



Godley Peaks Station
Baxter Design - Homestead Site Design and Land Modelling
P J Baxter - Summary Statement Report

BACKGROUND

1. Paddy Baxter is a director of Baxter Design, an Arrowtown based consultancy specialising in Landscape Architecture, Urban design and Masterplanning. Paddy has been a registered Landscape Architect (NZILA) since 1994. Baxter Design have been operating since 1998 and during that time have undertaken many projects in the Te Manahuna McKenzie Basin and in the Lake Tekapo environs.
2. We are familiar with the proposed homestead location at Godley Peak Station and with the wider landscape environment, its landscape character and amenity values. We are also familiar with the scope of the proposed application and the 'station-wide' bio diversity proposed and all the encompassing components of the application.
3. I have visited the site and fully explored the site to understand the characteristics of the site and to evaluate opportunities for the integration of the proposed structures into the landscape, I have been on Lake Tekapo by boat to undertake photography for the modelling of the proposed structures into lake view photos.

SITE DESIGN

4. Our brief has been to focus on the proposed homestead and its immediate environs. We are familiar with the proposed collection of building forms that together are referred to as the 'homestead'. To that end, our design goal has been to visually 'embed' the proposed homestead into the landscape within which it is to be located. To achieve this, we have undertaken the following:
 - The creation of earthshaping around the homestead, utilising the cut required to place the dwellings on site and redistributing that in an appropriate scale and form.
 - The design of mass indigenous plantings around the homestead and further beyond the homestead, utilising a plant selection that is endemic to the site and wider landscape
5. The principal goal / outcome of the design undertaken by Baxter Design is to reduce the perceived scale of the dwelling from identified viewpoints as set out in the report undertaken by Ben Espie of Vivian Espie.
6. The following sheets are attached to this report: (Package: Godley Peak Station – Homestead Ecological Design). The following sheets are included in that report:
 - **Sheet A:** Baxter Design: 4559 SK05 23 Sept - Masterplan
 - **Sheet B:** Baxter Design: 4559 SK06 26 Sept – Planting Palette
 - **Sheet C:** Baxter Design: 4559 SK07 26 Sept – Elevations
 - **Sheet D:** Baxter Design: 4559 SK08 27 Sept – Perspective Renders

- **Sheet E:** Baxter Design: 4559 SK09 27 Sept – Perspective Renders
 - **Sheet F:** Baxter Design: 4559 SK10 27 Sept – Viewpoint H Render
 - **Sheet G:** Baxter Design: 4559 SK11 27 Sept – Viewpoint I Render
 - **Sheet H:** Baxter Design: 4559 SK12 27 Sept – Viewpoint G Render
 - **Sheet I:** Baxter Design: 4559 SK13 - 23 Oct - Context and Photo Plan
 - **Sheet J:** Baxter Design: 4559 SK14 - 23 Oct – Photos 1 + 2
 - **Sheet K:** Baxter Design: 4559 SK15 - 23 Oct – Photos 3 + 4
 - **Sheet L:** Baxter Design: 4559 SK16 - 23 Oct – Photos 5 + 6
 - **Sheet M:** Baxter Design: 4559 SK17 - 23 Oct – Photos 7 + 8
 - **Sheet N:** Baxter Design: 4559 SK18 - 23 Oct – Photo 9
 - **Sheet O:** Baxter Design: 4559 SK19 - 23 Oct – Viewpoint 1 – Render
 - **Sheet P:** Baxter Design: 4559 SK20 - 23 Oct – Viewpoint 3 – Render
 - **Sheet Q:** Baxter Design: 4559 SK21 - 23 Oct – Viewpoint 4 – Render
 - **Sheet R:** Baxter Design: 4559 SK22 - 23 Oct – Viewpoint 5 – Render
 - **Sheet S:** Baxter Design: 4559 SK22 - 23 Oct – Viewpoint 7 Render
7. The design process has been a two-step process: firstly, opportunities for the shaping of the land around the homestead were identified and draft contours were set out. The proposed shape and form of the contouring has been kept to an appropriate scale in order to replicate the gentle rolls of glacial moraine, avoiding any abrupt and inappropriate ‘mounding’. This is shown on **Sheet A**, where the proposed landshaping is shown in contour line both directly adjacent to the dwelling and further from the homestead (especially to the south of the homestead).
 8. **Sheet C** shows a cross section and is useful in illustrating the ‘background’ shaping to be undertaken to the south of the proposed structures, utilising the cut to be taken from the buildings cut into the existing landform.
 9. **Sheets D & E** are ‘birds-eye’ perspectives useful in describing the shape, form and scale of the proposed landshaping and plantings.
 10. Secondly, a broad cover of indigenous plantings (refer **Sheet B**) has been overlaid over the designed contours, extending the proposed planting well past the immediate environs of the proposed homestead.
 11. The proposed planting has been shown in 3 broad mixes of planting (refer **Sheet B**) including (a) tussock selection, (b) Mid – low Native Selection (1-2m height at maturity) and (c) Higher Native Selection, including taller shrub planting t 2-2.5m and tree planting, being Kowhai and Mountain Beech. The total area of proposed planting is substantial being approximately 22,100m² in size.
 12. It is also noted that no lawn areas are proposed to the north of the homestead, where typically lawn areas would be located. Instead, planting will be bought directly to all edges of the building forms that make up the homestead, aside from the internal access courtyard and a deck area directly north of the centre of the homestead.
 13. We note that photographs taken from Lake Tekapo (Sheet I) were undertaken by myself Design and photographs G & H were taken by Vivian Espie.

=MODELLING (COMPUTER)

14. Following the design process, the proposed design, including earthshaping and planting, has been fully modelled in a 3D computer process (**refer Sheets D - H and O-S**) and placed over viewpoints identified in the Vivian Espie Report and on photographs taken from the lake on 17th October 2024. The purpose of this

process is to provide accurate visual models for the purpose of assessing the designed outcome and to enable an assessment of the potential adverse effects arising from the proposal.

SUMMARY

15. Having undertaken the above process we are confident that the combination of appropriate earthshaping and proposed planting will reduce the scale of built form that is potentially visible from wider viewpoints from the east and north, including close and distant lake views and views towards the homestead from the eastern margins of Lake Tekapo. The proposed earthshaping to the south of the homestead (including the ancillary building southwest of the homestead) will remove any potential visibility of those built forms from viewpoints to the south.