LANDSCAPE ARCHITECTURE PEER REVIEW

APPLICATION: RM240167- GODLEY PEAKS STATION HOMESTEAD

Prepared for MDC, Att Nick Boyes

3 March 2026

Landscape Assessment Peer Review

Applicant:	Godley Peaks Station Ltd
Application:	Construction of a residential unit (homestead) and accessory buildings on Godley Peaks Station beyond the identified Farm Base Area and within a Lakeside Protection Area.
Location:	Godley Peaks Road, Lake Tekapo
Zoning:	**Operative Plan: General Rural Zone (GRUZ)– Te Manahuna/the Mackenzie Basin Outstanding Natural Landscape (ONL), Lakeside Protection Area (LPA) and an Area of High Visual Vulnerability (AHVV).**
Activity Status:	Non-Complying Activity Status

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1.0 Introduction

1.1 Boffa Miskell Limited (BML) have been engaged by Mackenzie District Council (MDC) to undertake a Landscape Effects Peer Review, for the proposed construction of a residential unit (homestead) and accessory buildings on Godley Peaks Station beyond the identified Farm Base Area and within a Lakeside Protection Area (RM240167).

1.2 A Landscape and Visual Effects Assessment (dated 9 December 2024) has been prepared by Vivien Espie to support the application (referred to throughout this report as "V&E Assessment"). The V&E Assessment contains photographs from various viewpoints and their report was supplemented by a design statement, masterplan and visual simulations provided by Baxter Design (Attachment A). Both graphic attachments include a viewpoint map and photos from a variety of viewpoints in the surrounding area, including the surface of Lake Tekapo and the eastern shore.

1.3 The brief for the peer review is to assess the validity of the methodology applied to the assessment, and the findings in relation to visual, landscape and cumulative effects, as well as the assessment against the statutory context. In order to prepare the review of the V&E Assessment, a site visit was undertaken on 14/10/2025 to verify the visual effects and visual simulations provided with the application. I reviewed the documentation provided by the applicant (as notified) prior to attending the site visit. For the purpose of the site visit, the outer corners of the proposed buildings were staked at the proposed relative height above the existing terrain.

1.4 On the site visit (attended by the processing planner Nick Boyes and MDC Planning Manager Julie Shanks), I had the opportunity to view the proposal by boat from the lake and to discuss the proposal with the applicant's landscape architect Ben Espie who accompanied us. Based on my on-site findings and review of the V&E Assessment, I had a number of recommendations regarding design amendments to share with the processing planner and applicant to provide an opportunity to consider these prior to preparation of this full peer review report and attendance of the council hearing. My initial advice included recommendations in relation to key landscape effects identified but did not contain a detailed review of the proposal against the relevant statutory provisions which is included in this peer review. The recommendations were provided to the applicant in late October 2025.

1.5 Following this, amendments were made to the application, taking the recommendations into account. I received the amended proposal in early January 2026, which included a cover letter (V&E), design response (Baxter), glint/glare report (BRANZ) and flood hazard statement (ECAN). This peer review is based on the most recent proposal/ plan set as provided by the applicant in January 2026.

2.0 Methodology

2.1 I consider that the V&E assessment report is in alignment with NZILA best practice guidance[1]. While no detailed methodology is provided for the visual simulations, I confirmed their accuracy with Baxter Design and verified them on site in comparison to the building stakes. The effects rating scale applied to the landscape and visual effects assessment has been undertaken in line with the approach outlined in Te Tangi a Te Manu - Aotearoa New Zealand Landscape Assessment Guidelines. In summary, the effects ratings are based upon a seven-point scale which ranges from very low to very high (see page 3 of V&E Assessment). I applied the same effects rating scale.

3.0 Proposal Description/ Amendments

3.1 The proposal is described in detail in the application and V&E Assessment. It also contains reference to other activities (maintenance of huts) and the Farm Biodiversity Plan which may lead to other farm related and ecological benefits. This includes retirement of grazed areas and improvements of wetlands, pest control and vegetation monitoring. I note that Mr Scott Hooson (BML ecologist) provided a peer review of the e3 Scientific ecology assessment which I will refer to in my review.

3.2 I considered the proposal as described in the application, taking into account the proposed amendments outlined in the Baxter Design Concept Amendment Drawing Set – dated 12 Nov 2025 and Cover Letter (V&E, 19 Jan 2026). This includes the proposed mitigation measures relating to the building design, colours and materials and the proposed planting around the homestead based on the amended design. The amendments include:

- lowering the floor level of the workshop by 2m (roofline at 745masl)
- mounding / shaping located approximately 35 metres to the north of the building is at 740m, including planting (40% beech and 60% pittosporum trees)
- additional *Pinus attenuata* planting on a temporary basis to shelter the proposed native species planting from the wind during the establishment period
- sinking the Wintergarden building into the ground by 1m, and reducing the height of the building by 1m (roof apex 745.7masl)
- earth mounding /shaping to the north of the building to a height of 744masl, on which beech and pittosporum trees will be planted
- limiting roof cladding to slate
- clustered additional planting to the north and east of the of the dwelling and garage (beech and pittosporum)

[1] referencing the NZILA's Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines, 2021 which are considered Best Practice Guidance in relation to the assessment methodology

- reducing the colour temperature of all outdoor light to 2700K (2000K after 10pm), motion sensors on outdoor lighting and providing shutters/blinds on the skylights of the pool building;

4.0 Existing Landscape/ Values Description

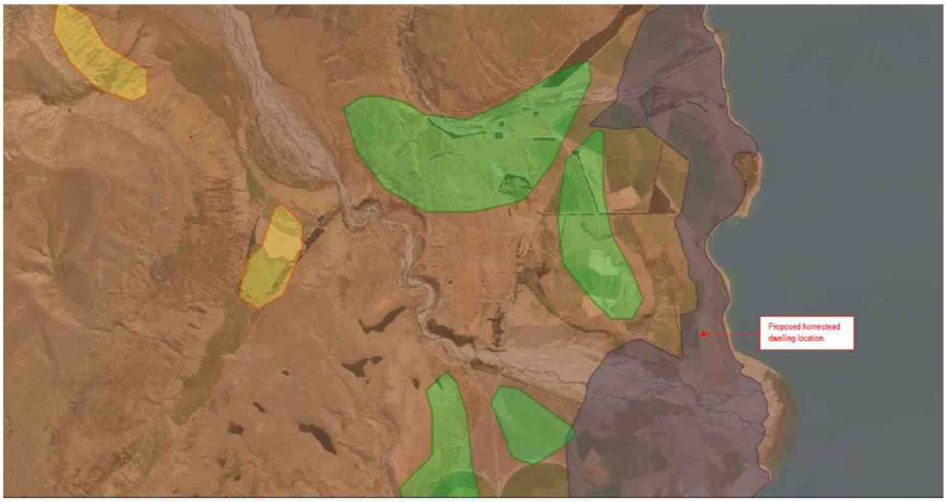
4.1 As outlined in the V&E report (para 30) the CRPS, the ODP and the E-Plan categorise Te Manahuna/the Mackenzie Basin as an ONL at a broad scale. The basin-wide values are outlined in the CRPS schedule appended to the assessment.

4.2 The V&E Assessment then provides an overview of physical, perceptual and associative attributes of the Site's landscape context (wider Lake Tekapo setting). I am familiar with the wider landscape, and in general terms, I agree with the findings in relation to the existing environment and its values of the landscape context of Godley Peaks Station and its surroundings.

5.0 Effects Assessment

Visual Effects

5.1 The Visual Vulnerability, as assessed at a broad scale for the District Plan mapping is provided as Appendix 8 and shown below (Figure 1). The V&E report considers (para 54) that "*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 my view, the Site has a high visual sensitivity due to its openness, but medium landscape character sensitivity due to the level of modification relating to pastoral improvement. Overall, I consider the Site's ability to visually absorb change low due to its proximity to the lakeshore and its openness. The Site is elevated without much visual containment at the moment, noting that planting and landform shaping is proposed as part of the proposal.



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.

Figure 1: Areas of Visual Vulnerability as identified in the ODP.

5.2 As part of the assessment of views and visual amenity the V&E Assessment identifies the Visual Catchment and Viewing Audiences as follows:

a. *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;*

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

c. *Users of Lake Tekapo and public land adjacent to its eastern edge;*

d. *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;*

e. *Occupants of elevated private land.*

5.3 I agree that these are the key viewing audiences/ visual catchments. The V&E Assessment continues to assess the visual amenity effects from these viewpoints with photos illustrating the view. I assessed these viewpoints on Site to confirm the findings.

5.4 The V&E Assessment summarises visual effects as follows (para 93):

a. *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.*

b. *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.*

c. *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.*

5.5 In my view, the proposal is in a location that currently has limited ability to visually absorb change due to the elevated landform and the absence of vegetation in the area. The proposal includes earthworks that will confine the visual effects to a more limited visual catchment however, providing screening through mounding to the south and to a lesser extent to the west. Supplemented by planting, this landform shaping will screen views from these directions once vegetation matures. I agree that *"there is no potential visibility of the proposed activities from the formed part of Godley Peak Road, from Lake Alexandrina, nor Tekapo township."* However, the proposal remains visually more exposed to the north and east which has been addressed through additional mitigation mounding and planting following my initial recommendations that raised these viewing directions as a concern.

5.6 The main visual effects of concern would, in my view, arise when viewed from the surface of Lake Tekapo and the lake shore to the north and north-east of the Site, located within the bay. The views from the eastern side of Lake Tekapo (Lilybank Road, Te Araroa Trail, Two Thumb Range, etc) would in my opinion be affected to a low degree following construction and very low once vegetation establishes around the built form, given the viewing distance of around 5km.

5.7 In views from the lake to the north-east, at a distance of around 1km, the proposed planting and mounding will provide a visual context for the buildings to aid with their visual integration, but leaving the proposal discernible. The more recent amendments to the proposed planting will provide an increased level of screening, by breaking up the built form with clusters of vegetation along the northern and eastern side. The revised planting and mounding to the east of the glass house and north of the garage, in combination with amendments to the location and overall height of the buildings will assist in screening these buildings at least partially.

5.8 The amendments included changes to the proposed workshop/implement shed which involved lowering its FFL by 2m to 736masl and extending the bund from the east to curve around the northern side of the building at a hight of 740masl. The location of the implement shed and main building or the proposed height of 9m/ 8.5m above FFL have not changed. Cross sections were provided with the amended design package illustrating that from nearby public viewpoints (Viewpoint H) the shed could be screened by vegetation once it grows to 3.5m in height if planted in front of the proposed pittosporum/beech planting. Based on my on-site findings and as illustrated on the photo/render from Viewpoint I, the proposed buildings, including the implement

shed, would be prominent on the skyline at a distance of around 800m-1.5km within the bay to the north of the dwelling where the elevated landform does not assist substantially with screening. From these viewpoints the proposed implement shed would continue to be visible despite the lowering of the floor level.

5.9 From nearby viewpoints on the Lake to the east (around 1km) the building would also appear on the skyline (see Photo/Render 4), while in more distant views from the east on the lake (see Photo/Render 7, 2km away) the building would be backdropped by landform of the Gamack Range and visually less prominent. In views from the lake buildings in proximity to the lake shore are also present on the Richmond Station side. However, existing mature vegetation assists in visually integrating these buildings. The views of the proposal from the remainder of the main surface of Lake Tekapo are limited, and largely confined to the limited visual catchment described above. However, from the short to mid-distance viewpoints on the lake and its shore to the north and east, the buildings will continue to be visible despite the design amendments, albeit to a lesser degree. I consider that the proposed amendments will reduce the visual effects to some degree and assess them to be moderate initially (more than minor) before the proposed planting matures and moderate-low once the proposed planting reaches a height of 2.5-3m.

5.10 With the additional beech/ pittosporum planting proposed in clusters on the northern and eastern side of the building, the built form would be broken up, rather than visible along the entire façade, as it would have been with the originally proposed planting, which only contained low-growing species on the lake side.

5.11 As demonstrated on the visual simulations that accompany the application, some of the buildings would continue to appear on the skyline from the bay to the north of the Site, even with mature beech trees present (which will be slow-growing in this exposed location). The effectiveness of the proposed mitigation relies on the survival and growth of the proposed planting in areas where higher native trees are proposed, such as planting mix 2 (Faster growing native selection), 3 (Higher Native Selection), 4 (Halls Totara) and 7 (Beech trees), which will partially screen and visually break up the proposal and provide a backdrop. Based on the cross-sections provided (Baxter, Jan 2026, p7) the proposed mitigation planting would need to be 3.5m in height to largely screen the proposed shed in views from the north-east.

5.12 I understand from ecologist Scott Hooson who provided a peer review of the application for MDC that some of the proposed species would be very slow growing, or their growth and survival would be impacted by the harsh, dry and wind-swept environment. Mr Hooson expressed the following (para 3.47-3.48):

"…mitigation planting relied on two taller stature trees; mountain totara / Hall's totara (Podocarpus laetus) and mountain beech (Fuscospora cliffortioides) to mitigate visual effects. Although both species are well adapted to survival in impoverished soils, and high levels of climatic stress, both are typically forest species and pre-human settlement, forest is unlikely to have been present on the alluvial outwash surfaces at the location of the proposed homestead.… Our peer review advice on this previous planting plan was that mountain totara is slow growing and that planted young mountain beech trees are often intolerant of exposure to wind and hard frosts and their survival and growth may also be impacted at this location."

5.13 Based on landscape and ecology considerations Mr Hooson (para 3.50) and I, therefore, consider that in this context, the use of faster growing indigenous trees such as *Pittosporum eugenioides* is acceptable to achieve the desired landscape mitigation.

We recommend manatu / lowland ribbonwood (*Plagianthus regius*) as another fast-growing, wind and frost tolerant indigenous tree species that could be considered as an alternative or an addition.

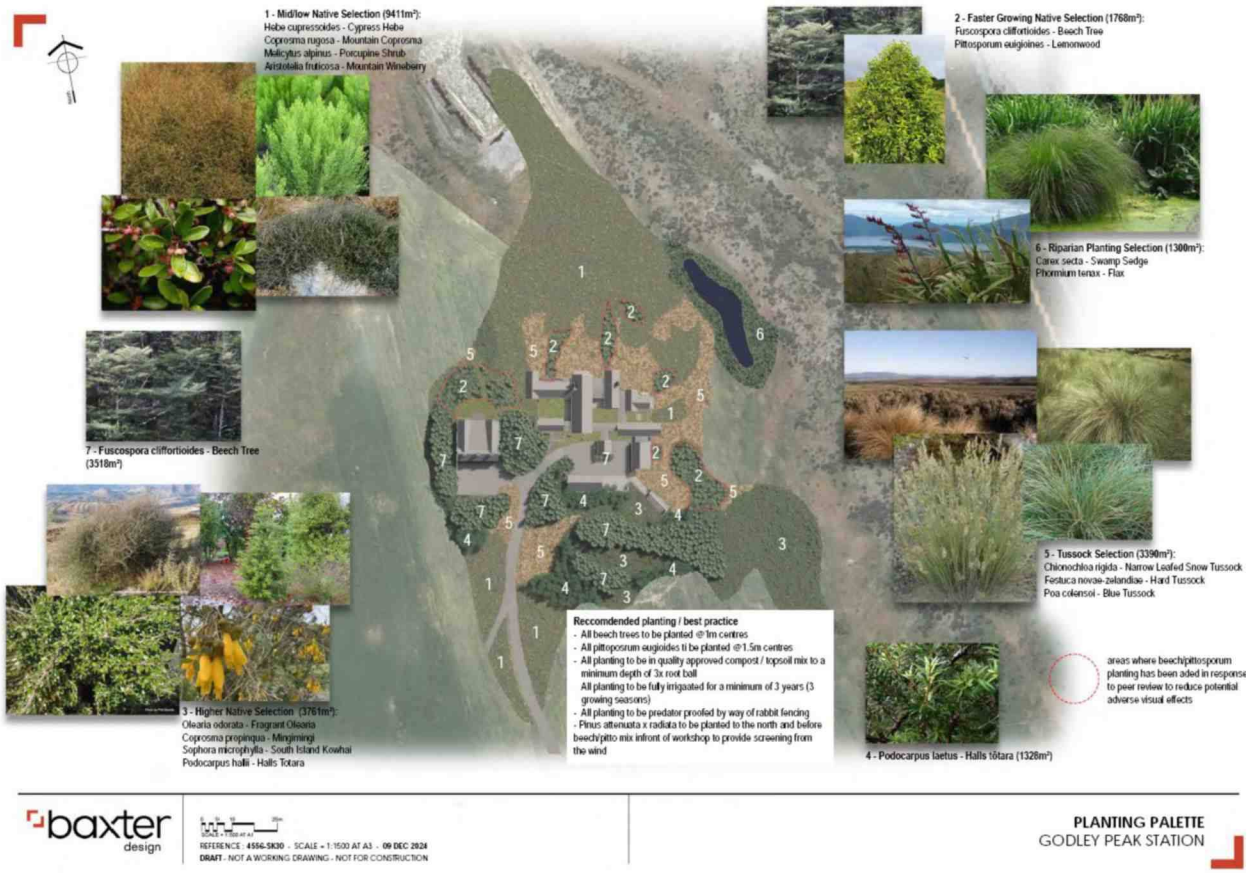


Figure 2: Planting plan with selection of native species.

5.14 Mr Hooson and I have assessed the proposed planting of exotic species (*Pinus attenuata*) on the northern side of the proposed native species as shown on the recently prepared cross-sections (Baxter, Jan 2026, p.7). We consider (see also Hooson, para 3.51) that this planting would provide a wind-break and protection for the native planting during the establishment period and support this approach, including the subsequent removal of conifers once the native tree planting reaches a height of 2.5m. We assessed the proposed location of this temporary planting on the amended masterplan, and consider the location to be appropriate to shelter the native planting from the wind predominantly from a northerly direction along the lake (as shown on Baxter Design Response Temporary Shelter Planting Plan, see Figure 3 below).

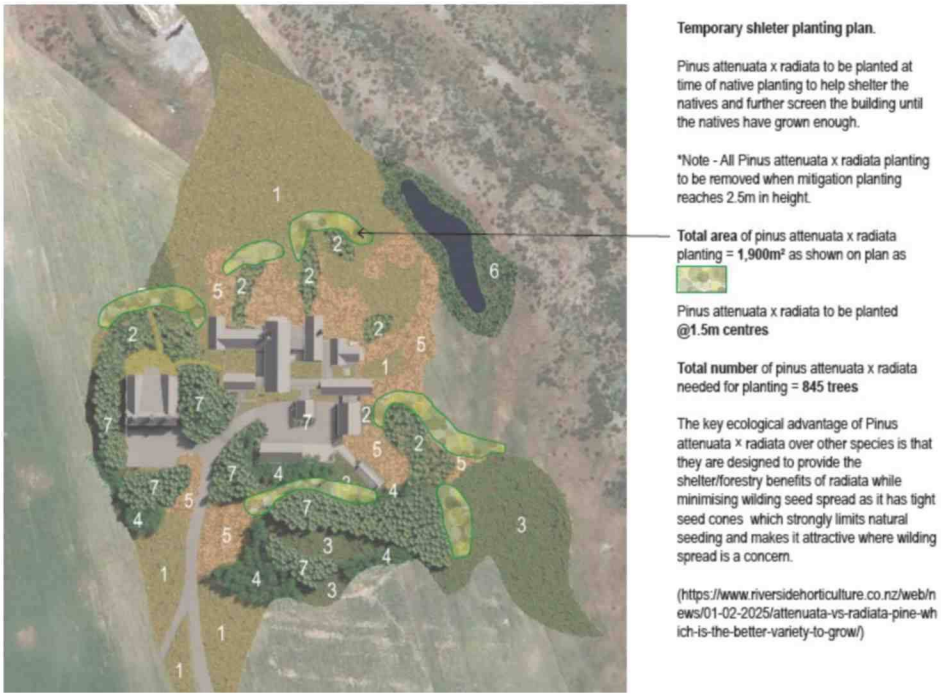


Figure 3: Baxter Design Response Temporary Shelter Planting Plan.

5.15 The planting on top of the elevated landform has the potential to appear out of character, given that the surrounding landscape currently does not contain trees in this location. In order to provide more texture and dark colour with vegetation on the lakeside escarpment below the Site, I support the proposed grey shrubland planting in this area (see Section 4.2.3.2 Lakeface Planting in FBP, see also Recommendation Section of this review). In my opinion this would assist in blending the proposed planting surrounding the built form with the lakeside escarpment. In order to provide this visual context and to provide benefits in relation to the natural character values of the Lakeside Protection Area, I consider that grey shrubland planting would be required to the north and east of the building location as shown in Figure 6, with planting at 1m centres in this area, as proposed to provide an effective density in addition to the existing shrubs in this area.

5.16 In my opinion, the design amendments that were made recently will help to reduce the visual effects of the proposal to a low-moderate (minor) level once the vegetation reaches a height of 2.5m, given that the area where the moderate visual effects are experienced on the lake to the north-east of the building site is relatively confined and difficult to access.

Natural Character Effects

5.17 I agree with the definition of natural character applied to the assessment.

5.18 In para 105 the V&E report states that "*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." The assessment then lists factors that are considered as mitigating factors, namely:

a. *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.*

b. *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.*

c. *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.*

d. *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.*

5.19 I agree that (a) is relevant in relation to natural character of the Site, since it is located in the vicinity of intensively used/ irrigated pasture where shelterbelts are present. While the Site itself does not have the same level of modification, it contains improved pasture and is associated with a more modified part of the wider station. The high-lying parts in the Mistake River catchment contain more intact tussock grassland and other parts of the lakeshore (where pastoral improvement is absent) have a higher level of natural character. However, I disagree that the Site is not open. Given the absence of mature vegetation on the elevated part of the site, with only low stature shrubs present on the lower-lying lakeface escarpment, I consider the Site to be open in terms of land cover. The Site is also naturally not confined by containing landform. It is noted that both landform mounding and native trees in vicinity of the house site are proposed, but this is somewhat incongruent with the existing landscape where the closest shelterbelt is around 1.5km to the north and willows are found along the lower-lying waterways to the west.

5.20 The V&E Assessment highlights (para 64) the range of vegetative changes as a result of the implementation of the FBP which will include vegetative enhancement of the Mistake River catchment and McCabe's Block, new areas of native vegetation within the various wetlands within the improved paddocks areas, bands of new mixed native shrub vegetation around the pivot irrigated pastures which will be seen horizontally from various locations and removal of crack willows. I support these proposed ecological measures and consider that they will also provide natural character benefits, noting that Mr Hooson has commented on some of the aspects of the proposed Restoration Planting (section 4.2.3 in FBP).

5.21 In my opinion, the most notable natural character effects will relate to the perceptual aspects of the proposed modification which will be caused by the introduction of a noticeable man-made element into a part of the landscape that currently does not contain structures of this bulk and scale. The effects on the natural processes will be limited, as the land is currently farmed with low ecological habitat values or native species. Natural patterns were considered as part of the planting design which will

help with the mitigation of the bulk of the proposed structure in the context of the otherwise open landscape.

5.22 Overall, I consider that the proposed masterplan and restoration planting, including the lakeface planting, and retirement of grazed land would balance the adverse effects associated with structures in the vicinity of Lake Tekapo, given that the building site is located in an ecologically more modified part of the station and set back/ elevated from the lake margin.

Landscape Effects

5.23 As noted within the V&E Assessment, the Site is located in a part of Godley Peak Station that contains relatively intensive farming with the associated land cover change. This means that the landscape character reflects the agricultural use in this area. The FBA that allows for large scale farm buildings/dwellings and rural lifestyle development is set against the base of the slopes of the Hall Range. The FBA (see Figure 4 below) is set back from the lake to the west of the irrigated flats. In my view, a building cluster of the proposed size would be an anticipated development outcome in this location, while this is not the case for this proposal, which is within the vicinity of the lake shore, where landscape values are higher and the level of existing modification lower.

5.24 Para 56 of the V&E report outlines that "*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*." I agree that the proposal needs to be assessed in the wider context of the ONL, but with specific consideration of the immediate surroundings and in light of the proposed design of the built form and associated mitigation.

Figure 4: Farm Base Area and Lakeside Protection Area as identified in the ODP.

5.25 In para 57 the V&E report correctly states that "*the attributes of Te Manahuna/the Mackenzie Basin that 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*."

5.26 The V&E Assessment outlines in paragraph 98 that *"the Richmond Station FBA, directly across Lake Tekapo from Godley Peaks, extends right down to the lake edge. 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."*

5.27 I agree that some buildings are already present within the margins of this part of Lake Tekapo, but they are either set amongst mature vegetation (Richmond Homestead) or within confined embayments where existing landform provides effective screening from most directions (new additional building north of Richmond Homestead).

5.28 In paragraph 99, the V&E Assessment states that *"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."* Following on from that (paragraph 100) the design aspects for the proposed built form and planting are outlined that would make the proposal appropriate for the location. I agree that the "*architecture following a high-country farming vernacular*" proposed for the building would largely be in character with the Mackenzie Basin landscape, although the proposed size/scale of the buildings is not found in other locations. I also consider the proposed landscape design with "*native species mixes to create a strongly vegetated setting for the buildings that will anchor built form in its location*" follows appropriate design principles. The proposed stone facades (assuming dark rock and plaster) are in my view appropriate for the location and in character with a style to be expected for a homestead building.

5.29 The station includes less-improved farmland through its western half comprised of sloping and moraine lands. The location of the proposed building is sensitive due to its openness and vicinity to the lake shore, but modified in terms of its biophysical values relating to land cover that reflects the relatively intensive pastoral use in this low-lying location. The FBA is located at distance from the lake shore (over 2km) and in vicinity of existing buildings and the access road. This area is at the change of landform from the lower-lying flats to the elevated terrace between the Mistake and Cass Rivers. This part of the station is less sensitive in relation to visual and landscape character effects and could absorb a building of the proposed scale more easily. However, the FBA also contains a high-lying part that is visible from the lake and would be viewed together with the proposed building site. I will comment further on this under potential cumulative effects.

5.30 The V&E Assessment states that (paragraph 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*". I agree that the proposed mitigation measures, in particular the retirement of farmed areas in the Mistake River catchment would lead to landscape-scale regeneration that need to be considered as a landscape benefit of the proposal.

5.31 Overall, I consider that the location of a homestead associated with a high-country station is not out of character with other locations within the Mackenzie District (see V&E para 98 for other examples). I also agree that "*the architecture of the proposed*

buildings following a high-country farming vernacular, reflective of historic occupation of Te Manahuna/the Mackenzie Basin"(para 100). While the location of the building is in vicinity of Lake Tekapo, it is set back from the margins in a part of the station that is relatively modified through more intensive grazing. I consider that there will be a landscape change associated with the proposal, but do not consider that this will be out of character with other homesteads. I consider that the proposed masterplan with planting around the proposed built form will assist in embedding it in this part of the landscape. In combination with the proposed landscape benefits, I consider the overall adverse effects on the landscape character and values of the wider ONL to be low.

Cumulative Effects

5.32 The cumulative effects that would occur between built form proposed as part of this application relates in my view to the number and size of the buildings. In my view, the proposed design changes that minimise visibility of the glass house and reduce visual effects of the implement shed assist with reducing the cumulative effects to a low-moderate (minor) level. Due to the clustering of buildings, the structures would only be perceived together from elevated viewpoints.

5.33 The earthworks required for the construction of the access road would be quite limited as it largely follows an existing track alignment. For the construction of the building platforms that are cut into the existing terrain, earthworks can be balanced through the creation of proposed landform mounding.

5.34 The V&E assessment outlines a potential development scenario for the existing FBA which is 63.6ha in size in para 50. While the report states that *"the applicant does not seek to undertake the above development"* this would continue to be available as a development option for the applicant in the future, leading to potential cumulative effects. The development potential in this area (including farm buildings and non-farm buildings (subject to standards), visitor accommodation of up to 20 people, pastoral intensification and conversion, and subdivision to create up to 10 lots of up to 1ha in net area, or otherwise 4ha and larger) remains in place for future development proposals and cumulative effects need to be considered in combination with this proposal. While the FBA is mostly low-lying on the edge of the outwash fan, the western-most part that is on rising land that can be viewed together with the current proposal. Due to the separation of the proposal and FBA the cumulative effects would be limited to any built form that could occur on the higher-lying part of the FBA that is more widely visible from the lake.

5.35 In order to avoid the cumulative landscape and visual effects of large built form within the higher-lying part of the FBA and the current proposal, I consider that a building restriction on the more sensitive part of the FBA would be appropriate

6.0 Assessment against Statutory Provisions

6.1 The main statutory provisions relevant to the landscape assessment relate to the location of the proposal within the Outstanding Natural Landscape (ONL) that encompasses the Mackenzie Basin, the Lakeside Protection Area (LPA) that

surrounds Lake Tekapo and Area of High Visual Vulnerability (AHVV), and the proposed location of the homestead building outside of the Farm Base Area.

6.2 As outlined under the landscape and natural character effects assessment, I acknowledge that non-farm buildings outside of Farm Base Areas are strongly discouraged. I consider that a proliferation of buildings within the LPA should be avoided. However, I consider that the location of one homestead near the lake, occupied by the station owner, is not entirely out of character within this high-country landscape. The location of the proposal is in a part of the station that already contains a higher level of modification relating to more intensive grazing which gives the site some capacity to absorb change without compromising the high landscape values found within the wider Mackenzie Basin, in my view.

6.3 The proposal does not comply with a number of standards in relation to height, building footprint and building coverage (NFL- S1, S2 and S3). However, I consider the overall design intent, colour and material palette to be appropriate for a high-country homestead location within the Mackenzie Basin.

6.4 Despite these findings, the proposal is, in my view, not consistent with the landscape-relevant provisions in the Mackenzie District Plan, particularly those that direct buildings into the FBAs to protect the ONL of Te Manahuna/the Mackenzie Basin (NFL-O2, NFL-P1, NFL-P2, NFL-P3, NFL-P5).

7.0 Submissions

7.1 I reviewed the submissions on the proposal following public notification and will comment below on the issues raised in relation to landscape-related matters. I have also addressed these issues in my peer review in Section 5 above.

7.2 The changes to the wintergarden, which is reduced in height and more effectively screened from the lake by additional mounding to the east will assist in mitigating effects that were raised in relation to the potential glare that may be experienced from the large glass surfaces (Submissions #1 Dierickx). Given that glass has the potential to be highly reflective and cause glare from the sun at certain times of the day/year (which would make it potentially highly visible), I consider that it is important for the glass house to not be visible from the lake and in long-distance views to the east. While I recommended in my initial assessment that removing the glass house would also reduce the size of the building cluster in side-on views from the lake, the more recently proposed mounding in combination with lowering it would assist in reducing the potential glare effects. For the main homestead building I note that the windows are relatively large, but as confirmed in the glare assessment these effects would be very limited in terms of the time were glare would occur at certain sun angles. It is noted that the large windows are proposed on the northern façade with fewer windows on the eastern façade and no windows on the east-facing walls of the garage building.

7.3 The scale of the proposal was addressed by several submitters (Submissions #2 Hall, #3 Dunn, #5 J Leeson, #6 Mackenzie Guardians). I agree that the proposal is large in scale due to the multiple building components. Given the clustered layout, the buildings would not all be perceived together, apart from well elevated viewpoints which are all located at a long distance. As outlined in the recommendations below, I

consider that removal of the implement shed would reduce the cumulative visual effects.

7.4 Concerns regarding the location of the proposal were raised in several submissions (Submissions #2 Hall, #3 Dunn, #4 C Leeson, #5 J Leeson, #6 Mackenzie Guardians, #7 ECAN). The location within the wider Mackenzie Basin ONL, and in the Lakeside Protection Area and Area of high Visual Vulnerability was a particular concern, with these submitters suggesting that the proposal would be more appropriately be sited in the identified Farm Base Area. I addressed this under the Statutory provisions, and agree that the proposal is not consistent with the direction of the objectives and policies of the District Plan to locate non-farm buildings within the identified FBAs.

7.5 Based on the Applicant's additional information provided January 2026 it is understood that the potential adverse effects from night lighting (Submissions #1 Dierickx, #8 University of Canterbury) have been addressed by the applicant.

8.0 Recommendations

8.1 Based on my initial review of the proposal, existing environment and on-site findings, I provided a number of recommendations that may help to reduce the effects of the proposal to ensure that the design better reflects the sensitivity of the Site more effectively. Some of these recommendations were taken into account by the applicant and led to design amendments as outlined in the response provided for review in January 2026. The amendments included:

a. lowering the floor level of the workshop by 2m to give a roof line to 745masl.

b. mounding / shaping located approximately 35 metres to the north of the building at 740m and planting

c. sinking the Wintergarden building into the ground by 1m, and reducing the over height of the building by 1m, giving a roof apex of 745.7masl.

d. earth mounding /shaping north of the wintergarden to a height of 744masl and beech/ pittosporum trees planting

e. substituting the copper roofing option with a dark grey colorsteel or slate shingles

f. additional planting to the north and east of the of the dwelling and garage as shown on the amended plans attached

g. applicant volunteers to adopt the following planting practice, which they understand to be best practice for this environment:

1. All beech trees to be planted @1 m centres.

2. All pittosporum euglenoids to be planted @1.5m centres.

3. All planting to be in quality approved compost I topsoil mix to a minimum depth of 3x root ball.

4. All planting to be fully irrigated for a minimum of 3 years (3 growing seasons).

5. All planting to be predator proofed by way of rabbit fencing.

8.2 I support the proposed amendments and the planting areas as outlined in the recent masterplan amendments (Baxter, Jan 2026, p.5). I consider the proposed specifications and planting procedure (see Appendix C of FBP), as well as maintenance (including irrigation, maintenance and monitoring) appropriate. In addition, I recommend the use of water crystals for planting in the most exposed and dry locations, as it would assist with plant establishment.

8.3 I consider that lowering the RL of the building platform for the implement shed will reduce its visual effect when viewed from the north-eastern aspect on the lake, in combination with the proposed planting/ mounding. However, I remain of the view that moving the large shed away from the building cluster would further assist in reducing the impact of the large built form to help integrate the proposal into the landscape in this location. There are locations available to the south-west of the proposed location, where the building would be located lower in the terrain and visually contained by the elevated landform to screen it from the lake. Figure 5 below shows a potential location where a lower-lying terrace is available near the access road (based on contour information, not ground-truthed on site). Given that this building will not contain residential use I do not consider that it requires the same outlook as the proposed residential buildings that are maximising the lake views to the north.

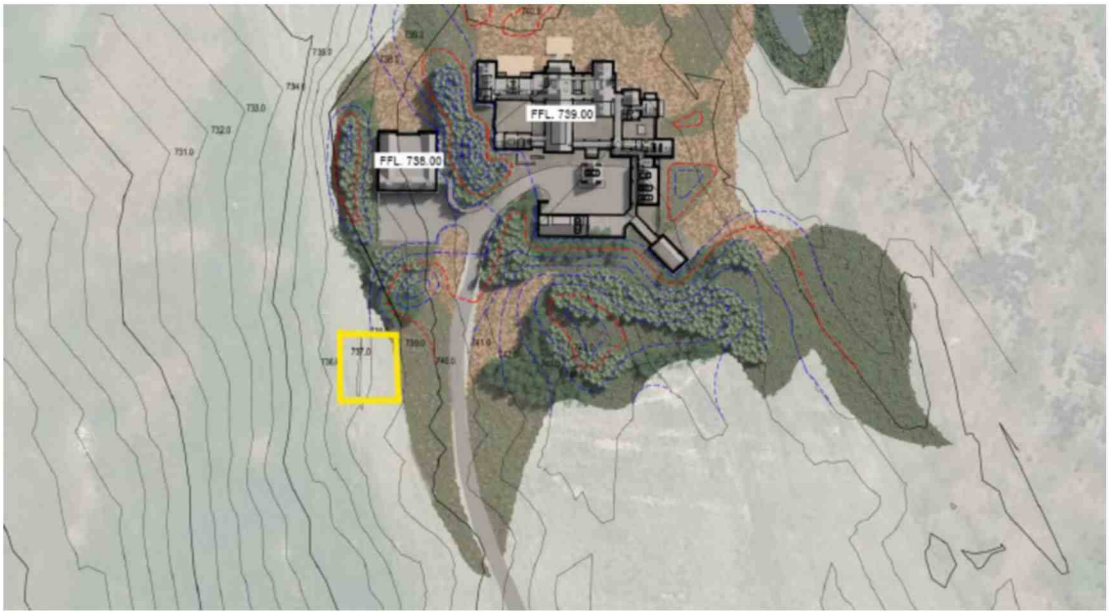


Figure 5: Potential location for implement shed to move it further out of the visual catchment of the lake in a lower-lying location.

8.4 In order to reduce the potential adverse cumulative effects when viewed from this direction, I recommend implementing a building restriction on the high-lying part of the existing Farm Base Area. While built form in the lower part of the area would not be seen together with the proposal, a large building on the upper terrace within the FBA would be visually prominent as confirmed by the V&E assessment.

8.5 The lakeside escarpment currently only contains sporadic grey shrubland cover. Figure 6 below shows the Lakeface Planting area (blue outline) and I consider that this planting would provide the wider integration of the proposed masterplan planting with the surrounding lake escarpment landform. As outlined in Section 4.2.3.2 of the Farm

Biodiversity Plan, it is proposed to plant 1000 grey shrub land species at a rate of 200 plants/yr to be completed by 2030 in this area. I consider that this will help to anchor the proposed built form and planting on the upper terrace in this part of the landscape and recommend, therefore, that this planting would be implemented at the same time as the proposed masterplan planting. It would also provide some natural character benefits in the LPA in the vicinity of the dwelling. It is currently unclear where these grey shrubs would be planted, what area they would cover and at what spacing they would be planted. In my view, this planting area should be shown as part of the masterplan and in currently open areas (where no existing grey shrubs are present) a spacing of around 1m in clusters would be appropriate to provide meaningful coverage. I consider that grey shrubland species would be appropriate, but note that Mr Hooson has commented on the proposed selection of species provided in Appendix D of the FBP.

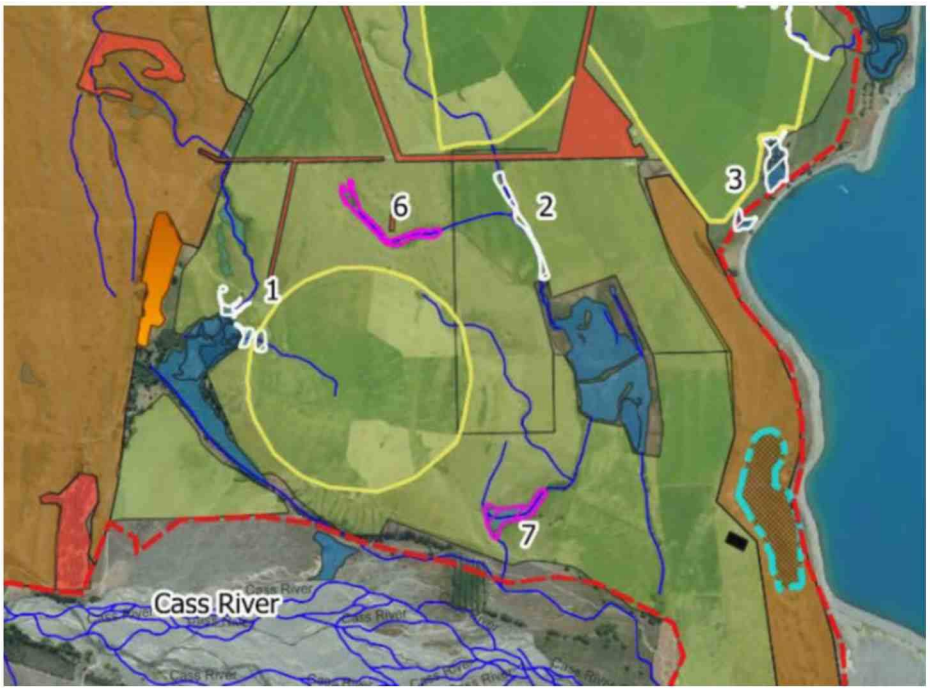


Figure 6 Ecological Restoration Planting Reference Plan from FBP with blue area outline for Lakeface Planting.

8.6 The design statement (Baxter Design) outlines the proposed planting as follows: *Three broad mixes of planting including (a) tussock selection, (b) Mid – low Native Selection (1-2m height at maturity) and (c) Higher Native Selection, including taller shrub planting at 2-2.5m and tree planting, being Kowhai and Mountain Beech. The total area of proposed planting is substantial being approximately 22,100m^2 in size.* In general, I am in support of the proposed planting in terms of species and location. However, the advice in terms of species suitability provided by the ecology peer review should be taken into account.

8.7 The proposed planting of *Pinus attenuata* as shown on the masterplan is recommended in the proposed location (Figure 3) to provide an effective temporary wind-break for the native planting.

9.0 Conclusions

9.1 The Site for the proposed homestead on Godley Peak Station is located beyond the identified Farm Base Area and within a Lakeside Protection Area. The area contains improved pasture and is associated with a more modified part of the wider station, but is located within 500m from the lakeshore.

9.2 I agree in general with the landscape/ natural character description of the existing environment provided in the V&E report, but consider the Site to be relatively open due to the current absence of woody vegetation and limited landform containment.

9.3 Amendments have been made to the proposed planting around the built form, so that the higher planting not only acts a backdrop to visually integrate the built form on the southern and western side of the building but to also break up the bulk of the building along its eastern and northern frontages. The proposed additional planting would help to visually integrate it more effectively to reduce over time the adverse visual effects of the proposal appearing on the skyline from parts of the short to mid-distance lake/shore to the north.

9.4 The views of the proposal from the majority of the surface of Lake Tekapo are limited, and largely confined to a limited visual catchment. I consider that in long-distance views, such as those from the eastern side of the lake, the proposal would be difficult to discern. I consider that the proposed amendments will reduce the adverse visual effects from the short to mid-distance viewpoints on the lake and its shore to the north and east and assess them to be moderate initially (more than minor) before the proposed planting matures and moderate-low (minor) once the proposed planting reaches a height of 2.5-3m. For the locations to the east on the lake, the buildings will be backdropped by mountain ranges, leading to lower visual prominence.

9.5 While the scale of built form with the number and size of proposed buildings would, in my view, be reasonably difficult to visually integrate in this location, the additional high-stature planting would provide additional vertical elements in this open part of the landscape, if successful.

9.6 The proposal will also be integrated through the proposed grey shrub land planting on parts of the lake side escarpment below the building platform which already contains some regenerating shrub species. This would also have some landscape and natural character benefits. The implementation of the FBP will include vegetative enhancement of the Mistake River catchment and McCabe's Block, new areas of native vegetation within the various wetlands within the improved paddocks areas, bands of new mixed native shrub vegetation around the pivot irrigated pastures which will be seen horizontally from various locations and removal of crack willows.

9.7 As outlined under the landscape and natural character effects assessment, I acknowledge that non-farm buildings outside of Farm Base Areas are strongly discouraged. I consider that a proliferation of buildings within the LPA should be avoided. However, I consider that the location of one homestead near the lake is not entirely out of character within this high-country landscape. The location of the proposal is in a part of the station that already contains a higher level of modification relating to more intensive grazing which gives the site some capacity to absorb change without compromising the high landscape values found within the wider Mackenzie Basin, in my view. It is considered important to avoid domestication around the built form and the proposed masterplan would achieve this by extending native

planting close to the buildings. Any curtilage and associated elements are proposed to be out of view from external viewpoints. In light of the proposed mitigation, I consider the landscape and natural character effects to be low, for reasons outlined in the respective sections of my review.

9.8 Despite these findings, the proposal is, in my view, not consistent with the landscape-relevant provisions in the Mackenzie District Plan, particularly those that direct buildings into the FBAs to protect the ONL of Te Manahuna/the Mackenzie Basin (NFL-O2, NFL-P1, NFL-P2, NFL-P3, NFL-P5).

9.9 I made some further recommendations to ensure that cumulative landscape and visual effects can be avoided with potential future development in the high-lying parts of the FBA. I also consider that effects of the proposal could be further reduced by moving the implement shed away from the lake catchment.