



To:	Mackenzie District Council	Project Ref:	RM240167
From:	Bron Faulkner, Landscape Architect	Date:	12.04.2025
Cc:			
Subject:	RM240167 Godley Peaks Station Ltd, Landscape Assessment Review -Notification		
Attn:	Nick Boyes		

**Re: Assessment of landscape effects for consideration of public notification.**

**Introduction**

The Application seeks landuse consent to construct a homestead on a low moraine ridge adjacent to Lake Tekapo. The proposed site lies within the Te Manahuna/Mackenzie Basin outstanding natural landscape (ONL), the Lakeside Protection Area (LPA) and an area defined as High Visual Vulnerability in the Mackenzie District Plan (MDP). The status of the proposed activities is non- complying.

My comments below are based on a visit to the site on 6 December 2023 and my review of the Application documents including the Appendices.

**Proposal**

The proposed homestead complex is located at the north end of a broad flattish ridge of moraine about 28m above the lake surface<sup>1</sup> and approximately 200m from the lake edge. This is an exposed elevated site with slopes descending to its west, north and east. The earthworks volumes required to create a nearly 1Ha (9400m<sup>2</sup>) flat building platform on the sloping land are significant. All together the large cut platform and the relocation of 13,500m<sup>3</sup> of excavated material to form the mound to the south comprises a reasonably large modification of the currently intact landform.

The homestead is large (total floor area approx. (1360m<sup>2</sup>) comprising 10 separate connected smaller buildings each with a gabled roof. The roof apexes range from 8.5m-9.0m above the building platform. The multiple gabled roofed buildings will present as a cluster of smaller buildings.

Planting of native vegetation around the built complex is planned to anchor the development to the land. The planting consists of tussock, grey shrubland species, small trees and forest tree species such as beech and totara.

**Assessment Comments**

The proposed site location for the homestead does not appear to result from a restraints-based site selection process that would typically be undertaken for a proposal located within the LPA and ONL. Overall, the combination of site's hill top position close to the lake, the relatively large landform modification, and the scale of the built form would not integrate into the lakeside setting. The

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<sup>1</sup> Above the lake surface at it's max operating level 710.9msl

proposal would result in adverse effects on the natural character of the lakeside setting and the uncluttered, undeveloped character of the LPA and Te Manahuna/Mackenzie Basin outstanding natural landscape. I consider that the magnitude of these adverse effects would range from High to Very High<sup>2</sup>. With regards to the consideration of public notification<sup>3</sup>, in my opinion the adverse landscape and visual effects would be more than minor.

Bron Faulkner

NZILA Registered Landscape Architect

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<sup>2</sup> Guidance from p150-p151 in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

<sup>3</sup> As per RMA s95A one of the tests for deciding if the application should be publicly notified.