



**SECTION 95, 95A-F RESOURCE MANAGEMENT ACT 1991 (RMA)
NOTIFICATION RECOMMENDATION
RESOURCE CONSENT APPLICATION– RM240167**

Applicant:	Godley Peaks Station Ltd
Application Description:	Construction of a residential unit (homestead) and accessory buildings on Godley Peaks Station beyond the identified Farm Base Area and within a Lakeside Protection Area.
Application Status:	Non-complying
Property Address:	Godley Peaks Road, Lake Tekapo
Legal Description:	Part Run 80 and Part Rural section 42000 and Section 1 Survey Office Plan 19295 as contained in Identifier CB30B/914; Rural section 35546 as contained in identifier CB22K/1055; Rural Section 28967 as contained in Identifier CB22K/1057; and Part Rural Section 33489 and Part Rural Section 33490 as contained in identifier CB29B/413.
Site Area:	23,710.423ha (noting a 9,124ha partial surrender in 1995 and further reduction through the Tenure Review process)
District Plan Zone:	Operative Plan: Rural – Te Manahuna/the Mackenzie Basin Outstanding Natural Landscape (ONL), Lakeside Protection Area (LPA) and an Area of High Visual Vulnerability (AHVV). Plan Change 23: General Rural Zone (GRUZ) – Te Manahuna/the Mackenzie Basin Outstanding Natural Landscape (ONL), Lakeside Protection Area (LPA) and an Area of High Visual Vulnerability (AHVV).
Author:	Nick Boyes (Consultant Planner)
Date of Report:	10 March 2025

1.0 INTRODUCTION

My name is Nicholas (Nick) Brian Boyes. I am a Consultant Planner at Core Planning & Property Ltd. I hold a Bachelor of Science (majoring in Plant and Microbial Science and Geography) from the University of Canterbury (1997) and a Master of Science (Resource Management) (Honours) from Lincoln University (1999). I have worked in the field of planning/resource management since 1999.

I have been asked by the Mackenzie District Council (the Council) to prepare this report relating to the notification decision pursuant to sections 95A to F of the RMA. The report acts as an audit of the

application lodged with the Council in December 2024 prepared by Mr Carey Vivian of Vivian and Espie Ltd on behalf of the Applicant. The application included various specialist technical assessments.

In preparing this report I have been assisted by a landscape peer review undertaken by Ms Bron Faulkner, which is attached as **Appendix 1**.

I am familiar with the contextual setting in and around the proposed building site, having visited the site pre-lodgement (in December 2023) accompanied by Ms Faulkner and representatives of the Applicant .

2.0 PROPOSAL DESCRIPTION

A detailed description of the proposed activity is set out in Section 4 of the application Assessment of Environmental Effects (AEE). This description is adopted for the purpose of this report and a brief summary set out below.

It is proposed to erect a residential unit/homestead and associated ancillary buildings at the south-east corner of Godley Peaks Station to be used a residence for the station's owner (see **Figure 1** below). The application includes landscaping planting around the proposed buildings, the adoption of a Farm Biodiversity Plan (FBP) for the entire freehold property, the upgrade of huts on the property (including those that will become part of the conservation estate on finalisation of the tenure review process) and a volunteered contribution towards the Cass River bridge replacement.

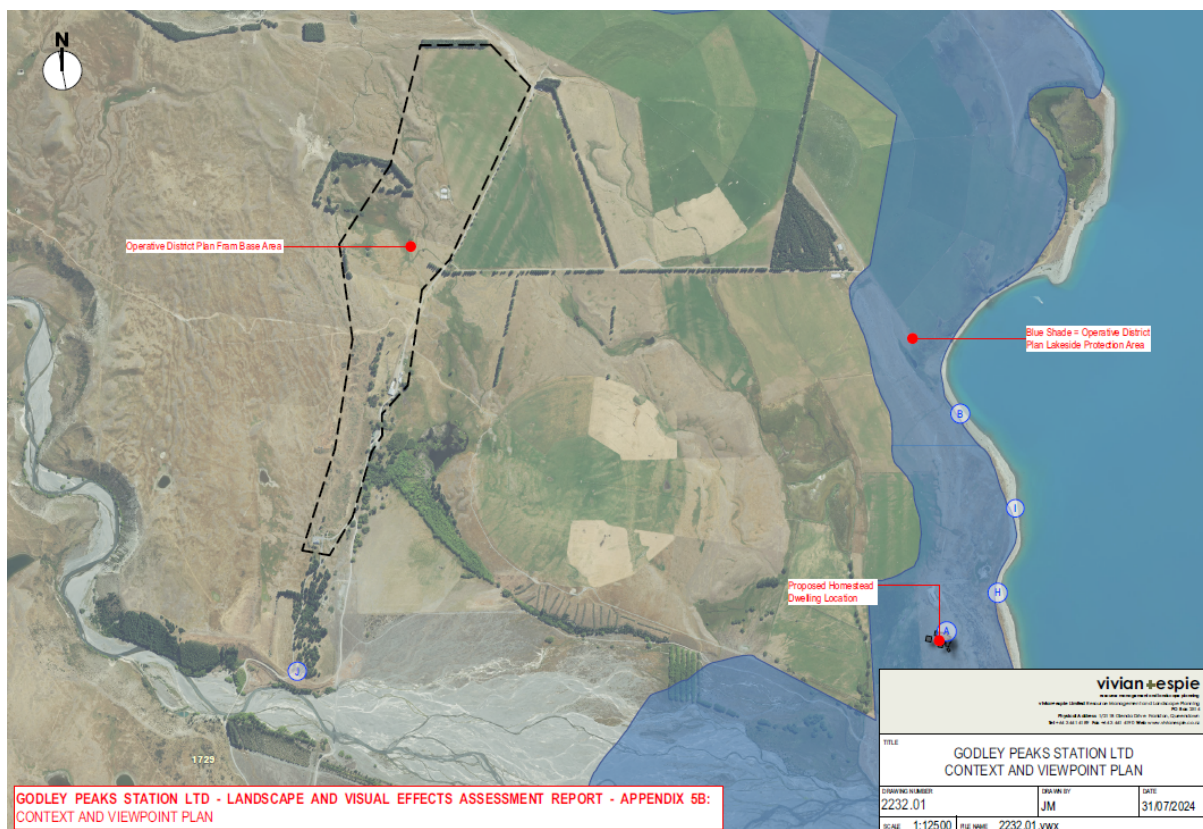


Figure 1: Location of proposed buildings relative to existing FBA (Source: application AEE).

Buildings

Four separate buildings are proposed as follows:

- A residential unit with a floor area of 800m², including a 170m² pool and 70m² cabana. The highest point of the proposed dwelling is the apex of the gable roof form through the formal living and pool area, being 8.5m in height above a FFL of 739masl (approximately 5.8-6.8m above existing ground level). The residential unit is to be mainly clad in stone and cedar, a copper roof (left to weather naturally) with triple glazed aluminium joinery.
- A garage consisting of three bay car parking and woodshed. The garage has a floor area of 100m², and is 6.5m in height above a FFL of 739masl (approximately 3.2-3.6m above existing ground level). The garage is to be clad to match the principal residential unit.
- A winter garden building with a floor area of 90m², and is 6.7m in height above a FFL of 739masl (approximately 3.3-3.5m above existing ground level). The Winter Garden is to be clad to match the principal residential unit. The Applicant volunteers a condition that there be no internal lighting within the Winter Garden Building to avoid any upward light spill.
- A workshop/implement shed is proposed to be located to the west of the main residence. The workshop/implement shed floor area of 400m², and is 9m in height above a FFL of 738masl (approximately 6.2-8.5m above existing ground level). The workshop/implement shed is to be clad to match the principal residential unit.

The application documentation includes an architectural statement describing the design of the above buildings in more detail (appended to the application as Attachment C).

Access

It is proposed to access the building site via an existing farm track to the north of the Godley Peaks Station Farm Base Area (FBA). This access alignment is shown on the Earthworks plan (Overall Plan) appended to the application as Attachment R. This farm track will need to be upgraded to service the proposed homestead and extended to the proposed building platform (see **Figure 2** below).

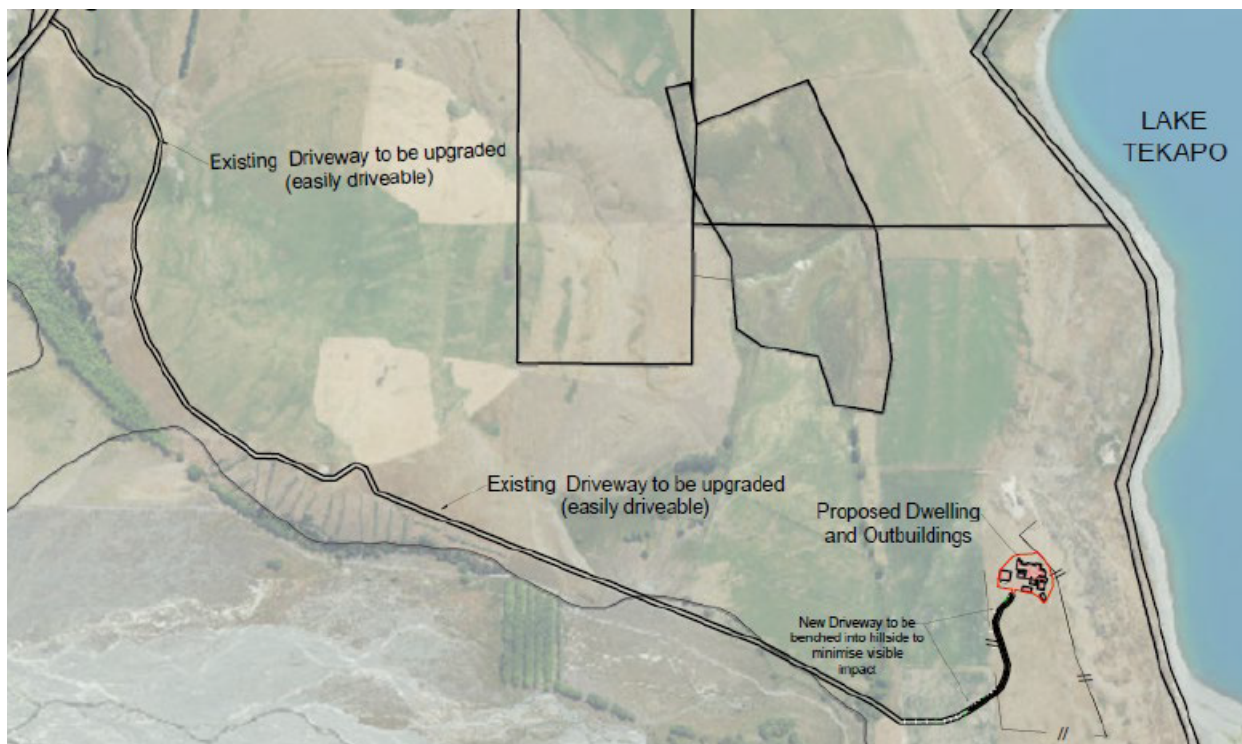


Figure 2: Proposed access alignment (Source: application AEE).

Servicing

Water supply, firefighting water, wastewater disposal and stormwater runoff in relation to the proposal are to be on-site and are specifically addressed in an Infrastructure Report, prepared by Civilised Ltd, is appended to the application as Attachment J.

Earthworks

Overall, some 13,500m³ of cut for the building platform will be used to create mound to the south of the building. The maximum depth of the cut is approximately 2.5m and the maximum height of fill is approximately 2.6m. Other surplus earthworks material will be used for landscaping on the site.

All earthworks will be undertaken in accordance with the Environmental Management Plan (EMP) prepared by Enviroscope, appended to the application AEE (Attachment K).

Landscaping

The landscape design of the area around the residential unit and ancillary buildings has been designed to use locally-relevant native species mixes to create a strongly vegetated setting for the buildings. Landscape plans and simulations are included in the AEE (Attachment E).

Farm Biodiversity Plan

As part of the application, the Applicant has commissioned e3Scientific to prepare a Farm Biodiversity Plan (FBP) in accordance with Appendix Y Farm Biodiversity Plan Framework of the Mackenzie District Plan (which is the subject of PC18 appeals).

Whilst no indigenous vegetation clearance is proposed by this application, the application AEE states that production of a FBP is the most appropriate way to record and secure these biodiversity objectives and demonstrates the Applicant's commitment to sustainable management at Goldey Peaks Station.

Cass River Bridge Contribution

The Applicant volunteers as a condition of consent to make a 12.5% contribution of the actual cost of the replacement bridge (inclusive of GST, if any) up to the value of \$500,000. The following condition is volunteered on the granting of the resource consent:

- (a) *The consent holder shall pay a 12.5% contribution towards the actual cost of the Cass River bridge replacement, to a maximum value of \$500,000 (inclusive of GST).*
- (b) *The consent holder may enter into a bond, in a form to be determined by Council solicitors, to secure the maximum value of the contribution detailed in (a) above. The cost of setting up the bond is to be borne by the consent holder. This resource consent shall not be exercised until the consent holder has provided evidence to the Council that the bond has been established.*

Hut Refurbishments

The property (prior to tenure review being completed) contains a number of huts which, within the next 5 years, are proposed to be refurbished by the Applicant. Each of these huts, and proposed work, are described in the application AEE. Specifically, these works relate to John Scott Lodge, Ribbonwood Hut, Angus Hut, Rankin Hut and Middle Gorge Hut.

The Huts themselves have existing use rights, so any refurbishment, described in the application AEE as recladding, reroofing, triple glazing and insulation, would be a permitted activity. However, it is noted that Rankin Hut has been demolished. The AEE refers to either rebuilding this hut or relocating the current Angus Hut to the former Rankin Hut site. This activity would not otherwise be permitted.

The proposed refurbishment of the Huts is put forward as a positive outcome arising from the proposal. On that basis the Applicant is willing to volunteer a condition of consent to the following effect:

Prior to the residential occupation of the proposed dwelling the consent holder shall complete the external refurbishment of the of the John Scott Lodge, Ribbonwood, Angus, Rankin and Middle Gorge Huts. The refurbishment shall be limited to recladding, reroofing, triple glazing and adding insulation.

The exterior of any refurbishment shall not have a reflectivity index of more than 40%.

This exercise of this condition is conditional on the Department of Conservation or LINZ giving permission to undertake the refurbishment of those huts which are not in the ownership of the consent holder.

It is noted that the Department of Conservation has provided a written approval to the application proposal (as discussed further below).

3.0 SITE & HISTORY DESCRIPTION

3.1 The Application Site

The subject site is legally described in four separate titles. The main title is Part Run 80 and Part Rural section 42000 and Section 1 Survey Office Plan 19295 as contained in Identifier CB30B/914. This is a pastoral lease under Section 83 of the Land Act 1948. The term of this lease is 33 years commencing on 1 July 1984 and renewed for a further period of 33 years commencing 1 July 2017.

The size of the pastoral lease is some 23627.2803ha (more or less) and takes in the Hall Range occupying the land between the Cass and Godley Rivers.

In addition, three contiguous freehold titles are owned by the Applicant, legally described as follows:

- Rural section 35546 as contained in identifier CB22K/1055;
- Rural Section 28967 as contained in Identifier CB22K/1057;
- Part Rural Section 33489 and Part Rural Section 33490 as contained in identifier CB29B/413.

Godley Peaks Station is well advanced through the 'land tenure review process'. The application AEE sets out that a copy of the Summary of Substantive Proposal (SSP) dated May 2021 is available on the LINZ website. As detailed in the SSP, the tenure review proposal provides for the protection of 11,883 hectares as conservation area, including 8 hectares as recreation reserve. The remaining 2,676 hectares are designated to be freehold, of which 376 hectares subject to a conservation covenant. The LINZ substantive proposal designation plan is included as **Figure 3** below.

The AEE notes that the following changes to tenure arrangements are in the immediate vicinity of the proposed building platform:

- The area adjoining the Cass River/Te Awa-a-Takatamira will be subject to Crown Control as Conservation Area ('CA5'), subject to easement for farm management access (identified a G-W).
- Areas identified and Conservation Area ('CA2') adjoining CA5 will be in full Crown Ownership and Control.
- An Easement will protect Crown Access (for conservation purposes) to Micks Wetland (SONS.65).

- The Edge of Lake Tekapo is to be in full Crown ownership and control for the purpose of Recreational Reserve.

The proposed residential unit/homestead is to be located within the 2,283ha of land that is proposed to be freehold and not subject to any conservation covenant.

The AEE states that the application is consistent with the Agreements contained within the Land Tenure Review. It is also noted that affected party approval of the Crown (LINZ) has been obtained (Attachment Q to the application).

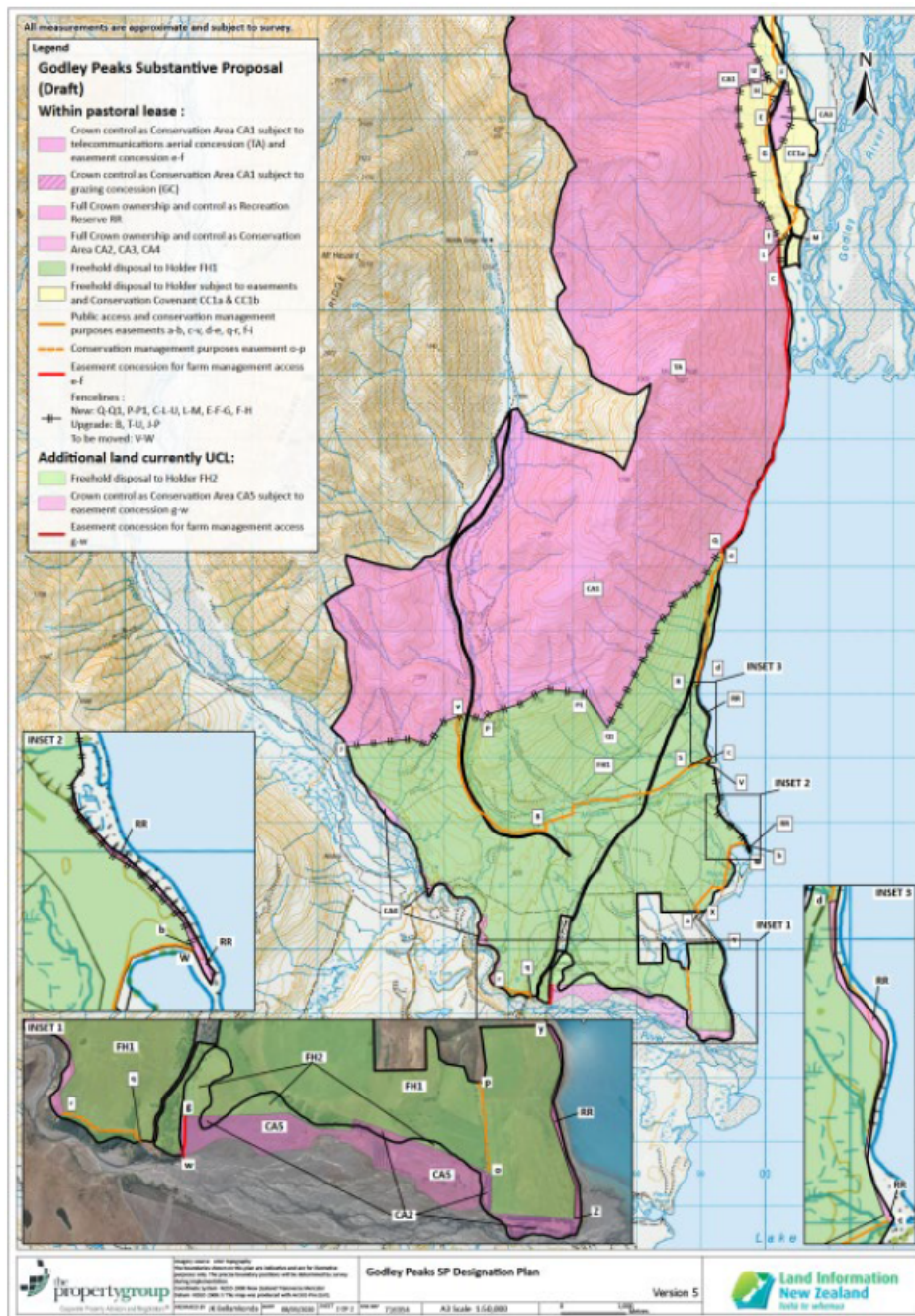


Figure 3: LINZ Substantive Proposal (Source: application AEE).

3.2 Application Site Consent History

The application site is subject to three existing resource consents:

- **RM090085** – *Certificate of Compliance to undertake Farming Activities that includes the growth of pasture and crops for livestock farming, pastoral intensification and the spray irrigation of pasture and crops using centre pivots.*
- **RM210107** – *Land Use Consent to Establish new Fencing to mark the new Property Boundary Following Tenure Review.*
- **RM220149** – *Land Use Consent to Construct Sheep Yards Outside a Farm Base Area in the Mackenzie Basin Subzone, in a Lakeside Protection Area, Outstanding Natural Landscape and an Area of High Visual Vulnerability; and Retrospective Land Use Consent to Retain Cattle Yards in the Mackenzie Basin Subzone Outside of a Farm Base Area.*

The activities authorised by these consents form part of the existing environment for the purpose of assessing the subject application. They do not otherwise have any particular influence on the processing or consideration of the proposed activity.

4.0 MACKENZIE DISTRICT PLAN

The Mackenzie District Plan is currently under review by way of various plan changes being undertaken in Stages.

Many of the provisions applying to the application site via the General Rural Zone and Natural Features and Landscapes Chapters of the District Plan were addressed in Plan Change 23 (PC23) undertaken as part of the Stage 3 of the Mackenzie District Plan Review (MDPR).

Stage 3 is well through the First Schedule planning process; with the Council's decisions on submissions being notified on 5 August 2024. The appeal period closed on 16 September 2024. Various appeals have been received and are currently scheduled for mediation commencing at the end of March 2025.

In the context of this application, it is noteworthy that PC23 made very few changes to the Operative Plan provisions applying to Te Manahuna/ the Mackenzie Basin. This was due to those provisions having been previously amended by Plan Change 13 (PC13). Changes were effectively limited to reformatting the structure of the provisions so that they aligned with the format set down in the National Planning Standards. The substantive content of the provisions was not changed.

This means that it makes little substantive difference to the assessment of the application whether it is the previous operative provisions that are considered, or those updated by way of PC23.

The Council is also currently reviewing matters relating to the ongoing loss or potential loss of indigenous biodiversity within the District through Plan Change 18 (PC18). The Environment Court made a Declaration (Decision No. [2017] NZEnvC 202) that within the Mackenzie Basin Subzone Rules 1.1-1.3 shall have immediate legal effect. A new Section 19 focussed on indigenous biodiversity has been inserted in the District Plan along with a revised set of indigenous vegetation clearance rules. PC18 was notified on 20 December 2017, with the Council's decisions on submissions being notified on 24 June 2021. PC18's provisions are currently subject to appeals that have yet to be resolved.

4.1 Zoning/Overlays

The application site is zoned Rural under both Plans, and is similarly identified as being within an Outstanding Natural Landscape (ONL), and Lakeside Protection Area (LPA) under both plans.

The Te Manahuna/Mackenzie Basin ONL is further mapped into areas of Low, Medium and High Visual Vulnerability. The site of the proposed residential unit and ancillary buildings is located within an area of High Visual Vulnerability.

PC13 included the identification of a Farm Base Area (FBA) for most of the high country properties within Te Manahuna. The development of farm and non-farm built form and intensification are encouraged to occur within the identified FBA.

The FBA for Godley Peaks is shown in **Figure 4** below. Please note that the location and boundary of this FBA was carried over into PC23 unchanged.

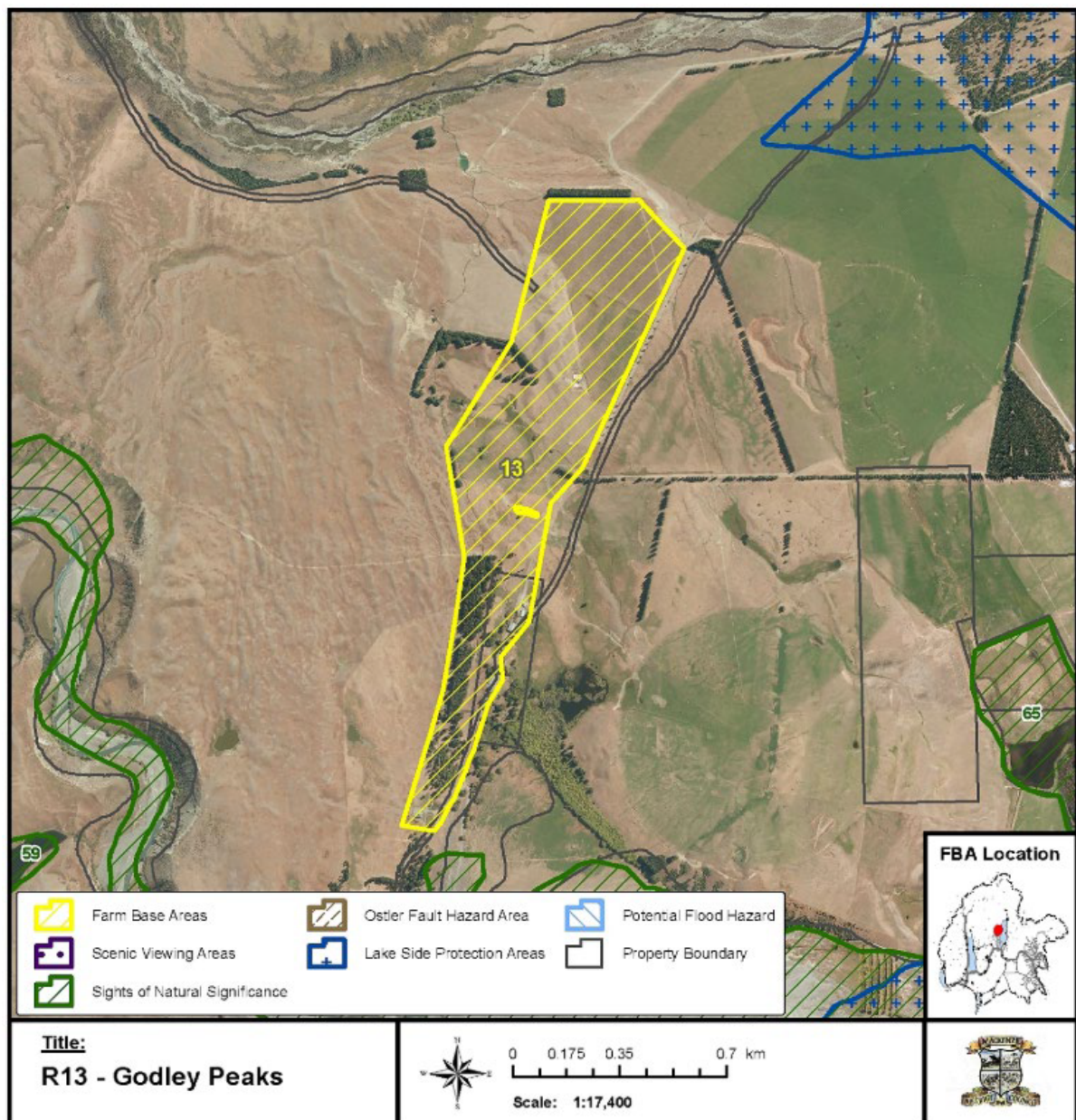


Figure 4: Godley Peaks FBA.

4.2 Plan Assessment / Activity Status

A detailed assessment of the proposed activity is set out in Section 5.2 of the application AEE. That detail is not repeated here. The key aspects of that assessment are as follows:

- a) The proposal is a non-complying activity under Rule 3.4.4 as the proposed buildings are located within a LPA;
- b) The proposal is a non-complying activity under Rule 3.4.5 as the proposed buildings are located outside an FBA in an area of High Visual Vulnerability;
- c) The earthworks associated with the proposal area discretionary activity under Rule 4.3.1;
- d) No indigenous vegetation is proposed to be cleared so the proposed activity does not create a non-compliance with the provisions set out in PC18.
- e) The AEE does note that it is possible that part of the dwelling could be used for Residential Visitor Accommodation in the future, in which case it would comply with R10.1 and R10.2;
- f) The proposal complies with the standards set out in GRUZ-S2 (Density), GRUZ-S2 (Building Setbacks), GRUZ-S3 (Building Coverage), GRUZ-S4 (Height), GRUZ-S8 (Wastewater), GRUZ-S9 (Firefighting Water);
- g) The proposed location meets the 'Natural Character' setbacks from lakes set out in NATC-R1 (Buildings) and NATC-R2 (Earthworks);
- h) The earthworks proposed within the LPA are a non-complying activity under NFL-R5;
- i) The proposal does not meet NFL-R9.6 (Visual Vulnerability), NFL-R9.7 (Height) or NFL-R9.8 (Lakeside Protection Area) and is therefore a non-complying activity.
- j) In terms of the NFL Standards, the proposed structures do not meet NFL-S1 'Height', NFL-S2 'Building Footprint', NFL-S3 'Building Coverage'.

4.3 Activity Status

Overall, the proposal is assessed as a **Non-Complying Activity** under the operative MDP and relevant plan changes (namely PC23).

As noted in the AEE, the District Plan states that for a non-complying activity, a resource consent is required and may only be granted where the adverse effects of the activity on the environment will be minor, or the activity will not be contrary to the objectives and policies. There are no restrictions on the matters which the Council can consider.

5.0 NATIONAL ENVIRONMENTAL STANDARDS

Under section 9(1) of the Act, no person may use land in a manner that contravenes a national environmental standard unless the use is expressly allowed by a resource consent, or is an existing lawful activity allowed by sections 10, 10A, or 20A of the Act.

Of the National Environmental Standards in place, only those relating to managing contaminants in soil to protect human health (NESCO) and freshwater (NES-F) are considered relevant to the processing of this application.

In terms of the NESCO, a Preliminary Site Investigation (PSI) has been completed by e3Scientific and appended to the application as Attachment L. The PSI finds that currently the greater station is predominantly used for grazing of livestock and some cropping. The site (i.e. the building platform and surrounds) is modified through cultivation and is used for grazing and cropping.

Based on a detailed review of site history and a site walkover, e3Scientific 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. Having visited the site there is no obvious reasons to suggest otherwise, and this assessment of the NESCS is adopted for the purpose of this report.

In terms of the NES-F, I agree with the assessment set out in the application AEE that the only activities to be undertaken around surface water are access to the wetlands area for the purposes of planting and ecological enhancement. Any activities within an identified natural inland wetland will meet the requirements of clause 38 of the NES-F (being permitted activities associated with restoration, wetland maintenance, and biosecurity of natural inland wetlands).

6.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The assessment of effects outlined below is undertaken in accordance with section 95D of the RMA, which sets out the statutory requirements for a consent authority deciding whether an activity will have or is likely to have adverse effects on the environment that are more than minor for the purpose of notification decision-making, as follows:

- (a) must disregard any effects on persons who own or occupy—
 - (i) the land in, on, or over which the activity will occur; or*
 - (ii) any land adjacent to that land; and**
- (b) may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect; and*
- (c) in the case of a restricted discretionary activity, must disregard an adverse effect of the activity that does not relate to a matter for which a rule or national environmental standard restricts discretion; and*
- (d) must disregard trade competition and the effects of trade competition; and*
- (e) must disregard any effect on a person who has given written approval to the relevant application.*

6.1 Permitted Baseline

As all buildings within the LPA are a non-complying activity, there is no relevant permitted baseline to consider in this instance. This is acknowledged in the AEE submitted on behalf of the Applicant.

6.2 Trade Competition

The nature of the proposal is such that no matters of trade competition are anticipated to arise or have any influence on the notification decision.

6.3 Written Approvals

The application includes the written approval of Land Information New Zealand (LINZ) and the Department of Conservation (DoC). Furthermore, the application includes a letter in support from Timaru Boys High School. Having reviewed the letter it is considered that it meets the requirements to be considered as a written approval to the application in terms of section 95E of the RMA.

6.4 Environmental Effects

It is considered that the primary effects of the proposed activity relate to the landscape and visual amenity effects of the residential unit and accessory buildings in the proposed location on Godley Peaks Station.

It is noted that an additional residential unit for the purpose of an owners residence is not an unreasonable expectation, and that such use is effectively provided for within the identified FBA. The effects of this proposal relate to the sensitivity of the proposed location, being within an ONL and LPA within Te Manahuna/the Mackenzie Basin outside the identified FBA.

6.4.1 Landscape and Visual Amenity Effects

The application included a Landscape Assessment of Effects prepared by Mr Ben Espie of Vivian and Espie Ltd Head (Attachment I to the application). This has been peer reviewed on behalf of the MDC by Ms Bron Faulkner, with Ms Faulkner's peer review report attached as **Appendix A**.

Ms Faulkner notes that the proposed site location for the residential unit/homestead does not appear to result from a restraints-based site selection process that would typically be undertaken for a proposal located within the LPA and ONL. Overall, Ms Faulkner considers that the combination of site's hill top position close to Lake Takapo, the relatively large landform modification, and the scale of the built form, would not integrate into the lakeside setting.

In her view the proposal would result in adverse effects on the natural character of the lakeside setting and the uncluttered, undeveloped character of the LPA and Te Manahuna/Mackenzie Basin ONL. Specifically in terms of this notification assessment, Ms Faulkner confirms that in her opinion the adverse landscape and visual effects would be more than minor.

It is my understanding that Ms Faulkner's use of the term more than minor is consistent with the seven-point scale used by Landscape Architects in terms of the effects thresholds used in the RMA (Guidance from p150-p151 in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022). Ms Faulkner is clear that in her view the application proposal meets the threshold for public notification in terms of adverse landscape and visual amenity effects.

Based on that assessment, it is considered that such effects are potentially more than minor and therefore meet the threshold for public notification under section 95A of the RMA.

6.4.2 Ecological Effects

In terms of ecological effects. It is noted that an ecological assessment of the proposed road upgrades and building site is included in Attachment G to the application AEE. The assessment is prepared by e3Scientific Ltd.

This assessment sets out that the existing access road and proposed extension to the proposed building platform traverses either "intensively developed farmland" or "exotic herbfield". The report concludes that no indigenous vegetation was observed within the proposed disturbance areas and of the indigenous fauna species observed only one is classified as At Risk and is therefore exempt from SNA classification.

Having visited the site, including travel along the existing access road and observation of the area in which the proposed access road is to be extended, it is considered that the area is improved pasture dominated by exotic pasture grasses/vegetation. On that basis the ecological assessment has not been formally peer reviewed and any adverse effects on indigenous biodiversity are considered to be no more than minor. Such effects would not be considered to be of a scale and significance that would trigger the need for public notification in their own right.

6.4.3 Cultural Effects

The Ngāi Tahu Statutory Acknowledgements and Freshwater Policy describe Ngāi Tahu's relationship with the area, in particular their association with Takapo (Lake Tekapo) and its value with respect to mahinga kai.

Given the proximity of the proposed building platform to Takapo (Lake Tekapo), the application has been forwarded to the papatipu runanga for comment via Aoraki Environmental Consultancy Ltd (AECL).

At the time of writing comments had yet to be received, but noted that as it is recommended that the application is to be publicly notified in any case, a final determination on cultural values and any effects of the proposal on those effects is not necessary at this time and would not influence the notification recommendation.

6.4.4 Other Effects

The application includes a thorough and detailed AEE that includes various technical assessments. It is noted that aside from the matters outlined above, those assessments are not in dispute and any such effects are considered acceptable.

6.5 Conclusion – Assessment of Adverse Environmental Effects

Based on the information provided by the Applicant and the assessment undertaken above, it is considered that the adverse landscape and visual amenity effects of this proposal on the environment will potentially be more than minor.

Ms Faulkner reaches a different conclusion to that provided on behalf of the Applicant by Mr Espie in terms of the effects on landscape character at both the site and wider Mackenzie Basin ONL scale.

Based on the above assessment, it is considered that the adverse effects of the proposed new residential unit/homestead and ancillary buildings are potentially more than minor and therefore that the application should be publicly notified pursuant to section 95A of the RMA.

7.0 PUBLIC NOTIFICATION ASSESSMENT (SECTION 95A)

Step 1: Mandatory public notification in certain circumstances (section 95A(3))

Public notification of this application is not mandatory in this instance, as:

- (a) The Applicant has not requested that the application be publicly notified.
- (b) Public notification of this application is not required under section 95C of the RMA.
- (c) The application is not made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977.

Step 2: Public notification precluded in certain circumstances (section 95A(5))

The application is not precluded from public notification as:

- (a) no relevant rules and/or NES preclude notification.
- (b) The application is not for a controlled activity, or a boundary activity.

Step 3: Public notification required in certain circumstances (section 95A(8))

There are no rules in either the District Plan or a National Environmental Standard that require public notification in this instance.

In terms of section 95A(8)(b), public notification is required as the adverse effects of the proposed activity on the landscape are considered to be more than minor (as assessed above and in **Appendix 1** attached).

This assessment, in accordance with section 95D, disregards:

- (a) *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- (b) *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline)).*
- (c) *Effects that do not relate to a matter of discretion, if the activity is Restricted Discretionary Activity must be disregarded (s95D(c)).*
- (d) *Trade competition and the effects of trade competition (s95D(d)).*
- (e) *Effects on persons who have given written approval to the application (s95D(e)).*

Step 4: Special circumstances that would warrant public notification (section 95A(9))

This final step requires that the consent authority determine whether special circumstances exist in relation to the application that warrant the application being publicly notified. Given the findings in regard to the adverse effects of this proposal in terms of Step 3 above, no determination on whether special circumstances apply is required.

8.0 NOTIFICATION RECOMMENDATION & DETERMINATION

Conclusion on Public Notification under section 95A:

It is considered that the application RM240167 to establish a residential unit/homestead on Godley Peaks Station outside the identified FBA, being within a Lakeside Protection Area meets the criteria for full public notification pursuant to section 95A of the RMA.

Prepared by,



Nick Boyes
Consultant Planner

Date: 10 March 2025

The above Notification Report, Landscape Peer Review and recommendation to publicly notify the application was provided to the Applicant on 12 March 2025. As a result of comments received a minor change was made to the Landscape Peer Review dated 12 April 2025. By way of email dated 13 May 2025 the Applicant requested the Council proceed with the public notification of the application.

Recommendation to publicly notify application RM240167 approved under Delegated Authority by,



Julie Shanks
Mackenzie District Council Planning Manager

Date: 15 May 2025