

APPLICATION AS NOTIFIED
Kawarau Jet Services Limited
(RM260038)

QUEENSTOWN LAKES DISTRICT COUNCIL

SERVICE OF NOTICE / LIMITED NOTIFICATION

Service of Notice for Limited Notification of a Resource Consent application under Section 95B of the Resource Management Act 1991.

The Queenstown Lakes District Council has received an application for a resource consent from:

Kawarau Jet Services Limited

What is proposed:

To lawfully establish an existing jetty on the southern (true right) bank of the Kawarau River, requiring land use consents from the Otago Regional Council (ORC) and the Queenstown Lakes District Council (QLDC).

The location in respect of which this application relates is situated at:

Bed and surface of the Kawarau River, 850m upstream of the Shotover/Kawarau confluence, on the southern (true right) bank of the river.

A full copy of this Limited Notified package is available for you to download on the following link:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM260038 as the reference <https://edocs.qldc.govt.nz/Account/Login>

This file can also be viewed at our public computers at these Council offices:

- **Gorge Road, Queenstown;**
- **and 47 Ardmore Street, Wanaka during normal office hours (8.30am to 5.00pm).**

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 021 170 1496 or e-mail at rebecca.holden@qldc.govt.nz

Any person who is notified of this application, but a person who is a trade competitor of the applicant may do so only if that person is directly affected by an effect of the activity to which the application relates that –

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

If you wish to make a submission on this application, you may do so by sending a written submission to the consent authority no later than:

8 June 2026

The submission must be dated, signed by you and must include the following information:

- a) Your name and postal address and phone number/fax number.
- b) Details of the application in respect of which you are making the submission including location.
- c) Whether you support or oppose the application.
- d) Your submission, with reasons.
- e) The decision you wish the consent authority to make.
- f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

<https://www.qldc.govt.nz/services/resource-consents/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant (Kawarau Jet Services Limited, shaun@kjet.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Heidi Wood
heidi@brownandcompany.co.nz
Brown & Company Planning Group
The Forge Building, Level 1/20 Athol Street, Queenstown

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Jane Sinclair pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 8 May 2026

Address for Service for Consent Authority:

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300

Phone
Email
Website

03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 08-May-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	F. Application Form - Form 9	9305237	1	22-Jan-2026
PUB_ACC	A. AEE (Updated)	9518560	1	15-Apr-2026
PUB_ACC	B. Affected Party Approval Access	9305241	1	22-Jan-2026
PUB_ACC	C. Affected Party Approval LINZ	9305240	1	22-Jan-2026
PUB_ACC	D. Jetty Dimensions Plan	9518558	1	15-Apr-2026
PUB_ACC	E. Jetty condition memo	9518559	1	15-Apr-2026



APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL **MANDATORY FIELDS*** OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.



APPLICANT //

- Must be a person or legal entity (limited liability company or trust).
- Full names of all trustees required.
- The applicant name(s) will be the consent holder(s) responsible for the consent and any associated costs.

*Applicant's Full Name / Company / Trust: **Kawarau Jet Services Limited**
(Name decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Shaun Kelly**

*Postal Address: **Kawarau Jet Ltd accounts P.O. Box 459 Queenstown**

*Post code:

9300

*Contact details supplied must be for the applicant and not for an agent acting on their behalf and must include a valid postal address

*Email Address: **shaun@kjet.co.nz**

*Phone Numbers: Day **034422146**

Mobile: **0274358826**

*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email and phone**.

The decision will be sent to the Correspondence Details by **email** unless requested otherwise.



CORRESPONDENCE DETAILS // If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: **Heidi Wood - Brown & Company Planning Group**

*Phone Numbers: Day **034092258**

Mobile: **021463289**

*Email Address: **heidi@brownandcompany.co.nz**

*Postal Address: **The Forge Building, Level 1/20 Athol Street, Queenstown**

*Postcode:

9300



INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf. For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention: **Shaun Kelly**

*Postal Address: **Kawarau Jet Ltd
P.O. Box 459
Queenstown**

*Post code:

9348

*Please provide an email AND full postal address.

*Email: **accounts@kjet.co.nz**



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

[Click here for further information and our estimate request form](#)



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

Margins of the Kawarau River, south of the confluence with Shotover River. Accessed using existing gravel track through 38 Boyd Road, Queenstown.

*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

There is no legal title associated with this parcel. The proposal is located on the banks of the Kawarau River adjacent to Section 37 Block II Coneburn SD (No legal title available)

District Plan Zone(s): **Rural Zone**



SITE VISIT REQUIREMENTS // Should a Council officer need to undertake a site visit please answer the questions below

Is there a gate or security system restricting access by council?

YES

NO

Is there a dog on the property?

YES

NO

Are there any other hazards or entry restrictions that council staff need to be aware of?

YES

NO

If 'yes' please provide information below

Access via land is over private property (see contact details of provided APA). Access via water may be available via arrangement with Kjet.



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

Yes

No

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



CONSENT(S) APPLIED FOR // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

Land Use Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.

Land Use Consent includes earthworks

s127 Change or Cancellation of Consent Condition

Land Use Consent combined with s127 and/or s221

s221 Change or Cancellation of Consent Notice

Subdivision Consent

Boundary / Marginal or Temporary Activity Notice

Designations

These forms can be downloaded here



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

Controlled Activity Land Use

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process



BRIEF DESCRIPTION OF THE PROPOSAL //

*Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

Retrospective consent (15 year term) sought for established jetty.



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes

No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

Any other National Environmental Standard

Yes

N/A

Do you need any consent(s) from Otago Regional Council?

Yes

N/A

If Yes have you applied for it?

Yes

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

Yes

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

To be accepted for processing, your application should include the following:

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Must be official order copy from LINZ <https://www.linz.govt.nz/>).

A plan or map showing the locality of the site, topographical features, buildings etc.

A site plan at a convenient scale.

Written approval of every person who may be adversely affected by the granting of consent (s95E).

An AEE (Assessment of Effects).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



PRIVACY INFORMATION

The information that you have provided on this form is public information and is gathered for a lawful purpose to ensure the efficient functioning of Council's duties, powers and functions under the Resource Management Act 1991 and the Building Act 2004. The information will enable Council to adequately assess your application for Resource Consent in accordance with the statutory processes under the Resource Management Act 1991. The information may also be collected for and disclosed to, the Ministry for the Environment and Queenstown Lakes District Council, for the purpose of statistical analysis, so that the Agencies can efficiently undertake their statutory duties. The information will be stored on a public register (Council's eDocs website) and is available to the public in accordance with the terms and conditions set out on the eDocs website.

While available to the public through the eDocs portal, any disclosure of the information on the website must be in accordance with the Local Government Official Information and Meetings Act 1987 and must not be used for a purpose other than for the reason it was collected. Members of the public should not share or distribute this information for any purpose that is not a lawful purpose set out under relevant legislation.

Any unauthorised use, disclosure, or distribution of this information by third parties may constitute a breach of the Privacy Principles set out under the Privacy Act 2020 and may be reported to the Privacy Commissioner which could result in legal sanctions.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing of applications under this Act.

An invoice for an initial fee will be sent out typically within 1-2 business days of receipt of correctly completed application. Your application will not be processed until this invoice is paid. When making payment please use the application reference.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts. These will be invoiced monthly and are payable by the 20th of the month.

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be submitted using the correct application form and required documents. This must be lodged within 15 working days of the receipt of the final invoice.

LIABILITY FOR PAYMENT – Please note that by signing and lodging this application form you are acknowledging that the details in the invoicing section are responsible for payment of invoices and in addition will be liable to pay all costs and expenses of debt recovery and/or legal costs incurred by QLDC related to the enforcement of any debt.

ADMINISTRATION FEE - The initial fee includes an administration lodgement fee for staff time spent setting up your application and generating your invoice.

MONITORING FEES – Please also note that the initial fee paid at lodgement includes an initial monitoring fee as per our Charges and Fees for Land Use Consent applications as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991. This initial monitoring fee also applies to designation related applications. For all application types the monitoring team may still charge an hourly rate if monitoring is deemed required.

DEVELOPMENT CONTRIBUTIONS – Your development may also incur development contributions under the Local Government Act 2002. You will be liable for payment of any such contributions.

A list of Charges and Fees is available on our website.



PAYMENT// An initial fee is payable upon receiving the initial fee invoice following the lodgment of this application.

Please wait for the initial fee invoice to be issued and **use the application reference on the invoice for your payment.**

This fee **MUST** be paid with the correct application reference in order for the processing to begin.

Incorrectly referenced payments will be refunded directly to your bank account and you will be required to resubmit payment using the correct application reference.

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

\$2668 - Land Use Discretionary (overall consent status)

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.



If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR:



If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant / Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.



PLEASE TICK

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form **Heidi Wood**

Firm/Company **Brown and Company Planning Group**

Dated **22/01/26**

**If this form is being completed on-line you will not be able, or required, to sign this form and the on-line lodgement will be treated as confirmation of your acknowledgement and acceptance of the above responsibilities and liabilities and that you have made the above representations, warranties and certification.



Section 2 of the District Plan provides additional information on the information that should be submitted with a land use or subdivision consent.

The RMA (Fourth Schedule to the Act) requires the following:

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

- Any information required by this schedule, including an assessment under clause 2(1)(f) or (g), must be specified in sufficient detail to satisfy the purpose for which it is required.

2 INFORMATION REQUIRED IN ALL APPLICATIONS

- (1) An application for a resource consent for an activity (the activity) must include the following:

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

(2) The assessment under subclause (1)(g) must include an assessment of the activity against—

- (a) any relevant objectives, policies, or rules in a document; and
- (b) any relevant requirements, conditions, or permissions in any rules in a document; and
- (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).

(3) An application must also include an assessment of the activity's effects on the environment that—

- (a) includes the information required by clause 6; and
- (b) addresses the matters specified in clause 7; and
- (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

Information provided within the Form above

Include in an attached Assessment of Effects (see Clauses 6 & 7 below)

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

- An application must also include any of the following that apply:
 - (a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1));
 - (b) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A));



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

CLAUSE 7: MATTERS THAT MUST BE ADDRESSED BY ASSESSMENT OF ENVIRONMENTAL EFFECTS

- (1) An assessment of the activity's effects on the environment must address the following matters:
 - (a) any effect on those in the neighbourhood and, where relevant, the wider community, including any social, economic, or cultural effects;
 - (b) any physical effect on the locality, including any landscape and visual effects;
 - (c) any effect on ecosystems, including effects on plants or animals and any physical disturbance of habitats in the vicinity;
 - (d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations;
 - (e) any discharge of contaminants into the environment, including any unreasonable emission of noise, and options for the treatment and disposal of contaminants;
 - (f) any risk to the neighbourhood, the wider community, or the environment through natural hazards or the use of hazardous substances or hazardous installations.

- (2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



UNDER THE FOURTH SCHEDULE TO THE ACT:

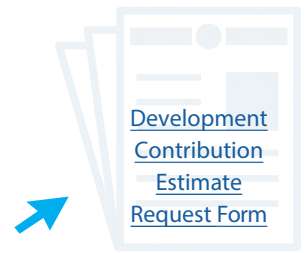
- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

Will your resource consent result in a Development Contribution and what is it?

- A Development Contribution can be triggered by the granting of a resource consent and is a financial charge levied on new developments. It is assessed and collected under the Local Government Act 2002. It is intended to ensure that any party, who creates additional demand on Council infrastructure, contributes to the extra cost that they impose on the community. These contributions are related to the provision of the following council services:
 - Water supply
 - Wastewater supply
 - Stormwater supply
 - Reserves, Reserve Improvements and Community Facilities
 - Transportation (also known as Roothing)

[Click here for more information on development contributions and their charges](#)

OR Submit an Estimate request *please note administration charges will apply



Please note that some land use consents can be dealt with as fast-track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10-day processing time applies to a fast-track consent.

If the consent authority determines that the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

If you do not follow the required naming convention, your application will be rejected.

You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

Traffic Report

Record of Title including the title identifier at the end and to be separate documents if multiple titles i.e. Record of Title 12345, Record of Title 678910
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report



APPLICATION FOR RESOURCE CONSENT

To consent a jetty at the Kawarau
River/Shotover River Confluence,
Queenstown

Original Application 24th August 2023

Updated 01 April 2026



BROWN&COMPANY
P L A N N I N G G R O U P

APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE RESOURCE MANAGEMENT ACT 1991

APPLICANT AND PROPERTY DETAILS

Applicant's name:	Kawarau Jet Services Limited
Address for Service:	Brown & Company Planning Group PO Box 1467 Queenstown, 9348 heidi@brownandcompany.co.nz
Address for invoicing:	Kawarau Jet Ltd accounts P.O. Box 459 Queenstown
Site Address:	Margins of the Kawarau River, accessed using existing gravel access through 38 Boyd Road, Queenstown.
Legal Description:	Kawarau River adjacent to Section 37 Block II Coneburn SD (No legal title available)
Proposed District Plan zonings:	Rural Zone (water)
Plan Designations, Limitations or Overlays:	Overlay Polygon: Wāhi Tūpuna Ara Tawhito (Kawarau River). Queenstown Airport Outer Control Boundary (Ldn55). Landscape Priority Area; Outstanding Natural Feature (ONF) Kawarau River.
Activity Status:	Discretionary

Prepared for:	<i>Kawarau Jet Services Limited</i>
Date:	<i>24/08/2023 (Updated 01/04/2026)</i>
Prepared by:	<i>Heidi Wood</i>
Reviewed by:	<i>Jeff Brown</i>

Declaration

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being complete and accurate.

If signing as the Applicant, I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

If signing as agent of the Applicant, I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.



.....
for Brown & Company Planning Group
on behalf of

Kawarau Jet Services Limited

24 August 2023 (Updated 01/04/2026)

Attachments

- A** An assessment of effects on the environment in accordance with the Fourth Schedule to the Act.
- B** APA (Access to Confluence Jetty)
- C** APA (LINZ use of Kawarau riverbed)
- D** Jetty Plan
- E** Engineering Memorandum
- F** Form 9

Contents

1. A DESCRIPTION OF THE PROPOSAL.....	7
1.1. Scope of this Document	7
1.2. The site and locality	7
1.3. Development and consent History	8
1.4. The proposal	8
2. RESOURCE MANAGEMENT MATTERS	11
2.1 Proposed District Plan	11
2.2 Otago Regional Council	12
2.3. Water Conservation (Kawarau) Order 1997	12
2.3 Summary of consents required.	13
3. NAVIGATION SAFETY BYLAW 2018	13
4. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:	13
5. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:	13
5.1. Introduction.....	13
5.2. Existing environment.....	14
5.3. Assessment matters.....	14
5.4. Effects on ecological values.....	18
5.5. Effects on landscape and visual amenity values	18
5.6. Effects on mana whenua values	21
5.7. Effects on navigational safety	22
5.8. Matters of Discretion under the ORP-W	22
5.9. Positive effects	23
5.10. Summary of effects on the environment	24
6. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES OF THE PDP	24
6.1. Proposed District Plan.....	24
6.2. Otago Regional Policy Statement.	27

6.3.	National Policy Statement for Freshwater Management 2020	28
6.4.	National Environmental Standard – Freshwater Regulations 2020.....	28
7.	PART 2 OF THE RESOURCE MANAGEMENT ACT 1991	28
7.1.	Section 5 – Purpose.....	28
7.2.	Section 6 – Matters of national importance.....	29
7.3.	Section 7 – Other matters	29
8.	IDENTIFICATION OF AFFECTED PERSONS AND SECTION 95A ASSESSMENT ...	29
9.	LIMITED NOTIFICATION (S95B).....	30
10.	WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY’S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.	31

FOURTH SCHEDULE ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

1. A DESCRIPTION OF THE PROPOSAL

1.1. Scope of this Document

This Assessment of Effects on the Environment (**AEE**) is submitted in fulfilment of the applicant's duties under the Resource Management Act 1991 (**RMA**). The AEE addresses matters relating to this land use consent application to the Queenstown Lakes District Council (**QLDC** or **the Council**) for the proposal.

This AEE has been prepared in accordance with the requirements of section 88 and the Fourth Schedule of the RMA and provides all information necessary for a full understanding of the proposal and the effects it will have on the environment. To this end, the AEE contains the following information:

- A description of the site and surrounding locality;
- Development and consent history;
- A description of the proposal;
- Relevant provisions of the QLDC's Proposed District Plan (**PDP**);
- An assessment of effects on the environment;
- Section 104D Assessment;
- Part 2 RMA considerations;
- Section 95A Assessment.

1.2. The site and locality

The site is located approximately 850m south upstream of the confluence of the Shotover and Kawarau Rivers, on the southern (true right) bank of the Kawarau River.

The wider subject site is generally flat with large, primarily exotic, trees surrounding the site and protruding into the river. The site contains an outdoor patio/BBQ area for meetings. It is surrounded by a wood post fence line. An existing jetty (floating pontoon) extends out from the shoreline into the Kawarau River. South of the site the topography rises (being the foothills of the Remarkables).

The site is Crown property with no physical address or legal description (there is no title associated with the parcel of land). The existing jetty and land is not under the jurisdiction of QLDC and consequently has no jetty number or associated permit.

Land access to the site by car is available via an existing gravel road which crosses private land and connects with State Highway 6 to the southwest.

The site and jetty location are shown on **Figure 1** below.



Figure 1: Site location of Confluence Jetty (Purple circle).

1.3. Development and consent History

RM920056 – Application by Projet Adventures Limited to regularise existing jetboat operation and the use of two existing Jetties, one on the Frankton Arm and the Confluence Jetty. (Numbered 239 & 241 at that time). The jetties were operational for a number of years prior to this under local permits preceding the RMA. A finite lapse date of 7 years from initial decision was included.

RM990399 – Application in 1999 by Projet Adventures Limited to renew RM920056.

RM171091 – Second renewal of RM920056. This application omitted reference to the jetties, consequently only the jetboating operation along the Kawarau River was consented and consented use of the jetty expired. Granted on 6 April 2018.

1.4. The proposal

The applicant seeks retrospective consent for a small existing jetty on Crown land. The jetty was originally constructed in the 1980s and later consented under RM920056 as a stepped timber jetty. It has since been upgraded to be a floating timber jetty. The applicant discussed this upgrade with Hamish Humphreys (QLDC Team Leader for Building Consent Control Office) prior to doing the works.

A lease application from Land Information New Zealand (**LINZ**) to use the subject land within the Kawarau River Crown land has been submitted. The application is on hold pending a resource consent decision.

The jetty is used by KJet for short term stops to load and unload passengers engaging in commercial recreational activities in the wider area. Regularity of use changes throughout the year. It is used approximately twice a month in shoulder and winter seasons and approximately four times a month in the summer season.

The jetty comprises a floating pontoon, 6m in length by 2.9m wide. It is secured by two metal piles on the riverbed. Access to the pontoon is via a wooden bridge 6.10m in length by 1m width. The structure is of wooden and barrel construction with a metal guard rail. The pontoon has a berthing capacity for 2 vessels. The jetty is shown in **Figures 2 – 5** below and detailed in the plan at **Attachment D**.



Figure 2: Confluence Jetty (looking west)



Figure 3: Confluence Jetty (looking east)



Figure 4: Confluence Jetty (looking north) to Queenstown trail (Obscured by vegetation)



Figure 5: Ariel image of jetty showing setback location within the topography of the river bank

Access to the jetty is across private land. An APA for access (**Attachment B**) has been provided by the relevant landowner.

APA for a structure in contact with the bed of the Kawarau River has also been granted by LINZ (**Attachment C**)

As the jetty is already constructed, no construction work or alterations are required.

The applicant has engaged in a consultation process with mana whenua (as represented by Te Ao Marama (**TAMI**) and Aukaha) regarding the jetty. Through this process, mana whenua advised that they seek a consent limited to a 15-year duration and that affected party approval would be provided on this basis. No other amendments were requested in the consultation.

The applicant does not seek a consent limited to a 15-year duration. Therefore APA from mana whenua is not provided.

2. RESOURCE MANAGEMENT MATTERS

2.1 Proposed District Plan

The Proposed District Plan (**PDP**) is part-way through its statutory process. Given that the Council has now made its decisions on Stage 1,2 &3, all of the relevant rules have “legal effect” under section 86B(1) of the RMA.

In the PDP, the relevant area of the Kawarau River is zoned Rural. This zoning has not been appealed and most activities and standards for the Rural Zone are beyond challenge and can therefore be treated as operative.

The jetty sits within the Wāhi Tūpuna overlay for the Kawarau River and within a Landscape Priority Area. The Kawarau River is classed as an ONF.

The proposed activity is assessed under the relevant activity rules and standards (in **Tables 1** and **2** below).

Table 1: PDP Activities

Rule	Activity	Activity Status
Chapter 21 – Rural		
21.15.8	Structures and Moorings Subject to Rule 21.15.8 any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river, other than where fences cross lakes and rivers.	Discretionary The Jetty sits outside the non-complying restriction.
Chapter 39 – Wāhi Tūpuna		
39.4.2	Structures within an identified wāhi tūpuna area	Permitted

Table 2: PDP Standards

Rule	Standard	Status	Consent Required?
Chapter 39 - Wāhi Tūpuna			
39.5.3.1	Any building within an identified wāhi tūpuna area is a permitted activity subject to the following standards:	Restricted Discretionary	Yes - Resource consent is required.

Rule	Standard	Status	Consent Required?
	<p>39.5.3.1 The building is not located within 20m of the boundary of any wetland, or the bed of any river or lake within the following zones:</p> <ul style="list-style-type: none"> a. Rural; b. Rural Residential and Rural Lifestyle; c. Gibbston Character; or <p>39.5.3.2 The building is not located within 30m of the boundary of any wetland, or the bed of any river or lake within the following zones:</p> <ul style="list-style-type: none"> a. Wakatipu Basin Rural Amenity; b. Open Space and Recreation. <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. Effects on Manawhenua values. 		The jetty is located less than 20m away from the bed of the Kawarau River.

2.2 Otago Regional Council

The Otago Regional Council has delegated its powers under section 13 of the Act to the Queenstown Lakes District Council.

Consent is sought for the following under the Otago Regional Plan: Water: (**ORP-W**)

Rule		Consent Status
13.2.2.1	<p>Except as provided for by Rules 13.2.1.1, 13.2.1.2 and 13.2.1.5 to 13.2.1.7B, the erection or placement of any fence, pipe, line, cable, whitebait stand, eel trap, maimai, jetty, single span bridge or crossing in, on, under, or over the bed of any lake or river, or the erection or placement of any fence, pipe, line, cable, jetty, bridge, crossing or boardwalk in, on, under or over any Regionally Significant Wetland, is a restricted discretionary activity.</p>	Restricted Discretionary

2.3. Water Conservation (Kawarau) Order 1997

The Kawarau River and its tributaries including the Shotover River are included in the *Water Conservation (Kawarau) Order 1997 (the Order)*. The Order gives varying degrees of protection status to the Kawarau River and its tributaries according to their amenity and intrinsic values.

Schedule 2 of the Order includes the mainstem of the Kawarau River from Lake Wakatipu control gates to 'Scrubby Stream' (near the downstream end of the Kawarau Gorge) and the Shotover River mainstem including the stretch relevant to this application. Clause 4 of the Order states that Schedule 2 waters are no longer in their natural state but contain one or more amenity and intrinsic values that warrant protection because they are considered outstanding. The outstanding characteristics listed in Schedule 2 for this section of the Kawarau River are:

- wild and scenic characteristics;
- natural characteristics, in particular the return flow in the upper section when the Shotover River is in high flood;
- scientific values, in particular the return flow in the upper section when the Shotover River is in high flood;
- recreational purposes, in particular rafting, jetboating, and kayaking.

Activities that are restricted and prohibited on these sections of the rivers are damming and those activities that would result in water quality of less than Class CR standard (water managed for contact recreation purposes).

The proposal will have no effect on water quality and is consistent with the Order in that it enables a positive commercial and recreational use of the river (jetboating).

2.3 Summary of consents required.

In summary, the following consents are required for the proposal:

Under the PDP:

- **Discretionary** activity under Rule 21.15.8 for a structure that passes across or through the surface of any lake or river or is attached to the bank of a river.
- **Restricted Discretionary** activity under Rule 39.5.3.1 for a building (jetty) located less than 20m away from the bed of the Kawarau River

Under the ORP-W:

- **Restricted Discretionary** activity under Rule 13.2.2.1 for the erection of a jetty crossing over the bed of the Kawarau River.

Other consents:

- The applicant applies for any other consents necessary to enable the proposal.

Overall, resource consent is required for a **Discretionary** activity.

3. NAVIGATION SAFETY BYLAW 2018

This application is consistent with the Council's *Navigation Safety Bylaw 2014*. The jetty provides an adequate and safe means of access to vessel is provided being properly installed, secured, and adjusted to suit any conditions in keeping with 13.2(b).

The jetty is not registered by the QLDC and consequently has no jetty number or associated permit. The jetty was originally consented under RM920056 as a stepped timber jetty and has since been upgraded to be a floating timber jetty. The applicant discussed this upgrade with Hamish Humphreys (QLDC Team Leader for Building Consent Control Office) prior to doing the works.

4. WHERE IT IS LIKELY THAT AN ACTIVITY WILL RESULT IN ANY SIGNIFICANT ADVERSE EFFECT ON THE ENVIRONMENT, A DESCRIPTION OF ANY POSSIBLE ALTERNATIVE LOCATIONS OR METHODS FOR UNDERTAKING THE ACTIVITY:

No significant adverse effects on the environment will arise, and no other alternatives were considered.

5. AN ASSESSMENT OF THE ACTUAL OR POTENTIAL EFFECT ON THE ENVIRONMENT OF THE PROPOSED ACTIVITY:

5.1. Introduction

This assessment of effects on the environment addresses:

- The existing environment;
- The relevant assessment matters for activities on the surface of lakes and rivers;
- Effects on ecological values;
- Effects on landscape and visual amenity values;
- Effects on mana whenua values;
- Effects on navigational safety;
- Matters of discretion under the ORP-W;
- Positive effects; and
- Summary of effects on the environment.

5.2. Existing environment

When determining the actual and potential effects of an application for resource consent, the permitted baseline allows a comparison of the potential adverse effects of the proposal against what could lawfully be undertaken on the land by way of any existing consents (the existing environment).

The existing environment includes existing commercial and non-commercial boat traffic on the lake and river.

5.3. Assessment matters

While consent is required for a Discretionary activity, in assessing the effect of the jetty on the environment, it is appropriate to use as a guide for the assessment the matters of discretion for jetties (from Rule 21.15.7). These are listed and addressed in **Table 3** below.

Table 3: Assessment under assessment matters from Rule 21.15.7

Matter of discretion from Rule 21.15.7	Assessment
<p>a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;</p>	<p>The jetty is a small inobtrusive structure.</p> <p>Weathered timber that recedes into the landscape comprise a significant element of the jetty.</p> <p>The jetty is located amongst mature vegetation which obscures the sight lines to the jetty, as seen in Figure 5 - 8. On the opposite side of the river, users of the Queenstown Trails will experience an intermittent view of the jetty when passing opposite its location during winter. During summer, when vegetation on both sides of the river has leaves, views will be limited to occasional glimpses. There is no visibility from roadways or private residences.</p> <p>When viewed from the river the jetty is only seen amongst well-established lakeshore vegetation for a limited period, due to its setback location.</p> <p>The jetty has been an established part of the area since the 1980s and is well integrated into the landscape.</p> <p>The jetty is therefore not a dominant or obtrusive element when viewed from the opposite side of the river or the river itself.</p>

b. whether the structure causes an impediment to craft manoeuvring and using shore waters.	<p>The jetty protrudes between 5 and 9 m from the normal shoreline, however, as shown in Figures 5 - 8, the uneven lake margins mean much of this length is contained within a small bay with areas of overhanging vegetation where minimal craft manoeuvring is expected.</p> <p>The jetty therefore does not cause any impediment to craft manoeuvring within and using the river.</p>
c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;	<p>The jetty is located on a site on the side of the Kawarau River that can only be assessed via private land. It does not affect access and use of the river by the general public. The jetty therefore has no diminishing effect on recreational experience.</p>
d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;	<p>The jetty has been at the site location since the 1980s and is an established part of the shoreline.</p> <p>The jetty is surrounded by mature vegetation and setback in a small bay, as shown in Figures 5 - 8. There are no other jetties or structures on either side of the river within view of the jetty. Any perceived adverse cumulative effects of the jetty are therefore inconsequential.</p>
e. whether the structure will be used by a number and range of people and craft, including the general public;	<p>The jetty is available for the public to use. The non-slip surfaces, steps and handrails provide for safe usage and water access. Landside access requires permission from a private landowner.</p>
f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and	<p>The effects on landscape and visual amenity values are assessed in detail below.</p> <p>In summary, the location and form of the jetty ensures it is compatible with landscape and amenity values, and any adverse effects on these values are inconsequential.</p>
g. whether the structure enables the use of public water ferry services and/or water based transport.	<p>The jetty is available to members of the general public operating their own craft to use. It is not anticipated the jetty will be used for a public water ferry service at this time due to the lack of public access from land.</p>

The various themes from these assessment matters are also discussed further below.

The jetty is located within an ONF overlay therefore specific assessment matters apply to the jetty. These are listed and addressed in **Table 4** below.

Table 4: Assessment Matters from Rule 21.21

Assessment Matter	Description	Comments
21.21.1.1.	<p>Landscape Values</p> <p>in considering a subdivision or development proposal, the Council will have regards to the extent to which:</p> <p>a. the landscape values identified in Schedule 21.22, where relevant,;</p>	<p>The Kawarau River Corridor is contained within Landscape Schedule 21.22.9 (Kawarau River Priority Area). Schedule 21.22.9 identifies the capacity of the Kawarau River Priority Area to absorb transport infrastructure, including wharfs or jetties that are located in more modified parts of the ONF between Whakatipu-Waimāori (Lake Whakatipu) and Morven Ferry</p>

	<p>b. the landscape values identified in accordance with SP 3.3.43 and SP 3.3.45;</p> <p>c. whether, and to what extent, the proposal will protect Tangata Whenua values, including Tōpuni or nohoanga.</p>	<p>and are designed to be of a sympathetic appearance and character, as “very limited”. The jetty is of a small scale and sympathetic appearance and character. It has been located on the banks of the river since the 1980s, well before the introduction of the assessment for the Schedule 21.22.9 was carried out. It is an established part of the physical environment and was originally consented under RM920056 and RM990399. The consent lapsed due to a clerical error which failed to specifically include it in the renewal application for RM990399 (RM171091). It does not therefore constitute a new physical jetty addition to the environment.</p> <p>A jetty has been located on-site for approximately 40 years. The structure is reasonably difficult to see from the other side of the river due to its setback location within a small bay, where willows extend around the bay to block wider views and provide screening from many angles as shown in Figures 6 - 8 below. The jetty is located a significant distance from the main state highway.</p> <p>It is designed to be of a sympathetic scale and its surface materiality of natural wood blends with the surrounding vegetation. Given its extended period in situ and the relatively sheltered nature of the subject site from obvious views, visual and amenity effects on the ONF are considered to be negligible.</p> <p>The proposal maintains the character of the landscape, supporting the established and consented commercial recreational activity of jetboating, which is synonymous with this section of the river.</p> <p>Mana whenua have been consulted on this application and given their affected party approval for the jetty. The proposal does not compromise Mana whenua attributes and values of the area.</p> <p>The proposal is in keeping with the nature of the structures identified in Schedule 21.22.9 being modest in scale, sympathetic in character and appearance and remaining subservient to the natural landscape.</p>
21.21.1.2.	<p>Visibility</p> <p>... in considering a subdivision or development proposal, the Council will have regards to the extent to which:</p> <p>a. unformed legal roads in the vicinity of the proposal will or are likely to be used for vehicular and/or pedestrian, cycling, equestrian and other means of access;</p> <p>b. the proposal will detract from public or private views of and within Outstanding Natural Features and Outstanding Natural Landscapes;</p>	<p>The proposal will have no effect on the visual amenity values of the ONF. No physical changes are proposed to the landscape with this application.</p> <p>The subject jetty is located 2km northeast of the main State Highway with large amounts of vegetation and some intermittent housing in between.</p> <p>The relatively small jetty is not clearly visible from the majority of the trails on the other side of the river where established riparian vegetation on the margins of the Kawarau River provides screening, resulting in intermittent short-term views when passing opposite its location during winter. These views</p>

	<ul style="list-style-type: none"> c. mitigation is provided by elements that are in keeping with the protection of landscape values; d. structures will break the line and form of any ridges, hills and slopes; e. any roads, access, lighting, earthworks and landscaping are visible from beyond the boundary of the site of the proposal; f. if the proposal would be located within a landscape that exhibits open space or has an open character, it: g. will maintain open space or open character when viewed from public roads and other public places; h. is situated on a site that is within a broadly visible expanse of open landscape when viewed from any public road or public place; i. is likely to affect open space or open character values with respect to the site and the surrounding landscape; j. is situated on a site that is defined by natural elements such as topography and/or existing vegetation which may contain and mitigate any adverse effects associated with the proposal; k. the visibility of the proposal will contribute to adverse cumulative effects on the landscape values identified in Schedule 21.22, or identified in accordance with SP 3.3.45. 	<p>are further reduced for the majority of the year when there is greater foliage on surrounding vegetation.</p> <p>The visibility of the jetty is largely obscured from users of the river travelling both up and down stream due to the shape of the topography and existing vegetation which creates a small bay and provides screening from both river approaches, as shown in Figures 6 - 8 below. The jetty is only visible for a short distance as users pass directly by the jetty.</p> <p>The jetty alongside the jetboating activity have been a long-established part of the landscape. Use of the jetty is intermittent, seeing visits one-two times a month in the cooler seasons to three-four times a month in the warmer seasons.</p> <p>The jetty does not break the line and form of any ridges, hills, and slopes.</p> <p>The jetty is unlit, and no earthworks or landscaping are proposed. Where required, access will remain as a small farm track that is already established.</p> <p>The existing vegetation on the banks surrounding the jetty comprises mature willow trees and other exotics. These will be retained. No physical changes are proposed.</p>
21.21.1.3.	<p>Design and density of Development</p> <p>....in considering a subdivision or development proposal, the Council will have regards to the extent to which:</p> <ul style="list-style-type: none"> a. the proposal, including access, is designed and located in response to the identified landscape values; b. opportunities have been taken to aggregate built development in order to utilise common access ways, including roads, pedestrian linkages, services and open space (i.e. open space held in one title whether jointly or otherwise); c. there is merit in clustering any proposed building(s), building platform(s) and associated physical activity including roading, access, lighting, landscaping and earthworks within areas that are least sensitive to change; d. any proposed new or modified boundaries will give rise to artificial or unnatural lines in the landscape (such as planting and fence lines) which are 	<p>The jetty has been in use for approximately 40 years. As a retrospective application, no physical changes are proposed to the landscape. No new construction or development is proposed with this application that could adversely affect the landscape quality and character of the ONF.</p> <p>The jetty has no discernible adverse effects on the physical attributes of the ONF – the geological, topographical and geographical attributes will not change.</p> <p>As a floating pontoon, water and aquatic life can pass beneath the structure and the river ecosystems remain unaffected.</p> <p>The visual attributes of the ONF remain largely unaffected by the proposal. The jetty is small in scale, with minimal bulk. It is topped with natural materials. It is set back from the main river channel in a small bay which is sheltered by established mature vegetation.</p> <p>The jetty cannot be viewed from any public road with access restricted to a private 2km gravel road. The Queenstown trail passes opposite the jetty on the other side of the river. However, distance and vegetation on both</p>

	<p>inconsistent with identified landscape values;</p> <p>e. the design and density of the proposal contributes to adverse cumulative effects on landscape values.</p>	<p>sides of the river reduce visibility. Any views of the jetty achievable in winter from the trail (when there are less leaves on the trees) or from the water line by passing boats, are fleeting. There are no nearby dwellings or buildings with a clear view of the jetty.</p>
--	---	---

5.4. Effects on ecological values

The District Plan does not identify any particular natural conservation values or wildlife habitats in the area affected by this application, and there are no specific nature conservation or wildlife values in the vicinity of the jetty.

The river margins generally provide habitats for wildlife, in particular waterfowl. Species include the New Zealand Scaup (native diving duck), Mallards, Native Grey Duck, Grey Teal, and the Australian Coot. The jetty has co-existed with the vegetation and fauna habitat since the 1970s and the species' populations continue to thrive.

Conditions of existing consents for commercial motorised operations require boats to steer clear of any nesting grounds and groups of wildlife on the surface of the water especially during mating and breeding seasons (September – November) and moulting (December – January), a period when some of the birds cannot fly. The disturbance of nesting birds or birds not in flight by a high-speed boat can be an adverse effect and is an offence under the *Wildlife Act 1953* (as amended 2003).

A 5-knot speed limit applies to motorised boats approaching or departing the jetties (this limit applies within 100m of the shore), therefore the wake from boats approaching or departing the jetties will have reduced to the point where it will not disturb waterfowl on the lake surface. The wake will not be more than naturally occurring wind waves and waves created by present users. As a result, the effects on waterfowl from boats using the jetties will be negligible, if discernible at all.

In any case, the jetty has co-existed with the foreshore vegetation and fauna habitat for many decades with no adverse effects, and no change to this will arise from consenting the jetty.

There are no refuelling facilities at the jetty; all refuelling of the jetboats is at the established facilities in Frankton Marina. The jetty presents no risk to water quality.

The applicant notes that, as with other areas of the Kawarau River and Lake Wakatipu, the pest plant *Lagarosiphon* is present around the jetty. The applicant volunteers the following consent condition to enhance the aquatic environment and protect the ecological values surrounding the jetty:

The Consent Holder shall ensure that best practice measures are adopted to monitor and remove any aquatic lake weed as defined in the Regional Pest Management Plan (RPMP) within an area extending three metres around the jetty.

Overall, any adverse effects of the jetty on ecological values are inconsequential and no more than minor. The works resulting from the volunteered consent condition provides a positive effect on the ecological values of the river.

5.5. Effects on landscape and visual amenity values

The jetty is an established part of the character of the Kawarau River and is a familiar element of the visual environment.

The visible element of the jetty site is comprised of aged timber, the colour and materiality therefore blends with the surrounding vegetation. Views of the jetty from the river and opposite bank are largely screened due to the jetty's set back location within a small bay. Protruding banks of willow trees allow

for only a small window of viewing when a river or Queenstown trail user is opposite the jetty as shown in Figures 6 - 9 below.



Figure 6: Image of downstream approach to jetty (obscured by vegetation). Jetty location approximately located beneath red arrow

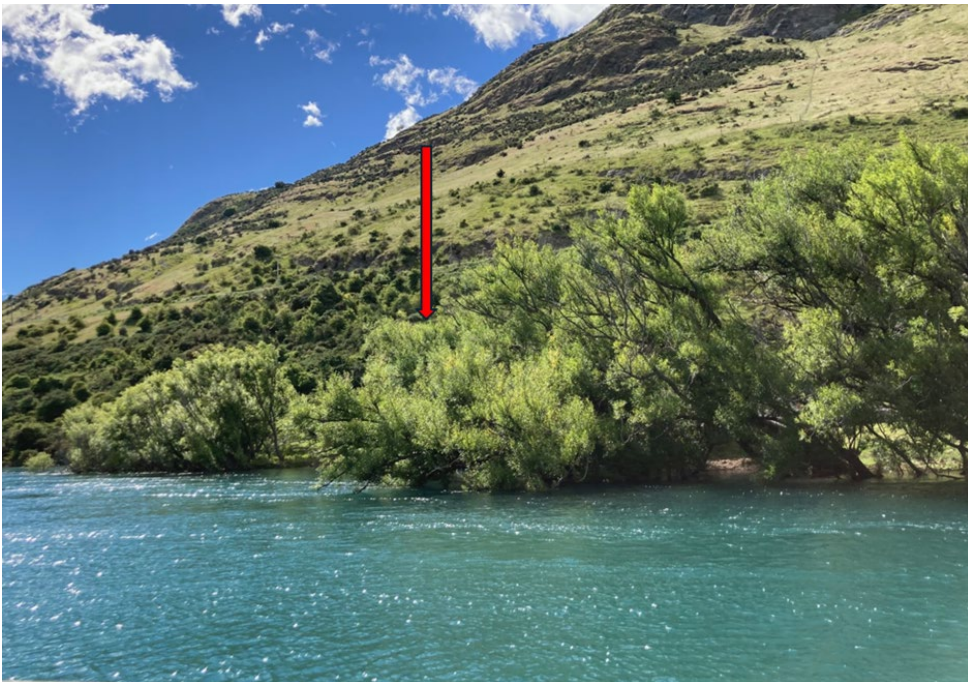


Figure 7: Image of downstream approach to jetty (approximately 15m from jetty). Jetty contained within setback bay and screened by vegetation. Jetty location approximately located beneath red arrow



Figure 8: Image of upstream approach to jetty (obscured by vegetation). Jetty location approximately located beneath red arrow



Figure 9: View of jetty from river when passing directly past location (between screening vegetation).

Extensive vegetation on the opposite bank adds additional screening to users of the Queenstown trail. The jetty it is therefore largely obscured from views and has limited intrusion of sight lines along the majority of the Queenstown Trail and the Kawarau River. Where visible, views are limited to short stretches of the trail as users pass through the landscape. No public access exists above the jetty, and

it therefore has no impact on the visual amenity values of the true right bank. The jetty is not visible from any residential properties.

While the jetty becomes more visible to users of the Queenstown Trail and Kawarau River when a boat is berthed alongside it, the jetty is not used for permanent mooring of vessels and the effects are temporary, for the period when passengers and being loaded and unloaded. No parking, planting, lighting, construction or earthworks are part of the proposal.

Due to its location with the Kawarau River ONF, further assessment of the jetty on landscape and visual amenity values has been undertaken in **Table 4** above.

Overall, the effects of the jetty on landscape and visual amenity values are no more than minor.

5.6. Effects on mana whenua values

The applicant acknowledges and recognises the close relationship that Kai Tahu has with the bodies of water in the Otago region. Consultation with Aukaha and Te Ao Marama Inc has been undertaken to ensure opportunity for liaison with Kai Tahu and contribution to the effects assessment in relation to mana whenua values. A request for the applicant to amend the application to a 15-year consent duration was made. No other concerns were raised.

The jetty is within wāhi tūpuna overlay 24; Kawarau River. The manawhenua values identified in schedule 39.6 for this overlay are Ara tawhito¹, mahika kai², nohoaka³, and archaeological values.

The potential threats to Kawarau River identified in schedule 39.6 are addressed in **Table 5** below.

Table 5: Assessment under schedule 39.6

Potential Threat	Assessment
New roads or additions/alterations to existing roads, vehicle tracks and driveways	The proposal does not involve new roads or additions/alterations to existing roads, vehicle tracks and driveways. This potential threat is not applicable to the proposal.
Buildings and structures	The jetty is an established part of the character of this part of the Kawarau River and a familiar element of the visual environment. It has co-existed with the foreshore vegetation and fauna habitat for many decades with no adverse effects, and no change to this will arise from consenting the jetty.
Earthworks	The jetty is already in-situ. No earthworks are required for the proposal, and there will be no disturbance to the banks or bed of the lake. This potential threat is not applicable to the proposal.
Subdivision and development	No subdivision or development is required for the proposal. This potential threat is not applicable to the proposal.

¹ Defined in Chapter 2 of the PDP as; Trails and routes. A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.

² Defined in Chapter 2 of the PDP as; Mahinga kai refers to the gathering of food and natural materials, the places where those resources are sourced, and the traditions, customs and collection methods. Mahinga kai remains one of the cornerstones of Ngāi Tahu culture.

³ Defined in Chapter 2 of the PDP as; A network of seasonal settlements. Ngāi Tahu were based largely on the coast in permanent settlements, and travelled inland on a seasonal basis. Iwi history shows, through place names and whakapapa, continuous occupation of a network of seasonal settlements, which were distributed along the main river systems from the source lakes to the sea.

Damming, activities affecting water quality	The jetty does not result in damming of the waterbody, and there is no disruption to water flow under or around the jetty. Water quality remains unaffected by the jetty as there are no refuelling facilities at the jetty This potential threat will not be realised by the proposal.
Exotic wilding trees and pest plant species	The jetty is already constructed. No new materials will be added to the site. Jet boats utilising the jetties do not move between waterbodies. The risk of the introduction of exotic wilding trees or pest plant species is therefore nil. This potential threat will not be realised by the proposal.
Commercial and commercial recreational activities excluding those associated with viticulture related tourism	The commercial recreational activity of jetboating is already consented at this site. No additional commercial recreational activities are proposed. This potential threat is not applicable to the proposal.

Consultation with Aukaha and Te Ao Marama Inc as representatives of the Kai Tahu hapu and iwi has been undertaken. APA was offered on the condition of KJet volunteering a 15-year duration limit on the resource consent. On reflection KJet does not seek to limit the consent duration in this manner.

Overall, the effects of the jetty on mana whenua values are less than minor.

5.7. Effects on navigational safety

The jetty is designed to move up and down with the variation in the river level. Consequently, the jetty remains functional in different river conditions.

The jetty is located on a sheltered part of the riverbank, where the velocity of the water is low and where craft are easily manoeuvrable. No adverse safety risks arise (no safety incidents have occurred in the jetties' history).

The jetty is inspected on an annual basis by a suitably qualified staff member of KJet to ensure its structural integrity. A memorandum from a suitably qualified expert to confirm that the jetty remains structurally sound, in good condition and fit for purpose is included at **Attachment D**.

Overall, the effects of the jetty on navigational safety are no more than minor.

5.8. Matters of Discretion under the ORP-W

The Otago Regional Council has delegated its powers under section 13 of the Act to the Queenstown Lakes District Council. The relevant matters of discretion under the ORP-W are addressed in **Table 6** below.

Table 6: Assessment under 13.3.2.1 of the ORP-W

Matter of Discretion	Assessment
(a) Any adverse effects of the activity on: <ul style="list-style-type: none"> (i) Any natural and human use value identified in Schedule 1 for any affected water body; and (ii) The natural character of any affected water body; and (iii) Any amenity value supported by any affected water body; and 	<p>Schedule 1 identifies the Kawarau River as having value for recreational purposes (including jetboating and kayaking) which the proposal facilitates. The jetty supports and enhances the amenity value of the water bodies for public use. There are no identified heritage values of this area.</p> <p>The natural character of the waterbody is not adversely impacted by the jetty, which has been in place in some form for approximately 40 years.</p>

(iv) Any heritage value associated with any affected water body; and	
(b) Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and	This matter is not applicable to the proposal.
(c) Flow and sediment processes; and	The jetty does not impede the flow of water or sediment as the majority of the structure floats on top of the water. The portion of the structure in contact with the water is restricted to small piles, around which the water and sediment is able to flow. This has been the situation for many decades.
(d) Any adverse effect on a defence against water; and	This matter is not applicable to the proposal.
(e) Any adverse effect on existing public access; and	The proposal has a positive effect on public access as it provides a facility for the public to use for recreational purposes and a means to access crown land which is not available via land as the site is surrounded by private land, over which the public has to seek permission to cross.
(f) Fish passage; and	Fish can freely pass beneath the structure. The proposal does not reduce fish passage.
(g) The method of construction; and	The jetty has already been constructed, as a result this matter is not applicable to the proposal.
(h) Any measures to avoid animal waste entering the lake, river, or Regionally Significant Wetland; and	This matter is not applicable to the proposal.
(i) The duration of the resource consent; and	This matter is not applicable to the proposal. The applicant seeks a land use consent with no expiry date.
(j) The information and monitoring requirements; and	This matter is not applicable to the proposal.
(k) Any existing lawful activity associated with any affected water body; and	This matter is not applicable to the proposal.
(l) Any bond; and	This matter is not applicable to the proposal.
(m) The review of conditions of the resource consent; and	This matter is not applicable to the proposal.
(n) Any financial contribution for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected	This matter is not applicable to the proposal.

Overall, the effects of the jetty on the Kawarau River are no more than minor

5.9. Positive effects

The jetty contributes to KJet's commercial operations for visitors and locals to access the waterways and view the landscapes and other attributes of the Wakatipu as part of adventure trips and thereby contribute to the District's economy.

5.10. Summary of effects on the environment

The existing jetty is a long standing and positive element in this part of the Kawarau River. The jetty blends into the environment and any potential adverse effects on landscape and visual amenity values are no more than minor. Any adverse effects on ecological values are also no more than minor. Consultation and assessment on effects in relation to mana whenua values has been undertaken.

When considered overall, effects from the proposal will be minor or less than minor.

6. ASSESSMENT UNDER THE RELEVANT OBJECTIVES AND POLICIES OF THE PDP

6.1. Proposed District Plan

Table 7: PDP provisions

Provision	Detail	Assessment
Chapter 3 - Strategic Direction		
Strategic Objective 3.2.1.8	Diversification of land use in rural areas beyond traditional activities, including farming, provided that: <ol style="list-style-type: none"> the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are protected; the landscape character of Rural Character Landscapes is maintained and their visual amenity values are maintained or enhanced; and significant nature conservation values and Ngāi Tahu values, interests and customary resources, are maintained. 	The proposal is a diversification of rural land use – retrospectively consenting an existing jetty used for commercial recreation and recreational purposes while ensuring the landscape values are protected and Ngāi Tahu values are maintained as detailed in section 5 above. The proposal is consistent with this objective.
Strategic Policy 3.2.4.3	The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.	A jetty has been in situ at the site since the 1980s' Jetty's are an integral part of the Kawarau River environment. The jetty is therefore not inappropriate in this location and the beds and margins of the lake will remain protected. The proposal is consistent with this policy.
Strategic Policy 3.2.4.4	The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.	The jetty has no effect on the water quality or functions of Kawarau River. The proposal is consistent with this policy.
Strategic Policy 3.2.4.5	Public access to the natural environment is maintained or enhanced.	The jetty does not impact public access to the Kawarau River. It provides a facility for members of the public who access the river with their own craft. The proposal achieves this policy.
Strategic Policy 3.2.5.2	Within the Rural Zone, new subdivision, use and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless: <ol style="list-style-type: none"> where the landscape values of Priority Areas of Outstanding Natural Features and Outstanding Natural 	As assessed in section 5.3 above, the design, scale, location and long term established character of the jetty ensures its retrospective consent does not compromise the values of the Kawarau River ONF. The proposal achieves this policy.

Provision	Detail	Assessment
	<p>Landscapes are specified in Schedule 21.22, those values are protected; or</p> <p>b. where the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes are not specified in Schedule 21.22, the values identified according to SP 3.3.45 are protected.</p>	
Strategic Policy 3.3.49	Avoid significant adverse effects on wāhi tūpuna within the District.	<p>Consultation has been undertaken with Wāhi Tūpuna within the District. Affected party approval for the proposal has been supplied. Adverse effects are avoided.</p> <p>The proposal achieves these policies.</p>
Strategic Policy 3.3.50	Avoid remedy or mitigate other adverse effects on wāhi tūpuna within the District.	
Strategic Policy 3.3.51	Manage wāhi tūpuna within the District, including taonga species and habitats, in a culturally appropriate manner through early consultation and involvement of relevant iwi or hapū.	
Chapter 6 – Landscapes and Rural Character.		
Policy 6.3.3.1	<p>Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</p> <p>a. landscape values are protected; and</p> <p>b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.</p>	<p>The design, scale, location and long term established character of the jetty ensures its retrospective consent does not compromise the values of the Kawarau River ONF and they remain protected. A jetty structure has been in situ since the 1980s, no change to the appearance of the land is proposed. Minimal public access and extensive vegetation ensure the structure is difficult to see beyond the boundary of the site.</p> <p>The proposal achieves this policy.</p>
Policy 6.3.3.2	Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.	<p>Consultation with Aukaha and Te Ao Marama Inc. has been completed to allow for liaison with Kai Tahu and contribution to the effects assessment in relation to mana whenua values.</p> <p>No other cultural or historic elements have been identified.</p> <p>The proposal achieves this policy.</p>
Policy 6.3.5.1	<p>Manage the location, intensity and scale of structures on the surface and margins of water bodies including jetties, moorings and infrastructure recognising the functional needs of these activities, and the importance of lakes and rivers, including as a commercial recreation, tourism, transport and recreational resource, and ensure these structures are at a scale or in a location that, as far as practicable:</p> <p>a. protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and</p> <p>b. maintains the landscape character of Rural Character Landscapes and</p>	<p>The jetty is unobtrusive being small in nature, comprised on natural materials and being effectively screened by surrounding vegetation, protecting the values of the ONF in which it is located.</p> <p>The proposal is consistent with this policy.</p>

Provision	Detail	Assessment
	maintains or enhances their visual amenity values.	
Policy 6.3.5.4	Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures.	The proposal allows the applicant to continue using the established jetty for commercial activities. No new structures or additions to the jetty are required or proposed. The proposal is consistent with this policy.
Chapter 21 - Rural		
Objective 21.2.1	A range of land uses, including farming are enabled while: Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes;	The proposal is for a retrospective consent for an existing small jetty. The landscape values of the ONF are protected. The proposal achieves this objective.
Objective 21.2.3	The life supporting capacity of water is safeguarded through the integrated management of the effects of activities	No activities that affect the quality or life supporting capacity of the water are proposed. The proposal achieves this objective.
Policy 21.2.3.1	In conjunction with the Otago Regional Council, regional plans and strategies: a. encourage activities that use water efficiently, thereby conserving water quality and quantity; b. discourage activities that adversely affect the potable quality and life supporting capacity of water and associated ecosystems.	The jetty has no effect on water quality, quantity, potability or life supporting capacity or the lake ecosystem. The proposal achieves this policy.
Objective 21.2.10	Commercial Recreation in the Rural Zone is of a nature and scale that is commensurate to the amenity values of the location.	The jetty, in its role as part of commercial recreation operation and in its location and form are commensurate with the amenity values of this environment. The proposal achieves this objective.
Policy 21.2.10.2	To manage the adverse effects of commercial recreation activities so as not to degrade rural quality or character or visual amenities and landscape values.	The jetty does not degrade the quality or character of the landscape as discussed in Part 5 above. The proposal is consistent with this policy.
Policy 21.2.10.4	To ensure the scale and location of buildings, noise and lighting associated with commercial recreation activities are consistent with the level of amenity existing and anticipated in the surrounding environment.	The jetty is small in scale and consistent with other jetties within the wider environment. The surrounding river environment anticipate noise from jetboats as well as air traffic. Noise associated with the use of the jetty for mooring is inconsequential in this environment. The proposal is consistent with this policy.
Objective 21.2.12	The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.	The jetty allows for the operation of commercial recreation without having any unforeseen or detrimental effect on the character or margins of the Kawarau River. The proposal achieves this objective.

Provision	Detail	Assessment
Policy 21.2.12.1	Have regard to statutory obligations, Wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.	Liaison with tangata whenua, in recognition of the significance of the area, has been completed and affected party approval granted. The proposal achieves this policy.
Policy 21.2.12.2	Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river	The jetty allows for consented jetboating activities. The jetty is well within any environmental limits in respect of the use of this part of the river. The proposal achieves this policy.
Policy 21.2.12.5	Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.	The jetty does not affect the ability for nesting or spawning in the area or disrupt the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values. The proposal achieves this policy.
Policy 21.2.12.7	Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.	The location of the jetty amongst existing willow trees and the small scale of the structure ensures the visual impact of the jetty is limited, and it had no appreciable effect on other river uses. Any safety risk is minimal The proposal achieves this policy.
Chapter 39 – Wāhi Tūpuna		
Objective 39.2.1	Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.	The values identified in Schedule 39.6 have been recognised and the proposal assessed against relevant potential threats in section 5.6 above. Consultation with Aukaha and Te Ao Marama Inc. has been undertaken to afford opportunity for liaison with Kai Tahu and their contribution to the effects assessment in relation to manawhenua values. The proposal is therefore consistent with this objective and policies.
Policy 39.2.1.2	Recognise that the effects of activities may be incompatible with Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.	
Policy 39.2.1.4	Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the effects of any activity on Manawhenua values in a wāhi tūpuna area.	

6.1.1. Conclusion – Objectives and Policies of the PDP

In summary, the proposal is consistent with the relevant objectives and policies of Chapters 3, 6, 21 and 39 of the PDP.

6.2. Otago Regional Policy Statement.

The Otago Regional Policy Statement (**RPS**) sets the direction for future management and promotion of the sustainable management of the region's natural and physical resources, as well as providing the policy context for regional plans and establishing the framework for district plans.

The Partially Operative RPS 2019 (**PORPS2019**) was declared partially operative on 15 March 2021, at which time the RPS 1998 was also revoked. Following a 2019 review of the region's freshwater management framework and the introduction in 2020 of new national regulations, the PORPS2019 has

now been reviewed, and the Proposed Otago Regional Policy Statement 2021 (**PRPS2021**) was notified on 26 June 2021. Hearings are scheduled for 2023.

The PRPS2021 identifies twelve significant resource management issues for the region and explains how national direction will be applied in the Otago context. The twelve issues can be broken down into natural asset-based issues, place-based issues, and those issues relating to economic and domestic pressures, cumulative impacts and resilience.

The proposed development has been considered against the objectives and policies of the PORPS2019 and the PRPS2021. The waters of the Kawarau River are protected from any adverse effects as the proposal involves no take, discharge into or diverting of the water. A jetty has been in situ at the site for over 40 years and no disturbance of the area is required by the proposal.

The development is generally consistent with the broad policy direction of both Regional Policy Statements, particularly in relation to natural features and landscapes, and the impacts of activities on nature conservation values.

6.3. National Policy Statement for Freshwater Management 2020

The objective of the National Policy Statement for Freshwater Management (**NPS-FM**) is to ensure that natural and physical resources are managed in a way that prioritises:

- a) first, the health and well-being of water bodies and freshwater ecosystems;
- b) second, the health needs of people (such as drinking water); and
- c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The proposal will not result in adverse effects on the health and well-being of the river and its freshwater ecosystem, and it provides for the social and cultural wellbeing of people by contributing to a long-standing and popular commercial recreational operation. The jetty therefore aligns with the objectives of the NPS-FM.

6.4. National Environmental Standard – Freshwater Regulations 2020

The National Environment Standard – Freshwater (**NESFW**) sets requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. The regulations generally apply to wetlands, culverts, weirs and passive flap gates.

The proposal does not require consent under the NESFW.

7. PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

7.1. Section 5 – Purpose

The purpose of the Act is “to promote the sustainable management of natural and physical resources”. Section 5(2) of the Act defines “sustainable management” as:

... managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –

- (a) *Sustaining the potential of natural and physical resources ... to meet the reasonably foreseeable needs of future generations; and*
- (b) *Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*

(c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

The proposal addresses the matters in section 5(2)(a)-(c) of the Act. The existing jetty facilitates the ongoing operations of a commercial tourism activity which provides for economic well-being. The floating design of the jetty has no detrimental effect on the environment, including the life-supporting capacity of the water. The jetty does not prevent future generations from meeting their needs.

The proposal therefore achieves the sustainable management purpose of the Act.

7.2. Section 6 – Matters of national importance

The relevant matters of Section 6 of the Act that should be considered as follows:

- a. *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development;*
- b. *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*
- d. *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers*
- e. *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*

The jetty is of a small scale and recessive design, that does not compromise the river margin or ONF. The jetty provides for greater public access to the river and surrounding land. The relationship of Māori to the Kowarau River has been considered, with a consultation process undertaken.

The proposal is therefore consistent with and achieves these s6 matters.

7.3. Section 7 – Other matters

The relevant matters of Section 7 of the Act that should be considered as follows:

- (a) *the efficient use and development of natural and physical resources:*
- (c) *the maintenance and enhancement of amenity values:*
- (f) *maintenance and enhancement of the quality of the environment:*

The jetty is part of a long-established commercial operation using the Kowarau River for a popular adventure trip for visitors and locals, while adequately managing potential adverse effects on the amenity values or quality of the environment. Overall, the proposal facilitates an efficient use of the Kowarau River.

The proposal is therefore consistent with and achieves these s7 matters.

8. IDENTIFICATION OF AFFECTED PERSONS AND SECTION 95A ASSESSMENT

Section 95A of the RMA requires a decision on whether or not to publicly notify an application.

The steps set out below, in the order given, are used to determine whether to publicly notify an application for a resource consent.

Step 1 – Mandatory public notification

The applicant is not requesting public notification of the application (s95A(3)(a)).

Public notification is not mandatory as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Public notification is not precluded (s95A(5)(b)(i)-(iii)). Therefore, public notification is not precluded by Step 2.

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if it decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken as follows:

Effects that must be disregarded (s95D(a)) include effects on the owners or occupiers of land on which the activity will occur and on adjacent land. Effects that may be disregarded include:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b));
- Trade competition and the effects of trade competition (s95D(d)); and
- Effects on persons who have provided their written approval.

On the basis of the assessment set out in Section 3 above, the proposed activities will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

Step 4 – public notification in special circumstances

There are no special circumstances in relation to this application.

9. LIMITED NOTIFICATION (S95B)

Section 95B requires a decision on whether there are any affected persons.

LINZ, Aukaha and Te Ao Marama Inc (representatives of local iwi groups) have been consulted on the application. LINZ have provided APA (**Attachment C**).

There are no other affected groups or persons under section 95B(2) or 95B(3), and limited notification is not precluded as it is not subject to a rule or standards precluding notification and it is not a controlled activity (s95B(6)).

Therefore, the assessment of affected persons must be undertaken in accordance with section 95E.

In light of the assessment undertaken within Section 5 of this report above:

- any actual or potential adverse effects on adjacent properties will be less than minor given the distance of the nearest properties from the proposal, the topography of the site which minimises any viewing of the proposal and the duration with which the jetty has been in situ;
- given the long-standing presence of the jetty, no other groups or river users can claim to be affected.

Overall, any effects from the proposal are less than minor and limited notification is therefore not required.

10. WHERE THE SCALE OR SIGNIFICANCE OF THE ACTIVITY'S EFFECT ARE SUCH THAT MONITORING IS REQUIRED, A DESCRIPTION OF HOW, ONCE THE PROPOSAL IS APPROVED, EFFECTS WILL BE MONITORED AND BY WHOM.

No monitoring is required apart from that normally undertaken by a Council in monitoring consent conditions.

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Kawarau Jet Holdings Limited



AFFECTED PERSON'S DETAILS

I/We SPENCER MICHAEL WEBB

Are the owners/occupiers of

Section 39 Blk XII; Section 35 Blk XII; Section 36 Blk XII; Section 37 Blk XII Coneburn SD



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Access the existing jetty located on the margins of the Kawarau River (as shown on attached aerials) from State Highway 6 using existing gravel access through 38 Boyd Road, Queenstown.

at the following subject site(s):

38 Boyd Road, Queenstown.



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT) SPENCER MICHAEL MEE	
	Contact Phone / Email address deer park heights @ gmail . com	
	Signature <i>Michael Mee</i>	Date 9 7 2023

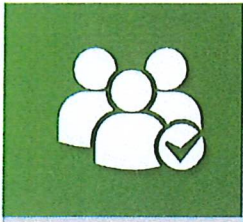
B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

RM230172 Kawarau Jet Servcies Holdings Limited - as updated on 24 August 2023



AFFECTED PERSON'S DETAILS

I/We Commissioner Crown Lands

Are the owners/occupiers of
Bed of Lake Whakatipu and the Kawarau River Bed
being Crown Land administered by Land Information New Zealand



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:

Retrospective Resource Consent for 3 existing Jetties S52, S53, and S54 on the Eastern side of the Frankton Arm of Lake Whakatipu located adjacent to the Frankton Domain Recreational Reserve, Queenstown at Boyes Crescent and extending onto the bed of Lake Whakatipu as shown in the plan attached - figure 1

AND

Retrospective Resource Consent for 1 existing Jetty on the Kawarau River adj to Section 37 Block II Coneburn SD as shown in the plan attached - figure 2

at the following subject site(s):

Part bed of Lake Whakatipu
AND
Part bed of the Kawarau River



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

Figure 1 AND Figure 2 attached to this APA



APPROVAL OF AFFECTED PERSON(S)

The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A	Name (PRINT)	
	Commissioner Crown Lands	
	Contact Phone / Email address	
crownproperty@linz.govt.nz		
Signature		Date
		7 th May 2024

B	Name (PRINT)	
	Contact Phone / Email address	
Signature		Date

C	Name (PRINT)	
	Contact Phone / Email address	
Signature		Date

D	Name (PRINT)	
	Contact Phone / Email address	
Signature		Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



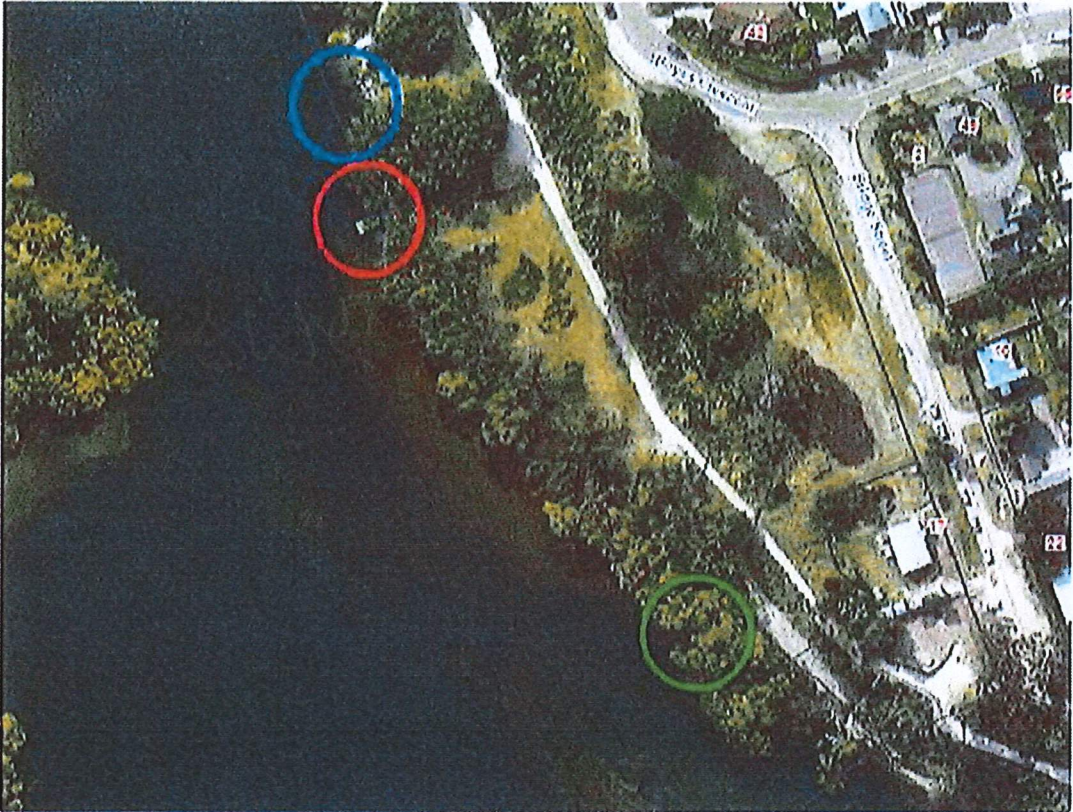


Figure 1: Site locations. Jetty s52 location (Green circle). Jetty s53 location (Red circle). Jetty s54 location (Blue circle).

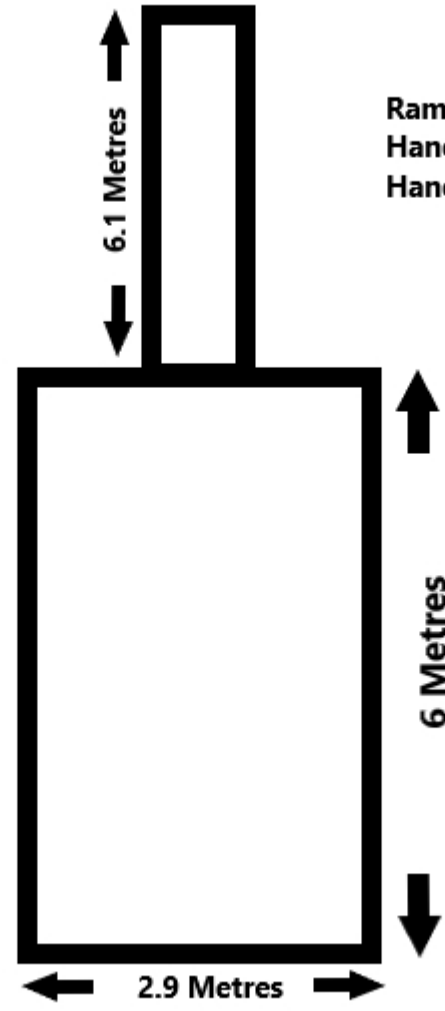
BSWC



Figure 2: Site location of Confluence Jetty (Purple circle).

BSWC

Confluence Jetty



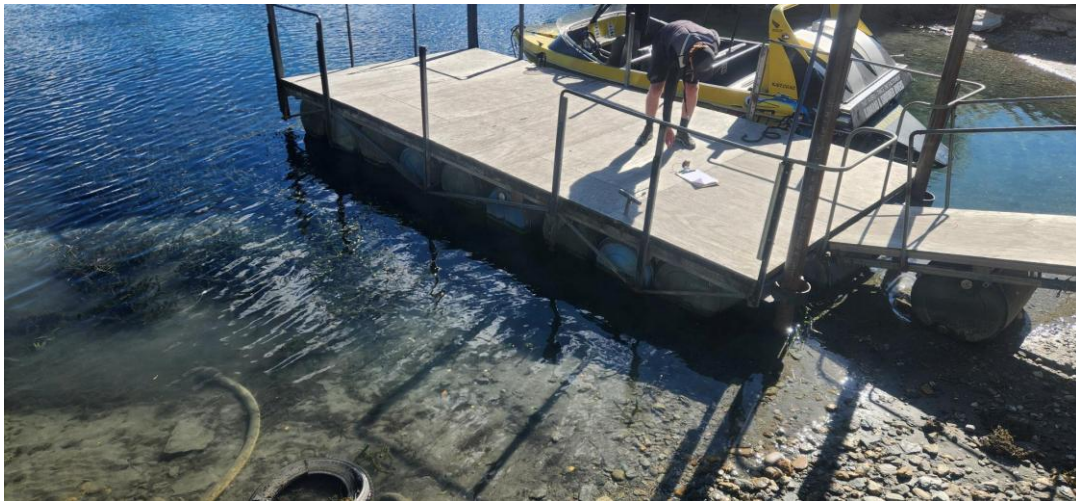
Ramp width = 1 metre
Handrail height ramp = 800mm
Handrail height platform = 850mm

Name: **Winston Sutherland**
Position: **Maintenance Engineer**
Work experience: **40 years (20 yrs at KJet)**
Qualification: **Trade Certified fitter/welder/machinist**
Re: **Condition report on helipad jetty on Kawarau River**

Picture shows jetty and ramp made from steel box section – in good condition

Ramp is attached to jetty with 25mm diameter steel pins and made with similar materials

All welding done in accordance with AS/NZS 2980:2007



Jetty is secured to river bed by contained 100mm schedule 40 steel pipe, driven into river bed approx. 3 metres and chained at rear



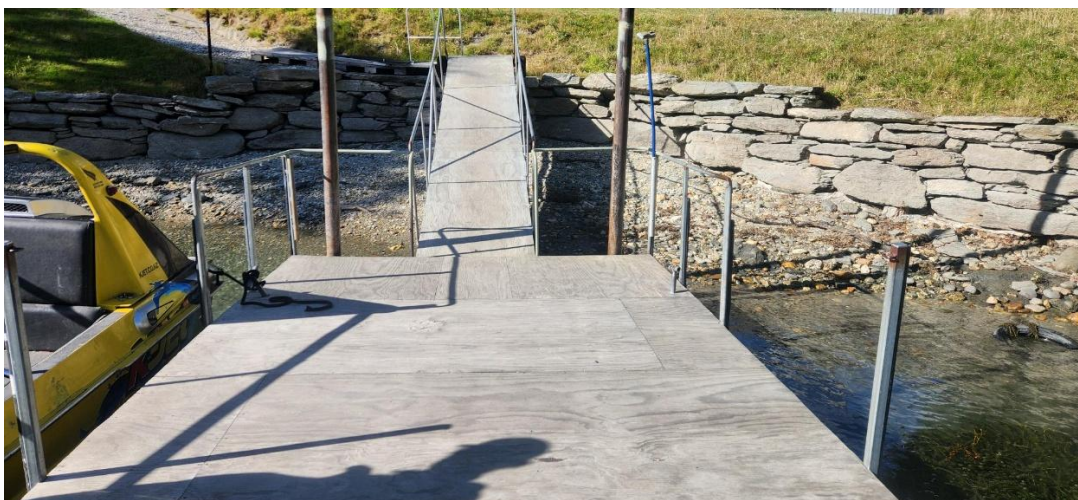
Jetty is covered with 12mm marine plywood and attached to the steel frame with appropriate fasteners



Jetty floats on floatation devices, attached with stainless steel bandit strapping



Handrails are 20mm N.B. galvanised pipe and in good condition. But on recommendation by myself, will be replaced with 25mm N.B. galvanised pipe with additional lower rail in very near future.





Conclusion

Overall jetty is in good sound condition and checked and maintained by KJet technicians to regular schedules

Signed: Winston Sutherland

A handwritten signature in black ink, appearing to be "Winston Sutherland", written over a light blue circular stamp.

Date: 12 March 2026