

## ARCHITECT'S STATEMENT

6643

### GODLEY PEAK STATION HOMESTEAD LAKE TEKAPO

#### INTRODUCTION

The project entails the comprehensive development, restoration and protection of all the land within the site of Godley Peak Station.

For many decades the property has been extensively utilised for farming activities despite the harsh, cold, dry and wind-swept climate of its location high in the centre of the lake district of the MacKenzie Country.

The current manner of activities does not provide very meaningful outcomes in respect to the farming operations, utilisation of land or the development or protection of all the elements of the existing landscape and its heritage.

Through the owner's upbringing, long association and lifetime experience with this location within the district, they are determined to restore, manage, protect, and live on this land.

The project will determine the best utilisation of the land, and the rationalization of the flora and fauna, whilst also providing a place to live that will allow and bind them to operate and manage the property in the best possible way.

The existing buildings will be refurbished and brought up to an excellent standard to withstand the harsh climatic conditions of the site by installing new triple glazing, weather tightness, high levels of insulation and comprehensive repairs.

All other built elements such as fences, roads, walls, gates, yards and tanks will also be upgraded to a high standard that will be consistent with and reflect the quality of the property.

The new homestead itself will be designed and built to meet the highest architectural standards to provide a permanent house that is comfortable and belongs in the landscape.

#### 1. SITE / ENVIRONMENT

The homestead site is positioned on a low terrace of farmland that runs along the western flank of Lake Tekapo just north of the Cass River outlet and delta.

The building site is set back from the edge of the terrace as it drops down to its escarpment on the western edge of the lake shore.

From this position the homestead will obtain an easterly outlook across the lake to the Two Thumb Range and to the outlet of Godley River and Lake Tekapo to the north.

The current environ of the terrace presents open grazing land that rises from its western flank from a low broad wetland area that drains to the Cass River.

Set within its austere landscape, the site is surrounded by a perimeter of mountain ranges, that have an exceptional grandeur and beauty.

The proposed landscaping which shall include native tussock grasses, low alpine shrubbery and taller screens of New Zealand native trees, including NZ Beech, will reduce the extent of livestock grazing of the terrace and will ultimately extend to other areas of the property as part of the Farm Biodiversity Plan.

## **2. BUILDING LAYOUT, FORM AND CHARACTER**

The layout and form of the homestead has been arranged to manage the harsh and challenging climatic conditions of the region and location of the site.

The homestead is comprised of a series of some 10 separate and connected, single level building structures. In so doing the homestead will present itself as a cluster of smaller buildings, that reduce the overall mass and scale of the complex.

The set out of these structures orientate the interior spaces outwards to the surrounding lake and mountain views whilst also creating several inward facing courtyard spaces that provide private, sunny and sheltered outdoor living areas, within the clusters.

The resulting building forms happen to be reminiscent of the Welsh or Scottish Croft style housing of slate and stone which originated in similarly harsh environments, where the natural building resource of stone was equally abundant on the ground.

## **3. THE ARCHITECTURAL DESIGN**

The environment demands that the buildings be robust and strong, therefore the homestead will be constructed from natural, low maintenance materials including stone, slate and copper.

It is proposed that the cladding of each of the buildings will be constructed in stone, sourced, if possible, from the site or from elsewhere within the district. Window and door openings will be placed into the deep reveals in the walls. Slate or copper roofs shall be used to create a building with natural weathering characteristics.

The homestead comprises the necessary accommodation and number of rooms for a rural and farming operation. This includes the main living rooms and bedroom wings, together with a range of service rooms plus the amenities associated with an enclosed pool, spa and wellness facilities.

Separate bedroom suites have been designed and located to facilitate the potential for commercial homestay activities.

Extensive garaging and sheltered visitor parking is formed around an enclosed courtyard that will be hunkered into the contours of the site for protection from the driving rain and winds.

The Workshop and Implement Shed building have also been lowered and hunkered into the terrain and formation of the site.

The Winter Garden completes the collection of simple structures with a charming stone gabled glasshouse placed on the southeast corner of the site and which calls back across the lake to the township of Tekapo and The Church of the Good Shepherd.

The architectural plan and elevation drawings set out all the metrics, heights, areas, levels and the materials of all building structures.

The thick stone wall construction and inward facing courtyard design will internalise the outdoor living areas within the building complex thus restricting external sound and the effects of lighting.

The natural materials selected meet the best standards low maintenance, robustness and are inherently sustainable.

The architectural response will present an appropriate and well considered, warm, high quality and an enduring set of buildings that belong in this setting.

The overall architectural design of the homestead uses the same materials, style and construction techniques of our forefathers, in the land they have emigrated from, to the land we now belong.

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