

**General**

1. The design, construction of the residential unit (homestead), accessory buildings and access on Godley Peaks Station authorised by this consent must be undertaken in general accordance with the attached approved plans and information submitted in the documentation entitled 'Application and Assessment of Environmental Effects: Construction of a homestead and accessory buildings at Godley Peaks Station, Lake Tekapo', prepared by Vivian+Espie, dated December 2024, the supporting information and additional information provided on 19 January 2026. Where there is any discrepancy between this documentation and the conditions, the requirements of the conditions shall prevail.

**Commented [NB1]:** Noting that it is recommended that the location of the proposed workshop building is moved further south as indicated in Figure 5 of the Landscape Peer Review Report.

**Review Condition**

2. The Council may, under sections 128 and 129 of the RMA, initiate a review of any or all conditions of this resource consent on the first, second and third anniversary of the commencement of the consent and every five years thereafter. Any such review of conditions shall be for the purposes of:
  - a) responding to any adverse effect on the environment which may arise from the exercise of the consent and which it is most appropriate to deal with at a later stage; or
  - b) dealing with any unanticipated adverse effects on the environment which may arise from the exercise of the consent, which it is appropriate to deal with at a later stage.

**Indigenous Vegetation**

3. No significant indigenous vegetation shall be removed during the construction of the residential unit, the accessory buildings, or the upgrade of the access to those buildings.

**Access**

4. The access must be of metalled formation and not exceed a formed width of 3.5m.

**Landscaping**

5. The Consent Holder must implement planting as indicated on the Baxter Design amended Landscape Plans dated 12 November 2025 no later than the first available growing season (August to November) following completion of construction works on the application site.
6. This planting must include the 'lake face' planting included within the Farm Biodiversity Plan.
7. A Landscape Planting and Maintenance Plan (LPMP) must be prepared by a suitably qualified person and submitted to Council for certification at least four weeks (20 working days) prior to the commencement of construction.
8. The objective of the LPMP is to avoid, remedy and mitigate adverse visual effects and to ensure the successful establishment and long-term success of the landscape plantings to provide screening. The LPMP must be prepared in consultation with an ecologist. To achieve the objective, the LPMP must include:
  - a) Planting plans and written specifications detailing the plant species, plant sourcing, plant sizes at time of planting, plant locations, density of planting, and timing of planting that responds to Landscape Masterplan layout. All indigenous planting must prioritise eco-sourced native species from within the Ecological District.
  - b) Written specifications for soil preparation to ensure appropriate growing conditions for plants.

- c) A programme of plant establishment including identifying where planting can be undertaken prior to commencement of construction or undertaken as areas become available for planting due to the progress of the works and seasonal conditions.
  - d) A programme of post establishment protection and maintenance (fertilising, weed removal/spraying, replacement of dead/poorly performing plants, watering to maintain soil moisture, length of maintenance programme and pest control).
  - e) Details and the locations of stockproof fencing and the use of pest animal barriers (e.g. plant guards) to protect the planting.
9. All Masterplan landscape plantings in the vicinity of the buildings must be in accordance with the certified LPMP.

#### **Building and Lighting**

- 10. All buildings and structures must have finished surfaces in a recessive natural colour of tawny brown, green, or grey tones shade with a Light Reflectance Value of less than 30%.
- 11. Security lights must be fitted and controlled with a motion sensor so that use is limited between the hours of 10pm and 6am.
- 12. All fixed exterior lighting must be directed away from Lake Takapo/Tekapo and must not be used to accentuate or highlight built form, slopes, trees, or any other landscape feature as viewed from beyond the property
- 13. Only light-emitting diode, low pressure sodium and high-pressure sodium light sources must be used for outdoor lighting. All outdoor lighting must be shielded from above in such a manner that all the light shines below the horizontal and the correlated colour temperature of outdoor lighting must not exceed 3000 K.
- 14. Pool building lighting must have timers/motion sensors so that use is limited between the hours of 10pm and 6am, or alternatively provide automated switching of colour temperature to below 2000K after 10pm.
- 15. There must be no internal lighting within the Winter Garden building to avoid any upward light spill.

#### **Earthworks**

- 16. The Consent Holder must adopt all reasonable and practicable measures to prevent any dust caused by operations on the site from causing An effect that is noxious, dangerous, offensive or objectionable at or beyond the site.
- 17. Prior to the commencement of construction, the Consent Holder must provide to the Mackenzie District Council an Erosion and Sediment Control Plan (ESCP) for the construction works. The ESCP must be prepared by a suitably qualified and experienced person, taking into account Environment Canterbury's Erosion and Sediment Toolbox. The objective of the finalised ESCP is to describe how earthworks can be effectively managed to mitigate the risk of a potential sediment discharge and subsequent adverse impact on the environment during construction.
- 18. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the ESCP must be maintained throughout the duration of the earthworks activity, or until the site is permanently stabilised against erosion.
- 19. Following completion or abandonment of earthworks, all areas of bare earth must be permanently stabilised against erosion as soon as reasonably practicable to the satisfaction of Council.

### **Earthworks - Accidental Discovery Protocol**

20. In the event of discovery of sensitive material (which is not authorised to be disturbed by any resource consent or other statutory authority), the Consent Holder must take the following steps:

#### ***Cease works and secure the area***

- a) Immediately cease all works within 20m of any part of the discovery, including shutting down all earth disturbing machinery and stopping all earthmoving activities.
- b) Secure the area of the discovery, including a sufficient buffer area to ensure that all sensitive material remains undisturbed.

#### ***Inform relevant authorities and parties immediately of the discovery***

- c) The New Zealand Police if the discovery of human remains or koiwi.
- d) The Council in all cases.
- e) Heritage New Zealand Pouhere Taonga if the discovery is an archaeological site, Māori cultural artefact, human remains or koiwi.
- f) Mana Whenua if the discovery is an archaeological site, Māori cultural artefact, or koiwi.

#### ***Wait for and enable an inspection of the site***

- g) Wait for and enable an inspection of the site by the relevant authority or agency.
- h) Following site inspection and consultation with all relevant parties (including owner and consent holder), the Council will determine the area within which work must cease and any changes to controls on discharges of contaminants.

#### ***Recommencement of work***

- i) Work within the area determined by the Council in h. above must not recommence until all of the following requirements, so far as relevant to the discovery, have been met:
  - i. Heritage New Zealand Pouhere Taonga has confirmed that an archaeological authority has been approved for the work or that none is required.
  - ii. Any required notification under the Protected Objects Act 1975 has been made to the Ministry for Culture and Heritage.
  - iii. Any material of scientific or educational importance must be recorded and if appropriate, recovered and preserved.
  - iv. Where the site is of Māori origin and an authority from Heritage New Zealand Pouhere Taonga is not required, the Council will confirm, in consultation with Mana Whenua, that:
    - any koiwi have either been retained where discovered or removed in accordance with the appropriate tikanga; and
    - any agreed revisions to the planned works to be/have been made in order to address adverse effects on mana whenua values.
  - v. Resource consent has been granted for any alteration or amendment to the earthworks or land disturbance that may be necessary to avoid the sensitive materials and that is not otherwise permitted under the plan or allowed by any existing resource consent.

### Construction Noise and Vibration

21. Construction works must only occur during the daytime (0700 – 1800 hrs Monday to Saturday). Sunday and public holidays would have no work unless where required by exception for health and safety or construction requirements.
22. Noise from construction must comply with the limits set out in NZS 6803:1999: Acoustics – Construction Noise.

### Cass River Bridge Contribution

23. The Consent Holder must 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).
24. 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 (23) 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 Refurbishment

25. Prior to the residential occupation of the proposed residential unit 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.
26. The exterior of any refurbishment shall not have a reflectivity index of more than 30%.  
*Advice Note: 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.*

### Farm Biodiversity Plan

27. A final Farm Biodiversity Plan (FBP) must be prepared by a suitably qualified person and submitted to Council for certification at least four weeks (20 working days) prior to the commencement of construction.
28. The objective of the FBP is to collate the known and likely biodiversity values across Godley Peaks Station and to enhance biodiversity values over time. The FBP must include:
  - a) retirement of the Mistake Catchment and part of the McCabes Block including a significant fencing programme to achieve this; and
  - b) restoration planting of the wetlands and the pivot irrigator perimeter; and
  - c) establishment of a monitoring programme on the moraine for the threatened vegetation communities and species that are present on the dry ridge crests of this landform; and
  - d) weed control (including a significant willow and wilding conifer removal programme), rabbit and hare control and pest control that will support the wider conservation effort to support black stilts; and
  - e) Monitoring and reporting requirements.
29. The Consent Holder must implement the certified Farm Biodiversity Plan, including monitoring and reporting on its effective implementation.

**Commented [NB2]:** It is recommended that more effective biodiversity outcomes could be achieved by planting of riparian areas in the blocks to be retired from grazing.

Additional requirement relating to limiting future development within the existing FBA is still to be determined following advice on whether the Applicant is willing to volunteer such a requirement.

**Notes to the Consent Holder:**

Commencement

- a) This resource consent commences on the date the decision was notified, or on such later date as stated in the consent, unless an appeal or an objection has been lodged, at which time the consent commences when this has been decided or withdrawn, or in the case of an appeal to the Environment Court on such later date as the Court may state in its decision.

Right of Objection

- b) If you do not agree with any of the conditions of this consent, you have a right to object to the condition under section 357 A of the Act. Notice of any objection must be in writing, set out the reasons for the objection, and be lodged with the Mackenzie District Council within 15 working days of receipt of this decision.

Lapsing of Consents

- c) A resource consent lapses on the date specified in the consent or, if no date is specified, 5 years after the date of commencement of the consent unless, before the consent lapses: the consent is given effect to; or an application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension.

Monitoring of Consent

- d) Pursuant to section 35 of the Act, the local authority shall monitor the exercise of this resource consent. This includes monitoring of the provision of any plans or documentation required by a condition of consent. Additional charges may apply for this monitoring.

Other Consents May Be Required

- e) This resource consent authorises the Land Use or Subdivision applied for only. The consent does not give the consent holder the right to:
- a. Use, subdivide or develop land that contravenes a rule in the District Plan other than that which has been consented to by way of the subject application, or that which has already been legal established.
  - b. Conduct any activity that requires resource consent from Environment Canterbury (ECAN). You are advised to contact ECAN to ascertain if consent is required for the proposed development.
  - c. Authorise building or utility services construction work that requires separate consent/approval.

Other approvals

- f) The resource consent does not confer or imply any other approval by Mackenzie District Council, other authority or private landowner required to undertake activities on, or gain access to, the land.

Charges

- g) Charges, set in accordance with section 36 of the Act, shall be paid to the Mackenzie District Council for the carrying out of its functions in relation to the administration and monitoring of resource consents and for carrying out its functions under section 35 of the Act.