

The points we wanted to make include:

1. BML saw the benefit in our assessment of avoiding fragmentation of the home paddock that the FBA had arbitrarily divided in two. At the hearing we had intended to ask that given this why a similar intent of avoiding fragmentation of the built environment hadn't also been applied. Instead all but one dwelling was left within the FBA with one left outside.
2. We would have pointed out that this sense of fragmentation is very pronounced when driving into the property as shown in Figures 16 and 17 of Dr Mick Abbott's landscape assessment. We would have used these figures to clarify to the panel where BML had suggested Farm Base Area boundary is to be creates an arbitrary fragmentation of the property. Note, in these presentation notes these are marked in red.



Figure 16: Series of views moving up the driveway with this view of the main driveway, with original farm worker's cottage concealed by trees on the right



Figure 17: Photo of main driveway, with original farm worker's cottage and garage on the right. The current FBA boundary is between the garage and the car that is visible in the distance and parked by 'The Lodge'.

3. BML identified that the inclusion of the existing house (located there in the 1960s) would have adverse visual effects. At the hearing we wanted to ask what was the evidence of these adverse visual effects. We wanted to point out that BML had not acknowledged or considered the evidence presented in the landscape assessment and in particular item 31 in Dr Mick Abbott's report.
4. We were also wanting to point out that on the other side of the road from where Figure 20 in this report is taken is the rapidly being developed Twizel Airport area. We would also have pointed to the four large Transit NZ/Waka Kotahi signs visible along the road (three on the left hand side, and one on the right hand side), and also how the clustered nature of the existing farm buildings do not, in our opinion, constitute an adverse visual effect.



Figure 20: Photo from State Highway 8 taken opposite the Twizel Airport entrance. The homestead area is legible as a cluster of buildings with the original farm worker's house at the left, then the woolshed, the cottage, the dark form of the mananger's house, the hanger and then the new owner's house on the right.