



Godley Peaks Station Preliminary Site Investigation

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Preliminary Site Investigation

Document Status

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Executive Summary

Godley Peak Station Limited are developing a station lodge along the southwest shore of Lake Tekapo at 0 Goldey Peaks Road (the site).

Construction of the lodge will require soil disturbance and a change in land use, which are subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) if they occur on land that is, or has the potential, to be contaminated. Activities with the potential to contaminate land are described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).

On behalf of Godley Peak Station Limited, Vivian and Espie Limited (the client) engaged e3Scientific Limited (e3s) to undertake a Preliminary Site Investigation (PSI) to determine whether any activities or industries listed on the HAIL have taken place within the site and to consider the risks to human health associated with the proposed development.

Currently the greater station is predominantly used for grazing of livestock and some cropping. There are a few areas with residential dwellings and farm buildings. The site itself is used for grazing with the southern part also cropped.

Based on a detailed review of site history and a site walkover, e3s find that it is highly unlikely HAIL activities and/or potential contamination has occurred/is currently occurring at the site, therefore, the site is not subject to the regulations within the NESCS.



1 Introduction

1.1 Background and Purpose

Godley Peak Station Limited are developing a station lodge along the southwest shore of Lake Tekapo at 0 Goldey Peaks Road (the site).

Construction of the lodge will require soil disturbance and a change in land use, which are subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) if they occur on land that is, or has the potential, to be contaminated. Activities with the potential to contaminate land are described in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL).

On behalf of Godley Peak Station Limited, Vivian and Espie Limited (the client) engaged e3Scientific Limited (e3s) to undertake a Preliminary Site Investigation (PSI) to determine whether any activities or industries listed on the HAIL have taken place within the site and to consider the risks to human health associated with the proposed development.

e3Scientific's experience in the provision of contaminated land services is provided in Appendix A.

1.2 Proposed Development

It is proposed to develop a lodge for visitor accommodation on production land that is currently used for grazing and/or cropping. This development will change the land use from production to residential/commercial.

The proposal includes the development of a large lodge with various outbuildings, garages, ponds, a swimming pool, and other related infrastructure, landscaping, and roading (see Figure 1).



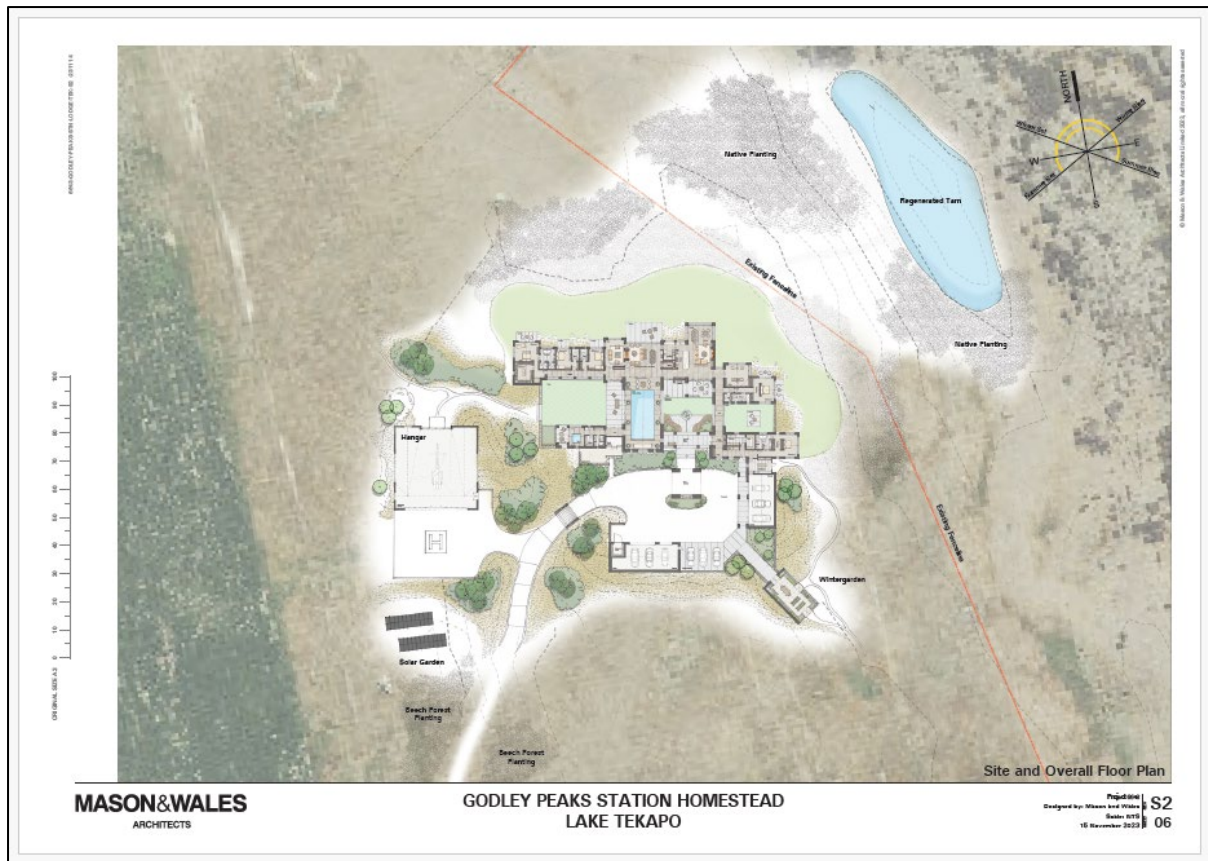


Figure 1: Proposed development as supplied by the client

1.3 Scope of Work

The scope of work completed during the investigation included the following:

- Review of land use history from historic aerial photographs, certificates of title, Mackenzie District Council (MDC) property files, and information available from the Environment Canterbury (ECan).
- Completion of a site inspection.
- Review of existing physical environment.
- Development of a conceptual site model identifying potential contaminant sources, the possible routes of exposure to contaminants that may be present in soils on the site, and critical receptors.
- Consideration of risks to human health, surplus soil disposal requirements, the need for any further investigation, and the status of the development under the NESCS Regional Plans, and other relevant regulatory requirements.
- Preparation of a Preliminary Site Investigation report in accordance with the requirements of the Contaminated Land Management Guidelines (CLMG) No. 1: Reporting on Contaminated Sites in New Zealand (MfE, 2021, A).



1.4 Limitations

The findings of this report are based on the Scope of Work outlined above. E3Scientific Limited (e3s) performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental science profession. No warranties, express or implied, are made. Subject to the Scope of Work, e3s's assessment is limited strictly to identifying the risk to human health based on the historical activities on the site. The confidence in the findings is limited by the Scope of Work.

The results of this assessment are based upon site inspections conducted by e3s personnel, information from interviews with people who have knowledge of site conditions and information provided in previous reports. All conclusions and recommendations regarding the properties are the professional opinions of e3s personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, e3s assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside e3s, or developments resulting from situations outside the scope of this project.

Observations and assessments of the site are relevant to the time of inspection and the scope of this assessment. Investigations were limited to the site investigation area. e3s notes that the continued operation of the site as a working station could result in contamination that may alter the status of the site.



2 Site Location and Description

The site location and environmental setting are described in the following sections and summarised in Table 1.

2.1 Site Identification

The area under investigation (the site) is located approximately 15 km north of the Lake Tekapo Township. The site is part of the larger Godley Peaks Station – encompassing 14,576 hectares, of which 83 are freehold and the remaining 14,493 are Crown Pastoral Lease. The Godley Peaks Station is legally known as Part Run 80, Part Rural Section 42000, and Section 1 Survey Office Plan 19295.

Central coordinates for the site are: E: 1399104 N: 5139373 (NZTM)

2.2 Current Use and Zoning

Currently, the wider station is predominantly used for grazing of livestock and some cropping. There are a few areas with residential dwellings and farm buildings.

The site itself is used for grazing with a small portion of the southern part also cropped.

Under the operative Canterbury Land and Water Regional Plan (CLWRP) (2023), the site is mapped as part of the Upper Wataki basin.

Under the Mackenzie District Plan (2009), the site is mapped as an 'outstanding natural landscape,' a 'high' area in reference to visual vulnerability, and a 'lakeside protection area.'

2.3 Surrounding Uses

South of the site lies the Cass River and associated braided gravel riverbed. To the east of the site is Lake Tekapo and foreshore. A silage bunker is located to the north of the site. North and west of the site is grazing and/or cropping land associated with the Godley Peaks Station.



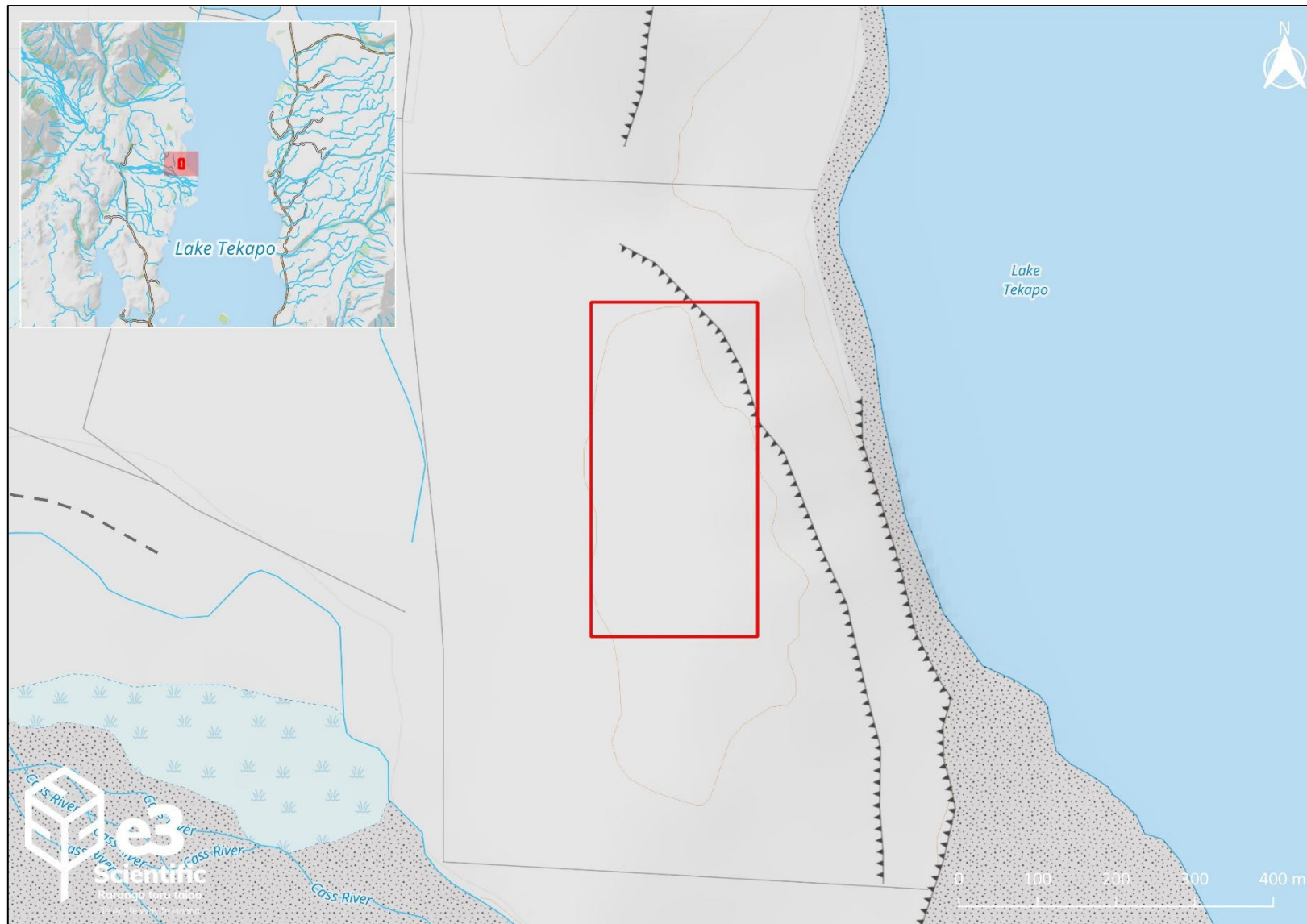


Figure 2: Site location (topographic)





Figure 3: Site location (aerial)



2.4 Topography

Topography is slightly undulating the site with a gentle slope to the east toward Lake Tekapo. More undulating land with small boggy areas was found within the north part of the site.

2.5 Geology

Based on the 1:250,000 Geological Map of New Zealand, the site is situated on late Pleistocene glacier deposits of Tekapo Formation consisting of generally unweathered boulder till, mixtures of gravel/ sand/ silt/ clay, in well-defined valley moraines (GNS Science, 2023).

2.6 Hydrogeology

The site sits within the Upper Waitaki Groundwater Management Zone (UWGMZ) – the landscape of which is almost completely derived from glacial activity (Land Air Water Aotearoa, n.d.). Consented water takes within the UWGMZ are predominately for town supply and irrigation.

There are no registered wells or groundwater takes within 1 km of the site.

Depth to groundwater is unknown. It is inferred groundwater flow direction is to the southeast toward Lake Tekapo.

2.7 Hydrology

Lake Tekapo is approximately 130 m to the east of the site.

The Cass River is approximately 450 m south of the site with an unnamed tributary located approximately 200m to the west of the site.



Table 1: Summary of site location and description information

Address	0 Godley Peaks Road, Tekapo
Legal Description(s)	Part Run 80, Part Rural Section 42,000, and Section 1 Survey Office Plan 19,295
Coordinates	E: 1399138 N: 5139319 (NZTM)
Lease Holder	Godley Peaks Station Limited
Site Area	90,080 m ²
Surrounding Land Uses	North: Pastoral East: Lake Tekapo South: Cass River West: Pastoral/cropping
Regulatory Authorities	Regional Authority: Environment Canterbury Local Authority: Mackenzie District Council
Zoning	Outstanding natural landscape
Topography	Gently undulating with a slope down to the east/Lake Tekapo
Geology	Pleistocene glacier deposits
Hydrogeology	Groundwater depth is unknown, it is inferred that groundwater is flowing generally west to east
Nearest Surface Water	Lake Tekapo is approximately 130 m east
Current Land Use	Cropping and/or grazing
Future Land Use	Residential/commercial



3 Site History

3.1 Certificates of Title

The earliest available property record for the site is a Pastoral Lease of Pastoral Land under the Land Act 1948 dated 1 March 1951 to John Scott, a sheep farmer (Vol.529, folio 4). The area is described as 23,627.2803 hectares within Run 80 (Godley Peaks). The lease was transferred to Godley Peaks Station Limited on 15 July 1966.

There was a transfer on 4 October 2001 to CSF Holdings, a transfer on 24 July 2013 to Verity Farms NZ, followed by a transfer to Godley Peaks Station Limited on 7 August 2023 – the current lease holder.

Historic surveys and certificates of title are provided in Appendix B.

3.2 Historic Aerial Imagery and Maps

Aerial images were sourced from retrolens.co.nz and from Google Earth Pro. Online maps and survey plans of the area available from the 1900's to present day were sourced from the National Library Cartographic Collection and mapspast.org.nz. The review of aerial photographs and maps was completed using digital copies of the images, which provide higher resolution than those provided in the appendix.

A summary of notable observations is presented in Table 2. Selected images are included in Appendix C.



Table 2: Summary of aerial images and maps

Date	Document Type	Observations
1949²	Topographic map	The map shows the site crossing multiple titles. No details on land use are shown for the site. A wool shed is noted approximately 2 km west of the site.
1954¹	Aerial photograph	The site is undeveloped. No structures are on or adjacent to the site. Land appears to be grazed.
1964²	Topographic map	The map shows a very similar layout to the 1949 map. No indication of buildings or land use are shown on the map.
1968¹	Aerial photograph	No significant change from previous imagery.
1969²	Topographic map	No significant change from previous map.
1983¹	Aerial photograph	The site appears to predominantly be cropped. No major changes from previous imagery.
1986¹	Aerial photograph	No significant change from previous imagery.
1995³	Aerial photograph	No significant change from previous imagery.
1999³	Aerial photograph	Poor image quality. No significant change from previous imagery.
2002¹	Aerial photograph	No significant change from previous imagery.
2004⁵	Aerial photograph	No significant change from previous imagery.
2006⁵	Aerial photograph	No significant change from previous imagery.
2016⁵	Aerial photograph	No significant change from previous imagery.
2018⁵	Aerial photograph	No significant change from previous imagery.
2019⁴	Aerial photograph	The silage bunker is now visible immediately north of the site. The site itself appears relatively unchanged from previous imagery.
2023⁵	Aerial photograph	Trees south of the site have been removed. Stockpiles of material expected to be debris from the tree removal are visible. The site appears relatively unchanged.



¹ Sourced from retrolens.co.nz and licensed by LINZ CC-BY 3.0

² Sourced from mapspast.org.nz which includes data licensed by LINZ for reuse under the CC-BY 3.0

³ Sourced from Environment Canterbury via historical imagery gallery

⁴ Google Earth Pro © Planet.com

⁵ Google Earth Pro © Maxar Technologies

3.3 Historical Newspaper Articles

Historical newspaper articles and advertisements, primarily from the Nelson Evening Mail, New Zealand Herald, Press, Timaru Herald, and Otago Daily Times were reviewed on paperspast.natlib.govt.nz.

There are several references to owners of Godley Peaks Station that are not referenced within found certificates of title. Those are: Bruce Scott, Mr Murray, J. S. Rutherford, and Alexander D. M'Rae.

A 30 November 1935 Nelson Evening Mail (volume LXVI, page 7) provides evidence of the area being used for stock.

The information reviewed did not indicate HAIL activities having occurred on the site.

Associated articles can be found within Appendix D.

3.4 Mackenzie District Council Information

Information from the property file was requested from the district council on 29 February 2024.

Information on resource consents, building information and utilities, were provided on 5 March 2024 for Part Run 80, Part Rural Section 42,000, and Section 1 Survey Office Plan 19,295. Reviewing documents provided found no information relating to the site under investigation.

The information reviewed did not indicate HAIL activities having occurred on the site.

Supporting documentation from the Mackenzie District Council is provided Appendix D.



3.5 Historical Accounts

High country stations of Lake Tekapo (M. Hobbs, 2017) contains details as to ownership of the Godley Peaks Station (or 'Mistake Station' as it was known until approximately 1913). Prior to 1895, the station was owned by brothers Edmund and John Rutherford. In 1895, after a severe winter, Edmund Rutherford left the station for Picton leaving his brother, John Rutherford, as the sole owner. John Rutherford sold the station in 1912 to Alec McRae. Alec McRae sold the station to George Murray and his son Bruce in approximately 1921. In 1937, Bruce Marray sold the station to Donald Burnett, Johan Ballantyne, and John William Simpson.

The information reviewed did not indicate HAIL activities having occurred on the site.

3.6 Regional Council Information

Supporting documentation from the Regional Council is provided in Appendix E.

3.6.1 HAIL Register

Environment Canterbury Regional council (ECan) maintains a database where information is held regarding the current or past land-uses that have the potential to contaminated land based on the Hazardous Activities and Industries List (HAIL). The database was accessed via the Listed Land Use Register (LLUR).

There are no registered HAIL sites on the site, nor the larger area of Part Run 80 (Part Rural Section 42,000), and Section 1 Survey Office Plan 19.925.

3.6.2 Resource Consents

Resource consents were assessed using ECan's online resource consent tool on 29 February 2024. The search returned nine resource consents (five terminated and four active) for Godley Peaks Station. None of the consents were on the site or within 100 m. Consents for the wider station were:

- 1987: WTK863201A: to divert water from the Mistake River at Map Reference SO89:093-179 at a maximum rate of 85 litres per second for stock, domestic, firefighting and irrigation – Terminated – expired.
- 1987: WTK863201B: to take up to 600 megalitres of water per July – June year from Mistake Stream at or about map reference SO89:093-179 at a maximum



rate of 72 litres per second for spray irrigation of 100 hectares – Terminated – expired.

- 1987: WTK863201C: to discharge surplus water from a stock water race to the Cass River at Map Reference SO89:099-152 at a maximum rate of 85 litres per second – Terminated – expired.
- 2001: CRC012408: to divert, take and use surface water – Terminated – replaced.
- 2001: CRC012409: to discharge water into water – Terminated – replaced.
- 2023: CRC240864: to divert, take and use water – Issued – active.
- 2023: CRC240866: to discharge water into water – Issued – active.
- 2023: CRC240868: to divert, take and use surface water - Issued – active.
- 2023: CRC240870: to disturb the bed of Mistake River to install a pipeline – Issued – active.

The information reviewed did not indicate HAIL activities having occurred on the site.

Bores were assessed using ECan's online well search on 29 February 2024. There are no groundwater wells within a 1 km radius of the site.

3.6.3 Environmental Incidents

ECan were contacted regarding environmental incidents at the site and a response dated 1 March 2024 states that the only incident listed is related to an unconsented river works/works in a riverbed in 2021 relating to a flow path change.



4 Site Inspection

Suitably qualified and experienced e3s staff conducted a site walkover on 20 February 2024. The site inspection was conducted in accordance with the Contaminated Land Management Guidelines No. 5: Site Investigation and Analysis of Soils (Revised 2021) (MfE, 2021, B).

Information gathered during site inspections included:

- General site condition, current use, local topography, and surrounding environmental setting.
- The condition of any buildings.
- The nature of the ground surface across the site.
- The location and condition of surface watercourses, drainage systems, and any groundwater wells.
- Visible signs of contamination or potential contamination, such as evidence of spills or leaks, surface staining, absent or stressed vegetation, and odours.
- Visible signs of areas of fill, stockpiled material, waste, ground disturbance, burnt areas, and former building foundations.
- The location of any chemical storage and transfer areas, bunding, waste storage areas, and discharges.
- The land use of neighbouring properties that have the potential to have an impact on the site or be affected by contamination from the site.
- The location of former buildings, processes or activities undertaken on the site.

The site was visited on a sunny, dry day. The site was recently used for grazing, though all animals had been removed from the site at the time of the inspection. Wooden posts marking the location of the proposed lodge and associated buildings were in place across the site.

Topography is gently undulating sloping towards Lake Tekapo to the east.

Ground surface conditions across the site were relatively homogenous with short dry grass covering most of the site. Piles of large stones were present across the site and wider area.

A geotechnical test pit measuring approximately 2 m deep, geotechnical test pit, measuring approximately 2.5 m by 2 m with excavated material piled is located



in the southeast of the site. This showed a layer of silty topsoil overlying alternating layers of gravel and sand/silt to the base of the pit. No evidence of contamination or fill was noted.

No surface water was present on site. It is proposed to regenerate a tarn in the northeast part of the site that is said to be seasonably saturated.

There were no signs of surface staining, burning, absent or stressed vegetation, and no olfactory signs of contamination. No chemical storage or transfer stations, waste storage, tanks, or pits were noted on or near site.

A bunker silage silo is approximately 30 m north of the site. No evidence of contamination or storage of other material was noted.

The site layout is shown in Figure 5. Site photographs and observations are provided in Appendix F.



5 Summary of HAIL Activities

5.1 Identified HAIL Activities

The Ministry for the Environment's (MfE) Hazardous Activities and Industries List (HAIL) is a compilation of activities and industries that have the potential to cause land contamination resulting from hazardous substance use, storage, or disposal. The HAIL is intended to identify most situations in New Zealand where use and storage of hazardous substances could cause, and in some cases have caused, land contamination.

It is possible that shallow soils at the site contain residual cadmium concentrations associated with the historic application of superphosphate fertilisers during the use of the site for pastoral grazing. Available research suggests that the average concentration of cadmium in soils in the Canterbury Region is approximately 0.18 mg/kg (Ministry of Agriculture and Forestry, 2008). It is also possible that shallow soils contain the organochlorine pesticide (DDT), which was often added to superphosphate fertilisers to control grass grub and porina moth in pastoral grazing soils. Available research suggests that the average concentration of DDT in soils in provincial New Zealand is approximately 0.25 mg/kg (Manaaki Whenua Landcare Research, 2015). These findings are consistent with results from investigations completed by e3s throughout the lower South Island. In all investigations of low-intensity pastoral grazing land, concentrations of cadmium and DDT have been orders of magnitude lower than applicable soil guideline values for human health or the environment. At this site, it is highly unlikely the broadacre application of fertiliser has occurred at a rate and intensity that would result in an accumulation of contaminants in concentrations that could present a risk to human health or the environment. As such, broadacre fertiliser use is not considered a HAIL activity.

Based on a detailed review of site history and a site walkover, e3s find that it is more likely than not that no HAIL activities have occurred within the site.

5.2 Integrity Assessment

The established site history spans a period of approximately 130 years. Information obtained from the historic certificates of title, local authorities, 11 historic aerial images



from 1954 to 2023 (with a maximum gap of 15 years between 1968 and 1983), and a site walkover has provided an adequate understanding of the site history.

6 Conceptual Site Model

A conceptual site model (CSM) for assessing site contamination provides an overview of the interaction between contaminants on site and potential receptors. Also referred to as the pollutant linkage model, the CSM consists of three components (source-pathway-receptor), which if linked, indicate a risk may be present.

In this case, a detailed review of site history information and site walkover has not identified any past or present activities on site that are associated with the storage, use or disposal of hazardous substances. There are no identified sources of potential contamination, and it is highly unlikely there is a risk to human health from the proposed land use change or earthworks.

7 Regulatory Status

7.1 NESCS

The land use change and earthworks required to establish the lodge at Godley Peaks Station are both activities listed in Regulation 5 of the NESCS. However, the NESCS only applies to a piece of land where:

- an activity or industry described in the HAIL is being undertaken on it;
- an activity or industry described in the HAIL has been undertaken on it;
- it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.

The conclusion of this Preliminary Site Investigation is that it is more likely than not that activities or industries described in the HAIL have not been undertaken on the site. As such, the NESCS does not apply.

7.2 Canterbury Land and Water Regional Plan

The Canterbury Land and Water Regional Plan (2023) defines a contaminated site as:



*“land that has a hazardous substance in or on it that –
(a) has significant adverse effects on the environment; or
(b) is reasonably likely to have significant adverse effects on the environment”.*

In practice, the criteria for determining whether a site is ‘contaminated’ vary from site to site. The criteria for a given site will be established using a source-pathway-receptor conceptual site model that considers:

- The hazardous substances found.
- The media (soil, air, water) in which the substances occur.
- The naturally occurring background concentrations in the area.
- The pathways of potential human health or ecological exposure.
- The current or proposed use of the site.
- The nature of sensitive receptors that may be exposed to contaminants at or near the site.

In this case, no evidence of past or present contamination has been found and the site is not considered a contaminated site and the rules of the Canterbury Land and Water Regional Plan (Environment Canterbury, 2023) are not applicable.



8 Summary and Conclusions

Godley Peaks Station are developing a lodge along the southwest shore of Lake Tekapo at 0 Goldey Peaks Road (the site). Construction of the lodge will require soil disturbance and a change in land use, which are subject to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC) if they occur on land that is or has the potential to be contaminated.

In this case, a detailed review of site history information and site walkover has not identified any past or present activities on site that are associated with the storage, use or disposal of hazardous substances and the NESC does not apply to the proposed development. There are no identified sources of potential contamination, and it is highly unlikely there is a risk to human health from the proposed land use change or earthworks.



9 Report Certification

I Simon Beardmore of e3Scientific, certify that:

1. This Preliminary Site Investigation meets the requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NESCS) because it has been:
 - a. done by a suitably qualified and experienced practitioner, and
 - b. reported on in accordance with the current edition of Contaminated Land Management Guideline No 1: Reporting on Contaminated Sites in New Zealand, and
 - c. the report is certified by a suitably qualified and experienced practitioner.

2. This Preliminary Site Investigation concludes that:
 - a. it is more likely than not that activities or industries listed on the HAIL have not occurred within the site.

Evidence of the qualifications and experience of the suitably qualified and experienced practitioner(s) who have done this investigation and certified this report is included in Appendix A.



7/03/2024

Signed and dated:



10 References

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Appendices

Appendix A:
e3Scientific Contaminated Land Experience



Contaminated Land Services

e3Scientific Limited (e3Scientific) is a New Zealand owned and operated environmental science consultancy. Our team delivers technical, innovative science; practical solutions; and expert advice to assist our clients in the smart management of the environment.

e3Scientific provides a range of contaminated land services, including:

- Due Diligence Investigations.
- Preliminary Site Investigations.
- Detailed Site Investigations.
- Soil and groundwater remedial advice and management.
- Peer review and regulator support.

Our Contaminated Land team has a sound understanding of New Zealand's regulatory environment with respect to the assessment and management of contaminated land and has been a major supplier of contaminated land services in New Zealand since 2012.

Simon Beardmore is the Technical Director of the Contaminated Land team at e3Scientific. Simon has over 14 years post graduate experience working as an Environmental Scientist, specialising in the investigation and management of contaminated land. Simon developed contaminated land management strategy and standard operating procedures at the Otago Regional Council and has completed and supervised the delivery of investigation and site remediation projects throughout Otago and Southland. Simon is responsible for technical oversight of projects and certifying contaminated land investigations as a suitably qualified and experienced practitioner. Simon is supported by Team Leader Fiona Rowley, Senior Environmental Scientists Jodi Halleux, Simon Bloomberg, and Scott Fellers, Environmental Scientists Natasha West and Lizzie Wilkinson, and Geospatial Analyst Jessie Lindsay.

The e3Scientific team has completed numerous Preliminary Site Investigations, Detailed Site Investigations and remedial projects across New Zealand and regularly provides peer review of site investigations and consent applications for district and regional councils. Projects have involved investigations of soil and groundwater quality associated with operational and historic timber treatment plants, fuel storage and distribution facilities, substations, sheep dips, orchards, vineyards, agricultural activities, gasworks, service stations, and operational and closed landfills.





e3Scientific has completed a diverse range of contaminated land projects, including:

- Hundreds of Preliminary and Detailed Site Investigations to support subdivision, land use change and earthworks consent applications.
- Support for Environment Southland's Selected Land Use Sites register by identifying hazardous activities on properties across Southland and auditing site investigations completed in the region.
- Assessment of groundwater contamination associated with the former Invercargill gasworks site, including the completion of a groundwater investigations and an environmental risk assessment to support a discharge consent application.
- Large scale remedial works of former timber treatment plants and sheep dips, including the completion of Detailed Site Investigations to delineate the extent of contaminated soils, design of Remedial Action Plans, project management of remedial works and completion of site validation and council close out reports.
- Investigation of arsenic impacted soils in Frankton, including the completion of detailed investigations to delineate the horizontal extent, consideration of the source of the arsenic, liaison with property owners and council.
- Project management of a bioavailability study of arsenic impacted soils in Gibbston Valley to support a Tier 2 risk assessment associated with a residential development.
- Supervision of the removal of multiple underground fuel storage systems for private residences, schools and oil industry clients.
- Several Contaminated Site Remediation Fund (CSRF) projects for investigation, remediation planning, and remediation of high-priority sites in New Zealand.

The e3Scientific team is committed to professional development, and employing new technologies in the prevention, assessment and remediation of contaminated land. e3Scientific is an active member of the Australasian Land & Groundwater Association and WasteMINZ.



Appendix B:
Historic Certificates of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LEASEHOLD
Historical Search Copy**



R.W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier **CB30B/914** **Part-Cancelled**

Land Registration District **Canterbury**

Date Registered 10 September 1987 11:21 am

Prior References
CB529/4

Type	Lease under s83 Land Act 1948	Term	33 years commencing on the 1st day of July 1984
Area	23627.2803 hectares more or less		

Legal Description Part Run 80, Part Rural Section 42000 and
Section 1 Survey Office Plan 19295

Original Registered Owners

Godley Peaks Station (1996) Limited

Interests

286746.1 Land Improvement Agreement pursuant to Section 30A Soil Conservation and Rivers Control Act 1941 - 8.8.1980 at 9.12 am

701491.2 Partial Surrender of the within Lease as to part Rural Section 42000 being 10.2221 hectares - 10.9.1987 at 11.21 am

A194558.1 Partial Surrender of the within lease as to Section 1 SO Plan 19295 being 9124.0000 hectares - 15.9.1995 at 1.51 pm

A235385.3 Variation of the within lease - 7.5.1996 at 10.45 am

A235385.4 Mortgage to Wrightson Farmers Finance Limited - 7.5.1996 at 10.45 am

5109934.1 Departmental dealing providing for a duplicate title to issue to allow the title to be noted as herewith for dealing 5089523. Conversion error. - 19.11.2001 at 9:30 am

5089523.1 Discharge of Mortgage A235385.4 - Produced 4.10.2001 at 9.00 am and Entered 19.11.2001 at 9:31 am

5089523.2 Transfer to LSF Holdings Limited - Produced 4.10.2001 at 9.00 am and Entered 19.11.2001 at 9:31 am

5642930.1 Change of Name of LSF Holdings Limited to Star Holdings Limited - 2.7.2003 at 9:00 am

6026554.1 Mortgage to Ann Poindexter Sturgess and Thomas Wilton Sturgess - 2.6.2004 at 9:00 am

6388122.7 Mortgage to ANZ National Bank Limited - 19.4.2005 at 9:00 am

6388122.10 Mortgage Priority Instrument making Mortgages 6388122.7 and 6026554.1 first and second mortgages respectively - 19.4.2005 at 9:00 am

9262295.1 Termination of Agreement 286746.1 - 7.12.2012 at 7:00 am

8800470.1 Discharge of Mortgage 6026554.1 - 24.7.2013 at 2:37 pm

8800470.2 Discharge of Mortgage 6388122.7 - 24.7.2013 at 2:37 pm

9467693.1 Transfer to Verity Farms NZ - 24.7.2013 at 2:58 pm

9619184.1 Advice under section 23I(6) of the Crown Pastoral Land Act 1998 that the base carrying capacity of the within pastoral lease is 1500 stock units - 17.1.2014 at 7:00 am

9662979.1 Encumbrance to Mackenzie Irrigation Company Limited, Meridian Energy Limited and Genesis Energy Limited - 11.3.2014 at 3:13 pm

10832962.1 Renewal of the within Lease for a term of 33 years commencing on 1.7.2017 and varying the terms thereof - 28.6.2017 at 7:00 am

Subject to Part IVA of the Conservation Act 1987

11976079.1 Transmission to Verity Farms NZ Limited pursuant to Part 13 Companies Act 1993 - 18.12.2020 at 9:16 am

12047292.1 Notice of Acceptance of Proposal pursuant to Section 61 Crown Pastoral Land Act 1998 - 10.3.2021 at 7:00 am

12795729.1 Transfer to Godley Peaks Station Limited - 7.8.2023 at 5:31 pm

12795729.2 Mortgage to Bank of New Zealand - 7.8.2023 at 5:31 pm

L. & S.—B. 4

Former Ref. Vol. 529 fol. 4

L. & S. Ref. No. P17

NEW ZEALAND

1987, at 11:21 o'clock.

REGISTER

Entered in the Register-book, the

10th day of September

Epan
Asst Land Registrar.

No. 30B/914

Pastoral Lease under the Land Act 1948

This Deed, made the 26 day of August 1987 between HER MAJESTY THE QUEEN (hereinafter referred to as "the Lessor") of the one part, and GODLEY PEAKS STATION LIMITED at Timaru

(hereinafter referred to as "the Lessee"), of the other part: WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained and implied, and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee, all that parcel of land containing by estimation 23627.2803 hectares

more or less, situated in the Land District of Canterbury, and being part Run 80 and part Rural Section 42000 "Godley Peaks" situated in Cass, Cook, Godley, Tekapo North and Tekapo Survey Districts

as the same is more particularly delineated with bold black lines on the plan hereon; together with the rights,

Interests at Date of Issue:

Mortgage 76073/1 to Rural Banking and Finance Corporation of New Zealand - 12.4.1977 at 1.36p.m. (Varied three times subsequently)

Mortgage 185544/2 to South Canterbury Savings Bank - 17.7.1978 at 10.30a.m.

No.185544/3 Memorandum of Priority making Mortgages 185544/2 and 76073/1 first and second mortgages respectively - 17.7.1978 at 10.30a.m.

Land Improvement Agreement 286746/1 under Section 30A of the Soil Conservation and Rivers Control Act 1941 - 8.8.1980 at 9.12a.m.

Mortgage 344959/1 to Rural Banking and Finance Corporation - 15.9.1981 at 10.40a.m. (Varied once subsequently)

Mortgage 470106/1 to Rural Banking and Finance Corporation - 18.1.1984 at 11.21a.m.

No.701491/2 Partial Surrender of the within Lease as to part Rural Section 42000 being 10.2221 hectares - 10.9.1987 at 11.21a.m.

A.L.R.

A.L.R.

Mortgage 931743/2 to The National Bank of New Zealand Limited - 19.1.1991 at 2.07pm

No. A157468/1 Change of Appellation whereby the description of part of the within land (9124.000 hectares) is changed to Section 1 SO Plan 19295 - 8.2.1995 at 9.10am

No. A194558/1 Partial Surrender of the within lease as to Section 1 SO Plan 19295 being 9124.0000 hectares - 15.9.1995 at 1.51pm

Transfer A235385/2 to Godley Peaks Station (1996) Limited at Timaru - 7.5.1996 at 10.45am

No. A235385/3 Variation of the within lease - 7.5.1996 at 10.45am

Mortgage A235385/4 to Wrightson Farmers Finance Limited - 7.5.1996 at 10.45am

for A.L.R.

for A.L.R.

easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of 33 years, commencing on the 1st day of July 1984, together with the period between the date of this lease and the aforesaid 1st day of July 1984, YIELDING and paying therefor for the first 11 years of the said term unto the Department of Lands and Survey at Christchurch the annual rent of \$ 4,552.50 payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said period of 11 years, and for the next two successive periods of 11 years of the said term a rent determined in respect of each of those periods in the manner provided in Section 66 (4A) of the Land Act 1948. ~~AND also paying in respect of the improvements specified in the Schedule hereto the sum of \$---~~ ~~by a deposit of \$----- (which has already been paid) and thereafter by----- half-yearly~~ ~~instalments of \$----- on the 1st day of January and the 1st day of July in each and every year.--~~

AND the Lessee doth hereby covenant with the Lessor as follows:

1. That without derogating from or restricting the covenants contained and implied in this lease and on the part of the Lessee to be performed or complied with the Lessee will not at any time during the said term depasture on the land hereby demised more than 8525 sheep which number shall not include more than 2250 breeding ewes nor more than cattle which number shall not include more than breeding cows PROVIDED HOWEVER that the Lessee may with the prior written consent of the Land Settlement Board carry such additional stock on such terms and conditions as may therein be specified subject nevertheless to the right of the Land Settlement Board to revoke or vary such consent at any time.

2. That the Lessee will at all times farm the land hereby demised in a manner to promote soil conservation and prevent erosion and will comply with the provisions of the Soil Conservation and Rivers Control Act 1941.

3. See below *

AND it is hereby agreed and declared by and between the Lessor and Lessee:

THAT pursuant to the provisions of the Noxious Animals Act 1956 officers and employees of the New Zealand Forest Service and other authorised persons shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Service is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers, employees, and other authorised persons in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.

AND it is hereby declared and agreed that these presents are intended to take effect as a Pastoral Lease of pastoral land under Section 66 of the Land Act 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such leases shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

3. That free right of access is reserved to the Lessor, its employees or its agents along the strip of land as marked A on S.O. Plan 16404.

SCHEDULE OF IMPROVEMENTS BELONGING TO THE CROWN

Pursuant to Section 58 Land Act 1948 a strip of land 20 metres in width along the banks of all rivers and streams which have an average width of not less than 3 metres is excluded from the within lease.

Land Corporation, Christchurch

IN WITNESS whereof the Commissioner of Crown Lands for the said Land District, on behalf of the Lessor, has hereunto set his hand, and these presents have also been signed by the said Lessee.

Signed by the said Commissioner on behalf of the Lessor, in the presence of—

Witness:

Occupation:

Address:

Deputy
Assistant Commissioner of Crown Lands.



THE COMMON SEAL of GODLEY PEAKS STATION)
LIMITED was hereunto affixed in the
presence of:

B. Scott (Director)

J. Thomas

Secretary

62274J-86PTK

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, TARITA ALISON FAIFAI GILMOUR of Christchurch, Property Officer

HEREBY CERTIFY -

1. THAT by Deed dated the 12th day of June 1987 copies of which are deposited in the Land Registry Offices at -

AUCKLAND (North Auckland Registry) and there numbered B678573
BLENHEIM (Marlborough Registry) and there numbered 136439
CHRISTCHURCH (Canterbury Registry) and there numbered 686366/2
DUNEDIN (Otago Registry) and there numbered 681189/1
GISBORNE (Poverty Bay Registry) and there numbered 167089.2
HAMILTON (South Auckland Registry) and there numbered H734777
HOKITIKA (Westland Registry) and there numbered 076748
INVERCARGILL (Southland Registry) and there numbered 141782
NAPIER (Hawkes Bay Registry) and there numbered 478751.2
NELSON (Nelson Registry) and there numbered 269962.1
NEW PLYMOUTH (Taranaki Registry) and there numbered 341775
WELLINGTON (Wellington Registry) and there numbered 860782.2

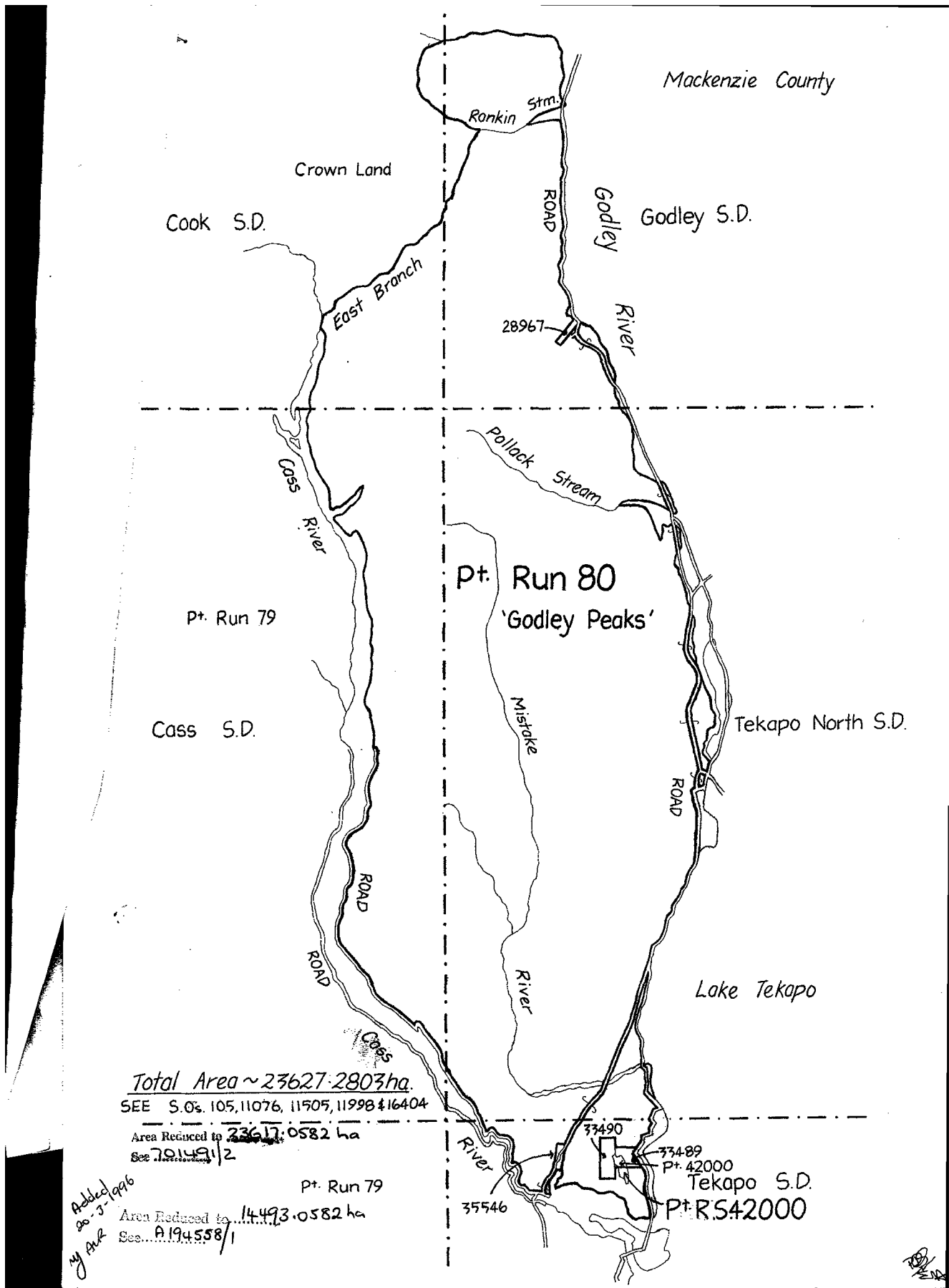
LAND CORPORATION LIMITED at Wellington carrying on the business of land management appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. THAT at the date hereof I was Property Officer of the said Corporation.
3. THAT at the date hereof I have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said LAND CORPORATION LIMITED or otherwise.

SIGNED at Christchurch
this 26 day of August
1987

)
)
)

Tarita Gilmour



SIGNED for and on behalf of HER
MAJESTY THE QUEEN pursuant to a
Deed lodged with the District
Land Registrar as No.686366/1
by LAND CORPORATION LIMITED by
its Attorney TARITA ALISON FAIFAI
GILMOUR in the presence of:

Witness: M. H. H. H. H.

Occupation: Property Officer

Address: Landcorp Christchurch

LAND CORPORATION LIMITED by its Attorney

Tarita Gilmour





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
LEASEHOLD
Search Copy**



R.W. Muir
Registrar-General
of Land

Identifier **CB30B/914** **Part-Cancelled**

Land Registration District **Canterbury**

Date Registered 10 September 1987 11:21 am

Prior References

CB529/4

Type	Lease under s83 Land Act 1948	Term	33 years commencing on the 1st day of
Area	23627.2803 hectares more or less		July 1984 and renewed for a further period
			of 33 years commencing on the 1.7.2017

Legal Description Part Run 80 and Part Rural Section 42000
and Section 1 Survey Office Plan 19295

Registered Owners

Godley Peaks Station Limited

Interests

701491.2 Partial Surrender of the within Lease as to part Rural Section 42000 being 10.2221 hectares - 10.9.1987 at 11.21 am

A194558.1 Partial Surrender of the within lease as to Section 1 SO Plan 19295 being 9124.0000 hectares - 15.9.1995 at 1.51 pm

A235385.3 Variation of the within lease - 7.5.1996 at 10.45 am

9619184.1 Advice under section 23I(6) of the Crown Pastoral Land Act 1998 that the base carrying capacity of the within pastoral lease is 1500 stock units - 17.1.2014 at 7:00 am

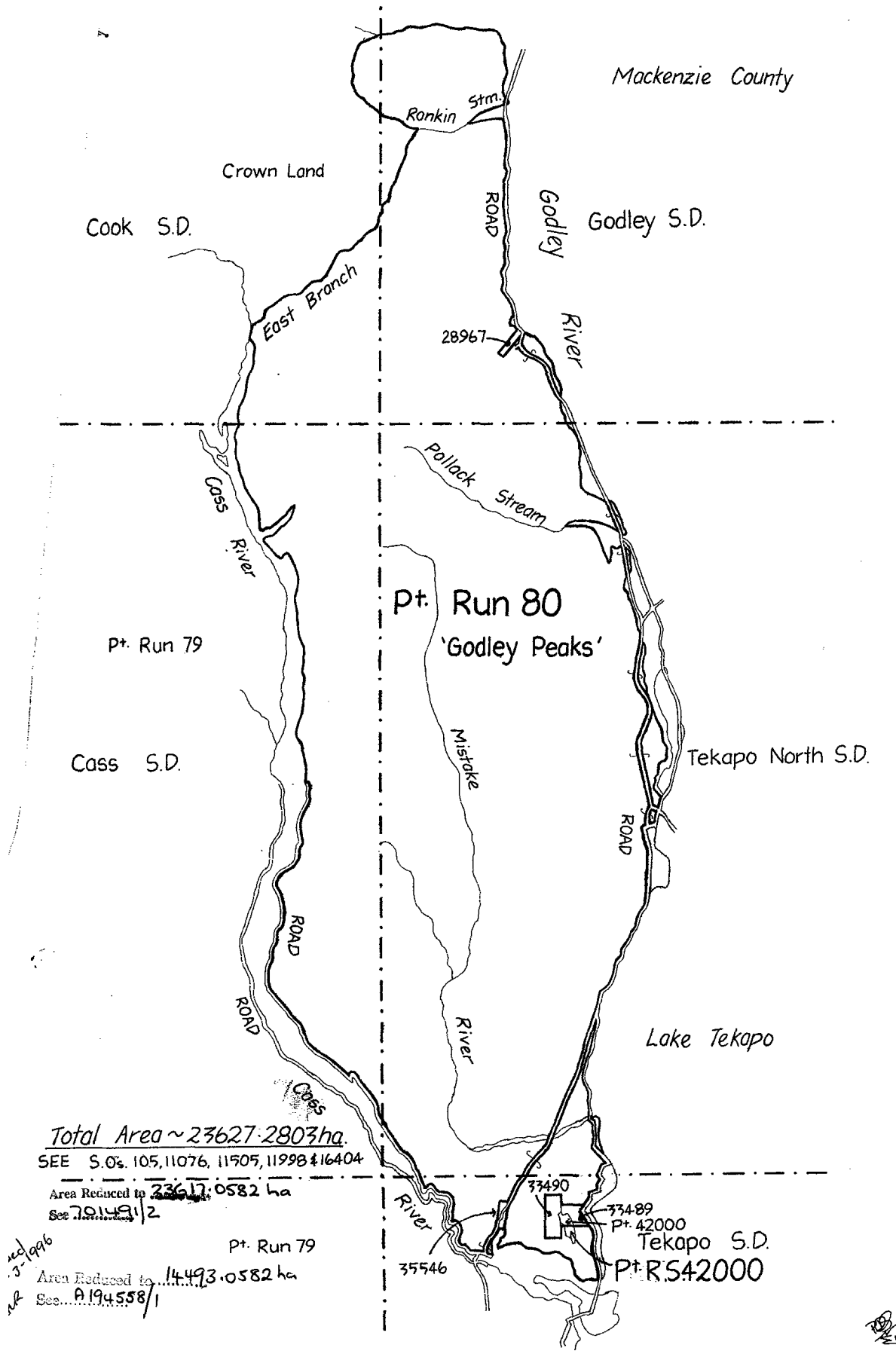
9662979.1 Encumbrance to Mackenzie Irrigation Company Limited, Meridian Energy Limited and Genesis Energy Limited - 11.3.2014 at 3:13 pm

10832962.1 Renewal of the within Lease for a term of 33 years commencing on 1.7.2017 and varying the terms thereof - 28.6.2017 at 7:00 am

Subject to Part IVA of the Conservation Act 1987

12047292.1 Notice of Acceptance of Proposal pursuant to Section 61 Crown Pastoral Land Act 1998 - 10.3.2021 at 7:00 am

12795729.2 Mortgage to Bank of New Zealand - 7.8.2023 at 5:31 pm



Issued as a Renewal of (on an Exchange for) Lease
Pastoral Licence No. 336.
registered in Vol. — fol. —

NEW ZEALAND

Entered in the Register-book, Vol. 52, fol. 4

CANTERBURY
LAND DISTRICT

the 6 day of November

1951, at 3

Land Registrar.

Pastoral Lease of Pastoral Land under the 1948
P. No. 17.

This Deed, made the 1st day of March, one thousand nine hundred and fifty-one, between HIS MAJESTY THE KING (who, with his heirs and successors, is hereinafter referred to as "the Lessor"), of the one part, and

JOHN SCOTT, of the other part, of Lake Tekapo, Canterbury, (who, with his executors, administrators, and permitted assigns, is hereinafter referred to as "the Lessee"), of the other part, WITNESSETH that, in consideration of the rent hereinafter reserved, and of the covenants, conditions, and agreements herein contained or implied and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise and lease unto the Lessee ALL that piece or parcel of land containing by measurement Sixty-three thousand & seventy-eight (63,078) acres, more or less, and being

situated in the Land District of Canterbury, Run 80 (Godley Peaks) situated in Case, Godley, Tekapo North and Tekapo Survey Districts.

(hereinafter referred to as "the said land"), as the same is more particularly delineated in the plan drawn hereon and therein coloured red in outline: together with the rights, easements, and appurtenances thereto belonging. TO HOLD the said premises intended to be hereby demised unto the Lessee for the term of thirty-three years, commencing on the first day of July, one thousand nine hundred and fifty-one, together with the period between the date of this lease and the aforesaid first day of July, 1951.

Yielding and paying therefor during the said term unto the Department of Lands and Survey at the Principal Land Office for the said Land District of Canterbury the clear annual rent of Three hundred and sixty-five pounds (£365. 0. 0) payable without demand by equal half-yearly payments in advance on the 1st day of January and the 1st day of July in each and every year during the said term. And also paying in respect of the improvements specified in the Schedule hereto the sum of (£) (the receipt of which sum is hereby acknowledged) and thereafter () half-yearly instalments of () pounds () shillings and () pence (£) on the 1st day of January and the 1st day of July in each year in the same manner as rent.

METRIC AREA:— 23627.2803 ha

NOTE:

Scale: 4 miles to an inch

AND the Lessee doth hereby covenant with the Lessor as follows, that is to say:

1. THAT the Lessee will fully and punctually pay the rent herebefore reserved at the times and in the manner herebefore named in that behalf; and also will pay and discharge all rates, taxes, assessments, and outgoings whatsoever that now are or hereafter may be assessed, levied, or payable in respect of the said land or a part or parts thereof during the said term.
 2. THAT the Lessee will within one year after the date of this lease take up his residence on the said land, and thereafter throughout the term of the lease will reside continuously on the said land.
 3. THAT the Lessee will hold and use the said land bona fide for his own use and benefit and will not transfer, assign, sublet, mortgage, charge, or part with possession of the said land or any part thereof without the previous approval of the Land Settlement Board: Provided that such approval will not be necessary in the case of a mortgage to the Crown or to a Department of State.
 4. THAT the Lessee will at all times farm the said land diligently and in a husbandlike manner according to the rules of good husbandry and will not in any way commit waste.
 5. THAT the Lessee will throughout the term of his lease to the satisfaction of the Commissioner of Crown Lands for the Land District of Canterbury (hereinafter referred to as "the Commissioner") cut and trim all live fences and hedges, clear and keep clear the said land of all noxious weeds, and will comply strictly with the provisions of the Noxious Weeds Act, 1928.
 6. THAT the Lessee will keep the said land free from wild animals, rabbits, and other vermin, and generally comply with the provisions of the Rabbit Nuisance Act, 1923.
 7. THAT the Lessee will clear from weeds and keep open all creeks, drains, ditches, and watercourses upon the said land, including any drains or ditches which may be constructed by the Commissioner after the commencement of the term of the lease; and will not at any time without the prior consent of the Commissioner alter the channel of any such creek or watercourse or stop or divert the water flowing therein.
 8. THAT the Lessee will at all times during the said term repair and maintain and keep in good substantial repair, order, and condition all improvements belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land, and will not, without the prior written consent of the Commissioner, pull down or remove them or any part of them.
 9. THAT the Lessee will insure all buildings belonging to the Crown (including those specified in the Schedule hereto which are being purchased by the Lessee) now or hereafter erected on the said land to their full insurable value in the name of the Commissioner in some insurance office approved by the Commissioner and will pay all premiums falling due under every such insurance policy and deposit with the Commissioner every such policy and, not later than the forenoon of the day on which any such premium becomes payable, the receipt for that premium.
 10. THAT the Lessee will not throughout the term of the lease without the prior consent of the Commissioner, which consent may be given on such terms and conditions (including the payment of royalty) as the Commissioner thinks fit, fell, sell, or remove any timber, tree, or bush growing, standing, or lying on the said land, and that he will throughout the term of the lease prevent the destruction of any such timber, tree, or bush unless the Commissioner otherwise approves: Provided that the consent of the Commissioner as aforesaid shall not be necessary where any such timber or tree is required for any agricultural, pastoral, household, roadmaking, or building purpose on the said land nor where the timber or tree has been planted by the Lessee.
 11. THAT the Lessee shall not, except for the purpose of complying with any of the provisions of the Naravilla Tussock Act, 1916, burn any tussock, scrub, fern, or grass on the said land, nor permit any tussock, scrub, fern, or grass on the said land to be burned, unless in either case he shall have obtained the prior consent in writing of the Commissioner, which consent may be given subject to such terms and conditions as the Commissioner may deem necessary.
 12. THAT officers and employees of the Department of Internal Affairs shall at all times have a right of ingress, egress, and regress over the land comprised in this lease for the purpose of determining whether such land or any adjoining land is infested with deer, wild goats, wild pigs, opossums, or other animals which the said Department is charged with the duty of exterminating or controlling, or for the purpose of destroying any such animals: Provided that such officers and employees in the performance of the said duties shall at all times avoid undue disturbance of the Lessee's stock.
 13. THAT the Lessee shall exercise due care in stocking the said land and shall not overstock.
- NOTE: Pursuant to Section 58 of the Land Act, 1948, a strip of land one chain in width along the banks of all streams and rivers is excluded from the within lease.
- AND it is hereby agreed and declared by and between the Lessor and the Lessee:—

- (a) THAT the Lessee shall have the exclusive right of pasturage over the said land, but shall have no right to the soil.
- (b) THAT the Lessee shall have no right, title, or claim whatsoever to any minerals (within the meaning of the Land Act, 1918) on or under the surface of the soil of the said land, and all such minerals are reserved to His Majesty together with a free right of way over the said land in favour of the Commissioner or of any person authorized by him and of all persons lawfully engaged in the working, extraction, or removal of any mineral on or under the surface of the said land or any adjacent land of the Crown, subject to the payment to the Lessee of compensation for all damage done to improvements on the said land belonging to the Lessee in the working, extraction, or removal of any such minerals: Provided that there shall be no right of way over, or right to work, extract, or remove any mineral from, any part of the said land which is for the time being under crop or used or situated within the limits of a yard, garden, orchard, vineyard, nursery, or plantation, or within 100 feet of any building, dwelling-house: Provided also that the Lessee may, with the prior consent in writing of the Commissioner, which consent may be given subject to such conditions as the Commissioner thinks fit, use any such minerals for any agricultural, pastoral, household, roadmaking, or building purpose on the said land, but not otherwise.
- (c) THAT upon the expiration by effluxion of time of the term hereby granted and thereafter at the expiration of each succeeding term to be granted to the Lessee the outgoing Lessee shall have a right to obtain, in accordance with the provisions of section 65 (3) of the Land Act, 1948, a new lease of the land hereby leased at a rent to be determined in the manner prescribed by Part VIII of the said Act for a term of thirty-three years computed from the expiration of the term hereby granted and subject to the same covenants and provisions as this lease, including this present provision for the renewal thereof and all provisions ancillary or in relation thereto.

529/4

(4) THAT the Lessee shall have no right of acquiring the free-hold of the said land.
(5) THAT the Lessee may, with the prior consent in writing of the Commissioner given subject to such conditions as the Commissioner may deem necessary,—
(a) Cultivate any portion of the said land for the purpose of growing winter food for the stock depastured thereon;
(b) Crop such area of the said land as is sufficient for the use of himself and family and his employees;
(c) Plough and sow in grass any portion of the said land;
(d) Clear any portion of the said land by felling and burning bush or scrub and sow the land so cleared in grass;
(e) Surface sow in grass any portion of the said land;
Provided that the Lessee shall, on the termination of the lease, leave the whole of the area that has been ploughed or cultivated properly laid down in good permanent clovers and grasses to the satisfaction of the Commissioner.
** (f) THAT the Lessee shall remove the trees in stocking the said land and shall not overstock; and for the purpose of this clause it is hereby mutually declared and agreed between the Land Settlement Board and the Lessee that the number of sheep to be depastured on the said land during the winter months shall not, without the prior consent of the Commissioner, exceed sheep on a basis of a ewe of one for a dry sheep and of one and a half for breeding ewe.
(g) THAT if the Lessee shall leave New Zealand or abandon the said land or if he cannot be found or if he shall neglect or fail or refuse to comply with the covenants and conditions herein expressed or implied to the satisfaction of the Land Settlement Board or the Commissioner, as the case may be, or make default for not less than two months in the payment of rent, water levy, or other payments due to the Lessee, then the Land Settlement Board may, subject to the provisions of section 116 of the Land Act, 1948, declare this lease to be forfeit, and that without discharging or releasing the Lessee from liability for rent due or accruing due or for any prior breach of any covenant or condition of the lease.
(h) THAT these presents are intended to take effect as a pastoral lease under the Land Act, 1948, and the provisions of the said Act and of the regulations made thereunder applicable to such lease shall be binding in all respects upon the parties hereto in the same manner as if such provisions had been fully set out herein.

SCHEDULE

IMPROVEMENTS BELONGING TO THE CROWN AND BEING PURCHASED BY THE LESSEE

(1) THAT pursuant to Section 8 of the Coal Mines Amendment Act, 1950, this lease is subject to the reservation to the lessor of all coal existing on or under the surface of the land, and subject also to the reservation to the lessor of the power to grant coal mining rights over the land under Part I of the Coal Mines Act, 1925.

In witness whereof the Commissioner of Crown Lands for the Land District of Canterbury, on behalf of the Lessor, hath hereunto set his hand, and these presents have also been executed by the said Lessee.

Signed by the said Commissioner, on behalf of the Lessor, in the presence of—
Witness: R. W. Bayles
Occupation: Land Office Clerk
Address: Christchurch
Signed by the above named as Lessee, in the presence of—
Witness: R. P. Jones
Occupation: Prime Minister
Address: Lake Taupo

[Signature]
Assistant Commissioner of Crown Lands.
John Heath
Lessee.

(f) THAT the lessee shall be deemed not to have failed to use due care in stocking, or to have overstocked so long as the number of sheep depastured on the said land does not exceed 9380 (being an increase of ten per cent on the carrying capacity on which is based the rent hereinbefore reserved) but the Commissioner may by notice in writing permit the lessee to depasture thereon any greater number should he deem it advisable or expedient so to do. Any permission so granted shall be subject to revocation or amendment by the Commissioner at any time and particularly in the event of a transfer. Any variation consented to by the Commissioner shall not affect the rent payable hereunder.

14530 Mortgage of 10 million license John Scott to the National Mortgage and Finance Corp. Ltd. on 9/11/1974 by John Scott same or 9/11/1974 and recorded 10 May 1974

Mortgage 687107 to John Scott - 15-7-1976 at 9.36a.m.
Mortgage 688345 to John Scott - 28/7/1966 at 12.36p.m.
Variation of Mortgage 688345 29-8-1966 at 10.30 -

384569 Surrender of within lease as to part land (containing 4,288 acres) entered 10 September 1951 at 1.55 p.m.
439473 Proclamation proclaiming part of the within land (containing 7.51a or 7.2a) to be taken for the development of water power (Lake Tekapo Power Scheme) entered 11 June 1956 at 1.50 p.m.
439478 Proclamation Proclaiming portions of road adjoining within land to be closed entered 11 June 1956 at 1.55 p.m.
457817 Proclamation proclaiming the leasehold estate in part of the within land (containing together 335 ac. 2 ro. 28 p.) to be taken for the development of water power (Lake Tekapo Power Scheme) entered 3 May 1957 at 1.55 p.m.
Certificate of Alteration 687106 varying the terms of the within lease - 15-7-1960 at 9.37a.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
[Signature] A.L.R.

Mortgage 76073/1 to Rural Banking and Finance Corporation of New Zealand - 12.4.1976 at 1.36 p.m.
Variation of Mortgage 76073/1 - 24-2-1978 at 9.36a.m.
over...

Mortgage 185544/2 to South Canterbury
Savings Bank - 17.7.1978 at 10.30 a.m.

A.D. Maffey

for A.L.R.

No. 185544/3 Memorandum of Priority making
Mortgage 185544/2 first mortgage and Mortgage
76073/1 second mortgage - 17.7.1978 at
10.30 a.m.

A.D. Maffey

for A.L.R.

~~Mortgage 185544/2 to South Canterbury Savings Bank -
17.7.1978 at 10.30 a.m. ERROR~~

Land Improvement Agreement 286746/1 under Section
30A of the Soil Conservation and Rivers Control
Act 1941 - 8.8.1980 at 9.12 a.m.

M. J. Bonister

for A.L.R.

Mortgage 344959/1 to The Rural Banking and Finance
Corporation - 15.9.1981 at 10.40 am.

[Signature]
for A.L.R.

Variation of Mortgage 344959/1 - 10.6.1982 at
10.21 a.m.

M. J. Bonister

for A.L.R.

Variation of Mortgage 76073/1 -
29.10.1982 at 9.11 am.

[Signature]
for A.L.R.

Variation of Mortgage 76073/1 - 3.3.1983
at 9.12 a.m.

[Signature]

Mortgage 470106/1 to The Rural Banking and
Finance Corporation - 18-1-1984 at 9.21a.m.

E. Fraser

for A.L.R.

646539/1 Change of appellation
whereby the description *Past RUN 30*
HEREIN is changed to *A. RURAL*
SECTION 42000 *14 10 1986 at 9.19am*
[Signature]
A.L.R.

Expired See Pastoral Lease 30B/914

Appendix C:
Historic Aerials



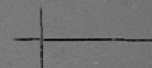
e3

Scientific

Raranga toru talaa

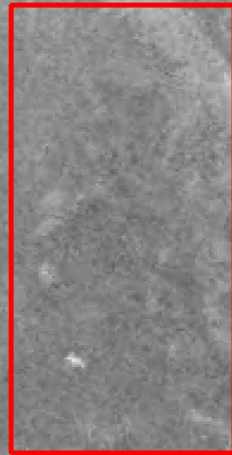
Te Ao, Te Wai, Te Moana

1954 Retrolens





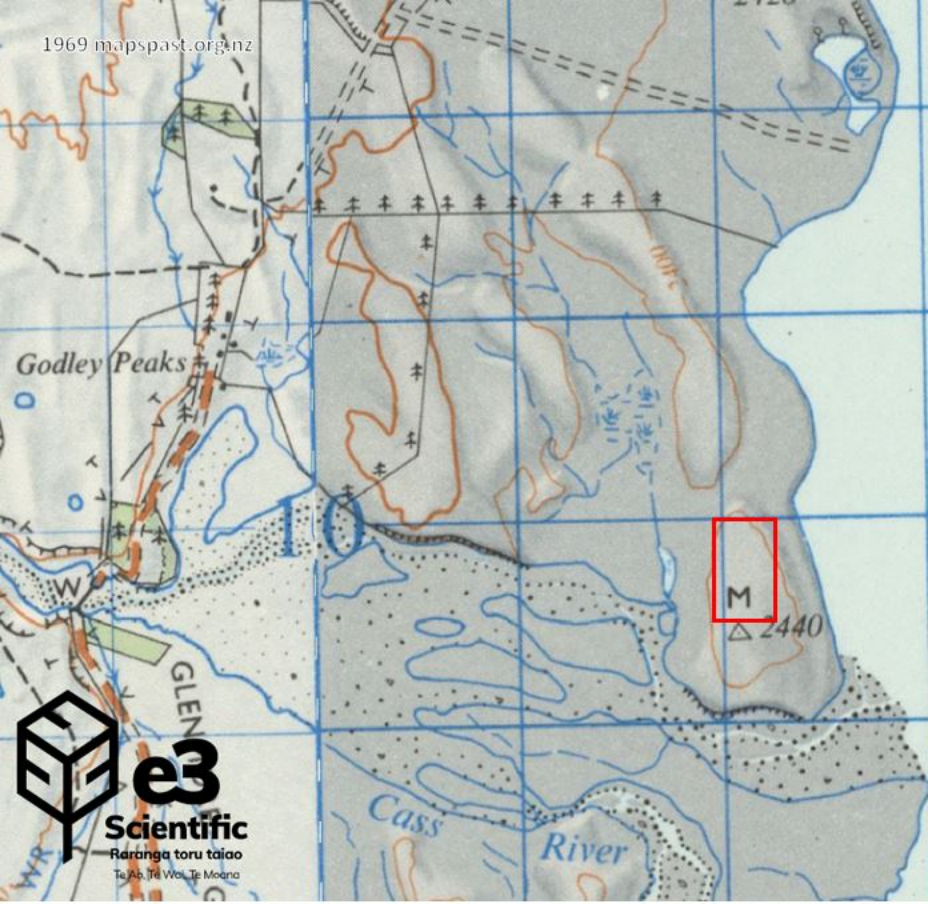
1968 Retrolens

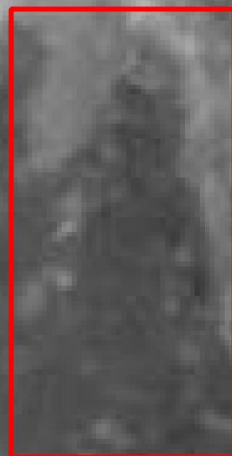




LAKE
TEKA

23

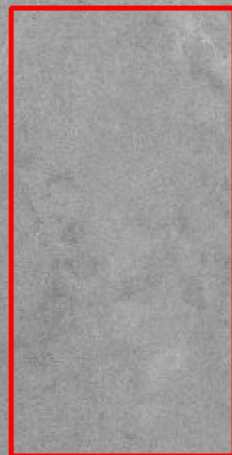




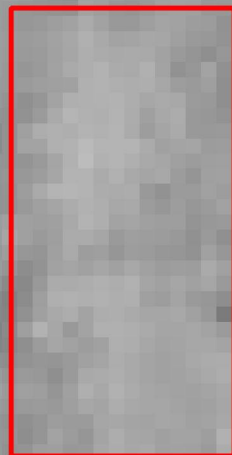
1983 Retrolens



1986 Retrolens









2002 Retrolens







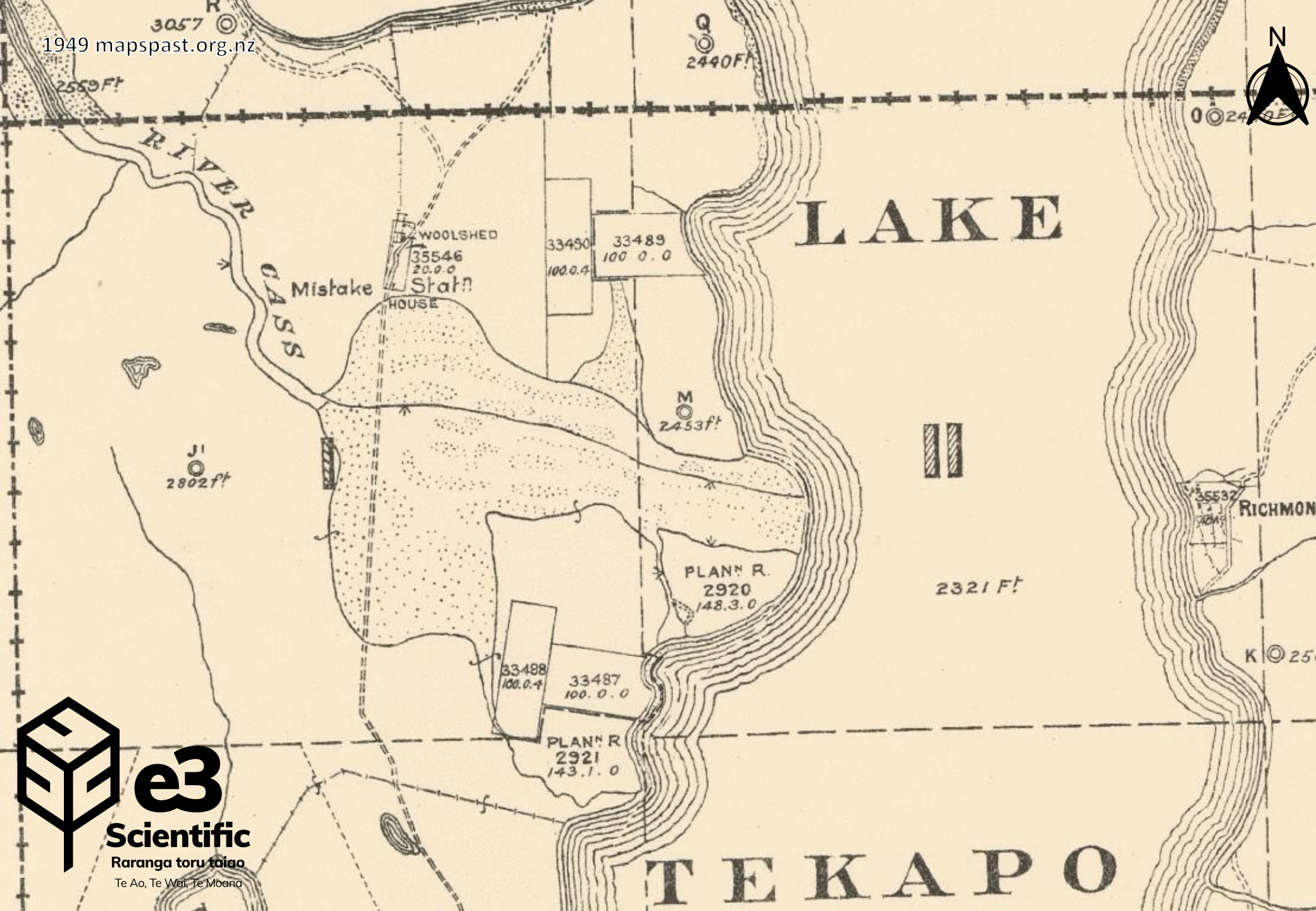




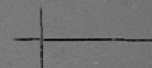




Appendix D:
Historical News Paper Articles



1954 Retrolens





Mistake R.

2440ft

2440ft

3000 chns
N

From "Mt Horrible" Timaru Meridional Circuit

33490 Pt. 33489
100.0.4 87.2.39

OM
2453ft

Maximum lake level 2333ft

Pt. R. 2920
18.0.22-0
Plantation

LAKE TEKAPO
2321 ft

33.3.06
RICHMOND ST
PT 35532

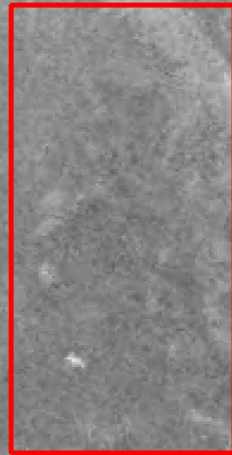
K 2565ft

33488 Pt.
100.0.4 33487
76.1.05-4

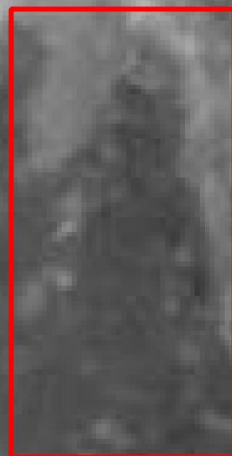
Pt. R. 2921
18.0.08-1

JUN 79

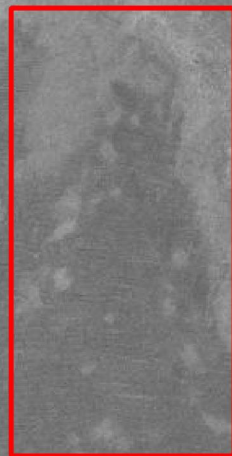
1968 Retrolens



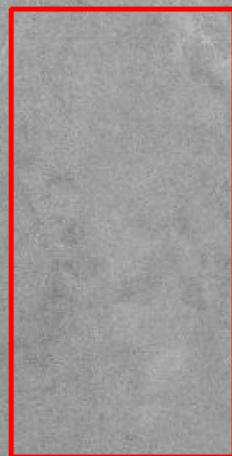




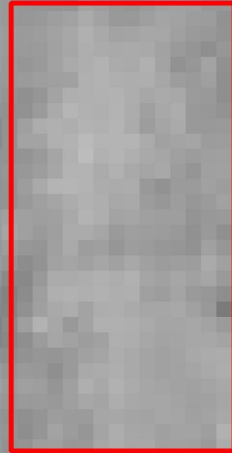
1983 Retrolens



1986 Retrolens









2002 Retrolens















Appendix E:
Makenzie District Council Supporting Information



CONTENTS PAGE

Valuation Reference: 25300 - 17400

Address: Godley Peaks Road P17 A Run 80 + Crownland between Cass + mistake rivers
Tekapo

The property file was created from the subdivision of property: _____

BUILDING CONSENTS

Building consent number:

Permit 51055 14/1/74

29577 19/1/76

055898 31/1/84

055919 21/3/84 (Drainage Plan)

B/C 050121 20/6/05 CCC 7/6/07

Description:

Erect implement shed

Build a hay barn

Transport in 20x12 prefab musters hut

Alter interior of workshop + add verandah.

Replace rotten piles, replace woodstove with
fisher log burner

RESOURCE CONSENTS

Resource Consent Number:

Rm 090085

Description:

Cert. Compliance growth pasture for livestock
farming - pastoral intensification - irrigation

COMPLAINTS

Description:

Description:

MISCELLANEOUS

Description:

Building WOF's 96 - 2003

8/11/93: Re agreement between TBHS + Godley Peaks B outdoor education
To Val. N.Z. 2/12/94 Change of Appellation + map

Sites of Natural Significance Oct 95

Meeting time 28/4/97

Tourism activities at Godley Peaks Strn 13/12/99

LIM 12/6/01

Notification of R/C's (Environment Canterbury) 16/4/03

gas cert 20/1/10 - Timaru Boys High - JOHN Scott Lodge.

OTHER INFORMATION

Please document any other relevant information to this property, including, but limited to the following:
heritage values, designations, hazards, easements, special features etc.



«data a-sites»

REF:

26 October 1995

«address»

Dear Sir/Madam

PROPOSED MACKENZIE DISTRICT PLAN - SITES OF NATURAL SIGNIFICANCE

As you may be aware the Mackenzie District Council is reviewing its District Plan which deals with land use and activities. The District Plan is prepared under the Resource Management Act 1991 which requires the Council to recognise and provide for

"The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna" (Section 6 (C))

The Department of Conservation have advised the District Council of a number of sites throughout the District, that have been identified by the Department through various surveys and programmes such as the Protected Natural Areas Programme, are deserving of the protection required by Section 6 of the Resource Management Act.

The District Council agrees in principal that areas identified through the various surveys and programmes undertaken by the Department of Conservation and other recognised scientific advisory groups are ones deserving of protection under the District Plan. However, for the reasons set out below the Council wishes to consult with landowners and occupiers of land that contains an identified site prior to the site and the associated land use controls being included in the District Plan.

The reasons for consultation at this stage are:

1. It enables the Department (where necessary) to confirm with the land occupier, and for their own purposes, the conservation values of the site. A number of land occupiers will already have been visited by the Department in this regard. It is possible that the natural state of the site has altered since it was first identified and that this modification has resulted in either changed or reduced conservation values.
2. It also provides an opportunity to discuss with the affected land holder, areas which have been altered or identified since the original PNA survey.

The consultation process being undertaken has been agreed upon by the District Council, Federated Farmers and the Department of Conservation. it involves the following steps:

1. The District Council to forward a letter to the land occupiers (this letter) outlining the consultation process and identifying any sites of natural significance proposed to be included in the District Plan. In addition the proposed rules applying to these sites are included for the land occupiers information. On the basis of this information (the identified site and proposed rules) the landowner is to indicate whether they are satisfied that the site still has conservation values. If so, they indicate this on the attached form and send it back to the District Council. The Council will then include the site on the District Plan.

The purpose of this is to confirm that the natural values for which the site has been identified still exist. If these values do exist but you do not wish to have the area (or areas) included in the Plan, the time to respond is that is through submission on the District Plan once it has been notified.

2. If the landowner has any concerns whether the site still has conservation values, then they should indicate these concerns on the attached form. This reply will be followed up, by contact being made by a Department of Conservation officer who will arrange to discuss the matters of concern with the landowner on site. Following this discussion, if there is an agreement between the Department and the land occupier about the extent of the site to be identified then the District Council will be advised and that area will be included in the District Plan.
3. If the land occupiers and the Department do not agree on the extent or location of the site or its conservation values then the District Council will consider the views of both parties at a meeting and make a decision about inclusion of the site in the proposed District Plan.
4. If there are any difficulties between the parties over access to the site Councillor David Reynolds will be in a position to mediate.

The District Council wish to make the following points clear:

The above consultation process is informal and agreed between the main parties involved, however, it does not in any way limit the rights of any of the parties to make formal submissions to provisions in the Proposed District Plan when it is publicly notified later in the year.

The inclusion of a site of natural or conservation significance in the District Plan will make it subject to a set of rules which are likely to be similar to those contained in Attachment 2 of this letter. The District Plan will contain many such rules relating to the effects of land use activities in the Rural area and throughout the District.

Inclusion of a site in the Plan does not provide formal reservation of the area. In conjunction with the rules, identification of sites simply means that certain activities which may affect the sites will require a resource consent. This allows the effects of the activity to be assessed. Following this process the activity may be able to proceed; proceed subject to conditions; or not proceed because it is considered unsuitable for that particular site.

Inclusion of a site in the District Plan

- * does not effect ownership in any way,
- * does not give the right or place an obligation on the District Council to acquire the land,
- * it does not create a right of compensation

The District Plan and the process associated with it, including this informal consultation process are not linked in any way with the tenure review process. If you have any queries regarding the implications of conservation values of land which is subject to the tenure review process, these should be directed to the Regional Conservator, Department of Conservation, Private Bag, Christchurch.

That the copies of maps provided to occupiers have been produced from original maps which may be viewed in the Council Chambers, Fairlie.

That detail of the site locations and occupiers have been provided by the Department of Conservation.

ACTION REQUIRED

1. Read the proposed District Plan rules relating to sites of natural or conservation significance in Attachment 1.
2. Look at the Plan of the sites of Natural or Conservation Significance relating to your property in Attachment 2.
3. Consider whether you are satisfied that the site contains the values for which it has been identified and fill in the attached form (Attachment 3) and forward it to the Mackenzie District Council, PO Box 52, Fairlie, who will send an acknowledgement of receipt indicating what action is to be taken.
4. The form (Attachment 3) must be received by Council prior to 30 November 1995.

If you have any queries regarding this matter and the consultation procedure please contact either John McKenzie of the Mackenzie District Council (Ph (03) 685 8514) or Patricia Harte of Davie, Lovell-Smith (Council's Planning Consultants) (Ph (03) 3790 793).

Yours faithfully

J MCKENZIE
MANAGER - PLANNING AND REGULATION

JJM:SMW



MISC

REF: 25300 17400

13 December 1999

Mr Les Scott
Godley Peaks Station
LAKE TEKAPO VILLAGE

Dear Les

TOURISM ACTIVITIES AT GODLEY PEAKS STATION

Thank you for your telephone enquiry in the above matter on 13 December 1999. In response to your request, I can briefly outline the controls in the Proposed District Plan to assist you in understanding where potential activities would require a Resource Consent before they commenced, I have broken this comment into headings as follows.

✪ Outdoor Recreation

Commercial outdoor recreation is permitted, if it is predominantly non motorised and limited to groups of no more than 20 persons and up to 3 groups per day. All on water recreation of a commercial nature is also permitted

✪ Visitor Accommodation

It is permitted to accommodate up to 20 persons per night in a building that complies with the Proposed District Plan. Please note that the Building Act and the Sale of Liquor Act will place other responsibilities on a host

✪ Aviation

It is permitted for commercial aviation operations to pick up and put down recreationalists on up to five occasions on any one property in any one week. New helipads and airfields require Resource Consent and have a "discretionary" status, eg they are anticipated to occur, but the Council reserves the right to decline an application if the standards in the Proposed District Plan are not met, in this case safety and noise would be the two primary factors. Landing sites on Public Conservation Land is also a permitted activity due to the Concession process that

The Department of Conservation administers being viewed by the Council as addressing similar issues at the Resource Consent process.

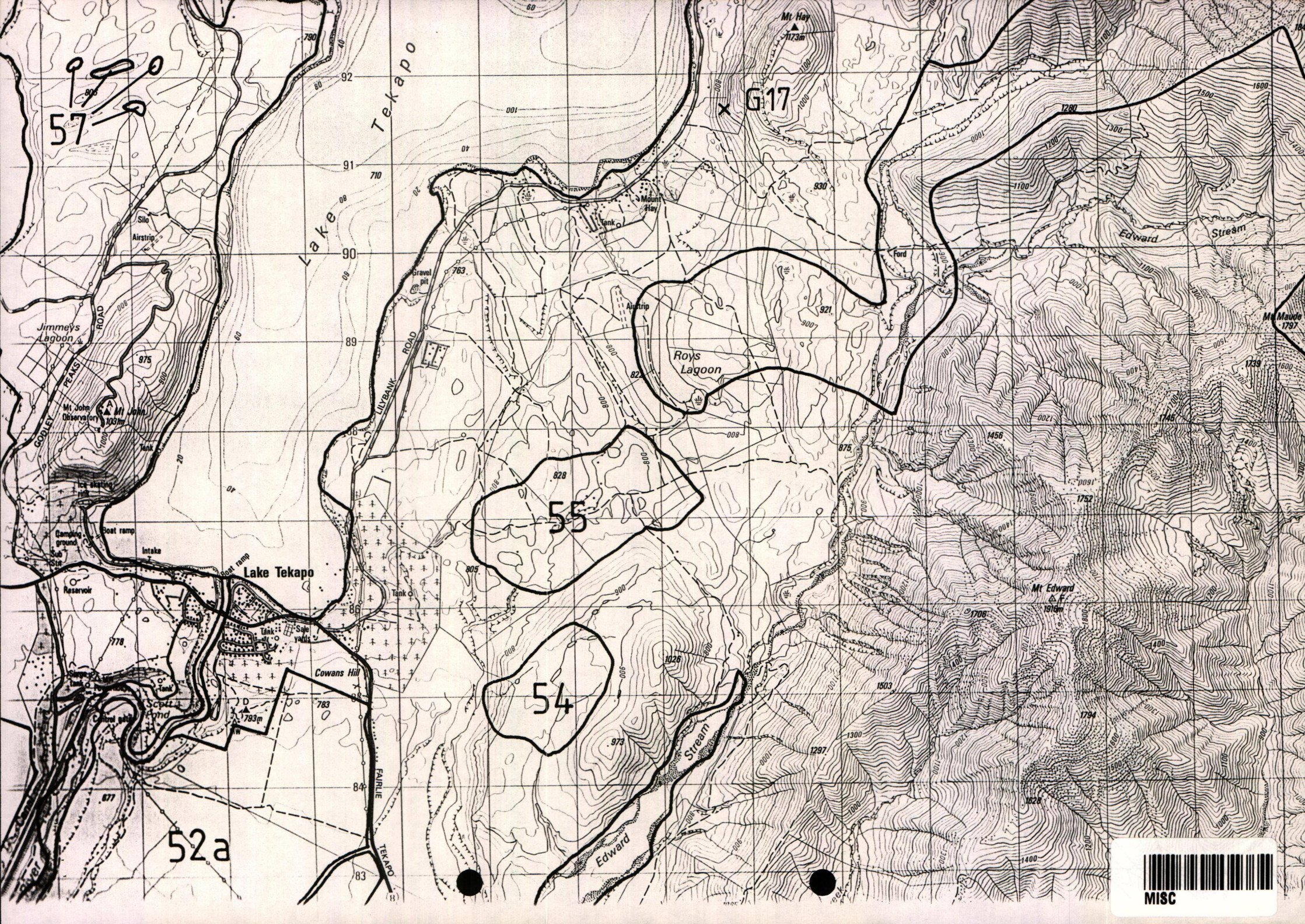
The Civil Aviation Authority of New Zealand also imposes standards on commercial aviation and has special Passenger Services licenses for both aircraft and pilots, plus it issues a Part Rule 157 Safety Determination for new sites, attached is contact detail for this organisation, they can provide you with some brochures to explain this situation.

Please find attached, copies from the Proposed District Plan that record the detail of the above statements. Please also be aware that some aspects of a permitted activity may also involve other controls in the Proposed District Plan, such as adequate parking capacity or site access standards, therefore any proposal should be considered in it's entirety.

I hope this provides you with a brief over view of the situation.

Yours faithfully

John McKenzie
Manager Planning & Regulations



MISC





SCALE 1:50 000

0 1 2 3 4 5 6 7 8 9 10 kilometres



Landward Management Ltd
www.landward.co.nz
Level 1 Guthrie House
426 Moray Place
PO Box 5627
Dunedin



DD: 03 467 7094
Mob: 027 477 0216
email: graeme@landward.co.nz

15th September 2021

Attn: Suzanne Blyth
Mackenzie District Council
C/- Planning Department
PO Box 52
Main Street
Fairlie, 7987

Dear Suzanne,

Application for Resource Consent to Fence on Godley Peaks Pastoral Lease

On behalf of LAND INFORMATION NEW ZEALAND LTD

We wish to apply for Resource Consent from Mackenzie District Council to allow fencing to be completed on Godley Peaks Pastoral Lease.

Find enclosed : Resource Consent Application Form (Form 9)

Supporting documentation:

- a) Additional Information for the Application as sought in Form 9
- b) Appendix 1 - Certificate of title
- c) Appendix 2 – Fencing Specifications
- d) Appendix 3 – Assessment of Environmental Effects
- e) Appendix 4 – Landscape Assessment by Glasson Huxtable Ltd
- f) Appendix 5 – Affected Party Approvals – DoC, LINZ and Lessee
- g) Appendix 6 - Preimplementation and Boundary Marking Report for Godley Peaks Station

The consent application fee of \$1,000 has been paid by internet banking (ref: Landw)

I trust this information is complete and will allow you to assess this application in reasonable time. However, should you have any questions or require any further information, please let me know.

Yours sincerely



G. Franklyn (M.Sc (Hons) Ecology, B.Sc Zoology & Plant Science)
Senior Land Consultant
Landward Management Ltd

Appendix 2 – Godley Peaks Fencing Specifications

The following specifications are from the Substantive Proposal from tenure review which has been agreed and signed off by LINZ and the holder.

Appendix 3: Indicative Fencing and Construction Requirements

Fence sections:

P-P1	1726m	(approx.)	new fence – 7 wire sheep/cattle type
Q-Q1	3426m	(approx.)	new fence – 7 wire sheep/cattle type
L-M	215m	(approx.)	new fence – 7 wire sheep/cattle type
E-F-G	1955m	(approx.)	new fence – wetland netting type
F-H	120m	(approx.)	new fence – wetland netting type
J-P	2370m	(approx.)	upgrade
T-U	1205m	(approx.)	upgrade
L-U	3047m	(approx.)	new fence – 7 wire sheep/cattle type
C-L	417m	(approx.)	new fence – 7 wire sheep/cattle type
V-W	1402m	(approx.)	to be moved and upgraded - netting type
B			gate only required

Waypoints (wpt) as per plans in Pre Implementation Report

P-P1

- New 7 wire sheep/cattle fence
- At wpt 138 (point P), fence to be made stock proof to creek. No flood gate required across creek.
- Upper part of this fence will in some places replace existing dilapidated old fence along freehold side of old fence.
- Gate required at wpt 140.

Q-Q1

- New 7 wire sheep/cattle fence
- Upper part of this fence will in some places replace existing dilapidated old fence along freehold side of old fence.
- Netting flood gate required at wpt 150
- 4.25m gate in new fence required at wpt 151
- 4.25m gate in new fence required at wpt 164

L-M

- New 7 wire sheep/cattle fence

C-L-U

- New 7 wire sheep/cattle fence
- 4.25m gate in the new fence required at wpt 133

E-F-G and F-H

- New wetland netting type fence
- 2 wire electric cattle fence from wpt 74 to willows (approx. 50m)
- From wpt 74 to creek to be made stock proof, or position wpt 74 strainer on post on eastern side of waterway.
- Wpts 79-82-83 existing fence to be removed and replaced with netting type.
- Gates to be installed in new fence at wpt 82 and existing fence at wpt 83 (eastern side).
- Netting beyond strainer at wpt 86 to creek to make stock proof.
- An additional new wetland netting type fence from wpt 79 through 80 to existing gateway at wpt 81. Old fence to be removed.

J-P

- Upgrade of existing fence required between wpts 99 and 138.
- Minor repairs including occasional re stapling, re straining, and repair of broken wires. Ensure fence is stock proof.

T-U

- Upgrade of existing fence required between wpts 66 and 73

- Replace broken wires. Restrain.
- Wooden batons between posts to be replaced where broken, or spaced evenly and re stapled to wires.
- Approx 50% of the length of this fence requires some work.
- Ensure fence is stock proof.

V-W

- Relocate existing fence to waypointed line and reinstall as netting type
- Wpt 39 to be end strainer. Remove existing fence from wpt 39 to lake.

B

- Install a 4.25m gate in existing fence at wpt 88 to connect existing 4wd track coming from down valley (inside Mistake Creek block) with route across Mistake Creek (which is on upstream side of an existing fence).

Specifications:

All wires to be on freehold side of fence where practicable.

Netting type fences:

- 6 line 600 x 300 sheep netting clipped to Y- post and stapled to wooden post
- 1 x 2.5mm high tensile wire along top of netting
- 1 x 2.5mm high tensile wire along bottom of netting
- 1 x 2.5mm electrified top wire with insulations on all y posts and timber posts
- 2.1m x 175mm treated timber strainer posts
- 1.8m x 125mm treated timber intermediate posts or equivalent 1/4 round type super post
- All strainers to be tied down with full length y post
- 1.8m x 125mm stay posts with pointed end drilled into strainers 1/3 way up
- Max strain length for netting 200m
- Max strain length for high tensile wire 300m
- Permanent style strainers on all wires including netting
- All stay blocks to be driven in as far as possible.
- Electric top wire to be connected continuously at strainers and across gateways using double insulated under gate cable dug in min depth 200mm
- Electric cut out switches at appropriate gateways and crossings (2 per 1000m approx.)
- 4.25 'economy' style steel gates to be swung to open fully back and close on to adjoining gate way strainer post, secured closed with full wrap around chains.
- 50 x 4 mm barbed staples driven well in but to allow wires to run through
- 1.5m Y posts at 4 m spacings min weight y post 2.0kg/m
- Intermediate wooden posts @ 12m spacings.

7 wire sheep/cattle type fences:

- 6 x 1.5m Y post @ 3m max spacing 2.0kg/m min weight
- 1 x 1.8 x 125mm or equivalent ¼ round super treated timber posts @ 20m max spacing
- 2.1m x 175mm treated timber strainer posts
- 1.8 x 125mm or equivalent super posts for stays with pointed end drilled into strainer posts 1/3 way up.
- Stay blocks driven in
- All strainers tied down with full length y post
- 1 x 4.00mm bottom wire remaining 100mm clear of ground
- 6 x 2.5mm high tensile wires
- Top wire firmly laced on with 3.55mm wire
- All wires strained to manufacturers specifications with permanent type wire strainers with max strain length 300m
- Tie backs permitted on non grazed side of fence.
- All tie down and tie back wire to be 4.00mm remaining clear of ground.

- 1.65m x 6mm T-irons acceptable for intermediate posts and intermediate strainers if ground conditions do not allow timber posts to be used.

Wetland netting type fences:

- As per netting fencing specifications except:
- No 'y' posts, and 1.8m timber posts at 4m intervals
- 2.7m x 175mm treated timber strainer posts

Fence upgrades:

- Repair broken wires ensuring bottom wire remains clear of ground
- Restrain where necessary
- Replace missing staples
- Ensure fence is stock proof including flood gates and fence endings

Floodgates:

- Netting type hung from 2 X 4mm Wire secured to anchor points either side of waterway above high water level.
- Netting left to swing freely and flood gates to operate and be constructed independent to fence.

Fence endings/bluff offs:

- Beyond end strainers posts to be netting with top barbed wire, secured to create a stock proof barrier.

The Construction Works

Line clearance could be achieved by hand tools. However, some mechanical line skimming of vegetation, minor humps and hollows and surface rock would be of benefit along some sections of fence lines, subject to obtaining any required resource or other consents. The leaseholder is able to carry out such line preparation at their cost.

Any line clearance will be minimized and will require an undertaking of:

- Minimal vegetation disturbance
- Not to cause slope instability
- Not to cause erosion or siltation

If in the course of fencing preparation or fence construction the contractor considers that mechanical clearance or other earthworks are required, then separate consent from LINZ will be required prior to any work being undertaken. Such consent is to be sought by LINZ's implementation contractor and approval will require an undertaking in relation to the above matters, with Works Consents obtained from ECAN as appropriate.

GODLEY PEAKS

TENURE REVIEW FENCING

Appendix 3

Assessment of Environmental Effects



SEPTEMBER 2021

Prepared by: Graeme Franklyn
Landward Management Ltd
PO Box 5627
Dunedin 9058
Ph: 03 467 7094

Prepared for: Mackenzie District Council on behalf of Land Information New Zealand
C/- Gary Walker

ASSESSMENT OF ENVIRONMENTAL EFFECTS

Appendix 3

GODLEY PEAKS FENCING



Landward Report no. LML 21011

Graeme Franklyn
Landward Management Ltd

Prepared by:
Graeme Franklyn
Senior Land Consultant
Landward Management Ltd

Reviewed and approved for release by:
Ray MacLeod
Managing Director
Landward Management Ltd

Graeme Franklyn
10/09/2021

Ray Macleod
10/09/2021

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1. Background

Godley Peaks Pastoral Lease is a property of 14,493.0582 ha located on the north-western shores of Lake Tekapo. Approximately 17 km north of Tekapo. The property is bound by the Lake Tekapo to its eastern side and the Cass River to its western border. Altitude ranges between 720m at the southern end of the lease to approximately 2,430m at Mt Radove, with the majority of the property above 900m. The property is drained by Mistake Creek in the south, and elsewhere by tributaries of the Godley River including Rankin, Manning, Pollock and Little Hogget streams, and Ribbonwood and Sutherland creeks.

Basically, Godley Peaks Pastoral Lease ranges from basin-floor topography (moraine downlands and alluvial surfaces) to steep rectilinear mountains. In the north of the property, closer to the main divide of the Southern Alps, the topography becomes increasingly steep and rugged with much exposed rock. The southern part of Godley Peaks Pastoral Lease forms a significant part of the northern Mackenzie Basin landscape. Mistake Peak ridge on the south end of the Hall Range is a prominent part of the mountain backdrop enclosing the Mackenzie Basin between the Tekapo and Pukaki valleys. (Department of Conservation - Conservation Resources Report, 2003). Obvious cultural modification includes a few inconspicuous fences and four-wheel-drive tracks; a few small scattered buildings; occasional exotic woodlots and shelterbelts; and, areas of developed pasture at lower altitudes.

Landward Management Ltd (LML) has been appointed by Land Information New Zealand (LINZ) to implement the Tenure Review for Godley Peaks Station.

The Godley Peaks Substantive Proposal, which forms a binding agreement between the Commissioner of Crown Lands and the holder (Verity Farms NZ Ltd), was executed on the 12th February 2021 and registered against the title of the Land pursuant to Section 61 of the Crown Pastoral Land Act 1998 (CPLA) on 9th March 2021.

Part of Tenure Review Implementation is to arrange for the construction of new fencing, or the upgrade of existing fencing, as agreed in the Substantive Proposal. Following LML's appointment to implement the Tenure Review, a query with the Mackenzie District Council (MDC) from LINZ determined that Land Use consents were required for the fencing due to the activity being classified as Non-complying under Rule 15A.4.2 of the Mackenzie District Plan or as a Discretionary activity under Rule 15A.3.2. (see Section 7 of the Application for full details).

This Assessment of Environment Effects (AEE) forms part of an application on behalf of LINZ to seek Land Use consent to construct the fence lines that were agreed by the holder, LINZ and DoC and part of the Tenure Review process.

2. Type of Resource Consent Sought

A Land Use consent under Rule 15.A.3.2 of the Mackenzie District Plan is required for the fencing of line E-F-G and F-H around Conservation Area 3. Also fencelines C-L-U, L-M, Q-Q1 and P-P1 are considered to be subdivisional fencing and fall under the specification of Pastoral Intensification.

A Land Use consent under Rule 15.A.4.2 of the Mackenzie District Plan is required for the moving of fenceline V-W as this is located in a Lakeside Protection Area.

We note that there is a requirement to install a gate in an exiting fence (Upgrade B on the Designations Plan), and fence upgrades at lines T-U and J-P. We do not believe that this work will require a resource consent as it is work to existing fences.

Please see Section 7 of the Application for full details.

3. Location

Please see Section 2b of the Application document for a full description of the sites where fence line construction is proposed.

4. Description of the Land where fencing is proposed

Information in this section has been partially sourced from the Conservation Resources Report (CRR) (2003) which is a document produced by DoC to help it understand the resources and values of a Pastoral Lease that is going through the Tenure Review process. These reports are compiled by a number of specialists in their field and include botanists, ecologists, geologists and landscape specialists. A copy of the report can be found at <https://www.linz.govt.nz/crown-property/crown-pastoral-land/status-and-location-crown-pastoral-land/godley-peaks>.

4.1 Fence line T-U

Fence line T-U is the northern most point of fencing. It runs along the lower slopes of the Hall Range at an altitude of approximately 800m asl. Its starting point is at the southern point of area CC1b and as it progresses south it borders CC1a on its eastern side and CA1 to its west. T-U is an upgrade of an existing fenceline. Very little disturbance should occur along this line as being an upgrade the main work involved will be repairing broken wires, restraining, replacing missing staples and generally ensuring the fence is stock proof.

4.2 Fence Lines E-F-G and F-H

This fenceline encompasses an area of 27ha of red tussock wetland, known as CA3. This area will either be restored to, or retained in Crown ownership and controlled as a conservation area. It is a large intact and visually prominent wetland, located adjacent to Godley Peaks Road. It is a breeding and feeding site for protected wildlife including black stilt, black-fronted tern, wrybill and banded dotterel. Small streams meander across the flats, fed by springs that emerge from the bottom of the slope. Tall dense red tussock dominates this plant community with some wetter areas dominated by bog-rush. Fescue tussock, sweet vernal and browntop grow on drier sites within the wetland. *Carex coriacea* is often present on damp ground. This extensive wetland is in very good condition with little obvious stock damage. Although sweet vernal, browntop and white clover are present the natural drainage patterns of meandering streams and seepages have not been disturbed.

There will be new wetland netting type fence around area CA3.

4.3 Fencelines J-P

This is an upgrade of existing fenceline. The main vegetation cover is short tussock grassland with some scrub.

4.4 Fenceline Q1-Q

This is a new sheep/cattle fenceline. The northern end of the proposed fenceline “Q – Q1” begins at the existing fenceline by the Godley Peaks Road. This fenceline is to assist the higher altitude landscape as a conservation area. It covers the eastern slopes of the Hall Range from Mistake Peak to the lake. The land going to conservation area contains significant landscape, ecological plant communities including Halls totara, kowhai and mountain ribbonwood, and recreational values. Short tussock grassland with some scrub dominates the area where the fence is planned to be constructed. There are scree slopes and river gullies as well, although mainly above the altitude of the new fencing.

4.5 Fenceline P-P1

The fence runs across the mountain face to P1 at an altitude that is greater than 900m with some tussock and indigenous shrubland included. It is an exposed area of land not very visible to those travelling on Godley Peaks Road, but will be recreationalists off the beaten track in the Cass or Mistake River valleys. There are only very small scattered pockets of shrubland in the Mistake Valley, mainly associated with rock outcrops or small boulder-fields. Usually small pockets of stunted matagouri colonise the base of boulder-fields. Golden spaniard, narrow-leaved snow-tussock and *Blechnum penna-marina* are also present.

4.5 Fence Line V-W

This fenceline covers the moving of an existing fence to a new location. The new location will be within a Lakeside Protection Area. This fence will be bordering a designated recreation reserve and it will provide public access to the lakefront. The vegetation cover is mainly grassland, matagouri and tussock and pastoral grassland. At the south end and near to “W” there is a steep embankment descending to a wetland area.

5. Assessment of Environmental Effects of the Fencing

5.1 Identification of any Significant Adverse Effect and Potential Mitigation/Alternatives

The proposed fencing locations were determined in consultation with the Department of Conservation, the Lessee and LINZ as part of Tenure Review. In general terms, the effect of this consultation has resulted in areas of highest inherent value designated to become conservation area following tenure review, and areas where farming values are either present or have a good potential for development to be freeholded. These designations take into account a variety of factors including vegetation, fauna, freshwater, landscape, historical and recreational values.

Given the agreed designations, it is not considered that there will be any significant adverse effects from the fencing. There will be no significant soil disturbance associated with the fencing, as fence posts will likely be driven in with a post driver attached to a tractor or similar piece of machinery. Some minor skimming of the line is also proposed where humps and hollows are present to allow a smoother base to construct the line on. This will result in a better and more stock proof fence, and will mean that is less likely that stock will be able to breach the fence and access land going to conservation. Some posts might be dug in with the use of

a hand-held spade or post-drill. This means any soil disturbance using these techniques will be limited to the immediate vicinity of the fence. It is unlikely that the use of a tractor or similar type of farm machinery will result in any adverse effects beyond what would normally be expected during normal farming operations using this type of vehicle.

Most of the fencing is located on areas where there is little shrubland vegetation. Therefore, vegetation clearance will mostly be limited to hand-held methods only when necessary, and skimming of the surface is only likely to apply to isolated areas. Where the line may potentially pass through a larger patch of shrubland, the fencer will be instructed to deviate the line of the fence slightly to minimise any vegetation clearing.

A separate Landscape Assessment has been provided by Glasson Huxtable Ltd (see Appendix 4). This Assessment concludes:

“The proposed fencing alignments are generally discrete, not particularly visible with a large amount of separation distance. As a result the character and quality of the landscape will remain intact. Where the landscape is more convoluted and contains vegetation it is very important that scaring does not occur such as for “L - U” and “Q - Q1”. The fenceline “V - W” is more exposed and visible than the other alignments, is adjacent to the lakefront and is in very close proximity to the existing fenceline. The effect of this alignment will be reduced due to the modified nature of the pastoral land.”

Summary of Mitigation/Alternatives

- Limited soil disturbance for the fencing. Some minor ground skimming with machinery where needed, but mainly the fencing will involve the driving of posts using a post driver or small scale digging or drilling for posts where driving is not possible.
- Fence lines can be moved slightly to avoid or reduce impact on any larger patches of shrubland.

5.2 Assessment of Actual and Potential Effects on the Environment

5.2.1 Effects on neighbours and the wider community

The proposed fencing will have no effect on any neighbours or the wider community. All of the proposed fencing lies within the current boundaries of the Godley Peaks Pastoral Lease and therefore there are no neighbours. Following tenure review, all of the fencing will become a boundary fence between conservation land administered by DoC and newly titled freehold land owned by Verity Farms NZ Ltd. LINZ will no longer have an interest in the land. The Department of Conservation has been an ongoing consultation partner through tenure review and is aware of the proposed designations of land, and the Minister of Conservation has agreed to these designations.

5.2.2 Physical Effects on the Locality, including Landscape and Visual Effects

This aspect of the fencing is covered off in Appendix 4, which is a Landscape Assessment undertaken by Glasson Huxtable Ltd. They advise:

With regards to the Landscape Effects:

"The proposed fencing alignments are generally discrete, not particularly visible with a large amount of separation distance. As a result the character and quality of the landscape will remain intact."

For all of the proposed fencing, the Landscape Architect describes the visual effects as "low" or "very low" (see Section 8 of the Landscape Architect Report).

For the cumulative landscape and visual effects, the report states:

"There will be over 12km of new fencing proposed for the station, and therefore considering the cumulative effect is relevant. Due to the vastness of the landscape, the distance between each new fenceline, the recessive character of the farm fences, their low visibility and generally discreet locations, the overall cumulative effect will be relatively low".

The effect on the natural character is also described as being very low.

Consideration has been given in the Landscape Assessment (Appendix 4) to the extent that the fence could influence views, particularly from public areas. The effects from the proposed fencing are expected to be low.

The Landscape Assessment also covers how the fencing satisfies the Landscape Values in the Mackenzie District Plan and sets out the Statutory Requirements.

5.2.3 Effect on Ecosystems, including plants and animals and their habitats

As there is minimal soil disturbance and vegetation clearance will be limited to only when necessary, there is expected to be less than minor adverse impact of ecosystems or the habitat of plants and animals. In fact, the proposed fencing will prevent livestock from accessing land to be set aside as conservation area and will therefore protect ecosystems and habitats where the inherent values are considered higher than those areas where the land is proposed to be freeholded. Therefore, the net effect of this fencing should be positive in terms of protected large areas of plant and animal habitat.

We note that previous land management activities such as direct drilling, clearing of vegetation, oversowing and topdressing, together with the grazing of sheep and cattle, have modified much of the lower altitude parts of the Godley Peaks property. These activities, along with the invasion of various weed species, particularly mouse-ear hawkweed (*Pilosella officinarum*) have also modified most of the land where the fencing is proposed to be constructed. The proposed fencing will have little to no effect on the vegetation that is currently present along the line of the fence, but will allow DoC to consider managing the new conservation land post-tenure review to better support

native ecosystems without having to worry about livestock effects such as grazing impacts, or the encroachment of any other type of farm development e.g. fertiliser inputs. The proposed fencing will also allow the owner to better control stock and manage the freehold land.

The proposed fencing is not anticipated to threaten any indigenous plant or animal species located on Godley Peaks Station. In fact, once completed the fencing will prevent livestock from accessing large parts of the land where most of the threatened species are located on Godley Peaks Station. Therefore the fencing is expected to have a net benefit to threatened plants and animals. The areas that are to be freeholded have already been significantly modified by farming development and therefore no threatened species are likely to remain.

5.2.4 *Effect on natural or physical resources having aesthetic, recreational, scientific, cultural or other specific value for future generations*

The proposed fencing will have no direct effect on any of these values. It is considered that the wider community will benefit from the proposed designations. Currently the Lessee has a right to “quiet enjoyment” of the Pastoral Lease. Following the completion of tenure review the public will be able access the conservation areas and therefore there will be far better public access. This includes access up the Godley River Valley and the Mistake River. The proposed fencing will provide a reasonable barrier to public access to the freehold land and provide a defined barrier so that the boundaries are clear.

There are no known historic features on the Lease, although the CRR provides a good summary of the sale history since 1859.

We note in the CRR that there will be no routes of recreational significance affected by the proposed fencing. In fact, following tenure review, recreational opportunities will increase as there will be public access routes to allow for walking, hunting and fishing opportunities.

There are no known wāhi taonga sites where the fencing is proposed or on the Godley Peaks Lease as a whole.

5.2.5 *Effects on natural features, geological and geomorphological sites*

The proposed fencing is not expected to have any effect on these features or sites. The Landscape Assessment deals with the effects on the all areas to be fenced, including within any areas of significance, with effects determined as being low or very low.

There are some rivers, lakes or wetlands present near where the fence lines are proposed. Given that there will be minimal soil disturbance involved with the fencing and the fence will help to protect some of these areas, e.g. fence E-F-G is to fence off a wetland on conservation significance, there is little to no risk of sediments or nutrients getting into any water bodies.

5.2.6 *Alternative Locations or methods for the fencing*

The location of the fencing has been determined through consultation between the Lessee, LINZ and DoC. It is therefore considered to be in the best location determined by compromise and negotiation to best protect the conservation values as determined by DoC and also allow for a productive farming system to remain in place post-tenure review.

As the fence line locations have been agreed and legally signed off in a binding agreement between LINZ and the Lessee, in consultation with DoC it is not considered necessary to seek alternative locations for the proposed fences. The current locations provide the best outcomes for both conservation and farming.

The proposed method of construction involving the driving of posts using specifically designed machinery mounted on a tractor or similar vehicle is accepted practice in the fencing industry and is not expected to result in any adverse effects. The areas to be fenced are part of a working farm and these types of vehicle are commonplace and an accepted part of the rural landscape. As the fencing is to take place on land that the public will not have legal access (until the completion of tenure review), there will be no need for any traffic or public management during the installation of the fence.

5.2.5 *Discharge of Contaminants and emission of noise*

The proposed fencing will not involve any discharge of contaminants. Most of the posts will be steel Y-posts, with the rest being wooden posts. As there will be no contaminants, there is no need for the disposal of contaminants.

Any noise emissions will be mainly limited to the driving of posts and the driving of machinery. This will occur in isolated location well away from any public areas and is not expected to cause any noise issues with neighbouring properties or to the public.

5.2.6 *Risks to Neighbourhoods, the wider community or the environment through natural hazards or the use of hazardous substances or hazardous installations.*

There is no risk to neighbourhoods, the wider community or the environment from the proposed fencing. There will be no hazardous substances used. The fencing will be installed by an experienced fencing contractor that will be determined through competitive tender and therefore will need to demonstrate their ability to carry out the work in an efficient and safe manner.

5.3 *Description of the mitigation measures to be undertaken to help prevent or reduce the actual or potential effect*

This is covered in Section 5.1.

6. Consultation

As indicated earlier, there are three main affected parties that have all been involved in the placement of the proposed fence lines as part of tenure review consultation. As signatories to the Substantive Proposal, the Lessee (Verity Farms NZ Ltd) and the Commissioner of Crown Lands at LINZ have agreed to the proposed fencing and are also involved in deciding what type of fences need to be constructed. The Department of Conservation is also involved in this process and the Minister of Conservation has provided written approval of the

designation pursuant to Clauses 56, 57, 58 and 59 of the CPLA 1998. A DoC representative was present when deciding on the location of the proposed fences.

Nevertheless, please find attached as Appendix 5, written approvals from the Lessee, LINZ and DoC for this work.

There are no other parties that are considered to be affected parties for the proposed fencing.

7. Monitoring of the Fence Line Construction

No monitoring of the fence line is considered necessary during construction or following completion. The contractor carrying out the fencing will be provided with all specifications for the fencing including clear instructions to keep soil disturbance and vegetation clearance to a minimum.

Following the completion of fencing, every fence line will be inspected by the LINZ service provider (Landward Management Ltd in this case) to ensure that it has been constructed in the right location and in compliance with the specifications.

8. Conclusion

The proposed fencing on Godley Peaks Station is not expected to have any adverse effects on the environment. Conditions will be put in place that will avoid, reduce or mitigate all potential adverse effects during and post-construction. The outcomes from tenure review, of which this fencing is a component, will result in better conservation, ecological, recreational and cultural outcomes than if tenure review was not to occur. The proposed fencing will prevent livestock from accessing large areas of land where conservation values are considered to be high, and provide clear guidance to people about where they can access and use recreationally on the land that is proposed to become conservation area.



Godley Peaks Station Land Tenure Review

Landscape Assessment of Fencelines

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July 2021

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1) **Introduction**

Godley Peaks Station has been accepted for tenure review and is currently in the process of having new fences built between land that will become Crown owned and land that will be freeholded. This process is being managed by Landward Management on behalf of Land Information NZ (LINZ) and Glasson Huxtable Limited has been invited to undertake a landscape assessment of the proposed fencelines. A site visit was made to Godley Peaks Station on 13 July 2021. All fencelines were viewed except the length between “J - P” and “P - P1”. This was due to a snowfall covering the land making a visit to the proposed fencelines hazardous.

In terms of the consenting process, Mackenzie District Council wish for a landscape assessment to be undertaken of the potential effects of the new fencing, due to the location being in a “high visual vulnerability zone”, as well as an area being adjacent to “Sites of Natural Significance” (SNS) and “Lake Protection Area” (LPA).

Godley Peaks is covered by the Mackenzie District Plan, where it falls within the Mackenzie Basin sub zone. While this area is within the rural zone, the District Plan also has specific earthwork and/or vegetation clearance rules for Sites of Natural Significance (SNS), which includes the flats of the Godley and Cass valleys, for land above 900 metres and for areas within 75 metres of Lake Tekapo.

Fencelines “L - C”, “L - M”, “T - U”, “E - F - G” and “F - H” (in the Godley valley):

These lines are all outside the Godley SNS and are below 900m. The rules for the rural zone would therefore apply, in which earthworks of up to 1000 sq metres of bare soil is a permitted activity (Rural Zone Rules 4.1.1). If greater than this, then it would become a controlled activity. However rule 4.2.1 states that this limitation doesn't apply to levelling for fencelines.

The rural zone rules for removal of vegetation in areas below 900 metres would apply. Vegetation clearance of indigenous vegetation is limited to less than 500 sq metres where there is a maximum canopy height of greater than 3 metres, or 100 sq metres for tall tussock (Rural Zone rule 12.1.1c). Many of the fencelines in the

Godley valley are just upgrades of existing fences and the remainder are largely over fairly flat open ground. Even the fenceline around the red tussock area CA3 largely skirts outside the tussock.

It is therefore considered unlikely that consent would be required for the fencework in the Godley valley, particularly given that site preparation is to be either by hand tools or only very light skimming of high points.

Fenceline “V – W” (Lake Tekapo vicinity):

These fencelines are below 900 metres, outside any SNS but are at least partially within 75 metres of Lake Tekapo.

As far as earthworks are concerned the rural zone rules (4.1.1 and 4.2.1) should apply, as listed above, in which levelling for fencelines seems to be an exemption, or at least allows for up to 1000sq metres.

With respect to vegetation clearance being within 75 metres of Lake Tekapo, clearance of vegetation is limited to less than 100 sq metres, (Rural Zone rule 12.1.1a). These fencelines are all over very open modified grassland country, so the limitations relating to indigenous shrubland or tussock will not apply.

So long as fenceline preparation is limited to hand tools or at most only very light skimming, these fencelines should therefore not require consent. However implementation contractors will need to take particular note of the limitations within rule 12.1.1a.

Fencelines “J - P”, “P - P1” and “Q1 -Q” (Boundary of CA1, Mistake valley environs):

This fenceline extends from the Cass valley across the mid slopes leading to the Mistake valley, and down to Lake Tekapo. While none of this is within an SNS or near Lake Tekapo, some of this line is above 900 metres and it will cross some limited areas with components of tussock and indigenous shrubland.

As far as earthworks are concerned, the rural zone rules (4.1.1 and 4.2.1) should apply as discussed above.

With respect to vegetation clearance, for land above 900 metres clearance is only a permitted activity where it is less than 100 sq metres (Rural Zone rule 12.1.1.e). In addition, as listed above, vegetation clearance of indigenous vegetation is limited to less than 500 sq metres where there is a maximum canopy height of greater than 3 metres, or 100 sq metres for tall tussock (Rural Zone rule 12.1.1.c).

Fenceline “J - P” is an upgrade of an existing fence, so compliance should not be a problem for that line. However, fencelines “P - P1” and “Q1 - Q” are at least partially a completely new line. So long as line clearance is only by hand tools or with only minor skimming it should be possible to prepare the line without requiring consent. However the rules of the district plan should be noted, and resource consent may need to be sought depending on the extent of site preparation intended.

2) The Mackenzie Basin Character

The Mackenzie Basin is a place with its own distinctive identity. While there have been numerous changes and additions to the landscape over many years, its identity remains relatively consistent.

Characteristics include its vast open landscape, the distant mountains enclosing the basin, a generally natural environment of grassland, lakes, shelter belts and rivers. It is a very grand landscape of contrasting colours.

The Mackenzie Basin has been modified by humans since their arrival. In gaining a living, and developing an economy, people organised their lives around the natural environment in terms of the techniques available to them, and the values that they set. The modification that people initiated in the basin has increased with the length of occupation, development of skills, and growth in numbers.

The forest and scrubland vegetation was transformed into montane tussock grasslands by both periodic natural fire, and around 600 years ago by Polynesian burning. With the advent of European pastoralism as the major land use in the upper Waitaki, from the 1850's onward, animal grazing became firmly established. This often eliminated or severely reduced the frequency of tall tussock at lower altitudes and native grass species and, in conjunction with the introduction of rabbits in the

1880's, led to the development of the current widespread short tussock grassland in the basin.

The existing vegetation is very much a depleted fescue tussock grassland, with predominantly hawkweed, but also some small areas of matagouri scrub, divaricating coprosma, sweet briar, scrub kowhai and corokia scattered throughout the basin.

The most significant modification of the basin, other than the introduction of farming, was the advent of the Upper Waitaki power scheme and the development of Twizel township. Roding, development and raising of the lakes, removal of Pukaki village, increasing the size of Tekapo village, canals, dams, penstocks, a rowing course, and the new town of Twizel. These were all changes, yet they are now an accepted part of today's landscape and contributing to the identity of the Mackenzie Basin.

Commercial woodlots are also prevalent throughout the basin, along with wilding pines.

The indicators of this modified landscape include, in many areas, reduced vegetative land cover, the dark green colour of coniferous shelterbelts and woodlots, the emerald green of some grassland, the presence of housing and lifestyle blocks within Twizel and Tekapo (and isolated blocks adjacent to lakes) and the presence of industrial structures associated with the hydro scheme. Such changes are not evident everywhere in the basin.

3) Landscape Character and Context of Godley Peaks Station

Godley Peaks Station covers an area of approximately 14,493 hectares at the northern end of the Mackenzie Basin in Canterbury. The property lies west of Lake Tekapo and its major tributary, the Godley River. It covers the eastern flank of the Hall Range between the Cass River in the south and Rutherford Stream in the north. Godley Peaks Pastoral Lease adjoins a large area of Crown land area to the west; Glenmore Pastoral Leases across the Cass River to the south; Crown land (UCL) in the Godley Valley to the northeast; and, Lake Tekapo to the southeast. Micks Lagoon Wildlife reserve and Cass River Delta Conservation Area adjoin the property in the southeast.

Godley Peaks Station covers the steep broken slopes of the Hall Range and a smaller area of gentler moraine country at the south end of the property between the lower Cass River and Lake Tekapo. It lies between approximately 700 metres altitude at Lake Tekapo and 2430 metres altitude at Mt Radove, with the majority of the property above 900 metres. The property is drained by Mistake Creek in the south, and elsewhere by tributaries of the Godley River including Rankin, Manning, Pollock and Little Hogget streams and Ribbonwood and Sutherland creeks.

The southern part of Godley Peaks Station forms a significant part of the northern Mackenzie Basin landscape. Mistake Peak ridge on the south end of the Hall Range is a prominent part of the mountain backdrop enclosing the Mackenzie Basin between the Tekapo and Pukaki valleys. It's rounded form with the rocky knob of Mistake Peak perched on top are easily recognisable from great distances and from different perspectives. Collectively, the distinctive landforms of Mistake Peak, Mt Joseph and Braemar Dome form an impressive and memorable backdrop to the Mackenzie Basin and imbue the area with special character.

The mountains at the south end of the property are highly visible from parts of State Highway 8 and Lake Tekapo village. The Hall Range is also prominent in views across Lake Tekapo and the Godley Valley from Lilybank Road. The property contains several visually-striking features and areas of high aesthetic value.

Obvious cultural modification is limited to a few inconspicuous fences and four-wheel-drive tracks; a few small scattered buildings; occasional exotic woodlots and shelterbelts; and areas of developed pasture at lower altitudes.

4) Fencelines

(i) For the proposed fencelines:

“P - P1” (1,726m)

“Q - Q1” (3,426m)

“L - M” (215m)

“L - U” (3,047m)

“C - L” (417m)

a new standard sevenwire sheep/cattle fence will occur.

(ii) For the proposed fencelines:

“E - F - G” (1,955m)

“F - H” (120m)

“V - W” (1,402m)

a new wetland netting type of fence will occur

(iii) For the existing fencelines:

“J - P”

“T - U”

an upgrade will occur. Only fenceline “V – W” will occur in the Lakeside Protection Area (LPA). An existing fence occurs in this location and this will be relocated.

5) **Landscape Values in the District Plan**

With reference to the Mackenzie District Plan, the landscape values of the Mackenzie Basin include the tussock grassland and shrubland areas. These are vast and spacious areas with subtle colourings and vegetation patterns dominated by natural features and extended views.

The Mackenzie District Council is concerned about the retention of landscape values and the visual vulnerability of areas to land use changes. Much of the Mackenzie Basin is subject to a high or medium vulnerability status.

Plan Change 13 recognised the need to protect the Mackenzie Basin landscape from inappropriate subdivision use and development, as well as protection and enhancement of amenity values.

The landscape values of the Mackenzie Basin are very sensitive to change by activities which can affect the visual qualities of the landscape (eg. colour, texture and naturalness of the area.)

- (1) Relevant objectives and policies of the Plan can be seen in the Rural Zone: objectives 3A and 3B and policies 3A -3B13., for example:
 - (i) *“Rural Policy 3B: Recognition of the Mackenzie Basin’s distinctive*
 - (ii) *characteristics.*
 - (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 ONL contained in objective 3B(i) being:*
 - (a) *LPA’s*
 - (b) *SVA’s*
 - (c) *SGA’s*
 - (d) *SNA’s*
 - (e) *land above 900m*
 - (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) c.f. Areas of Visual Vulnerability”.*

The Council has determined the reason for these policies as being:

- *“A distinctive ‘Mackenzie Basin’ character has developed, based on the visual and physical qualities of the Basin, combined with the land use management practice and the social pattern of run holders, workers and extensive stations. Despite its modified and managed land surface as working landscape, the entire basin remains ‘outstanding’ in terms of landscape values. This is because of the uniqueness, natural and visual*

qualities of the high mountain basin environment, lakes, landforms, land use, community and Mackenzie identity.

- The Basin has a diversity of conditions with a north to south altitude gradient and west to east rainfall gradient. To this can be added the topographic and soil variability of outwash, moraine, valley, lake, hillside and mountain environments and the variability of closeness and remoteness from the state highways and other roads.*
- The sensitivity of the landscape to change is a key matter in determining the ability of an area to absorb that change without adversely impacting the outstanding natural landscape of the Basin. This sensitivity comprises visual sensitivity (incorporating general visual exposure of an area, number and types of viewers and potential to mitigate visual effects of proposed changes) and landscape character (incorporating natural patterns such as geomorphology, hydrology, vegetation patterns and processes, cultural patterns, landscape condition and aesthetic factors such as naturalness and remoteness).*
- The visual sensitivity is approximately shown in the Visual Vulnerability areas of the map 'Areas of Landscape Management' contained in Appendix V and is explained further in the 2007 report 'The Mackenzie Basin Landscape: character and capacity' by Graham Densem which assesses the Mackenzie Basin landscape, identifying its various character areas and describes their characteristics and values.*

High Visual Vulnerability

Areas of high visual vulnerability can be summarised as:

- the wide basins;*
- lakes and lakesides, including shoreline and lakeside hill and mountain flanks;*
- river corridors;*

- *extensive areas and intact sequences of native plant communities, particularly areas of continuous natural grassland, low development levels and visual vividness.*

Medium Visual Vulnerability

These 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 disturbances. These are areas where modest or light developments may be considered but should not be extensive and should be configured to fit within the landscape with a high degree of conformity.

Low Visual Vulnerability

These areas have a low visual vulnerability to change, meaning that it may be possible to provide for development in these areas while still maintaining the main landscape values. Areas of low visual vulnerability include:

- *recessed valleys at the meeting point between plains and surrounding hills;*
- *valleys and gullies incised below the generally seen surfaces;*
- *recessed gullies and indentations back from lake shorelines*
- *areas of tree shelter and buildings in existing Farm Base Areas;*
- *areas of existing subdivision and rural residential development.”*

(Mackenzie District Plan, Section 7 - Rural Objectives and Policies, July 2015, pgs 7-27, 7-28)

6) Visual Catchment

The southern part of Godley Peaks Station is visible from a number of places within the Mackenzie Basin. Most views of the property are distant and panoramic. Mistake Peak ridge is most prominent in these views and is an important visual element of

the Basin landscape. The main public views are from Lake Tekapo village and State Highway 8. Other important views are from Godley Peaks, Lilybank and Braemar roads, and from Round Hill Ski Area and Lake Alexandrina. Panoramic views of the property can be gained from Mt John. Northern parts of the property are only visible from Lilybank Road or the Godley riverbed.

As well, the Mackenzie District Plan is concerned at protecting the Rural Amenity of the Mackenzie Basin, specifically Objective 6, and Policies 6A, 6B, 6C and 6 D (see chapter on Statutory Context).

Potentially affected viewing audiences include:

- (i) The current audience, which includes those on Lake Tekapo or Godley River adjacent to the site. Currently this is the only nearby viewing audience.
- (ii) The future audience which includes four-wheel-drive vehicles (fisher people), cyclists, and hikers traversing the station in a north-south manner, which would be using the Godley Peaks Road adjacent to Lake Tekapo and the Godley River.

7) Assessment of Landscape and Visual Effects

Landscape and visual impacts result from natural or induced changes in the components, character, or quality of the landscape. The process of change which includes the construction or activities associated with the development of land and the completed development, all carry landscape and visual impacts.

These impacts generated by the development can have positive, negative or neutral effects. However, these effects depend on a number of factors such as:

- future character of the context,
- quality of the resultant landscape and its influence on the landscape character of the area,
- the proportion of the proposal that is visible from the main viewing points,
- degree to which the proposal contrasts or is consistent with the qualities of the surrounding landscape,
- the distance and foreground context within which the proposal is viewed,

- the extent of the visual catchment from which the proposal is visible,
- the number of viewers, their location, and situation in relation to the view,
- backdrop (vertical or horizontal) and context (eg. highly natural or urban).

The important point to note is that change to the landscape may not be negative, but it is how this change is managed and whether any adverse effects can be avoided or mitigated to reduce the effects.

The Mackenzie Basin is an area of anticipated change within Plan Change 13, land tenure review and irrigation and building proposals. Decisions have already been made in relation to the Mackenzie District Plan as this fencing proposal has already been anticipated. Therefore, it is not a matter of assessing the change from sheep grazing to other forms of farming, rather how well the proposed fencing development responds to and delivers on the expectations for that development, as outlined in the District Plan. It is not the concern of this assessment to consider whether the colour, texture and location of the irrigated areas are appropriate changes to the area, but how the fencing proposal can be managed.

The landscape of Godley Peaks Station will, as anticipated by the Land Tenure Review process, retain a rural character although in a different form, but it is also very important to note that the majority of the land will retain qualities of the Mackenzie Basin character, as outlined in chapter 2.

7.1. Landscape Effects

The fencing proposal will contain both the developed land and the natural landform and vegetative characteristics of the underlying landscape. It will highlight the mountain landscape, moraine debris and the outwash plain, suitable for public recreation.

7.2. Visual Effects

The reason we experience visual amenity is due to the interrelated elements of the landscape's legibility and scenic quality. Should some use or activity be placed in the

landscape, a visual effect may occur, and this can create a change to people's viewing experience.

This assessment will assist to determine whether the addition of the proposed fences will cause any adverse change to the visual amenity from existing and proposed public viewpoints.

In order to assess the effects of visual amenity of the fence lines, viewpoints have been selected from numerous places. These include existing public viewpoints from the Godley Peaks Road and future public viewpoints within the farm itself, which could be available for recreationalists (eg. hikers, bikers and fisher people).

8) Amenity Values

8.1. Fenceline "L - U - L - M"

A farm fence is proposed for this alignment which traverses the east hillside adjacent to the Godley River. These sections of fencing include land at 1,100m above sea level covering the eastern slopes of the Hall Range from Sutherland Creek to join with the existing fence at Little Hoggett Creek. Land to the west of the fence contains significant landscape, ecological and recreational values. The only relevant public viewpoint is from the Godley Peaks Road, although it is possible to view the site from the Godley River although this would be an infrequent occurrence.

The visual effects from a viewpoint 100m east of the cottage gives a good indication of the fenceline at the southern end, behind the woodlot, and then as it runs along the hill face to the next gully of Sutherlands Creek, followed by another hill face of tussock, grassland and matagouri, then to a large unnamed gully at the northern end.

Effects

Any adverse effects from two viewpoints from the Godley Peaks Road near the river level will be a low one. This is due to the low impact of a farm fence, the infrequent

visitation of the fenceline by users of Godley Peaks Road, the distance of the viewer from the fenceline and the fence not being silhouetted against the skyline. Provided that the contractors do not unduly disturb the ground and vegetation when crossing over the gullies then the fenceline will not disrupt the coherency and naturalness of the landscape.

8.2. Fenceline “E - F – G”

This fenceline encompasses an area of 27ha of red tussock wetland, known as CA3. This area will either be restored to, or retained in Crown ownership and controlled as a conservation area. It is a large intact and visually prominent wetland, located adjacent to Godley Peaks Road. It is a breeding and feeding site for protected wildlife including black stilt, black-fronted tern, wrybill and banded dotterel. Part of the fencing alignment exists in the wetland (E - G), with remainder being undertaken at the wetland level.

Effects

The proposed fenceline will be located on the edge of the wetland, and below the access road. Any adverse visual effect will be very low as the fence will be partly screened by the tussock, due to other fencelines nearby as well it is a common element in this landscape, and that the river landscape is a vast one and the fence lines prominence diminishes.

8.3. Fenceline “Q – Q1”

The northern end of the proposed fenceline “Q – Q1” begins at the existing fenceline by the Godley Peaks Road. This fenceline is to assist the higher altitude landscape as a conservation area. It covers the eastern slopes of the Hall Range from Mistake Peak to the lake. The area contains significant landscape, ecological plant communities including Halls totara, kowhai and mountain ribbonwood, and recreational values. There are scree slopes, river gullies and most of the land is above 1,100m. This landscape can be viewed from two viewing areas, the Godley Peaks Road and the foreshore of Lake Tekapo as well as on the lake itself. The northern end of the fence is quite visible as it joins the existing fence near to the road. However, as it ascends the scree shrubland slopes the visibility of the fence will diminish. From the lakefront location the distance to the fence is too great for it to be a discernible element in the landscape.

Effects

There will only be very low adverse effects created by the new fenceline. The new farm fence will be an acceptable common element in this large scale landscape.

8.4. Fenceline “P - P1”

The fence runs across the mountain face to P1 at an altitude that is greater than 900m with some tussock and indigenous shrubland included. It is an exposed area of land not very visible to those travelling on Godley Peaks Road, but to recreationalists off the beaten track in the Cass or Mistake River valleys. All care needs to be undertaken when constructing the fenceline so that no longterm scaring occurs.

Effects

The fenceline between “J - P” is an upgraded construction so there will be no additional effect. Between “P – P1”, the only adverse visual effects will be experienced from the area of CA1, or from the Mistake River environment. Even then the effect will be muted due to a farm fence being a common element in this landscape. Any adverse effect will be very low.

8.5. Fenceline “V – W”

Two parallel fencelines are proposed adjacent to Lake Tekapo at the southern end of the station. This is a designated recreation reserve and it will provide public access to the lakefront. The two fences are between 20-50m apart and are within 75m of Lake Tekapo and in the Lakeside Protection Area. The area between the existing fence grassland, matagouri and tussock and a gravel shoreline west of the fence is pastoral grassland. At the south end and near to “W” there is a steep embankment descending to the wetland area.

Effects

While there is only one fence near to the lakefront currently existing, two fencelines close together will create a greater visual effect, especially close to the lake edge. This will be offset by the short length of fenceline, (1.5km) in a vastly scaled landscape and the regenerating matagouri and tussock which will partly screen the fences. The main public viewpoints of these fencelines will be from the lake front,

(1.5km length), when viewing westwards to the lake terrace, and from the public access track from the lagoon and in the Mistake River. It is imagined that the visitation will be infrequent. Given its location, visitation frequency and the more accessible lakefront areas, the adverse visual effect will be low.

9) **Cumulative Landscape and Visual Effects**

There will be over 12km of new fencing proposed for the station, and therefore considering the cumulative effect is relevant. Due to the vastness of the landscape, the distance between each new fenceline, the recessive character of the farm fences, their low visibility and generally discreet locations, the overall cumulative effect will be relatively low.

10) **Statutory Requirements**

Consideration of the policies and objectives of the Mackenzie District Plan are relevant to landscape issues including visual amenity, areas of outstanding natural features and landscapes.

Mackenzie District Council

Section 7 - Rural Zone

"Rural Policy 1C - Natural Character And Ecosystem Functions

1. *To avoid, remedy or mitigate adverse effects on the natural character and indigenous land and water ecosystem functions of the District, including*
 - (i) land form, physical processes and hydrology;*
 - (ii) remaining areas of significant indigenous vegetation and habitat, and linkages between these areas;*
 - (iv) aquatic habitat and water quality and quantity."*

Comment: There will be very little indigenous vegetation being affected, mainly where there are gully crossings.

“Rural Objective 2 - Natural Character Of Waterbodies and Their Margins

2. *The preservation of the natural character and functioning of the District's lakes, rivers, and wetlands and their margins, and the promotion of public access along these areas.”*

Comment: No waterbody will be affected by the proposal.

“Rural Policy 2A - Controlling Adverse Effects

3. *Managing by way of standards, guidelines and good management techniques, the adverse effects of activities such as earthworks, vegetation clearance, tree plantings and buildings that have the potential to threaten the survival of riparian vegetation and habitat, or to have significant adverse effects on public access and recreation, river, lake or wetland ecology, natural character, maintenance of bank stability, or water quality and quantity.”*

Comment: Very little earthworks will be undertaken- this is limited to the digging in, or the driving of fencing posts into the ground and small areas of vegetation clearance.

“Rural Policy 2B - Riparian Margins

4. *To encourage the protection of natural character and conservation values of riparian areas and adjacent water bodies and the provision of public access along riparian margins.”*

Comment: No riparian margin will be affected.

“Rural Objective 3 - Landscape Values

5. *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."*

Comment: There will be very low adverse effect on those values.

"Rural Policy 3C - Scenic Viewing Areas

6. *To limit structures and tall vegetation within scenic viewing areas to enable views of the landscape to be obtained within and from these areas."*

Comment: There are no Scenic Viewing Areas

"Rural Policy 3F - In Harmony With The Landscape

7. *To encourage the use of guidelines for the siting and design of buildings and structures, tracks, and roads, tree planting, signs and fences.*
8. *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."*

Comment: Not applicable.

"Rural Objective 4 - High Country Land

9. *To encourage land use activities which sustain or enhance the soil, water and ecosystem functions and natural values of the high country and which protect the outstanding landscape values of the high country, its indigenous plant cover and those natural processes which contribute to its overall character and amenity."*

Comment: Not applicable.

“Rural Policy 4B - Ecosystem Functioning, Natural Character and Open Space Values

10. *Activities should ensure that overall ecosystem functioning, natural character and open space values of the high country are maintained by:*

- *Retaining, as far as possible, indigenous vegetation and habitat*
- *Maintaining natural landforms*
- *Avoiding, remedying, or mitigating adverse effects on landscape and visual amenity.”*

Comment: Refer to the landscape assessment, however the effect on landscape and visual amenity and natural character will be very low.

“Rural Objective 6 - Rural Amenity and Environmental Quality

11. *A level of rural amenity which is consistent with the range of activities anticipated in rural areas, but which does not create unacceptably unpleasant living or working conditions for the District's residents or visitors, nor a significant deterioration of the quality of the general rural and physical environment.”*

“Rural Policy 6A - Livestock Farming

12. *Avoid, remedy or mitigate adverse effects of livestock farming to protect the amenity of rural areas and the quality of the physical environment.”*

“Rural Policy 6D - General Amenity Controls

13. *To encourage and/or control activities to be undertaken in a way which avoids, remedies or mitigates adverse effects on the amenities and physical environment of rural areas.”*

Comment: These fencelines will not adversely affect the amenity value of the location.

“Rural Policy 8B - Structures

14. *To ensure that the location, design and use of structures and facilities, within or near waterways are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the waterways are avoided or mitigated.”*

Comment: Not applicable

“Rural Zone Rule 3.1.1.e - Sites of Natural Significance, Scenic Viewing and High Altitude Areas

15. *No building shall be erected on:*

- *Any area identified on the Planning Maps as a Site of Natural Significance.*
- *Scenic viewing areas as identified on the Planning Maps*
- *Any land above 900m in altitude, other than mustering huts less than 50m² in gross floor area.”*

Comment: The fencelines will not adversely effect the Lake Tekapo and Godley Peaks SNA's as they do not protrude into these areas. The fenceline “V – W” will be constructed in the Lake Tekapo LPA. However, it is a very short stretch of fencing at 1.5km in length. There are no SVA's and few high altitude areas.

11) Conclusion

The fencing proposal for Godley Peak, forms an important part of the land tenure review process. The 12km of fencing is the culmination of setting aside and protecting conservation areas and vegetation and wildlife types, plus providing public recreational opportunities, from the continuation of productive farming expectations.

The proposed fencing alignments are generally discrete, not particularly visible with a large amount of separation distance. As a result the character and quality of the landscape will remain intact. Where the landscape is more convoluted and contains vegetation it is very important that scaring does not occur such as for “L- U” and “Q -

Q1". The fenceline "V - W" is more exposed and visible than the other alignments, is adjacent to the lakefront and is in very close proximity to the existing fenceline. The effect of this alignment will be reduced due to the modified nature of the pastoral land.

Chris Glasson FNZILA (Registered)

Appendix 1.0: Landscape and Visual Effects Ratings

Rating	Landscape and Visual Effects
Very High	Loss of the essential characteristics or attributes and/or visual context, resulting in a complete change to the landscape character.
High	Major change to the landscape characteristics or attributes and/ or visual context, resulting in a major effect on the amenity.
Moderate to High	A moderate to high level of effects on the characteristics or attributes and/or visual context. The amenity derived from the changes could be affected to a moderate to high extent.
Moderate	A moderate level of effect on the characteristics or attributes and/or visual context.
Moderate to Low	A moderate level of effect on the characteristics or attributes and/or visual context as a result of the changes.
Low	A low level of effect on the characteristics or attributes and/or visual context as a result of the change.
Very Low	Extremely low or no modification to the characteristics or attributes and/ or visual context. This is a 'no change' result.

Appendix 2.0: Graphic Supplement

Appendix F:
Environment Canterbury Supporting Information

RE: 0 Godley Road Environmental Incidents



Contaminated Land <Contaminated.Land@ecan.govt.nz>

To Lizzie Wilkinson

Reply

Reply All

Forward

Fri 1/03/2024 4:34 PM

Start your reply all with:

Thank you!

Thanks for looking!

Very helpful. Thank you!

Feedback

Where this email contains information supplied as a result of a request for information governed by the Local Government Official Information and Meetings Act 1987 (LGOIMA) you have the right to refer this matter to the Office of the Ombudsman under s27(3) of the LGOIMA.

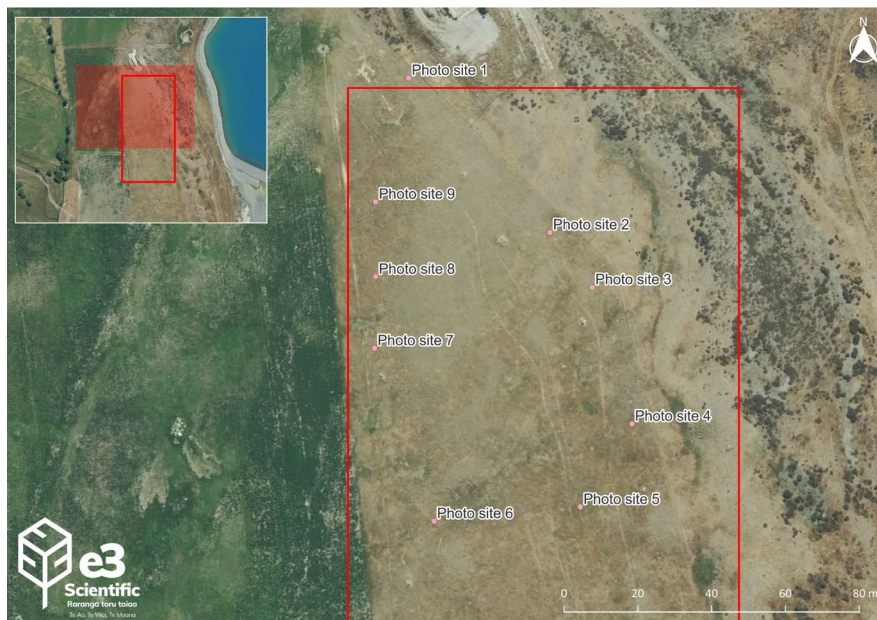
Hi Lizzie,

Haha, good thing you sent the map as I was looking at a Godley road in Burnham, oops. The public LLUR can't do parcels this big unfortunately but on our side I can't see any HAIL sites on the LLUR. There was an incident related to unconsented river works/works in a river bed in 2021 relating in a flow path change (pin was at NZTM 1396276, 5139137), but this is all I can find.

Kind regards
Madeline

Appendix G:

Site photos



Site photo locations



Photo location 1 – looking northeast



Photo location 1 – looking south



Photo location 1 – looking west



Photo location 2 – looking northwest



Photo location 2 – looking southwest



Photo location 2 – looking south



Photo location 2 – looking on to proposed area for regenerated tarn



Geotechnical test pit



Photo location 3 – looking south



Photo location 3 – looking southwest



Photo location 4 – looking southwest



Photo location 4 – looking northwest



Photo location 5 – looking north



Photo location 6 – looking southwest



Photo location 6 – looking north



Photo location 7 – looking north



Photo location 7 – looking north – showing pile of cleared stone



Photo location 8 – looking east



Photo location 8 – looking east



Photo location 9 – looking southeast



Photo location 9 – looking south



Bunker silage storage



Bunker silage from above