

Attachment A RM230149 Consent Conditions

General

1. Unless otherwise amended by the conditions of consent, the development must be carried out in general accordance with the plans labelled Attachments A-H, K-R, T and U by DWG, dated 6 October 2025, and the Climbing Course Obstacle Span Schedule, that are attached to this consent and stamped as approved, subject to the ropes course:
 - a. Being located at or above 719.5 meters above sea level except for course entry and exits points that can be located a ground level.
 - b. Being no higher than above 729.5 meters above sea level.
 - c. Consisting of a maximum of 5 support wires on each span between trees.
 - d. Only having obstacles as identified for the span in the Climbing Course Obstacle Span Schedule and Attachments O-R.
 - e. Having no more than one type of obstacle per span in the high sensitivity (A) areas identified on Attachment C.
 - f. Structures being attached to a tree, except the base building, deck, ramp, and picnic tables.
 - g. Platforms:
 - i. Including any necessary ladders, devices or structures to ascend or descend the tree
 - ii. not exceeding 2m² in area measured horizontally, except for zip line arrival platforms that can be up 3m² in area
 - iii. being constructed predominantly of Macrocarpa timber or H4 treated pine
 - h. Platforms and any timber obstacles must stained a colour to be consistent with Resene Woodsman - Smokey Ash stain (or similar).
 - i. Having no more than two access structures being located at ground level, except for the base station.

Arborist Assessment

2. Prior to the commencement of any earthworks and construction, each tree which forms part of the ropes course must be assessed and confirmed as being in suitable health to be capable of supporting the ropes course. The assessment and confirmation must be carried out by a suitably qualified arborist and be provided to Mackenzie District Council's Parks and Recreation Manager.

Earthworks

3. Earthworks, excluding the establishment of the landscaping, must only be undertaken in association with formation of the entrance path, footing of the base station building and deck and must not exceed:
 - a. 50m² in area
 - b. 5m³ in volume
 - c. 500mm in depth.

Construction Management Plan

4. At least 20 working days prior to undertaking any construction activity associated with this consent, the consent holder must submit a Construction Management Plan (CMP) to the Consent Authority for certification that it meets the requirements of conditions 5-7.
5. The objectives of the CMP are:
 - a. To minimise disruption to recreation users of the site including the walking/cycling path that runs through the site; and
 - b. To minimise noise, dust and sediment adverse effects on the environment; and
 - c. Maintain the availability of parking in the adjoining carpark as far as practicable.
6. The CMP must state:
 - a. State the person responsible for implementing the CMP
 - b. The measures proposed to achieve the objectives of the CMP
 - c. Information/instructions provided to staff in relation to clause (b)
 - d. How compliance with the CMP will be monitored
 - e. How changes to CMP will be made in response to monitoring
 - f. A procedure for addressing complaints about construction effects associated with the activity.
 - g. The timing and duration of works.
7. The measures to implement the objectives of the CMP must include (but not necessarily limited to):

- a. A requirement for the initial construction of the course to not occur during weekends, public holidays, or during the summer school holidays between 19 December and 28 January.
 - b. The measures to maintain parking availability in the adjoining carpark as far as practicable.
 - c. A requirement for a staged approach to construction to minimise disruption to recreation users of the site.
 - d. A requirement for construction noise to comply with the applicable noise standards in Tables 2 and 3 of NZS 6803:1999 Acoustics - Construction Noise when measured and assessed in accordance with that Standard.
 - e. Dust and sediment control measures.
 - f. A summary of measures to ensure public safety.
8. The activity must not commence until the Consent Authority has certified that the CMP meets the requirements of conditions 5, 6 and 7.
9. If the response from the Consent Authority is that they cannot certify compliance with the requirements of conditions 5, 6 and 7, the Consent Holder must consider any reasons and recommendations provided by the Consent Authority and resubmit to the Consent Authority.
10. The consent holder must implement the CMP certified by the Consent Authority.

Accidental Discovery Protocol

11. Should an accidental discovery of any archaeological material (including oven stones, charcoal, shell middens, ditches, banks and pits, building foundations, artefacts of Māori and Non-Māori origin or human burials) occur during the undertaking of any earthworks:
- a. Earthmoving operations in the affected area must cease immediately, and the affected area must be secured to ensure the archaeological material is left undisturbed.
 - b. Heritage New Zealand Pouhere Taonga and Te Rūnanga o Arowhenua must be advised of the disturbance and provided access to the affected area to enable appropriate procedures and tikanga to be undertaken.

- c. If the material is confirmed by Heritage New Zealand Pouhere Taonga as being archaeological, under the terms of the Heritage New Zealand Taonga Act 2014, an archaeological assessment must be carried out by a qualified archaeologist, and if appropriate, an archaeological authority must be obtained from Heritage New Zealand Pouhere Taonga before earthworks resume.
- d. If there is evidence of burials or human (kōiwi tangata) having been uncovered, the New Zealand Police must be contacted immediately.
- e. Such earthworks must not recommence until an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and approval to recommence has been given by Heritage New Zealand Pouhere Taonga, and if human remains are involved, the New Zealand Police.

Landscaping

- 12. Prior to the commencement of the activity (following the construction phase), the area in the curtilage of the base building must be landscaped in general accordance with Appendix E of the plans attached to this consent and stamped as approved. The species planted must be Poa Cita (Silver Tussock) with 900mm spacings.
- 13. The landscaping required by Condition 12 must be regularly watered and weeded for at least 2 years from the date of planting and must be appropriately maintained. If any of the landscaping required by Condition 12 is diseased or dying, the species must be removed and then replaced in the following planting season with the same species.
- 14. Subject to agreement with Mackenzie District Council, the consent holder must install landscape plantings around the carparking area adjoining the site to the south in accordance with the plan labelled Attachment T drawn by DWG, attached to this consent and stamped as approved. The landscape plantings must be established in the first planting season prior to the operation of the ropes course commencing.

Amendment to the Ropes Course Design

- 15. The consent holder may amend the ropes course alignment and configuration in the following circumstances:
 - a. To address any tree(s) that is/are in the written opinion of a qualified arborist, damaged, dying, fallen, diseased or has otherwise become unsafe; or

- b. To address health and safety matters; or
 - c. To repair, replace, alter or remove any defective or redundant equipment or structures; or
 - d. To replace or exchange obstacles in accordance with the obstacles for that span identified in the Climbing Course Obstacle Span Schedule and Attachments O-R, which are stamped as approved and attached to this consent.
 - e. To alter the spacing of the obstacles and how they are fixed to the ropes course.
16. Any changes to ropes course made under Conditions 15a-c, along with any exchange of obstacles not provided for under Condition 15d, must comply with the following requirements:
- a. All parts of the ropes course must be located within the site boundary as indicated on the plan attached to this consent and stamped as approved.
 - b. Must be located at or above 719.5 meters above sea level except for course entry and exits points.
 - c. Must not be located higher than 729.5 meters above sea level.
 - d. The ropes course can consist of a maximum of 5 support wires on each span between trees.
 - e. A report by a registered member of the New Zealand Institute of Landscape Architects must confirm that any new (exchanged) obstacles must be generally consistent with the size and visual bulk of obstacles identified in Attachments O-R for their applicable span set out in the Climbing Course Obstacle Span Schedule stamped as approved and attached to this consent.
 - f. That part of the ropes course indicated in Attachment U must be only one level.
 - g. All structures associated with the ropes course must be attached to a tree, except the base building, deck, ramp, and picnic tables.
 - h. Only zip lines can span the central gap between the trees on site as indicated on the approved site plan attached to this consent.

- i. Platforms must comply with the following:
 - i. No single tree in that part of ropes course indicated in Attachment U as being single level can have more than one platform.
 - ii. No single tree outside the area for a single level indicated in Attachment U can have more than 3 platforms.
 - iii. Platforms may be connected by ladders, devices or structures to ascend or descend the tree.
 - iv. Individual timber platforms must not exceed 2m² in area measured horizontally, except for zip form arrival platforms that can be up to 3m² in area.
 - j. Aside from the base station, no more than two access structures are to be located ground level.
 - j. All timber platforms must be constructed predominantly of Macrocarpa timber or H4 treated pine and be stained a colour to be consistent with Resene Woodsman - Smokey Ash stain (or similar).
 - k. The extent of the course must be as indicated on Attachment K and not include the trees indicated as free of the ropes course structures.
17. Within 10 working days prior to any changes to the ropes being made under Condition 15, a plan(s) detailing any changes must be provided to the Consent Authority for certification that the changes comply with Condition 16.
18. If the response from the Consent Authority is that they cannot certify compliance with the requirements of condition 16, the Consent Holder must consider any reasons and recommendations provided by the Consent Authority, and resubmit plans to the Consent Authority for certification. If the Consent Authority approves any plan, they should be kept on file.
19. Any redundant equipment or structures must be removed within 6 months of that equipment or structure ceasing to be used.

Tree Limbing/Trimming

20. The limbing/trimming of trees to establish the ropes course must be carried out in accordance with the plans attached to this consent and stamped as approved.

21. At least 20 working days prior to any limbing/trimming of tree branches with a diameter over 40mm not authorised under condition 20, the consent holder must submit suitable details of the proposal to the Consent Authority in writing for certification that the limbing/trimming:
- a. is essential for the operation of the ropes course, or to meet health and safety requirements
 - b. will be carried out by a qualified and experienced arborist
 - c. is confirmed by an arborist in writing that it will not significantly affect the tree(s) health
 - d. is confirmed in a report by a registered member of the New Zealand Institute of Landscape Architects with suitable experience in landscape assessment that the trimming/limbing will maintain sufficient shade, wind shelter and a consistent and coherent natural vegetation pattern throughout the trees within the site so as to maintain visual amenity.

Note: This condition does not apply to the limbing/trimming of tree branches less than 40mm or that dead tree branches, both of which are exempt from the requirements of this condition.

22. Liming/trimming of trees in the ropes course must not commence under condition 21 until the Consent Authority has certified that it meets the requirements of Condition 21.
23. If the response from the Consent Authority is that they cannot certify compliance with the requirements of Condition 21, the Consent Holder must consider any reasons and recommendations provided by the Consent Authority before subsequently requesting the Consent Authority's certification.

Base Station Building

24. The base station building shall not exceed 61m² in area, excluding the deck.
25. The ground floor exterior cladding of the base station building must be constructed of cedar timber, stained or left to silver naturally, and Corten steel and glazing. The roof of base station building must have a steel framed balustrade that is painted or powder coated with a matt or powder finish. Paint colours of steel frame must have a Light Reflectivity Value

not exceeding 30% and must have natural hues comprising greens, greys and black. Wire, steel rope or similar must be used as balusters or spindles.

26. Any visible foundations must be concealed with a finish that is clad in cedar or painted or finished in a dark natural colour with a light reflectivity value not exceeding 10%.
27. A timber deck around the base station building must not be more than 50m².
28. All parts of the ropes course, the base building, deck and picnic tables must be well maintained and kept in a tidy state.
29. There must not be any food and beverage sales. Retails sales must be limited to merchandise related to the ropes course.

Land Transport

30. Prior to the commencement of the activity, 12 cycle parks must be established, as shown on the approved plan that is stamped as approved and attached to this consent and must be formed and marked in accordance with an approved service consent, or to a standard otherwise approved by Mackenzie District Council's Roading Manager.
31. The consent holder is to provide travel demand management information on the rope course website to encourage other travel modes to the ropes course. This will include a warning that car parking can be in short supply at busy times of year, and that walking and cycling from the village centre is viable for most people. It will also include a simple map highlighting the location of the site relative to the lakeside walking / cycling path and information on the cycle parking available.
32. Within 20 working days of the activity commencing, the consent holder is to provide a Staff Travel Plan to Mackenzie District Council for certification, the objective of which is to minimise staff parking in the area during busy periods. The Staff Travel Plan must include:
 - a. The person responsible for the Travel Plan
 - b. The busy periods during which the Staff Travel Plan applies
 - c. Measures proposed to minimise staff parking in the area during busy periods
 - d. Information/instructions provided to staff in relation to clause (c)
 - e. How compliance with the Staff Travel Plan will be monitored
 - f. How changes to Staff Travel Plan will be made if monitoring finds it is not effective
 - g. How and when the travel plan will be reviewed.

33. The activity must not commence until the Consent Authority has certified the Staff Travel Plan meets the requirements of condition 31.
34. If the response from the Consent Authority is that they cannot certify compliance with the requirements of condition 31, the Consent Holder must consider any reasons and recommendations provided by the Consent Authority, amend the Staff Travel Plan and resubmit to the Consent Authority.
35. The consent holder must implement the Staff Travel Plan.
36. The consent holder must pay \$8,000 to Mackenzie District Council for the cost of the gravel to resurface the carpark adjacent to the site within six months of confirmation from Mackenzie District Council that the carpark will be upgraded.

Note: This condition is provided on an Augier basis.

Noise

37. Following the commencement of the activity, noise levels must not exceed the following noise levels at any point within the boundary of another site:
 - a. 50 dB $L_{Aeq(15\ min)}$ between 0700 and 2200
 - b. 40 dB $L_{Aeq(15\ min)}$ between 2200 and 0700
 - c. 70 dB L_{AFmax} at any time

Noise must be measured in accordance with NZS 6801:2008 *Acoustics – Measurement of Environmental Sound* and assessed in accordance with NZS 6802:2008 *Acoustics – Environmental Noise*.

38. The ropes course may operate 7 days a week, 365 days a year but only between 9am and 7pm and not during the hours of darkness. Between 1 June to 30 August the hours of operation shall be 9am to 5pm.
39. The consent holder must keep a record of any noise complaints received and provide a record of those complaints to Mackenzie District Council upon request.

Course Users

40. There must be no more than 60 users on the course during any two-hour period.

Sign

41. A 2.5m² sign may be attached to the southern exterior façade of the base station building and must sit below the roof profile. The sign must have minimum lettering height of 150mm. The sign must have a Light Reflectivity Value not exceeding 30% and must not be illuminated.
42. Signs indicating that the area under the site's trees is a public open space must be located at the eastern, western, north and southern ends of the ropes course.

Operating Procedure

43. At all times, the consent holder must have and implement an operating procedure to:
 - a. Manage participant demand so that condition 39 is complied with and so that people queuing outside the base building on the walk/cycle path that runs through the site is minimised.
 - b. Manage refuse generated by participants.
 - c. Ensure participants are courteous of others in the area.

Picnic Tables

44. Prior to the activity commencing, six timber picnic tables must be located at the site at locations indicated on the plans stamped as approved and attached to this consent or as otherwise agreed in writing with Mackenzie District Council. Each picnic table, except the two picnic tables on the deck of the base building, must have a small sign indicating they are available for public use.

Lighting

45. There must be no exterior lighting incorporated into the ropes course (including in the trees) or on the base building.

Stormwater

46. Stormwater from the base building must be collected and stored and used to irrigate landscaping on the site. Any stormwater tank must be located under the deck of the base building or underground.

Electricity Supply

47. The electricity supply must be provided underground to the base building.

Boat Ramp Access

48. Except during temporary construction, modification and maintenance of the ropes course, the existing accessway to the boat ramp under Span C1-J and C1-F, as illustrated on Attachment C, must always remain unobstructed so that vehicles and boats can pass unimpeded beneath the course at that location.
49. At least 5 working days prior to any construction, modification or maintenance of the ropes course that necessitates the temporary closure of the existing accessway to the boat ramp referred to in condition 47 for more than 12 continuous hours, the consent holder must give notice to the Lake Tekapo Power Boat and Water Ski Club of that temporary closure.
50. At least 20 working days prior to the construction, modification or maintenance of the ropes course that necessitates the temporary closure of the existing accessway to the boat ramp referred to in condition 47 for more than 7 consecutive days, the consent holder must consult the Lake Tekapo Power Boat and Water Ski Club regarding suitable dates to conduct this work that will minimise impacts on people using the accessway.

Closure

51. If the consent holder decides to permanently close the rope climbing business on the site, and unless otherwise agreed by the consent authority, with 6 months of the business closing, the consent holder must:
 - a. Remove all structures and buildings associated with the ropes course.
 - b. Reinstated any earthworks conducted as part of the ropes course so that the ground level is consistent with the original ground level of the site prior to the development.

Review

52. In accordance with Sections 128 and 129 of the Resource Management Act 1991, the Consent Authority may review any of the conditions of this consent by serving notice on the

Consent Holder within a period of 60 working days, commencing on each anniversary of the date of commencement of this consent for any of the following purposes:

- a. To deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.
- b. If the information made available to the consent authority by the applicant for the consent for the purposes of the application contained inaccuracies which materially influenced the decision made on the application and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

Advice Note:

1. This resource consent authorises the activity under the Resource Management Act 1991 and does not authorise it under any other statute. Accordingly, other consents, approvals, licences or authorisations may be required under other statutes. In this instance, a licence to occupy must be obtained from the landowner of the site.