

**BEFORE COMMISSIONER PANEL APPOINTED BY  
MACKENZIE DISTRICT COUNCIL**

**In the matter** of the Resource Management Act 1991

**And**

**In the matter** of an application by Godley Peaks Station Limited to establish Homestead and Accessory Buildings at Godley Peaks Station, Lake Tekapo.

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**EVIDENCE OF JOHN CHRISTOPHER BURGESS**

**11 March 2026**

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**MAY IT PLEASE THE PANEL:**

**Credential and Experience**

*Current Position*

- 1 My full name is John Christopher Burgess.
- 2 I practise as a senior scientist at BRANZ Limited, specialising in the compliance of residential claddings and glazing systems with the New Zealand Building Code (NZBC), in the areas of weathertightness and thermo-optical performance.

*Qualification and Experience*

- 3 I hold the degree of Bachelor of Science (Hons) in Bio-Physics, and Post-graduate certificate in Life Cycle Assessment. I am a member of several New Zealand and Australian standards committees (NZS 4211, AS2047, AS/NZS 4284, BD8, BD21, BD80) dealing with weathertightness and the performance of glazing systems.
- 4 I have been working as a senior scientist at BRANZ for over 30 years. Included in this experience is development of an insulating glazing durability test facility at BRANZ, building tools to service the NZBC for thermo-optical performance of glazing and vetting the performance of glazing panes imported into NZ for the NZ glazing industry. I have further experience in assessing the contribution of insulating glazing systems to the sustainability of our residential environment, for both the New Zealand and Australian governments, and the efficiency of lighting systems for the NZ government.
- 5 I have assessed the impact of glint and glare for several residential developments within outstanding natural landscapes (ONLs) around the Queenstown Lakes area

**Environment Court Practice Note**

- 6 I acknowledge that I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it.
- 7 Other than where I state that I am relying on the advice on another person, I confirm that the issues addressed in this statement are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## Scope of Evidence

- 8 Mr Warren Lewis/Godley Peak Station Ltd (**the Applicant**) has applied for a resource consent to construct a new five-bedroom dwelling on Godley Peaks Station near Lake Tekapo (the **Application**).
- 9 BRANZ Limited was commissioned by the Applicant to produce a report on solar reflectivity (glint and glare) potentially visible from publicly accessible spaces from the external glazing of a proposed homestead development below the farm base of Godley Peaks Station, Tekapo, Mackenzie District, Canterbury, New Zealand.
- 10 I produced a Report in support of the Application titled: '*Godley Peaks: DC20907-0005: A Report on Solar Reflectivity from Proposed Homestead Development on Godley Peaks Station, Tekapo, New Zealand,*' which was finalised on 10 December 2025.

## Response to Planners Report (and Conditions)

- 11 I confirm to the Panel that my assessment and conclusions contained in the Report remain valid having considered the Planners 42A Report.
- 12 The Planners Report includes Appendix 3 (draft recommended conditions). While Appendix 3 does not include specific conditions relating to my glint/glare recommendations<sup>1</sup> I understand that they have been adopted by the Applicant through their Cover Letter response dated 19 January 2025, with my report being appended as Attachment 3 to that Letter.
- 13 Specifically, my recommendations (1) and (2) have been adopted in relation to potential glint and glare effects arising from the pool room roof. The bunding and planting option assessed under recommendation (6) has been adopted to address potential glint and glare effects associated with the Wintergarden. Recommendations (3)–(5) have been superseded by the revised proposal presented to me as part of recommendation (6), which has since been adopted by the Applicant.

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<sup>1</sup> Assessment, Section 11 and 12 (recommendations 1-6)

**Conclusion**

14 Provided my recommendations are implemented as outlined in my Report, I confirm my position that glare has been thoroughly assessed and effects arising from glint/glare can be assessed as less than minor.



**John Christopher Burgess**

**Dated 11 March 2026**