

**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.

EVIDENCE OF DR BRIAN J BOYLE

13 March 2026

Duncan Cotterill

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MAY IT PLEASE THE PANEL:

Credential and Experience

Current Position

- 1 My full name is Brian J Boyle
- 2 I am an Emeritus Professor of Astronomy at the University of New South Wales, Sydney, specialising in Astrophysics and Astronomy.

Qualification and Experience

- 3 I hold the degree of BSc (Hons) in astrophysics from the University of Edinburgh and PhD in Physics from the University of Durham. I am a Fellow of the Australian Academy of Science, elected in 2006.
- 4 I have thirty years professional experience in the protection of major international astronomical observatory sites, including Siding Spring Mountain (as Director of the Anglo-Australian Observatory 1996-2003), and the leading the creation of the world's protected site for radio astronomy, the Murchison radioastronomy observatory (2006-2015).
- 5 I have experience leading the development of the successful application for international dark sky Park status awarded to the Kawarau-Gibbston in 2024 and, most recently, a lighting impact study on the proposed FastTrack development by Gibbston Valley Station.

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 Peaks Station (**the Applicant**) has applied for a resource consent to construct a new homestead on Godley Peaks Station near Lake Tekapo (**the Application**).

- 9 I produced a Report which was filed with the Council on 19 January 2026, entitled " *Lighting Impact Study for Godley Peak Station development,*" dated 29 June 2025. As part of this assessment, I undertook a site visit on 18 July 2025.
- 10 As part of producing this Report I discussed my recommendations with Roger Reeves - Head of School, at University of Canterbury, and Alan Gilmore-former Superintendent Mt John and University of Canterbury Nominee. Through these discussions I understood that University of Canterbury was satisfied that the application gave sufficient recognition of the Aoraki-Makenzie International Dark Sky Reserve (AMIDSR) and the requirements in the Mackenzie District Plan (Plan Change 22).

Response to Planners Report (and Conditions)

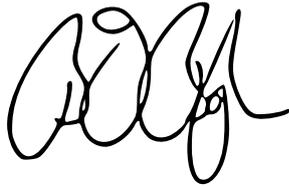
- 11 I confirm to the Panel that my assessment and conclusions contained in the Report remain valid having considered the Planners Report. The Planners Report does not raise any direct concerns with my assessment and seeks to record my recommendations and those that have been volunteered by the Applicant through consent conditions.
- 12 I confirm that I have read the Planners Report and conditions relevant to my expertise, and consider that recommended conditions 10-15 are appropriate and align with my recommendations:

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.*

Conclusion

13 Provided my recommendations are implemented (as recorded in the conditions above), I confirm my position that I consider the proposal to be consistent with AMIDSR rules and the Mackenzie District Plan (Plan Change 22) and will have a negligible impact on the darkness of the night sky in the AMIDSR.

A handwritten signature in black ink, appearing to read 'B. J. Boyle', written in a cursive style.

Dr Brian J Boyle

Dated 13 March 2026