Viewpoint L: From the Mount John Observatory, approximately 13km south of the proposed homestead dwelling. The position of the dwelling is within a potential line-of-sight but building poles could not be detected. Tree planting may be able to be discerned as a horizontal sweep.

Viewpoint M: From Mount John Observatory Road which is adjacent to the Tekapo Mount John Walkway, approximately 12km south of the proposed homestead dwelling. The position of the dwelling is within a potential line-of-sight but building poles could not be detected. Tree planting may be able to be discerned as a horizontal sweep.



GODLEY PEAKS STATION – LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT – APPENDIX 7: FARM MANAGEMENT UNITS PLAN FROM E3 SCIENTIFIC FARM BIODIVERSITY PLAN DOCUMENT.



GODLEY PEAKS STATION LTD - LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT - APPENDIX 8:

EXCERPT OF OPERATIVE DISTRICT PLAN MAPS SHOWING VISUAL VULNERABILITY AREAS AND LAKESIDE PROTECTION AREA.

A red shade indicates high visual vulnerability, a yellow shade indicates medium visual vulnerability, and a green shade indicates low visual vulnerability. The Lakeside Protection Area is shown as a purple shade.

GODLEY PEAKS STATION LTD – LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT – APPENDIX 9:

COMMENTS IN RELATION TO APPENDIX K OF THE MACKENZIE DISTRICT PLAN

We reproduce below the relevant Landscape Guidelines matters from Appendix K of the Mackenzie District Plan. The matters taken from Appendix K are given in italics and my comments are given in non-italics.

Buildings And Structures

Siting

- *Have regard to surrounding landforms when siting buildings and structures.*

  With reference to the contours of architectural and earthworks plans that form part of the application, the dwelling and its accessory buildings are located at the northern toe of a broad, long, shallow hill landform with rising ground to the south. This is part of the rolling downlands / flats that form the improved pasture part of the station. Steep terrain is avoided.

- *Buildings should be located where they complement or enhance the landform.*

  The dwelling and its shed and vehicle court are dug into landform at the northern toe of the described broad hill landform. In this sense, it will amend the landform but will not significantly oppose or run counter to it.

- *Landforms as backdrops to buildings have a unifying effect.*

  The shallow benching of the building into its location will mean that it is only significantly seen from the west and north. From these directions, it will always have an immediate land backdrop.

- *Avoid skylines, ridgetops, promontories, important views and other prominent positions, particularly as viewed from public places.*

  The more prominent positions within the lakeside land are the steeper slopes leading down to the lake edge and the tops of local hill forms. These locations have been avoided. Notwithstanding this, there will be some visibility from public places, as is discussed in this report and depicted in the Baxter Design document. From some particular view points, built form will break a skyline but proposed planting design has been formulated to create a treed backdrop to the building to a significant degree. As it matures, vegetation will create a more visually complex skyline, into which the building will be visually integrated such that the skyline breach will be much less discernible.

- *Locate near a change in a landform, such as at the base of a hill or the edge of a fan and avoid central locations on open terrace plains or wide valley floors.*

  As discussed, the proposed buildings are at the northern toe of a broad hill landform. While not on an open plain, they are in a broad area of improved pasture.

- *Make use of existing vegetation as a background. Additional planting should be bold, large and dense enough to relate to the scale of the building.*

  Within the home paddocks area of Godley Peak Station, there are a few belts and stands of mature trees. In broad views towards the site, these can be seen as distinct areas of dark green against the rolling pasture. As can be seen in the Baxter Design documents, depending on the angle of view, these will provide some degree of backdrop to the dwelling and its activities. However, the proposed tree planting will create an additional instance of evergreen vegetation of a bold scale, such that it will read as a large stand of vegetation that ties in the with existing pattern (as seen in the relevant photographs and simulations) and that creates an immediate backdrop to the built form, assisting its blending into its setting in a visual sense.

- *Minimise excavation and reduce the need for large foundations by following the landform with the building and/or stepping the building into the slope.*

  A relatively large area of benching is proposed at the northern end of the broad hill on which the dwelling is located. The dwelling will sit on this bench and then the areas of proposed planting will fill out the spaces around the dwelling where earthworks have been done.

- *Align the building with the land, so the length of the roofline runs parallel to the contour of the land.*

  The dwelling comprises a number of gabled modules, with the rooflines running north-south, following the dominant form of the land.

- *Group buildings and structures together. Link small structures with other structures.*

  The gabled forms of the dwelling and workshop building are closely linked; they effectively make up one building.

- *Keep buildings well back from the road, where possible.*

  The proposed buildings are very well set back from any road.

Design

- *The scale and form of buildings and structures should be complimentary to the surrounding landscape.*

  The scale of the proposed dwelling building is large. The landscape setting in which it sits is similarly of a large scale.

- *Relate roof shapes to the lie of the land - reflecting the steepness and direction of the landform.*

  The gabled forms that make up the building are of a 36º pitch, being both a traditional gable and reflective of the mountainous environment.

- *Give a sense of unity and identity by keeping building proportions and roof type similar on all buildings in an area.*

  As mentioned above, traditionally-proportioned gabled forms are used to make up what is ultimately a large dwelling, that will read as a collection of similarly sized forms.

- *Simple forms should be used where the landscape setting is not complicated, such as a valley floor or river terrace. Complex forms are more appropriate where the landscape is more complex, such as a complex hillside.*

  The proposed buildings are located on the rolling improved pasture area of the station. In terms of simplicity/complexity, this area is of simple open land cover and of relatively simple (but rolling and undulating) landform. The architectural style is to use stone-clad gabled forms, reflective of tradition. This is considered a simple, non-fussy approach.

- *Aim for low buildings with a width greater than the height, which helps to "anchor" the buildings to the site.*

  The gabled modules are lower than they are wide.

- *Keep the height of the walls similar to the pitch of the roof.*

  This is the case with the gabled forms that make up the dwelling. In terms of proportions, they are reflective of traditional, cottage-like or barn-like forms.

- *Avoid visible basements or foundations, where possible, keeping the floor closely related to ground level.*

  This is the case with the proposed design; there will be no visible basement spaces. The forms will sit on ground level.

Materials and Colour

- *Where possible, materials should complement the landscape or any traditional character of materials in the area.*

  Stacked schist stone forms the entire cladding of the built form. This directly complements both the surrounding landscape and the traditional built forms of colonial occupation and farming of the Mackenzie.

- *Colour of buildings and structures should be derived from those of the surrounding landscape.*

  The infinitely varied textures and hues of stacked schist are naturally reflective of the surrounding landscape. The same is true of roofing using stone slates. The alternative roofing material is to be weathered copper. This material begins with a russet brown colour and develops a chocolate

brown within a few years, Over time, it develops a pale green colour. At each stage, the colour is varied and reflective of earthy, natural hues.

- *Lighter, brighter colours are generally less acceptable as they stand out from the surrounding landscape.*

  No light or bright colours are proposed.

- *Darker or more muted colours tend to blend the building with the backdrop.*

  As discussed, darker, muted colours, derived from the surrounding landscape will be used exclusively.

- *Colours complementary to the surrounds may also be used as accent colours.*

  No accent colours are proposed.

- *Roof colour should be non-reflective and only one colour.*

  All roofing is to be of a single material, either slate or weathered copper.

Tracks And Roads

- *Absorb into the landscape with careful siting to minimise visual impact.*

  The proposed vehicle driveway alignment to the dwelling and shed follows an existing farm track for most of its length. Upgrading will be done but it will remain in the manner of a farm vehicle track. Minimal cut-and-fill will be required, and the visibility of the new work will be practically impossible.

- *Follow natural contour lines to reduce the height of cuttings and fill batters, maintain easier grades and reduce scouring and run-off problems.*

  The part of the vehicle driveway that is in addition to the existing farm track is to be approximately 500m in length. It crosses gently rolling topography such that minimal cut and batters are required.

- *Keep earthworks to a minimum. Where cuts must occur, grade back and round off batters to merge into the adjoining landform.*

  As above, earthworks are minimal and will be entirely reinstated and vegetated.

- *Locate adjacent to vegetation, slopes or edges of landforms.*

  The new section of proposed driveway alignment needs to cross pastureland. With reference to the relevant plans, the retention of useful paddocks has been a driver of design, hence the new

alignment adjoins existing fence-lines where it can and sweeps of tree planting are used such that the driveway alignment is integrated with areas of vegetation.

- *Avoid crossing steep slopes.*

  The proposed alignment does not cross steep slopes.

- *Avoid crossing open spaces. If there are no edges to follow then use large clumps of trees, for example.*

  As above, the retention of paddocks has been important and sizable clumps of trees are used to integrate the driveway alignment into its context.

- *Blend with existing vegetation, avoiding felling where possible.*

  No felling of vegetation is proposed. Considerable new planting will be done.

- *Plan and design track drainage carefully.*

  I understand this has been done via engineering input that forms part of the application formulation.

- *Avoid compaction of excavated material, where possible, to retain soil fertility and enhance revegetation.*

  Only small areas of ground will be exposed adjacent to the driveway. There is no need for compaction of deposited material. A condition of consent could require re-grassing and this would be easily achievable.

- *Cross waterways carefully, at right angles and narrow points, with simple structures.*

  The proposed new section of driveway alignment does not cross any waterways.

Tree Planting

Siting

- *Follow and complement natural landform patterns and boundaries.*

  Separate to the work associated with the Farm Biodiversity Plan (FBP), proposed tree planting in the vicinity of the dwelling is shown on Appendix 4 to this report. The layout of this tree planting preserves useful paddock spaces but also creates sinuous naturalistic patterns, forming a backdrop to the dwelling and garden area

- *Build on and merge into existing vegetation and planted forests.*

Due to many years of use as pasture, the relevant area has scant existing vegetation to build on. Rather, a new naturalistic pattern is created.

- *Avoid ridgetops, crests, promontories or where planting will obscure or screen important views.*

While the proposed tree planting will be visible in broad horizontal views, such as those of from the lake surface, it will not screen or obscure any current important views.

- *Avoid planting steeper slopes or where planting will obscure landscape features.*

No steeper slopes are to be planted.

- *Avoid planting immediately adjacent to rivers, streams and wetland. Retain buffer areas along margins and existing riverside vegetation.*

The FBP specifies ecologically positive treatments of wetlands within the station. No tree planting is proposed adjacent to rivers, streams or wetlands.

- *Use existing vegetation or enclosing landforms as screens.*

Existing landform is used to screen the proposed dwelling location from the south. There is no opportunity to use landforms or vegetation to screen from the north.

- *Locate plantings in natural depressions or with dominant landform backdrop.*

Since the proposed tree planting areas sit on the rolling alluvial landform, they are inevitably viewed horizontally with dominant mountainous landscapes as the backdrop. The planting is not particularly in natural depressions.

Design

- *Avoid straight line edges to plantings.*

Straight edges are avoided, however, areas of tree planting will be fenced to assist in pest protection. The fencing inevitably uses straight lines.

- *Group plantings, rather than plant individual trees. Avoid small disjointed plantings, in dominantly horizontal landscapes. Use plantings to integrate existing scattered plantings or wildings.*

The proposal's tree planting that will emerge as it matures will take the form of a large, naturalistically shaped group planting. Small areas or individual plantings are avoided.

- *Group woodlot plantings informally, if possible, rather than in strict lines or rows.*

No woodlot planting is proposed.

- *Vegetation which adds to the natural or historical character of an area should be retained and enhanced with similar planting.*

  The proposed tree planting has been formulated to increase natural character through creating and extensive area of native species. Natural character will be increased.

- *Group planting of several species can be more appropriate than individual plants or groups of one species.*

  The tree planting that results from the proposal will take the form of group plantings of mixed native species and the composition of planting has been informed by ecological expertise.

- *Ornamental plantings around the edge are not always the answer to beautification. Good overall planting and design following the natural patterns of the land will usually give better looking results.*

  No ornamental plantings are proposed.

- *Care should be taken when clearing vegetation, that this is done in sympathy with existing vegetation, landforms and contours.*

  No vegetation clearance is proposed.

GODLEY PEAKS STATION LTD – LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT – APPENDIX 10:

COMMENTS IN RELATION TO THE ASSESSMENT MATTERS OF PART 16.2.H AND 16.2L OF SECTION 7 OF SECTION 7 OF THE MACKENZIE DISTRICT PLAN

We reproduce below the assessment matters of Section 16.2.h and l of the Mackenzie District Plan. The assessment matters are given in italics and my comments are given in non-italics.

Lakeside Protection Areas

i. The extent to which the development satisfies the guidelines in Appendix K Landscape Guidelines.

The Appendix K Landscape Guidelines are discussed in Appendix 9 of this report. The homestead dwelling sits on rolling land to the north of the crest of a gentle hill. Earthworks will bench the dwelling into landform but in a relatively subtle way. The design, forms and external appearance of the dwelling buildings are closely associated with Mackenzie high country architectural vernacular. Proposed vegetation around the dwelling consists of large areas of location-appropriate native which will anchor the dwelling in its location.

Overall, we consider that the proposal satisfies the Appendix K Guidelines.

ii. Long term effects on landscape values.

The long-term effects of the proposal on landscape values will essentially be:

- the addition of a further element of human landscape modification (the proposed homestead dwelling) into the lakeside area which currently comprises of improved but unoccupied pasture. This will move the natural character of the particular vicinity of the Lakeside Protection Area away from the natural end of the spectrum and towards the more modified end.

- Simultaneously, the implementation of the FBP will increase natural character and ecological health and functioning over the freehold station. This is described more fully in the body of this report.

As time goes on, vegetation growth around the proposed dwelling location will continue to reduce its effect, while the ongoing and compounding implementation of the FBP will have accumulating positive effects on natural character.

iii. The extent to which siting, design and colour of buildings and structures mitigate against the loss of landscape values contained in the Lakeside Protection Areas.

This matter is discussed fully in relation to the assessment matters below (16.2.I) and in Appendix 9 (relating to the Appendix K Guidelines). In short, the design and colour of the proposed buildings are considered to be as mitigatory as possible while retaining a location within the Lakeside Protection Area.

iv. The impact on the natural functioning of the lake margins.

There will be no adverse effects on the natural functioning of the lake margins. The FBP will bring about considerable ongoing improvement of the ecological health of various waterbodies and wetlands that drain to the lake.

Non-Farming Activities and Buildings

i. The extent to which building(s) would be visible when viewed from public viewpoints such as the state highway or the surface of a lake.

This issue is discussed in detail in the body of this report. In short, the proposed built form will be minimally visible except when seen from parts of the Lake Tekapo surface and some public lake edge locations to the east and northeast of the dwelling location. Visibility will be reasonably plain for lake surface viewers that are within approximately 3 kilometres of the proposed dwelling but will become difficult beyond that. The surface of Lake Pukaki is infrequently used.

ii. Whether existing natural topography would be or could be used to ensure that activities and buildings are located where not visible when viewed from public viewpoints.

Natural topography, as well as proposed vegetation, has been used to ensure that proposed buildings and associated occupation will not be visible from public roads or from the south and west of the dwelling's location. As set out above and in the body of this report, there will be some visibility of these activities from Lake Tekapo. There is no opportunity to use topography to eliminate this visibility.

iii. Whether building(s) would be visible in the foreground of views of the mountains surrounding the Basin or of the lakes, from public viewpoints.

With reference to the photographs of Appendix 6, when the proposed dwelling and associated activity is seen from a public viewpoint, it is seen in the context of the improved pasture part of the station. It is not seen in the foreground of mountain slopes or the lake surface.

iv. Whether and the extent to which the nature, scale and overall layout of the development would compromise the character of the surrounding landscape.

This issue is discussed in detail in the body of this report. The nature of the development is a large rural dwelling on a high country station. In itself, the nature of this activity is not at odds with the home paddocks part of a farm. However, the location of the dwelling is within the paddocks that are closer to the lake itself, the dwelling being 210 metres from the lake edge. These lakeside paddocks are currently unoccupied by buildings, hence the dwelling will represent a compromise

to this unoccupied character; it will be an additional element of human modification to the landscape. The aspects of the proposal that relate to ecological management (i.e. the FBP), will bring considerable positives in terms of natural character.

v. *Where the siting and/or scale of proposed building(s) means it/they would have an adverse effect on the landscape, whether there are other sites on the application property or in the wider area where the building(s) could be located and serve the intended function without such adverse effect.*

As has been discussed in this report, the proposed activities will have both adverse and positive effects on the landscape. Regarding the location of the proposed homestead dwelling, there are many other hypothetical locations where it could be sited. With reference to Appendices 1 and 7, realistic alternative locations are within the flatter rolling topography that lies between the Cass and Mistake fans. With reference to paragraphs 49 to 51 of this report, the FBA is a large area within which various types of development are enabled, including a farm homestead dwelling. Western, more elevated parts of the FBA would enable a dwelling that overlooks the rolling flats and gains views of the lake. Such a dwelling would be relatively prominent from parts of Godley Peaks Road, the Cass and Mistake River corridors and nearby parts of the lake surface. Locating a dwelling close to Godley Peaks Road or in the lower areas of topography on the rolling flats would allow a dwelling to be more hidden, such that it gains no views of the lake.

vi. *The extent to which any potential adverse effects on the landscape would be avoided or mitigated by appropriate design and landscaping, and/or other measures (including covenants and other restrictive instruments).*

We consider that the proposal to locate a homestead dwelling in the chosen location has mitigated potential adverse effects as much as is possible. Landform and vegetation to the south and west of the dwelling location will screen it from those directions and the extensive native vegetation around the dwelling will create a visual backdrop and context for built form in other views. The form and materials (exclusively schist stone cladding) will mean that the building reflects the vernacular of the Mackenzie high country, appearing as accordant with its farming setting as possible. The proposed covenant that will require the ongoing implementation of the FBP is a key part of the proposal. This will set in place a new trajectory for the freehold station as a whole, which will restrict land uses and enforce numerous measures leading to ongoing long-term improvement of the biodiversity and ecological health of the station.

vii. *Whether building(s) would be located where they would break the line and form of any skylines, ridges, hills or prominent slopes, and in particular whether buildings would appear above the skyline when viewed from any public viewpoint.*

With reference to Appendix 6, Viewpoints H and I (being locations on the public lake edge), adjacent locations to the north of these and some parts of the surface of the lake (as depicted in the Baxter Design document), allow visibility of proposed built form on a skyline. The schist stone cladding will reduce potential prominence but considerable glazing (recessed into cladding/roofing) will be visible, as will the gabled forms of the roofline. Considerable tree planting will ultimately create a dense green treed immediate backdrop to the homestead, such that built form will be visually incorporated into a skyline that is created by vegetation rather than landform.

viii. The extent to which any proposed accessways, earthworks or landscaping would follow the form and lines of the natural topography and landscape.

The proposed driveway alignment follows an existing farm vehicle track for most of its length. For the new stretch, it will extend over rolling paddock land on the landward side of the hill form that extends to the south of the dwelling location, thereby being hidden. Relatively limited earthworks are required in any event.

Earthworks for the dwelling site itself take the form of creating a bench on the northern part of the rolling hill landform, with the existing crest being to the south. At the southern edge of the bench, a maximum depth of 3.8m is reached. Excavated material will then be used to lift the crest of the hill to the south of the dwelling location in a gentle naturalistic way to as to increase topographic screening from the south. No particularly deep or steep cuts or batters are proposed, the design is to blend in seamlessly with natural landform.

Proposed landscape planting associated with the dwelling is to frame the dwelling and its outdoor spaces with native species and to create screening and a native vegetated context. With reference to the Planting Palette Plan of the Baxter Design document, location-appropriate mixed native tussock and low shrub vegetation are to create a northern edge and buffer to the built form, while to the south and west, native forest dominated by beech is to create a backdrop to the dwelling and its driveway approach.

All earthworks and landscape planting has been configured so as to be as sympathetic to its setting as possible.

ix. Whether building(s) would be concentrated together or in close proximity to existing buildings or other man-made structures (preferred).

The proposed buildings are located on the improved pasture area of the station. At a broad scale, this is the part of the station which accommodates buildings. At a finer scale, the proposed homestead dwelling is removed from any existing buildings or structures, being 2.3km from the farm manager's dwelling and 1.5km from the nearest farm building. A clustering effect will not be achieved.

x. Whether the colours of the roofs and walls would be recessive and of low reflectivity.

The external clad surfaces of the building will be stacked stone, a very visually recessive material. The roofing of the buildings is to be of slate or weathered copper, both being low reflectivity materials.

xi. Whether the site is within a Lakeside Protection Area.

The location of the proposed homestead dwelling is within a Lakeside Protection Area as is shown on Appendix 8 and referred to in the Assessment Maters 16.2h above.

xii. Whether the application includes proposals for ecological restoration and/or the containment and control of wilding species.

The proposed FBP is a key part of the proposal. With reference to paragraphs 14 and 15 of this report, the FBP will bring about ecological improvement over the area of the freehold station, including extensive ecological restoration, pest control and containment and removal of wilding species, particularly removal of large areas of crack willows in waterways and wetlands.

xiii. The extent to which any exterior lighting can be minimised to avoid adverse effects on amenity values.

The proposal includes restrictions on external lighting with the intention of minimising potential adverse effects in this regard.

xiv. Any adverse effects of the proposed activity in terms of:

- *Noise, vibration and lighting from the activity and from vehicles entering and leaving the site.*
- *Loss of privacy for adjacent properties.*
- *Levels of traffic congestion or reduction in levels of traffic safety.*
- *Noise, dust and traffic from earthworks.*

The location of the proposed buildings is well removed from any neighbours. There will be no adverse effects in relation to these issues.