

**IN THE ENVIRONMENT COURT
AT CHRISTCHURCH
I TE KŌTI TAIAO O AOTEAROA
KI ŌTAUTAHĪ**

Decision No. [2026] NZEnvC 162

IN THE MATTER of the Resource Management Act 1991

AND an appeal under clause 14 of the First
Schedule of the Act

BETWEEN SKIPP WILLIAMSON

(ENV-2019-CHC-84)

Appellant

AND QUEENSTOWN LAKES DISTRICT
COUNCIL

Respondent

Environment Judge J J M Hassan – sitting alone under s279 of the Act

In Chambers at Christchurch

Date of Consent Order: 30 June 2026

CONSENT ORDER

A: Under s279(1)(b) of the RMA,¹ the Environment Court, by consent, orders
Queenstown Lakes District Council to:

- (1) update the provisions of Chs 24 and 27 of the Queenstown Lakes
Proposed District Plan as set out in Appendix 1;



¹ Resource Management Act 1991.

- (2) update the Queenstown Lakes Proposed District Plan planning maps to include the rezoning of the land depicted in Schedule 27.13.26 Mooney Basin Structure Plan in accordance with Appendix 2.

B: The appeal is to that extent allowed and otherwise dismissed.

C: Under s285 of the RMA there is no order as to costs.

REASONS

Introduction

[1] This proceeding relates to an appeal by Skipp Williamson (Williamson) against part of the decision of the Queenstown Lakes District Council (QLDC) as part of the review of the Queenstown Lakes Proposed District Plan (PDP). It relates to Williamson's land at Mooney Road, Queenstown (Williamson Land).² That land was zoned Rural General in the Operative District Plan and notified as a combination of Rural Lifestyle Zone (RLZ) and Rural Zone in Stage 1 of the review for the PDP.

Background

[2] Williamson submitted³ on Stage 1 of the review and sought the elevated area within the Williamson land, including parts of the 'roll-over' slopes at the edges of Wharehuanui Hills be zoned RLZ, as well as the application of a building restriction area to apply to some of the roll-over slopes. Williamson also opposed notified r 27.4.1 and sought an amendment to the default activity status of

² The land contained in Record of Title OT19A/128 (legally described as Lots 1 – 2 DP 27112) (MF35 land); and the land contained in Records of Title 177644 (legally described as Lots 1 – 2 DP 343305, Lots 1 – 2 DP 319853 and Lot 2 DP 310422) and Record of Title OT13D/511 (legally described as Lot 1 DP 22111) (R&H land) (collectively referred to as Williamson Land).

³ Submission #499.

subdivision from discretionary to controlled.

[3] No decision was made by QLDC on Stage 1. Instead determination concerning the relief was carried over to Stage 2 of the PDP review.⁴ Stage 2 proposed rezoning of the Williamson land as a combination of Wakatipu Basin Lifestyle Precinct (WBLP) and Wakatipu Basin Rural Amenity Zone (WBRAZ).

[4] Williamson also filed a submission in Stage 2⁵ supporting the notified WBLP zoning of the Williamson Land subject to refinements including to shift the WBLP boundary in accordance with Williamson's Stage 1 submission.

[5] Millbrook Country Club (MCC) opposed a number of WBLP zonings on specific properties above the 440masl adjacent to Millbrook Resort Zone, seeking that zoning be changed to WBRAZ. It submitted in opposition to parts of the Williamson Land being included in the WBLP.

[6] Williamson and MCC reached an agreement as to where the WBLP contour should be placed on the Williamson Land. They presented this at the first instance hearing. However, QLDC decided to rezone all of the Williamson Land to WBRAZ. That was to some extent out of concern about infrastructure constraints. QLDC was concerned that development enabled by a WBLP zoning could further degrade water quality entering Lake Hayes. Another infrastructure constraint was associated with Mooney Road. QLDC considered it inappropriate to rely on future resource consent processes to secure necessary upgrades to Mooney Road. Moreover, QLDC considered it would not be appropriate to zone land for development where that potential may not be realised due to limitations

⁴ Stage 2 comprised six topics, in relation to three new district wide chapters, two new zone chapters, and new provisions for and/or variations to various Stage 1 chapters and plan maps. The Wakatipu Basin topic related to the introduction of Ch 24 as a new zone chapter and variations to the following Stage 1 Chapters: Definitions (Chapter 2), Rural Residential & Rural Lifestyle (Chapter 22), Subdivision and Development (Chapter 27) and Noise (Chapter 36).

⁵ Submission #2272.

on access to infrastructure.

[7] Williamson's appeal seeks reinstatement of the WBLP zoning over the part of the Williamson Land contained within Landscape Character Unit 6 (LCU 6), as per the notified planning maps. It seeks that the WBLP boundary be extended over the Williamson Land as it had sought in its submissions (as amended by the agreement with MCC).

Agreement reached

[8] I have read and considered the consent memorandum of the parties dated 20 February 2026 that sets out their agreement to resolve the appeal. The parties have agreed to rezone 41.65 ha of the Williamson Land to the WBLP (reducing its original notified extent), and to adopt a 130 ha Mooney Basin Structure Plan covering the WBLP and surrounding land. The structure plan includes water quality improvement measures that must be completed before development in excess of four residential units proceeds.

[9] The agreed amendments to Chs 24 and 27 provisions will enable limited development within the Lifestyle Precinct, subject to key infrastructure (road access changes) and completion of specified water quality improvement activities. Additional provisions address wastewater management, building height limits, landscape protection, and enable subdivision in accordance with the structure plan.

Other relevant matters

[10] Nine parties joined this appeal under s274 of the RMA. Three have not signed the consent memorandum. Nor have they responded to Williamson's numerous attempts to communicate with them. On 13 February 2026, the court issued a direction that those parties must confirm their position in writing by 20 February 2026, failing which they may be struck out with costs reserved.

[11] The appellant and respondent jointly filed a memorandum dated 23

February 2026 requesting the court consider and issue its determination in respect of the Draft Consent Order, as filed, without the need for an application to strike out these parties.

[12] I am satisfied that those who have not signed have had ample opportunity to engage with this matter. Accordingly, I consider that all parties with a relevant interest have signed the consent memorandum setting out the agreed relief.

[13] The parties advise that all matters proposed for the court's endorsement fall within the court's jurisdiction and conform to the relevant requirements and objectives of the Act including, in particular, Pt 2.

[14] No party seeks costs, all parties agreeing that costs should lie where they fall.

Outcome

[15] The court makes this order under s279(1) RMA, by consent, rather than as a decision or determination on the merits under s297.

[16] This order is made on the basis of the joint memorandum recording the parties' full agreement. The court understands, for present purposes, that all relevant parties to the proceeding have executed the memorandum requesting the orders.

[17] Based on the information provided and the assurances received, the court is satisfied that the orders will promote the purpose of the RMA. Accordingly, QLDC is directed to amend the provisions of Chs 24 and 27 of the PDP as set out

in Appendix 1 and to update the PDP planning maps to reflect the rezoning of the depicted in Schedule 27.13.26 Mooney Basin Structure Plan in accordance with Appendix 2.



J J M Hassan
Environment Judge | Kaiwhakawā o te Kōti Taiao



APPENDIX 1

The agreed provisions for inclusion in Chs 24 and 27 of the Queenstown Lakes
Proposed District Plan

Integration of the Mooney Basin Lifestyle Precinct into the PDP

1. Add new Policies 24.2.5.8 -12

24.2 Objectives and Policies

Objectives 24.2.1 to 24.2.4 and related policies apply to both the Rural Amenity Zone and the Precinct except the following policies do not apply to the Precinct; 24.2.1.2. 24.2.1.4. 24.2.1.5 24.2.1.7 24.2.1.10 24.2.1.13 24.2.1.15 and 24.2.1.18. Objective 24.2.5 and related policies apply to the Precinct only.

...

24.2.4 Objective – Subdivision and development, and use of land, maintains or enhances water quality, ecological quality, and recreation values while ensuring the efficient provision of infrastructure.

Policies

...

24.2.4.8 Avoid more than four residential units within the Mooney Basin Lifestyle Precinct until:

- (a) A new private road connecting Speargrass Flat Road to the southern boundary of the Mooney Basin Lifestyle Precinct is constructed;
- (b) Vehicle access from Mooney Road is permanently closed and replaced with a turning head as shown on the Mooney Basin Structure Plan (Schedule 27.13.26; and
- (c) All Water Quality Improvement Activities have been completed.

24.2.4.9 Avoid more than four residential units in the Mooney Basin Lifestyle Precinct accessing Mooney Road.

24.2.4.10 Ensure that any development that results in more than four residential units in total within the Mooney Basin Lifestyle Precinct is connected to Council wastewater reticulation infrastructure.

24.2.4.11 In circumstances where connection to Council wastewater reticulation is not available to the Mooney Basin Lifestyle Precinct:

- (a) Avoid wastewater disposal to ground from more than four residential units where the disposal point is located within the Lake Hayes Catchment (Schedule 24.9).
- (b) Only allow wastewater disposal to ground where:
 - (i) The discharge area is located entirely outside the Lake Hayes Catchment (Schedule 24.9);

- (ii) It is demonstrated that the disposal system will have no adverse effects on the water quality of Lake Hayes; and
- (iii) Any potential adverse effects on natural water systems and ecological values are avoided or mitigated by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for the Mooney Basin Lifestyle Precinct.

24.2.5 Objective – Rural living opportunities in the Precinct are enabled, provided landscape character and visual amenity values are maintained or enhanced.

....

24.2.5.9 Ensure buildings in the Mooney Basin Lifestyle Precinct will not be visible when viewed from Speargrass Flat Road corridor to the south.

2. Add the following definitions to 2.1 Definitions

<u>Water Quality Improvement Activities</u> (for the purpose of the Mooney Basin Structure Plan area only)	<u>Means required riparian planting, identification of a Mooney Ponds Development Exclusion Zone, delineation and protection/enhancement of wetlands, identification and buffering of critical source areas and intermittent streams, buffering or piping of the water race, removal of crack willows (<i>Salix fragilis</i>) and replacement with native planting, retention of existing native planting, and installation of a sediment trap and the diversion of East Creek into Mooney Wetland, designed to intercept and filter surface run-off and uptake nutrients to reduce sediment, nitrogen, and phosphorus entering the waterways which ultimately drain to Lake Hayes.</u> <u>Note: These activities are supported by ongoing monitoring and predator trapping to ensure their efficacy.</u>
<u>Mooney Ponds Development Exclusion Zone</u> (for the purpose of the Mooney Basin Structure Plan area only)	<u>Means an area of land of no less than 10m from the perimeter of the Mooney Ponds which is to be maintained in a vegetated state (including grass) to intercept and filter surface run-off and uptake nutrients to reduce sediment, nitrogen and phosphorus entering the ponds.</u>

<u>Wetland Delineation</u> (for the purpose of the Mooney Basin Structure Plan area only)	Means the identification of wetlands in accordance with the Ministry for the Environment wetland delineation protocols.
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3. Amend Table 24.4 by including new Rule 24.4.15A

	Zone and Location Specific Rules	Activity Status
24.4.15A	<u>Water Quality Improvement Activities within the Water Quality Improvement Areas shown on the Mooney Basin Structure Plan (Schedule 27.13.26).</u> (a) <u>Buffer planting and/or the identification of a Mooney Ponds Development Exclusion Zone</u> <u>Discretion is restricted to:</u> (i) <u>The width, density, species and grade of proposed native riparian planting in selected areas around ponds to achieve the following:</u> (a) <u>ensure the flow of any surface run-off is reduced, allowing timing for settling and removal of nitrogen and phosphorus;</u> (b) <u>provision of habitat for avifauna present on site which could otherwise be affected by construction; and</u> (c) <u>provision of habitat to support additional species.</u> (ii) <u>The ongoing maintenance of any riparian planting, including replacement, to maintain at least 80% survival 5 years after being planted;</u> (iii) <u>The identification and management of a Mooney Ponds Development Exclusion Zone around the ponds where no riparian planting is proposed;</u> (iv) <u>The removal of the crack willows (<i>Salix fragilis</i>) upgradient of the ponds and replacement with native planting; and</u> (v) <u>The permanent stock-proof fencing, and gates as necessary, to exclude stock and pests from the from the ponds.</u> (b) <u>Riparian planting and fencing along East Creek</u> <u>Discretion is restricted to:</u> (i) <u>The width, density, species and grade of native riparian planting around the perimeter of the creek to:</u>	RDA

	(a) <u>intercept and filter surface run-off to reduce sediment, nitrogen, and phosphorus entering the waterways;</u> (b) <u>stabilise stream banks to reduce erosion and loss of sediment-bound phosphorus; and</u> (c) <u>enhance aquatic and terrestrial habitat, including habitat for native fish, invertebrates, and avifauna.</u> (ii) <u>The ongoing maintenance of riparian planting, including replacement, to maintain at least 80% survival at year 5; and</u> (iii) <u>The permanent stock-proof fencing, and gates as necessary, to exclude stock and pests from the riparian margins.</u> (c) <u>The development of a Maintenance and Enhancement Plan for the areas of Existing Planting to be retained.</u> <u>Discretion is restricted to:</u> (i) <u>The removal of invasive species such as willow and rosehip during dry conditions;</u> (ii) <u>The spot spraying of pasture species during springtime;</u> (iii) <u>The infill areas, including density, species and grade of riparian planting, including where native plants have died;</u> (iv) <u>The continued spot spraying until plants can outcompete pasture species; and</u> (v) <u>The performance targets for survival and canopy cover to be reported in the Annual Maintenance and Performance Report required under (i) below.</u> (d) <u>The rehabilitation of Critical Source Areas and Intermittent Streams.</u> <u>Discretion is restricted to:</u> (i) <u>The density, species and grade of planting, including the extension of existing planting to ensure coverage and functionality;</u> (ii) <u>The permanent stock-proof fencing, and gates as necessary, to exclude stock and pests from the Critical Source Areas and Intermittent Streams; and</u> (iii) <u>The stream bank erosion assessment and restoration (battering, planting, stabilisation) where erosion is identified.</u> (e) <u>Buffer planting or piping the existing water race</u> <u>Discretion is restricted to:</u> (i) <u>Where a buffer is proposed;</u>	
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	(a) <u>an effective width (no less than 5m from the centreline in both directions), density, species and grade of riparian planting (native optimal but not required) necessary to protect the water race from erosion, enhance sediment trapping capabilities, and provide additional habitat; and</u> (b) <u>an effective permanent stock-proof fencing designed to exclude all stock from the water race.</u> (ii) <u>Where piping is proposed, effective construction techniques to ensure minimal sedimentation to the race water.</u> (f) <u>Following the Wetland Delineation process, the protection and enhancement of any wetland areas.</u> <u>Discretion is restricted to:</u> (i) <u>The density, species and grade of any native riparian planting; and</u> (ii) <u>The permanent stock-proof fencing, and gates as necessary, to exclude stock and pests to exclude pests and stock from the wetlands.</u> (g) <u>Installation of a sediment trap upstream of Mooney Wetland and the diversion of East Creek into Mooney Wetland</u> <u>Discretion is restricted to:</u> (i) <u>The design and location of the sediment trap to reduce flow rate of water into Mooney Creek, prior to it entering the wetland, assisting settlement of sediment and reducing its build up in the wetland;</u> (ii) <u>The access to and maintenance of the trap to allow it to be regularly cleaned out without affecting the ecological and hydrological values of the wetland;</u> (iii) <u>The sediment forebay/trap maintenance protocol, including details of sediment removal and annual recording of sediment volume/tonnage removed; and</u> (iv) <u>The design and location of the diversion of East Creek into Mooney Wetland to provide ecological benefits, increase the retention time of waters from East Creek, and provide opportunities for nutrient removal.</u> <u>Note: Any diversion of East Creek may require Otago Regional Council consent.</u> (h) <u>Predator Trapping Network;</u>	
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	<u>Discretion is restricted to:</u> (i) <u>Trapping methods and programme around the wetlands to achieve effective control of rodents, mustelids and feral cats.</u> (i) <u>Ongoing monitoring, reporting and maintenance and an Annual Maintenance and Performance Report with respect to all activities in (a) to (h) above.</u> <u>Information requirements</u> (i) <u>As a minimum:</u> (a) <u>The proposed riparian planting must extend to a width of at least 5m from the margin of East Creek; and</u> (b) <u>The proposed riparian planting and/or Development Exclusion Zone must extend to a width of at least 10m from the margin of the Mooney Ponds.</u> (ii) <u>The proposed planting must consist of a range of indigenous species such as Carex secta, Cordyline australis (cabbage tree), Austroderia richardii (toitoti), Phormium cookianum (mountain flax) Plagianthus regius (ribbonwood), Sophora microphylla (kowhai), Olearia bullata (tree daisy) and Olearia lineata (tree daisy).</u> (iii) <u>The mechanisms for ongoing monitoring, reporting and maintenance requirements including an Annual Maintenance and Performance Report that sets out:</u> (a) <u>Timing and duration of reporting to Council post completion of the activities (at a minimum of 31 July each year);</u> (b) <u>Proposed recording of the detailed maintenance undertaken and performance against the measures in (g) above in relation to the sediment trap;</u> (c) <u>The collection and reporting of quantifiable performance measures, including volume of sediment removed, installed metres of fencing, established m² of riparian planting, and restored bank length;</u> (d) <u>The reporting on the efficacy of current mitigations, informing the need for any additional mitigations to improve water quality in Lake Hayes; and</u>	
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4. Amend Table 24.5 by including new Rules 24.5.8.4 and 24.5.26

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...	<u>24.5.26.4 The trimming of the shelterbelt at the eastern boundary of the Mooney Basin Lifestyle Precinct, as shown on the 27.13.26 Mooney Basin Structure Plan, to a height less than 5m (once the shelterbelt exceeds that height).</u> <u>Note: Any disposal of wastewater to ground within the Lake Hayes Catchment will require Otago Regional Council consent.</u>	NC
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5. Amend Schedule 24.8 Landscape Character Units # 6 Wharehuanui Hills

...	
Proximity to key route	Located away from key vehicular route, i.e. accessed via a dead-end road (e.g. Mooney Road) or via long driveways off Speargrass Flat Road, Dalefield Road or Lower Shotover Road. <u>A new private road has been approved from Speargrass Flat Road to access the Mooney Basin Lifestyle Precinct.</u>

...	
Recreation features	<u>A cycling and pedestrian trail exist at the eastern end of the LCU from the head of Lake Hayes to Millbrook Resort and Ayrburn.</u>

...	
Infrastructure features	<u>The majority of the LCU traditionally has no reticulated sewer, water or stormwater. However, some properties within the LCU have been granted approval to connect to reticulated water and/or sewer.</u>

...	
Capability to absorb additional development	High for the lower lying land <u>on Mooney Road (including the Mooney Basin Lifestyle Precinct)</u> and the land to the west of Hunter Road. Moderate for the undulating land surrounded on three sides by Millbrook Resort Zone or the Queenstown Trail and subject to the Wharehuanui Hills Structure Plan. Low to the east of the Mooney Basin <u>Lifestyle Precinct</u> where it adjoins LCU 23 Millbrook and the land at the far eastern end of the unit that adjoins the steep slopes framing the north side of the Speargrass Flat Valley.

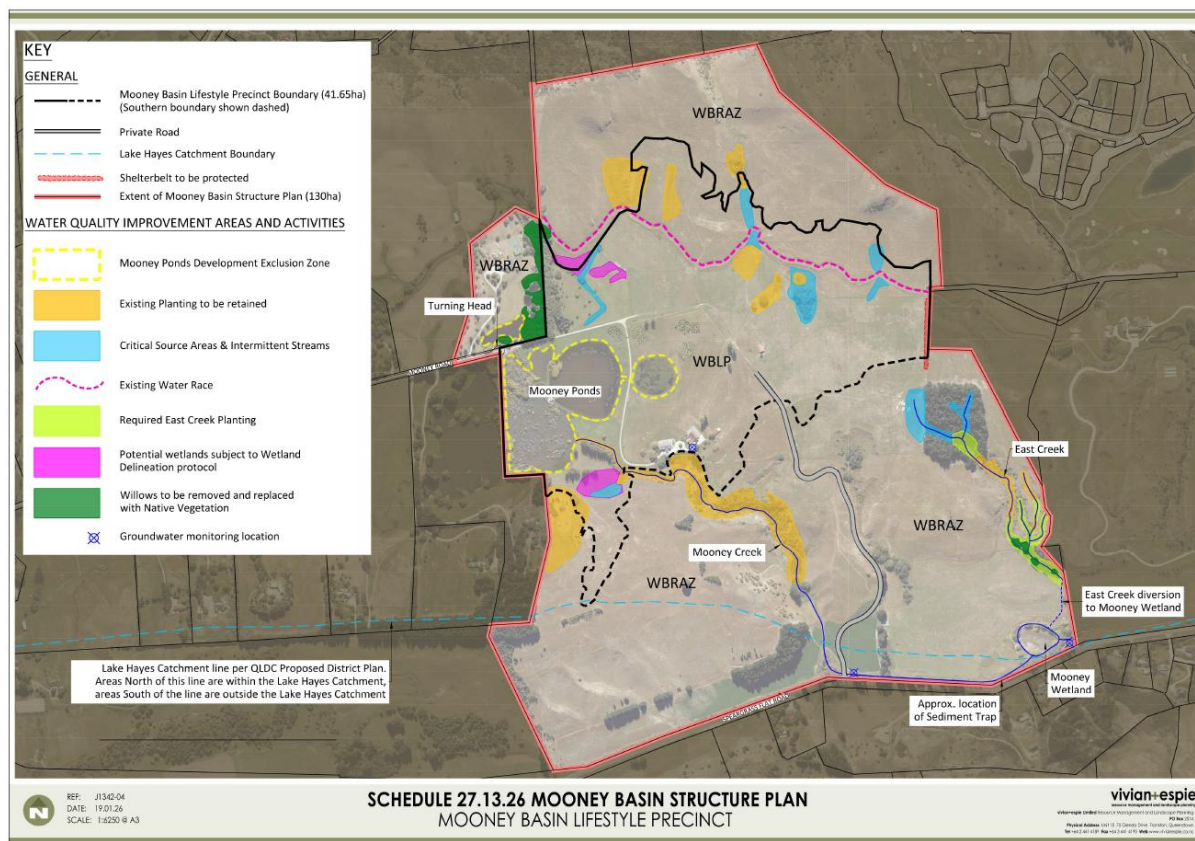
6. Amend Schedule 24.8 Landscape Character Units # 8 Speargrass Flats

...

Capability to absorb additional development	Low. Moderate - within the Residential Activity areas shown on the Ayrburn Structure Plan in section 27.13. High for the small sliver of land that forms part of the Mooney Basin Lifestyle Precinct that extends into LCU 8.
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7. Addition of the following Schedule 27.13.26 Mooney Basin Structure Plan

27.13.26 Mooney Basin Structure Plan



8. Add new Objective and Policy to 27.3

Mooney Basin Lifestyle Precinct

27.3.29 Objective – New development within the Mooney Basin Lifestyle Precinct is restricted until essential upgrades to roading infrastructure and Water Quality Improvement Activities have been implemented.

27.3.9.1 Avoid the subdivision of more than four lots within the Mooney Basin Lifestyle Precinct until:

- (a) A new private road connecting Speargrass Flat Road to the southern boundary of the Mooney Basin Lifestyle Precinct is completed; and
- (b) Vehicle access from Mooney Road is permanently closed and replaced with a turning head as shown on the Mooney Basin Structure Plan (Schedule 27.13.26); and
- (c) All Water Quality Improvement Activities have been completed.

27.3.9.2 Avoid more than four lots in the Mooney Basin Lifestyle Precinct accessing Mooney Road.

27.3.9.3 Ensure subdivision that results in more than four lots within the Mooney Basin Lifestyle Precinct is connected to Council wastewater reticulation infrastructure.

27.3.9.4 Where connection to Council wastewater reticulation is not available in the Mooney Basin Lifestyle Precinct:

- (a) Avoid wastewater disposal to ground from more than four lots where the disposal point is located within the Lake Hayes Catchment (Schedule 24.9); and
- (b) Only allow wastewater disposal to ground where:
 - (i) The discharge area is located entirely outside the Lake Hayes Catchment (Schedule 24.9);
 - (ii) It is demonstrated that the disposal system will have no adverse effects on the water quality of Lake Hayes; and
 - (iii) Any potential adverse effects on natural water systems and ecological values are avoided or mitigated by ensuring the safe and efficient disposal of wastewater through provision of a comprehensive system that is designed to provide sufficient capacity for the Mooney Basin Lifestyle Precinct.

27.3.29.5 Ensure buildings within building platforms in the Mooney Basin Lifestyle Precinct will not be visible when viewed from Speargrass Flat Road corridor to the south.

9. Amend Rule 27.7.1

	Zone and Location Specific Rules	Activity Status
27.7.1	Subdivision consistent with a Structure Plan that is included in the District Plan (except Structure Plans 27.13.7 Criffel Station, 27.13.9 Frankton North, 27.13.13 Connell Terrace, 27.13.14 Ballantyne Road, 27.13.19A Arcadia Rural Visitor Zone, 27.13.19 Lake Hāwea South, 27.13.20 Wharehuanui Hills East Structure Plan, 27.13.21 Te Pūtahi Ladies Mile Zone, 27.13.22 Ayburn, —27.13.23 Hāwea / Wānaka Sticky Forest, and 27.13.24 Victoria Flats Sub-Zone and 27.13.26 Mooney Basin Lifestyle Precinct).	C

	Control is reserved to: - subdivision design and any consequential effects on the layout of lots and on lot sizes and dimensions; - internal roading design and provision, and any consequential effects on the layout of lots, and on lot sizes and dimensions; - property access and roading; - esplanade provision; - the adequacy of measures to address the risk of natural hazards; - fire fighting water supply; - water supply; - stormwater design and disposal; - sewage treatment and disposal; - energy supply and telecommunications, including adverse effects on energy supply and telecommunication networks; - open space and recreation; and - ecological and natural values; - historic heritage; - easements; - any additional matters relevant to achievement of the objectives and policies in part 27.3 of this Chapter.	
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10. Add new Rule 27.7.34

27.7 Zone – Location Specific Rules

	Zone and Location Specific Rules	Activity Status
27.7.34	<u>Mooney Basin Lifestyle Precinct</u> <u>27.7.34.1 Subdivision in the Mooney Basin Lifestyle Precinct in accordance with Structure Plan 27.13.26.</u> <u>Discretion is restricted to:</u> <u>The matters of discretion listed under Rule 27.5.9.</u> <u>Visibility of buildings from Speargrass Flat Road.</u> <u>Maintenance of a defensible edge along the eastern side of the Mooney Basin Lifestyle Precinct.</u>	<u>RDA</u>
	<u>27.7.34.2 The subdivision of more than four lots within the Mooney Basin Lifestyle Precinct until:</u> <u>The proposed private road from Speargrass Flat Road to the Precinct (as shown on the 27.13.26 Mooney Basin Structure Plan) has been constructed; and</u> <u>The formed Mooney Road has been permanently closed and replaced with a turning head; and</u> <u>The Water Quality Improvement Activities under Rule 24.4.15A are completed.</u>	<u>PRO</u>
	<u>27.7.34.3 The subdivision of more than four lots within the Mooney Basin Lifestyle Precinct where wastewater disposal to ground is proposed:</u>	

Post-Mediation Version

	<u>(a) Within the Lake Hayes Catchment (Schedule 24.9): or</u>	<u>NC</u>
	<u>(b) Outside the Lake Hayes Catchment (Schedule 24.9).</u>	<u>D</u>
	<u>Note: Any disposal of wastewater to ground within the Lake Hayes Catchment will require Otago Regional Council consent.</u>	

APPENDIX 2

Schedule 27.13.26 Mooney Basin Structure Plan

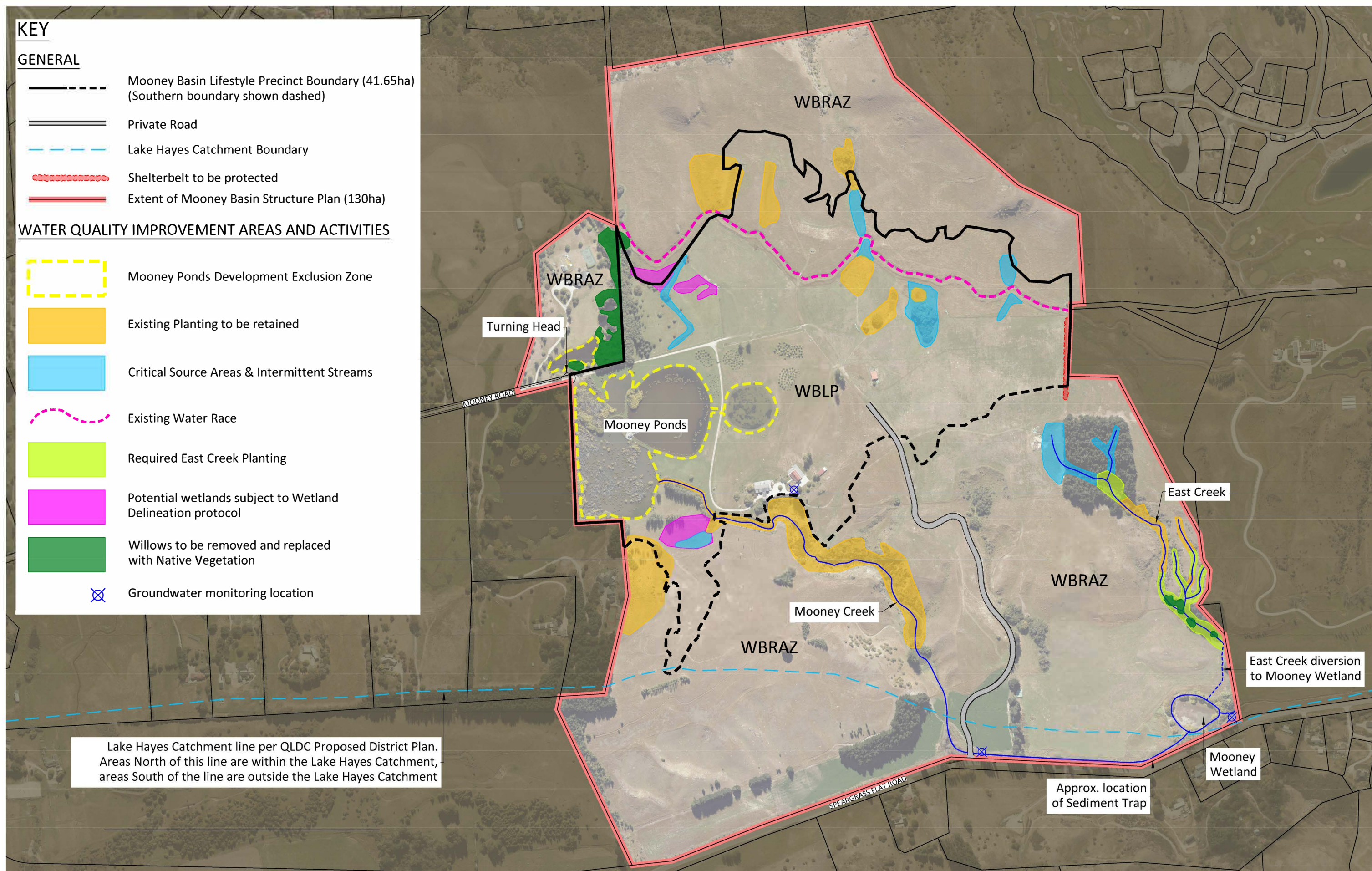
KEY

GENERAL

- Mooney Basin Lifestyle Precinct Boundary (41.65ha)
(Southern boundary shown dashed)
- Private Road
- Lake Hayes Catchment Boundary
- Shelterbelt to be protected
- Extent of Mooney Basin Structure Plan (130ha)

WATER QUALITY IMPROVEMENT AREAS AND ACTIVITIES

- Mooney Ponds Development Exclusion Zone
- Existing Planting to be retained
- Critical Source Areas & Intermittent Streams
- Existing Water Race
- Required East Creek Planting
- Potential wetlands subject to Wetland Delineation protocol
- Willows to be removed and replaced with Native Vegetation
- Groundwater monitoring location



Lake Hayes Catchment line per QLDC Proposed District Plan.
Areas North of this line are within the Lake Hayes Catchment,
areas South of the line are outside the Lake Hayes Catchment



REF: J1342-04
DATE: 19.01.26
SCALE: 1:6250 @ A3

SCHEDULE 27.13.26 MOONEY BASIN STRUCTURE PLAN MOONEY BASIN LIFESTYLE PRECINCT



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