

APPLICATION AS NOTIFIED

W Skerrett

(RM240010)

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:

Warren Skerrett

What is proposed:

To replace an existing jetty within the Frankton Arm of Lake Whakātipu (Whakātipu-Wai-Māori) requiring land use consents from both the Otago Regional Council and the Queenstown Lakes District Council.

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

Surface of Whakātipu-Wai-Māori adjacent to Pumping Station Road, Kelvin Heights, Queenstown

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 RM240010 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:

Friday 6th February 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 as soon as reasonably practicable after serving your submission to Council:

Warren Skerrett
warrenskerrett@gmail.com
291 Peninsula Road, Kelvin Heights

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 8 January 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
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TechnologyOne ECM Document Summary

Printed On 07-Jan-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9 - Revised 25.5.25	8833390	1	26-Jun-2025
PUB_ACC	AEE	7881987	1	12-Jan-2024
PUB_ACC	Structure Permit S023 2025 - 2026	9224061	1	15-Dec-2025
PUB_ACC	Appendix B - Record of Title (QLDC Reserve)	7881989	1	12-Jan-2024
PUB_ACC	Revised Jetty Plans	9206099	1	04-Dec-2025
PUB_ACC	Foreshore and Marine Design - Peninsula Rd	9206100	1	04-Dec-2025
PUB_ACC	LINZ APA	9200326	1	02-Dec-2025
PUB_ACC	APA from adjoining boatshed owners	9175373	1	18-Nov-2025



APPLICATION FOR RESOURCE CONSENT
FOR A WATER-BASED
ACTIVITY



Under Section 88 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application will not be accepted for



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:
(Name Decision is to be issued in)

*All trustee names (if applicable): *Warren Skerrett*

Contact Name if Company or Trust: " "

*Postal Address: *291 PENINSULA ROAD*

*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: *WarrenSkerrett@gmail.com*

*Phone Numbers: Day

Mobile: *0274 560055*

The Applicant is:



Owner



Lessee



Occupier



Other - Please Specify



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

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



CORRESPONDENCE DETAILS // If different than above - E.g. consultant or agent

Name & Company:

Phone Numbers: Day

Mobile:

Email Address:



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:

Warren Skerrett

*Postal Address:

291 PENINSULA ROAD

*Post code:

9300

*Please provide an email AND full postal address.

*Email:

WarrenSkerrett@gmail.com

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. For more information please see appendix 2 at the end of this form.

Please select a preference for who should receive any invoices.

Details are the same as above

N/A

Applicant:

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

Address / Location to which this application relates: Provide the name of the waterbody (i.e. lake or river) where the proposed works/activity will take place. Include proximity to any well-known landmark and land address for any associated land based activity/ landing points:

*Lake Wakatipu Southern side of Franckton Arm shoreline
adjacent to Pumphouse, on pumphouse station Road.*

GPS LOCATION OF PROPOSED WORKS //

(Note: this must be supplied for all mooring and jetty applications, and any other waterbased activity that does not have an associated land parcel attached to the operation)

GPS co-ordinates: Note: you must specify which GPS co-ordinate system* was used to identify the GPS location - Decimal Degrees (DD) or Degrees Minutes Seconds (DMS) (*The Harbourmaster prefers the Decimal Degrees (DD) co-ordinate systems, but either can be used)

For any land based areas:

Legal Description: *Shoreline (no Legal description)*

Owners/Occupiers: *recreation reserve - section 21, block 1 Coneburn SD*

District Plan Zone: *Rural general (ODP) rural zone & informal recreation*

Permit Number: If you have a current permit for your activity from QLDC (i.e. an existing mooring permit), specify your permit number and the name of the person / entity that the permit is issued to

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*ZONE
PDP*

Other Users: Identify other occupiers/users in particular consent holders, of the relevant waterbody

NONE



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

PRE-APPLICATION MEETING

Have you had a pre-application meeting with QLDC regarding this proposal?



Yes



No



Copy of minutes attached

If 'yes', provide the reference number:

on file.



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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

P: 03 441 0499

E: resourceconsent@qldc.govt.nz

www.qldc.govt.nz



CONSENT(S) APPLIED FOR

Land use consent to establish and operate a water based activity comprising:

Erect or place a new structure

Alter / extend an existing structure

Replace / demolish an existing structure

Land use consent to establish and operate a water based activity comprising:

Transfer of consent(s):

(Please provide a letter from both the current & new consent holders authorizing this request)



BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on	N/A	(Lake / River)
The activity will operate	N/A	(dates / duration)
to provide for		(number persons)

Brief description of activity:

retrospective basis to replace existing Jetty on the Shoreline of Franckton Arm adjacent to Pumphouse on Pumphouse station road. Whakatī wai, māori

Further Description to be provided in an assessment attached. See below.



OTHER CONSENTS

Are any additional consent(s) required that have been applied for separately?

Otago Regional Council — Use of bed of lake or river (note if has/has not been applied for):

Yes No N/A

Are you seeking consent from both QLDC and ORC in this one application (i.e. for a jetty or mooring):

Yes No N/A



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



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendix 1).

To be accepted for processing, your application must include the following information where relevant to your proposed activity:

A site plan or map showing the locality and extent of the activity and the proximity of any nearby activities (e.g. other moorings and the extent of their swing in relation to your proposed mooring)

Demonstrate compliance with the most up to date QLDC Swing Moorings Booklet (if relevant)

Details of any associated land based buildings or structures, parking areas.

Details of any signage & locations.

A Safety Management Plan

Noise report (if relevant)

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

Consultation required with:

Aukaha

Te Ao Marama INC

Fish & Game New Zealand

Consultation required where relevant:

Guardians of Lake Wanaka

Guardians of Lake Hawea

Department of Conservation

Land Information New Zealand

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered: safety, noise, traffic and parking, signage and impact on the waterbody including other users.

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.

We prefer to receive applications electronically – see [Appendix 3](#) [Naming of Documents Guide](#)

Please ensure documents are scanned at a minimum resolution of 300 dpi.

Each document should be no greater than 10mb



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PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



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 and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable prior to issuing of the decision. Payment is due on the 20th of the month or prior to the issue date – whichever is earlier.

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

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.

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$287 for land use resource consent applications and designation related 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.

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

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, please call 03 441 0499 and ask to speak to our duty planner.

Please ensure to reference any banking payments correctly. Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

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 and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.

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**PAYMENT //** An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:

- Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – BKNZNZ22)
- Invoice for initial fee requested and payment to follow
- Manual Payment at reception (can only be accepted once application has been lodged and acknowledgment email received with your unique reference number)

*Reference

*Amount Paid

Please select

Send Invoices to WarrenSKerrett@gmail.com

(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)

*Date of Payment

**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.



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) **

Warren Richard SKerrett

Full name of person lodging this form

Firm/Company

Dated

25 June 2025

**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.

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QUEENSTOWN
LAKES DISTRICT
COUNCIL

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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).

Information provided within the Form above

- (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).

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

- (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.

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));

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ASSESSMENT OF ENVIRONMENTAL EFFECTS

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.

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APPENDIX 2 // Development Contributions

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 Roading)

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

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

[Development Contribution Estimate Request Form](#)

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APPENDIX 3 // Naming of documents guide

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. 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 9

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report

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QUEENSTOWN
LAKES DISTRICT
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Assessment of Effects on the Environment



D & L Williams, P & R Lawrence and W Skerrett

Resource consent under Section 88 (1) of the Resource Management Act 1991 on a retrospective basis for an established jetty on the southern shoreline of the Frankton Arm of Whakatipu-wai-Maori – Lake Whakatipu, Queenstown

January 2024

Unity Planning Limited

021 159 0114 | PO Box 1815, Queenstown, 9348
www.unityplanning.co.nz



Land use resource consent application prepared for

D & L Williams, P & R Lawrence, and W Skerrett

Document date: January 2024

Prepared by: Hanna Afifi, Senior Planner

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Appendix A – Structure Permit S23A

Appendix B – Record of Title (QLDC Reserve)

Appendix C - Application Plans

1 INTRODUCTION

- 1.1 This Assessment of Effects on the Environment (AEE) is provided in accordance with the requirements of Section 88 (2) of the Resource Management Act 1991 (the Act). It is prepared to enable the AEE to be adopted.
- 1.2 Lindsay John & Diane Mary Williams, Ross James & Pamela Jane Lawrence and Warren Richard Skerrett the "applicant", apply for land use resource consent under Section 88 (1) of the Resource Management Act 1991 (the Act) on a retrospective basis for an established jetty on the southern shoreline of the Frankton Arm of Whakatipu-wai-Maori – Lake Wakatipu (the lake), Queenstown.
- 1.3 Section 88 of the Resource Management Act 1991 ('the Act') sets out the particular requirements for persons making an application to a local authority for a resource consent. Section 88(2)(b) states that:

"an application must be made in the prescribed form and manner; and include, in accordance with Schedule 4 of the Act, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment".
- 1.4 The following assessment of environmental effects is made in accordance with these requirements.

2 DESCRIPTION OF THE APPLICATION SITE AND LOCALITY

- 2.1 The jetty is located on the southern side of the Frankton Arm at the lakeshore adjacent to the property owned and occupied by D & L Williams at 289 Peninsula Road, Kelvin Heights, Queenstown. Refer to Figure 1 below. The GPS Co-ordinates of the jetty are -45.03061999999998 168.70860400000001 (as stated on the most recent QLDC issued Structure Permit¹ for the jetty). A copy of the Structure Permit is attached as Appendix A.

¹ Structure Permit Issued under the QLDC Navigation Safety Bylaw 2018 to Structure Number S23A (Jetty)



Figure 1. Location of jetty (red outline)

- 2.2 The Frankton Arm of the lake is located to the north of the property, with the Kelvin Peninsula Trail (the trail) and Council Recreation Reserve separating the property from the lake.
- 2.3 Established dwellings which form part of the residential suburb of Kelvin Heights are located along the lakefront with the reserve separating these sites from the lake. The residences immediately adjacent to the jetty (which include the properties of the applicants) are all located at a quite a higher elevation perched above the trail and the lakeshore. It is noted there is a substantial dwelling currently under construction at No. 271 Peninsula Road which is the vacant land immediately to the north of Pumping Station Road, as seen in Figure 1 above. The lot to the south of this road is vacant.
- 2.4 The closest jetty to the east is immediately adjacent to the jetty (attached to a double doored boatshed on the shoreline) with a separation distance of approximately 4m. Figure 2 below shows the location of the boatshed in proximity to the jetty that is subject to this application.

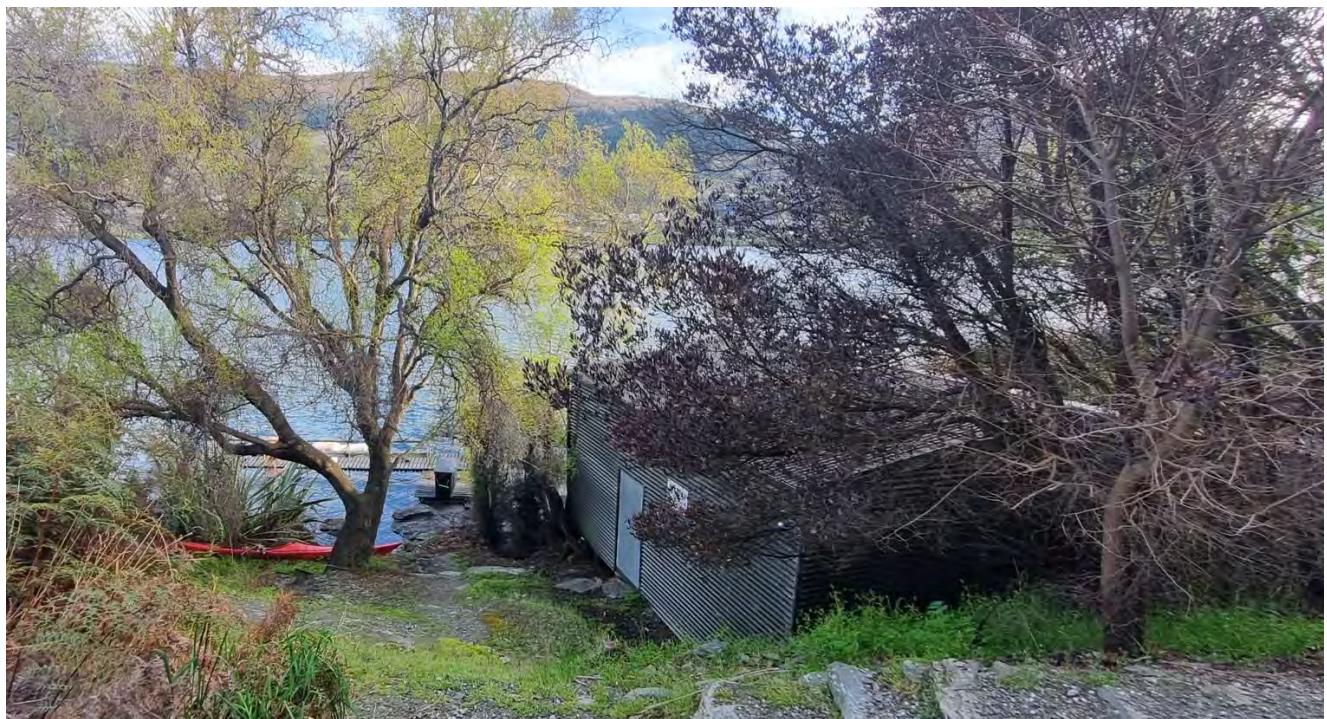


Figure 2. Jetty to left of boatshed viewed from the walking track – Adjacent finger jetty off the boat shed cannot be seen in this photo

- 2.5 The location of the finger shaped jetty and attached boat shed can be identified in Figure 1 above. The landform becomes quite rocky and the lake itself relatively inaccessible from the track along much of the stretch of the shoreline in this locality. However, the structures are located at an accessible part of the shoreline. The next jetty further along the shoreline to the northeast sits behind a small rocky headland and is separated from the existing jetty by no less than approximately 45m (refer to Figure 1 above).
- 2.6 The closest jetty to the west/southwest of the existing jetty is more than 1km away. To the west of the jetty is a QLDC Water Pump Station, approximately 35m away.
- 2.7 Public access to the jetty is gained from Peninsula Road via Pumping Station Road which provides vehicular access to a QLDC water pump station, southwest of the jetty and the adjacent reserve through which the trail runs through. The trail is a popular walking and cycling track and can be accessed at various locations along the Kelvin Heights Peninsula. Many private residences that border the reserve also have access to the reserve directly from those properties.
- 2.8 The surface of the lake is zoned Rural General under the Operative Queenstown Lakes District Plan (ODP). The lakeshore land that the jetty is attached to is Council owned land designated as Recreation and Esplanade Reserve (Designation No. 184 of the ODP). A copy of the Record of Title for this land is attached as Appendix B. This land is also zoned Rural General. Designation No. 31 of the ODP (Water Pump Station and Intake) is located further along the shoreline towards the southwest. It is noted that this area of the shoreline is identified on the District Plan maps as an area where all structures and moorings are non-complying, except for jetties and boat sheds. Refer to Figure 3 which details the zoning of the immediate area.

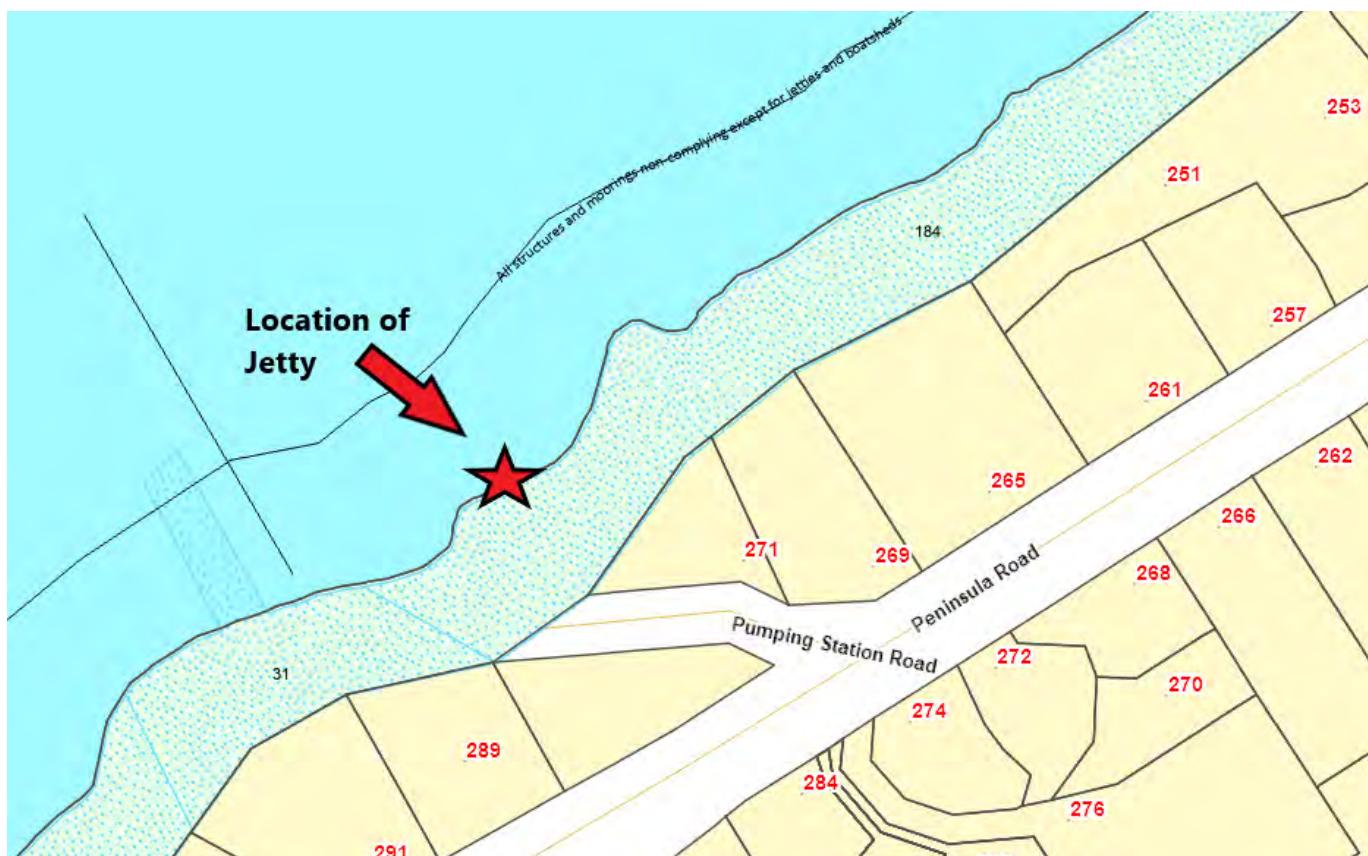


Figure 3. ODP Zoning – Approximate location of jetty identified with a star

- Rural General
- Water (zoned Rural General)
- Designation Area
- Low Density Residential

2.9 The surface of the lake is zoned Rural under the Proposed Queenstown Lakes District Plan (PDP). The adjacent Council owned reserve which the jetty is attached to is zoned Informal Recreation under the PDP, a zoning which encompasses both small local parks and neighbourhood reserves, through to large open areas fronting the district's lakes. The jetty location is within a Wāhi Tūpuna overlay. The Recreation and Esplanade Reserve, Designation No. 184 also applies under the PDP, as does Designation No. 31 (Water Pump Station and Intake), located to the southwest. As with the ODP, this area of the shoreline is identified on the District Plan web mapping application as an area where all structures and moorings are non-complying, except for jetties and boat sheds. Refer to Figure 4 which details the zoning of the immediate area.

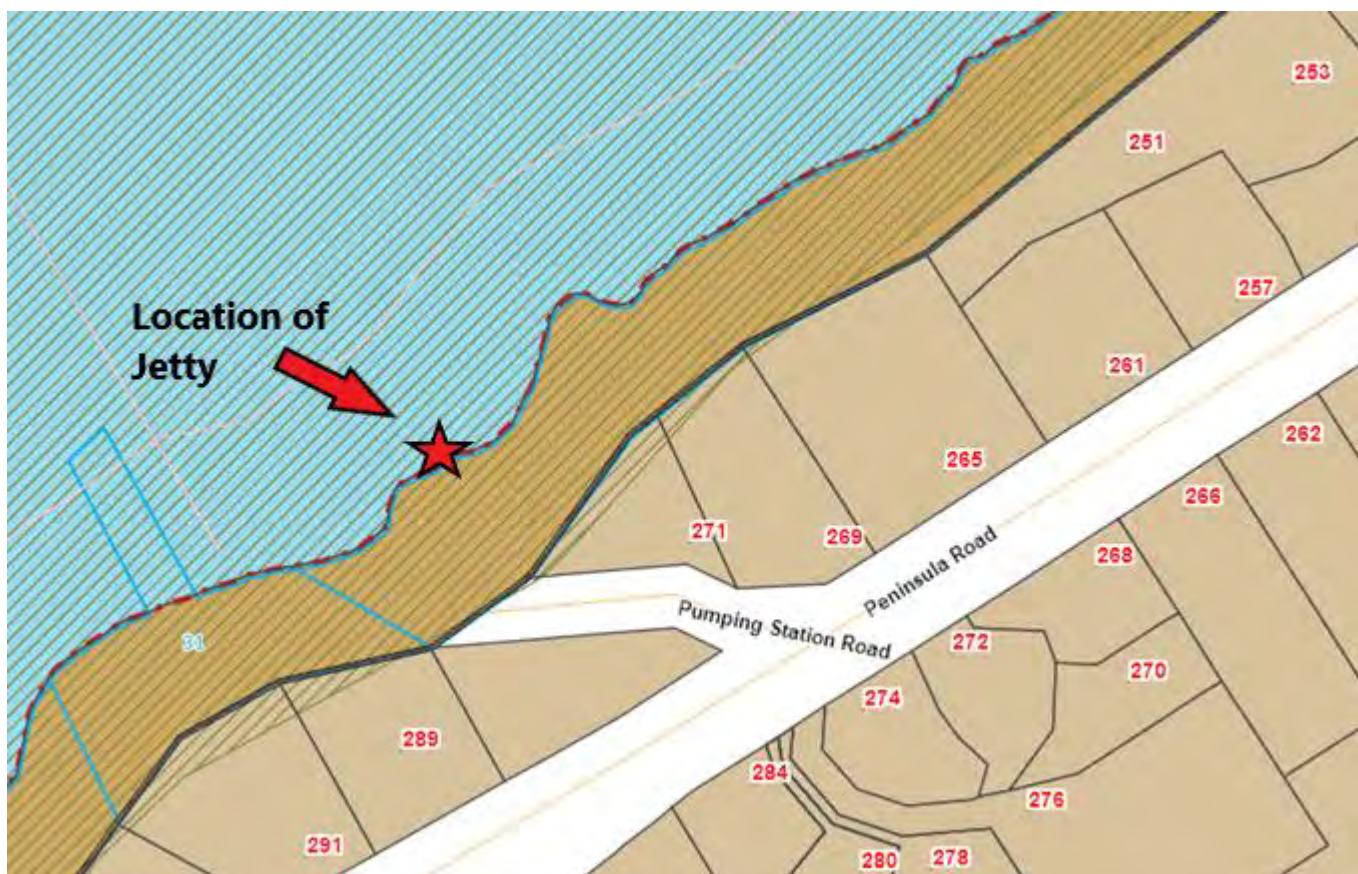
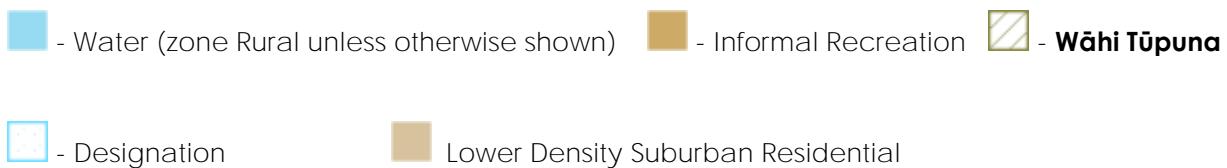


Figure 4. PDP Zoning – Approximate location of jetty identified with a star



3 THE PROPOSAL

- 3.1 Resource consent is sought on a retrospective basis for a jetty on the southern foreshore of the Frankton Arm of the lake. Plans of the jetty are provided as Appendix C.
- 3.2 The current owners of the jetty are unsure of the history of the jetty or the date of establishment. However, the jetty holds a Structure Permit under the Council's Navigation Safety Bylaw 2018 and has held the required QLDC licences (now referred to as structure permits) as far back as known records show (being 2008).
- 3.3 Council GIS data shows the jetty in location on their historic 2004 mapping. The only other historic map on Council's GIS is from 1956, where no development or jetties exist along this area of the Kelvin Peninsula. As such, the jetty was established some time prior to 2004, most likely when residential development of this area of the peninsula began. Advice from the Council is that there is no known resource consent for the jetty. As Council's historic resource consent records for water-based activities are understood to be incomplete at times, the jetty may have a resource consent. This resource consent for the jetty is to address the matter that a resource consent for the jetty has not been confirmed.
- 3.4 The jetty is a relatively small compared to others along the Kelvin Peninsula shoreline. It is constructed in timber. The 'L' shaped jetty has a 4.4m long component and an 8m long

component. The width of the jetty is between 1.4m and 1.35m. Part of the jetty is within and attached to Council reserve land, Designation of the PDP. Figure 1 above, identifies the location of the boundary of the Council reserve and the lake (Crown land administered by Land Information New Zealand) in relation to the jetty.

- 3.5 The deck of the jetty sits just above the high Lake Level of 310.80 asl.
- 3.6 There is no construction activity associated with the proposal as the jetty is already established.
- 3.7 The ownership of the jetty is shared by local families who use it for recreational purposes.

4 MATTERS REQUIRING RESOURCE CONSENT

Queenstown Lakes District Operative District Plan (ODP)

- 4.1 The application site is zoned Rural General under the ODP.
- 4.2 The relevant rules of the ODP are treated as inoperative. Therefore, no resource consent is required under the ODP.

Queenstown Lakes District Proposed District Plan (PDP)

- 4.3 The surface of the lake over which the jetty is located is zoned Rural.
- 4.4 The relevant provisions of the PDP that require consideration can be found Chapter 6 (Landscapes), Chapter 21 (Rural), Chapter 38.4 (Informal Recreation) and Chapter 39 (Wāhi Tūpuna). This area of Frankton Arm is located east of the ONL line on the District Plan Web Mapping application. Policy 6.3.1.2 of the PDP seeks to:

'Exclude identified Ski Area Sub-Zones and the area of the Frankton Arm located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application from the Outstanding Natural Feature, Outstanding Natural Landscape and Rural Character Landscape categories applied to the balance of the Rural Zone and from the policies of this Chapter related to those categories. (SO 3.1B.5 and 3.1B.6).

- 4.6 Additionally, Policy 6.3.1.5 excludes the Informal Recreation zone from landscape classification where that area of the zone falls within an Urban Growth Boundary, as follows:

'Classify the Open Space and Recreation zoned land located outside the Urban Growth Boundary as Outstanding Natural Landscape, Outstanding Natural Feature or Rural Character Landscape, and provide a separate regulatory framework for the Open Space and Recreation Zones within which the remaining policies of this Chapter do not apply. (SO 3.2.5, 3.2.5.1, 3.5.5.5, 3.2.5.7 and SP 3.3.28, 3.3.30, 3.3.32)'.

- 4.7 In this case, the Informal Recreation zoned land falls within an Urban Growth Boundary and therefore does not require a landscape classification.
- 4.8 As directed by Policy 6.3.1.2 and Policy 6.3.1.5 of the PDP, neither the Rural zone nor Informal Recreation zone land over which the jetty is located require a landscape classification under the PDP.

4.9 Resource consent is required for the following reasons:

Chapter 21 – Rural Zone

- A restricted discretionary activity resource consent pursuant to Rule 21.15.7 with respect to jetties and moorings in the Frankton Arm identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan Maps. Discretion is restricted to:
 - 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;
 - b. whether the structure causes an impediment to craft manoeuvring and using shore waters.
 - c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;
 - d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
 - e. whether the structure will be used by a number and range of people and craft, including the general public;
 - f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design;
 - g. whether the structure enables the use of public water ferry services and/or water based transport.
- A discretionary activity resource consent pursuant to Rule 21.5.8 for 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.
- A non-complying activity pursuant to Rule 21.16.2 which requires that no new jetty within the Frankton Arm identified as the area east of the Outstanding Natural Landscape Line shall:

21.16.2.1 Be closer than 200 metres to any existing jetty;

21.16.2.2 Exceed 20 metres in length;

21.16.2.3 Exceed four berths per jetty, of which at least one berth is available to the public at all times;

21.16.2.4 Be constructed further than 200 metres from a property in which at least one of the registered owners of the jetty reside.

4.10 While the jetty is established, if it is to be treated as a 'new' jetty for the purpose of this application, the proposal does not comply with Rule 21.6.2.1 as the jetty is closer than 200m to other existing jetties. The proposal complies with Standards 21.16.2.2 to 21.6.2.4. It is noted that with respect to Rule 21.16.2.4, the property of at least one of the registered owners of the jetty (D & L Williams) is located within 200m of the jetty at 289 Peninsula Road (refer to Figure 1 above).

Chapter 38 - Open Space and Recreation Zones

- A discretionary activity pursuant to Rule 38.9.38 for the establishment and use of a jetty in the Informal Recreational zone. As outlined previously in this report and as seen in Figure 1 above, the jetty straddles the boundary between the Council reserve (Information Recreation zone) and the lake (Crown land zoned Rural).
- A restricted discretionary activity pursuant to Rule 38.10.5 as the jetty, crossing the boundary of the Informal Recreation Zone and the Rural Zone, will be within 10m of the waterbody setback that applies to the Informal Recreational zone. The jetty is defined as a building and will sit within a waterbody. Therefore, no setback will be provided. Council's discretion is with respect to;

- a. Biodiversity values
- b. Public access
- c. Effects on visual amenity and landscape character values
- d. Open space
- e. The functional and locational need and interaction of the development with the water body
- f. Landscaping
- g. Environmental protection measures (including landscaping and stormwater management); and
- h. Natural hazards.

Chapter 39 - Wāhi Tūpuna

- A restricted discretionary activity pursuant to Rule 39.5.3.1 for a building within an identified Wāhi Tūpuna area, which is within the Rural Zone, and less than 20m from a wetland, river or lake. Most of the jetty is within the Rural Zone and is located on the lake, and therefore does not provide any setback from a waterway. Council's discretion is with respect to effects on Manawhenua values.

Regional Plan: Water for Otago

4.11 Otago Regional Council has delegated its responsibilities under Section 13(1)(a) of the Act to the Queenstown Lakes District Council. These responsibilities relate to the use, erection, reconstruction, placement, alteration, extension, removal or demolition of any structure or part of any structure in, on, or over the lakebed.

4.12 The application requires a discretionary resource consent pursuant to Rule 13.2.3.1 of the Regional Plan: Water (the Regional Plan) with regard to the placement of a structure on the lakebed.

Summary of Application Status

4.13 Overall, the proposal is a non-complying activity under the PDP and a discretionary activity under the Regional Plan – Water for Otago.

4.14 In addition, this application is for all matters requiring resource consent under both the ODP and PDP, rather than for the specific list of consent matters / non-compliances identified above. The Council has the discretion to grant consent to matters that are additional or alternative to those specified in this AEE.

5 STATUTORY CONSIDERATIONS

Resource Management Act 1991 - s95-95E, s104-104D

5.1 The following matters are noted in consideration of sections 95A-95E of the:

- i. Public notification is not requested by the applicant;
- ii. There are no special circumstances necessitating public notification;

5.2 As a non-complying activity, the provisions in sections 104, 104B and 104D direct the substantive determination of the application.

Purpose and Principles of the Act

5.3 The purpose of the Act, set out in Section 5, is to promote the sustainable management of natural and physical resources. This is defined 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 wellbeing and for their health and safety while—

- (a) Sustaining the potential of natural and physical resources (excluding minerals) 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."

5.4 The broader principles of the Act are set out in sections 6 to 8.

5.5 With respect to Section 6 Matters of national importance, the location of the jetty is not affected by a Landscape Classification under the PDP. However, the following matters of Section 6 are relevant to the assessment:

- (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;
- (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;

5.6 Section 8 requires the consent authority to consider the principles of the Treaty of Waitangi. The proposal does not offend any Treaty of Waitangi Principals.

5.7 The proposed development meets the purpose and principles of the Act as addressed further in this report.

Section 104 Matters

5.8 Subject to Part 2 of the Act, Section 104(1) sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) any actual and potential effects on the environment of allowing the activity; and
- (b) any relevant provisions of:
 - (i) A national environmental standard;
 - (ii) Other regulations;
 - (iii) a national policy statement
 - (iv) a New Zealand coastal policy statement
 - (v) a regional policy statement or proposed regional policy statement
 - (vi) a plan or proposed plan; and
- c) any other matters the consent authority considers relevant and reasonably necessary to determine the application.

5.9 The ODP, the PDP, the Regional Plan, the Partially Operative Otago Regional Policy Statement and the Proposed Otago Regional Policy Statement are matters relevant to the assessment. There are no other relevant standards, regulations or statements that require consideration.

5.10 Section 104(2) of the Act states that, in considering the effects on the environment of allowing an activity, a consent authority may disregard an adverse effect if a national environmental standard or the plan permits an activity with that effect, otherwise referred to as the permitted baseline.

5.11 Section 104(3) states that a consent authority must not have regard to trade competition or the effects of trade competition, or any effect on a person who has given written approval to the application.

5.12 Section 108 empowers the consent authority to impose conditions on a resource consent.

6 CONSULTATION AND WRITTEN APPROVALS

6.1 The applicant is currently undertaking consultation with various potentially affected parties. The applicant is currently seeking written approval from the following parties:

1. Te Ao Marama Incorporated
2. Aukaha (formally Ki Tahu ki Otago)
3. Fish and Game Otago

6.2 It is understood that the Council are engaged in consultation with Aukaha (who represent Otago Rūnaka) and Te Ao Marama Incorporated (who represent Southland Rūnanga) with respect to consenting matters relating to structures and moorings on the lake. Until the Council has undertaken a lake wide Cultural Impact Assessment and audit of existing moorings and structures on/in the lake, these parties will not provide written approval to resource consent application for such activities.

6.2 Written approval from Land Information New Zealand (LINZ) will be sought when approvals from the Rūnanga, Te Ao Marama Incorporated and Aukaha, are received. LINZ will not give written approval without approval of the Rūnanga in place.

6.3 It is understood that the Council will undertake consultation with the Council Harbourmaster and staff responsible for the administration of the adjacent Recreation Reserve (if required) as an internal Council process of the resource consent application.

6.4 It is also noted that the applicant of this resource consent are the owners/occupiers of the following properties, effects on which can be disregarded:

- RJ & PJ Lawrence - 272 Peninsula Road, Kelvin Heights
- W Skerrett - 291 Peninsula Road, Kelvin Heights
- LJ & DM Williams - 289 Peninsula Road, Kelvin Heights

7 ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT

Introduction

7.1 As a non-complying activity, assessment of this proposal is unrestricted and all actual and potential effects must be considered. Further, the provisions of Regional Plan also address a range of matters consistent with those of the PDP.

7.2 Guidance as to the effects that require consideration is provided in both the PDP and Regional Plan. The PDP provides a range of matters of discretion for jetties in the locality as listed under Rule 21.15.7.

7.3 The aforementioned provisions collectively cover a range of actual and potential effects on the environment that fall under the following topics and take into consideration relevant matters of discretion (where applicable):

- Impact on Recreational opportunities/quality of experience
- Navigation and Water Safety Effects
- Effects on the Natural Character of the Lakeshore Environment
- Landscape Character and Visual Amenity Effects
- Effects on Manawhenua Values
- Effects on Nature Conservation Values
- Natural Hazards
- Cumulative Effects
- Positive Effects

Impact on Recreational Opportunities/Quality of Experience

7.4 A jetty has the potential to impact recreational values and the quality of experience for those who spend time at the lake in locations where a jetty is located, being attached to land zoned as Informal Recreation. Being an area of the lake immediately adjoining a suburban neighbourhood, adjacent to a large boat shed building on one side and infrastructure facility (QLDC water pump station and intake infrastructure) on the other, the recreation experience sought by users would not be described as an opportunity for a remote experience as would be the case in other areas of the lakeshore that are located away from established urban and suburban areas. It is also noted that there is a substantial dwelling under construction which will overlook the reserve, immediately adjacent to the shoreline at the jetty location and will appear very dominating and obtrusive to passer-by users of the reserve. As such, the area does not feel remote due to the level of urban development in the immediately vicinity.

7.5 Shore based users of the area are generally walkers, runners and cyclists using the adjacent trail. Others fish from the shore or enjoy the easily accessible beach areas of the shoreline. The jetty itself is also considered to be part of those recreational experiences people seek in the area, being a structure accessible to the public. Therefore, the jetty will not diminish the recreational experience of people using public areas around this area of the shoreline.

7.6 The jetty will not impact the shore-based recreational opportunities or quality of experience. The jetty is immediately adjacent to a much larger jetty and boat shed structure, and therefore does not introduce any impact of significance beyond that already resulting from those larger structures. The proposal will not diminish the recreational experience of people using public areas around the shoreline.

7.7 Regard has been given to water-based users, including recreational motorised craft users such as wakeboard/water ski boats, kayakers and paddleboarders. The jetty will not impact on the recreational opportunities or experience of these users as the jetty is insignificant in the context of the wider lake environs, having a length of only 4.4m out from the shoreline. The commercial vessels such as jetboats and sightseeing boats do not approach close to the shore in this area of the Frankton Arm and are therefore not affected by the proposal. Nor are there any ski/boat lanes in proximity to the jetty.

7.8 Overall, any adverse effect on the environment and persons with respect to impact on recreational opportunities/quality of experience on the Informal Recreation zone or surface of lake users, will be less than minor.

Navigation and Water Safety Effects

7.9 The jetty is not anticipated to result in any inappropriate navigation or water safety effects. The jetty has the necessary licence/permit under the QLDC Navigation Safety Bylaw 2018.

7.10 **If is noted that the speed of vessels within 200m of the shore is limited to 5 knots under the Council's Navigation Safety Bylaw 2018 which will ensure that any vessels approaching the jetty will be at a speed which under the bylaw is deemed to provide for an appropriate level of navigational safety.**

7.11 For the reasons above, the extension to the jetty is not anticipated to compromise levels of public safety or cause an impediment to craft manoeuvring and using shore waters. Any adverse effects on the environment with respect to navigation and water safety will be less than minor.

Effects on the Natural Character of the Lakeshore Environment

7.12 The natural character of the existing environment is somewhat affected by domestications and human influences/alterations to natural character, the location including the QLDC Water Pump and Intake infrastructure and facilities, the formed access to the facility, and the adjacent jetty and boat shed to the east. As such this area of the shoreline is modified by development, such that the natural character is no longer an unmodified stretch of the shoreline. Additionally, urban development is immediately adjacent to this area of the shoreline, with dwellings/residential lots located north of Peninsula Road, bordering the shoreline reserve land, including a substantial dwelling currently under construction which overlooks the reserve area. The jetty will have an insignificant impact on that natural character, being a character modified by the existing built form, roading, structures and residential development in close proximity. The jetty in fact would be seen as enhancing the local 'boaty' character. No lighting is proposed on the jetty and there will be no loss of privacy or a sense of remoteness or isolation. The status quo will remain in this regard.

7.13 Any adverse effect on the environment and persons on the natural character of the lakeshore environment will be less than minor.

Visual Amenity Effects

7.14 In terms of visibility, the jetty is visible from the Kelvin Heights walking track and from dwellings along Peninsula Road (one of which includes the applicant's property) in the general area. However, given the location of the boat shed close to the jetty, the presence of vegetation and the relatively limited length of the jetty out from the shoreline, the jetty will appear subservient to the landscape when viewed from residential properties which sit well above the jetty in terms of elevation. The jetty is not visible from Peninsula Road but is visible from Pump Station Road which provides access directly to that area of the shoreline. The closest views of the jetty will be obtained from the lake itself and from the stretch of the trail adjacent to the jetty.

7.15 The jetty is unlikely to be visible from the Frankton Track or Frankton Road, both located on the northern side of the Frankton Arm, a distance of at least 950m, being the approximate width of that area of the Frankton Arm.

7.16 The jetty, including any moored boat at the jetty will form part of the foreground views across the Frankton Arm when viewed from the lake and from the adjacent walking track and nearby dwellings. The views at these locations include the QLDC Water Pump and Intake facility, another larger jetty and double boat shed. As such, the jetty will not appear obtrusive and will not dominate any of these views. The jetty could not be described as dominant or an obtrusive element when viewed from the private residences or the closest public places addressed above. The jetty will be seen as part of the wider shoreline area, which includes larger structures and buildings, as well as residential development along the peninsula.

7.17 The extent of visibility is appropriate in the context of the existing environment. The jetty is not located on a headland. The jetty is constructed in timber. The structure is compatible with landscape and amenity values of the locality including materials and design.

7.18 Overall, the jetty is compatible with the scenic and amenity values of this part of the Frankton Arm, which is within a landscape highly modified by the establishment of shoreline structures of various shapes and sizes such as jetties and boatsheds and the vessels and boating equipment associated with those structures. The location of the jetty has the ability to absorb the relatively small structure in an area which is well domesticated, while ensuring any adverse effects on the environment or persons with respect to visual amenity will be less than minor.

Effects on Manawhenua Values

7.19 The jetty is located within a *Wāhi Tūpuna* overlay of the PDP. The applicant is currently seeking written approval from relevant iwi authorities via Aukaha and Te Ao Marama Incorporated.

7.20 Notwithstanding that written approval is being sought, adverse effects on the proposal on Manawhenua values of this specific jetty are considered to be no more than minor, in consideration of the small scale of the jetty at an area of the shoreline that is highly modified by human influence, and the fact that the jetty is established and will not require any physical works that may affect the water quality of the lake.

Effects on Nature Conservation Values

7.21 The activity is compatible with and will not adversely affect nature conservation values or wildlife habitat. The jetty design provides for fish passage. The jetty is established and therefore no construction activity that could result in disturbance of the lakebed will occur. Any adverse effects on nature conservation values will be less than minor.

Functional Need

7.22 While the jetty is located within waterbody setbacks applicable to buildings in the Informal Recreation zone and the *Wāhi Tūpuna* overlay, falling within the definition of a 'building' under the PDP, there is obviously a functional need for a jetty to be in such close proximity (i.e. adjacent to and on) to a waterbody. Matters relating to effects on the proximity to waterways as they are relevant to a jetty, are addressed in the preceding paragraphs/assessment.

Natural Hazards

7.23 The small timber structure is not anticipated to exacerbate any natural hazard risk to people or property. Any adverse effects in this regard will be less than minor.

Cumulative Effects

7.24 Any cumulative effects of the proposal on the landscape will be less than minor as the proposal is limited to a relatively small structure in an area of the lakeshore which is a highly modified landscape whereby the existing jetties, boatshed and moorings (and the boats and equipment housed by these structures) form an integral part of the character of the landscape.

7.25 Overall, the cumulative effects of the proposal will be less than minor.

Summary

7.26 With reference to the assessment above, adverse effects on the environment and persons/parties others than those from which written approval has been sought, will be less than minor.

8 SECTION 95 NOTIFICATION

Public Notification

- 8.1 Pursuant to s95A(1), a consent authority must follow the steps set out in s95A to determine whether to publicly notify an application.
- 8.2 In terms of s95A(3), the applicant does not request the application be publicly notified, public notification is not required pursuant to s95C and the application is not made jointly with an application to exchange recreation reserve land.
- 8.3 In terms of s95A(8), the assessment above concludes that the proposal will not have more than minor adverse effects on the environment.
- 8.4 There are no rules or national environmental standard that requires public notification.
- 8.5 The proposal is not considered to have “special circumstances”.
- 8.6 Overall, it is concluded that the potential adverse effects of the proposal on the environment are not more than minor and therefore public notification is not required.

Limited Notification

- 8.7 Pursuant to s95B(1), a consent authority must follow the steps set out in s95B to determine whether to limited notify an application.
- 8.8 Overall, it is concluded that the potential adverse effects of the proposal on persons/parties, other than those listed in Section 6 above, will be less than minor. Therefore, written approval is not required from any other persons.
- 8.9 Section 95B(2) to 95B(7) is not applicable to this application.

9 OBJECTIVES AND POLICIES - SECTION 104(1)(B)

- 9.1 Relevant District/Regional Plans
 - 9.1.1 In accordance with section 104(1)(b) of the Act, the application has been assessed against the relevant objectives and policies of the ODP, PDP and the Regional Plan. However, as all relevant rules of the ODP are treated as inoperative, and there are limited appeals on the objectives and policies of the PDP that are relevant to this application, little weighting to the ODP has been given.
- 9.2 OPERATIVE DISTRICT PLAN
 - 9.2.1 The most relevant objectives and policies of the ODP are contained within Section 4 (District Wide Issues) and Section 5 (Rural). When assessed against these provisions, the proposed development is aligned with the outcomes sought as outlined in more detail below.

Section 4 – District Wide Issues

4.2 Landscape and Visual Amenity

- 9.2.2 Objective 4.2.5 and associated policies seek that subdivision, use and development is undertaken in the District in a manner which avoids, remedies or mitigates adverse effects on landscapes and visual amenity values. This includes avoiding, remedying or mitigating the adverse effects of development and/or subdivision in those areas of the District where the landscape and visual

amenity values are vulnerable to degradation, avoiding cumulative degradation and protecting and enhancing the naturalness of the landscape.

9.2.3 These matters have been appropriately addressed in the assessment of effects above. In summary, the jetty is located in a highly modified area of the lake adjacent to an urban area. The jetty is appropriate to the landscape and visual amenity values of the landscape and surrounds. The proposal will not detract from the landscape and visual amenity values of the wider landscape whilst ensuring adverse effects are avoided, remedied for mitigated to an appropriate degree that is less than minor. No ecological systems or native conservation values will be adversely impacted. Inappropriate adverse cumulative effects will be avoided. The jetty design will ensure that the relatively small-scale structure preserves the visual coherence of the application site and surrounds. No adverse effects of significance on open character or visual coherence of the landscape have been identified. The proposal is therefore considered to be aligned with, and not contrary to the objective and associated policies.

Section 5 – Rural Areas

9.2.4 Objective 1 Character and Landscape Value and associated policies seek to protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities. Objective 3 and associated policies seeks that adverse effects of activities on rural amenity are avoided remedied or mitigated. Objective 4 and associated policies seek to safeguard the life supporting capacity of water through the integrated management of the effects of activities. The provisions also seek that the district wide landscape objectives and policies (Section 4) are considered fully when considering subdivision, use and development in the Rural General Zone.

9.2.5 These matters have been appropriately addressed in the assessment of effects above. The proposal is not considered an inappropriate activity in consideration of the modified character of this area of the shoreline of the lake, adjacent to urban development, infrastructure and other boating related structures. As such the character of the area will not be adversely impacted to an inappropriate degree. Any adverse effects on landscape character and landscape values will be less than minor. In addition, the most relevant provisions of Section 4 are addressed above accordingly.

9.2.6 The proposal is within an area where the character of the area will not be adversely impacted and where adverse effects of development on the landscape values of the district are avoided, remedied or mitigated.

9.2.7 The proposal will ensure that the visual coherence of the landscape is preserved as the jetty is in an area with the potential to absorb the change.

9.2.8 For the reasons outlined above the proposal is aligned with and is not contrary to the relevant objectives and associated policies in Section 5.

Summary of Assessment of the Objective and Policies of the ODP

9.2.9 Overall, the proposed development aligns with the relevant objectives and policies of the ODP and is not contrary to them.

9.3 PROPOSED DISTRICT PLAN

9.3.1 Stage 1 of the PDP that was notified in August 2015. The relevant chapters from the notification of Stage 1 that relate to the application include Chapter 6 (Landscapes) and Chapter 21 (Rural). Council's decision on Stage 1 has been publicly notified and the numerous appeals on the provisions that are relative to the application are largely resolved.

9.3.2 Stage 2 of the PDP that was notified in November 2017. The relevant chapters from the notification of Stage 1 that relate to the application include Chapter 38 (Open Space and Recreation) within

which the new Informal Recreation Zone was identified. As addressed previously in this report, the adjacent reserve land over which part of the jetty is located is zoned Informal Recreation.

9.3.3 As with Stage 1, Council's decision has been released for Stage 2 and numerous appeals on the provisions were made to the Environment Court. Appeals to relevant provisions on this application have largely been resolved to date.

9.3.4 Stage 3 of the PDP was notified in September 2019 with Stage 3b being notified in October 2019. District wide chapters and provisions notified as part of Stage 3, and variations to Stage 1 and Stage 2 district wide chapters apply to all land notified as part of Stages 1, 2 and 3 of the PDP. However, Stage 3 made no change to the proposed zoning of the site under the PDP. Relevant Chapter 39 (Wāhi Tūpuna) forms part of Stage 3. Stage 3 decisions have all been made and the appeal period for all stages has closed. The majority of appeals have been resolved. Any outstanding appeals do not affect the applicability of the provisions to the proposal, in that that there are no objectives and policies that would no longer apply to the application, regardless of the outcome on the appeals.

9.3.5 An assessment of the relevant objectives and policies of the PDP is provided below.

Chapter 6 – Landscapes and Rural Amenity

9.3.6 The purpose of Chapter 6 is to provide greater detail as to how the landscape, particularly outside urban settlements, will be managed in order to implement the strategic objectives and policies in Chapter 3. The chapter is to be read with particular reference to the objectives in Chapter 3, which identify the outcomes the policies in this chapter are seeking to achieve. As addressed previously in this report, both Policy 6.3.1.2 and Policy 6.3.1.5 exclude the land from requiring a landscape classification under the PDP. Therefore, the policies in Chapter 6 that refer to land of a landscape classification are not relevant to this application. As such, the only relevant policies of Chapter 6 are in regard to managing activities on lakes and rivers.

6.3.5 Managing Activities on Lakes and Rivers

6.3.5.1 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:

- protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and
- maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values.

6.3.5.2 Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion.

9.3.7 The jetty is established for the purpose of recreational activities. It is not located in proximity to an Outstanding Natural Landscape (ONL) or Feature (ONF) of the PDP, nor does it impact the landscape character of a Rural Character Landscape, being located adjacent to an urban area. The jetty contributes to the character of the Frankton Arm and in doing so, is an activity sought to be recognised within the locality.

9.3.8 The proposal aligns with the objectives and policies of Chapter 6 and is not contrary to them.

Chapter 21 – Rural

- 9.8.9 Objective 21.2.1 and associated policies seeks that a range of land use activities are enabled in the zone while; Protecting the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes; Maintaining the landscape character of Rural Character Landscapes and maintaining or enhancing their visual amenity values; Maintaining or enhancing amenity values within the rural environment; and Maintaining or enhancing nature conservation values. As outlined previously, the jetty is not in proximity to any ONL, ONF or Rural Character Landscape.
- 9.8.10 As addressed in the assessment of effects on the environment, the visual effects associated with the jetty are minimal and as such the jetty will at least maintain the visual amenity values of the environment. Additionally, nature conservation values will also be maintained as no values are impacted by the proposal.
- 9.8.11 Objective 21.2.3 and associated policies seeks that the life supporting capacity of water is safeguarded through the integrated management of the effects of activities. As outlined in the assessment of effects on the environment, no construction works are associated with the proposal as the jetty is established. The life supporting capacity of water is not affected by the proposal and is therefore safeguarded.
- 9.8.12 Objective 21.2.12 and associated policies seeks that the natural character of lakes and rivers and their margins is protected or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.
- 9.8.13 In this case, consultation with relevant iwi ensures adequate regard to cultural values is given. The jetty contributes to the range of recreational experiences on the lake in a part of the lake where no environmental or safety constraints exist. As addressed in the assessment of effects on the environment, the jetty is a small structure that will not be visually obtrusive or impact on nature conservation values. The natural character at this location in the Frankton Arm will be adequately maintained.
- 9.8.14 With reference to the above, the proposal aligns with the relevant objectives and policies of Chapter 21 and is not contrary to them.

Chapter 38 - Open Space and Recreation

- 9.3.15 The objectives and associated policies relevant to the Informal Recreation Zone seek that use and development for informal recreation maintains and enhances the environment. Only part of the jetty is located within this zone, most of the structure being located within the Rural zone.
- 9.3.16 Objective 38.4.1 seeks that use and development for informal recreation maintains and enhances the environment. The provisions seek to enable a variety of informal recreation activities and as such the jetty contributes to achieving a variety of uses along this area of the shoreline. The jetty does not exclude or restrict public access along the lakeshore and as such public access and informal recreational opportunities within the zone will be maintained and enhanced by providing a jetty structure accessible to the public users of the reserve.
- 9.3.17 The jetty structure does not result in any inappropriate adverse effects on amenity values of the local area and will not result in any change to the peace and enjoyment of the surrounding area.
- 9.3.18 With reference to the above, the proposal aligns with the relevant objectives and policies of Chapter 38 and is not contrary to them.

Chapter 39 - **Wāhi Tūpuna**

- 9.3.19 Objective 39.2.1 and associated policies seeks that Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for. The jetty is not an activity listed as one that may

have effects that are incompatible with Manawhenua values, nor is it an activity that is listed as a potential threat as set out in Schedule 39.6.

- 9.3.20 The proposal will avoid any significant effect on Manawhenua values being a relatively small structure on the lake within an area of the Kelvin Heights peninsula that has been heavily modified by human influence.
- 9.3.21 Additionally, consultation with Manawhenua will be undertaken as part of this application for resource consent.
- 9.3.22 With reference to the above, the proposal aligns with the relevant objectives and policies of Chapter 39 and is not contrary to them.

Summary of Assessment of the Objective and Policies of the PDP

- 9.3.23 Overall, the proposal aligns with the relevant objectives and policies of the PDP and is therefore not contrary to them.

9.4 REGIONAL PLAN: WATER FOR OTAGO

- 9.4.1 The relevant objectives and associated policies of the Regional Plan are those within in Chapter 5 (Natural and Human Use Values of Lakes and Rivers) and Chapter 8 (The Beds and Margins of Lakes and Rivers).
- 9.4.2 Relevant objectives and associated policies are found in Chapter 5.3 and seek:
 - *That natural and human use values of Otago's lakes and rivers are maintained or enhanced:*
 - *That the natural character of Otago's lakes and rivers and their margins are protected from inappropriate subdivision, use or development:*
 - *That the spiritual and cultural beliefs, values and uses of significance to Kai Tahu, as they relate to Otago's lakes and rivers are maintained or enhanced:*
 - *To maintain or enhance the amenity values associated with Otago's lakes and rivers and their margins:*
 - *To maintain or enhance public access to and along the margins of Otago's lakes and rivers:*
 - *To provide for the sustainable use and development of Otago's water bodies, and the beds and margins of Otago's lakes and rivers:*
 - *To avoid the exacerbation of any natural hazard or the creation of a hazard associated with Otago's lake and rivers:*
- 9.4.4 As outlined in the assessment of effects above, the proposal will ensure that natural and human use values, and amenity values of the locality will not be adversely impacted to an inappropriate degree and will therefore be maintained. Public access will not be impacted. with the relevant iwi authorities has been undertaken and written approval is currently being sought. The jetty is not anticipated to exacerbate any natural hazard, including flood risk. The proposal is a sustainable use and development with respect to the resource of the lake and its margins.
- 9.4.5 Overall, the proposal is aligned with the objectives and associated policies of Chapter 5 of the Regional Plan – Water for Otago.
- 9.4.6 Relevant objectives and associated policies are found in Chapter 8.3 and seek:
 - *To maintain the stability and function of existing structures located in, on, under or over the bed or margin of any lake or river, the stability of the bed and bank or any lake or river, and the flood and sediment carrying capacity of any lake or river:*
 - *To minimise reduction in water clarity caused by bed disturbance:*
 - *When managing activities in, on, under or over the bed or margin of any lake or river, to give priority to avoiding changes in the natural flow and sediment processes in those water bodies, where those changes will cause adverse effects:*

- To require, where necessary, desirable or practicable, any structure in or on the bed of any lake or river to provide for fish migration through or past it, or alternative remedial measures where fish migration is not practical.

9.4.7 The jetty is not an activity that will impact the stability or function of the lakebed or margins, or the flood and sediment carrying capacity of the lake. There will be no disturbance to the lakebed as the structure is existing. The jetty is not a structure that is anticipated to change the natural flow or sediment process of the wider lake environs and fish migration is provided for through the structure.

9.4.8 Overall, the proposal is aligned with the objectives and associated policies of Chapter 8 of the Regional Plan – Water for Otago, and is not contrary to them.

Summary of Assessment of the Objective and Policies of the Regional Plan

9.4.9 Overall, the proposal is consistent with the relevant objectives and policies of the Regional Plan – Water for Otago, and is not contrary to them.

9.5 SUMMARY OVERALL

9.5.1 As the relevant objectives and policies of the ODP and PDP largely seek the same outcomes with respect to jetties, and the proposal has been assessed below as being aligned with the objectives and policies of both the ODP and PDP, weighting of these provisions is not considered necessary. Notwithstanding this, the PDP provisions at this stage in the plan change process are to be significantly greater weighting than the ODP provisions.

9.5.2 Having considered the proposal in terms of the objectives and policies contained within the ODP, the PDP and the Regional Plan – Water for Otago, the proposal is aligned with the relevant provisions and is not contrary to them.

10 OTAGO REGIONAL POLICY STATEMENTS

10.1 The Partially Operative Regional Policy Statement for Otago 2019 (RPS) and the Proposed Otago Regional Policy Statement 2021 (PRPS - notified in June 2021) set the direction for future management of Otago's natural and physical resources. They provide the foundation for the development of regional plans and district plans. Most appeals on the RPS have now been resolved. The PRPS was notified in June 2021. No decisions on the proposed provisions have made to date.

10.2 Given both the ODP and PDP have been drafted with regard to the RPS, and that the proposal is considered to be aligned with the objectives and policies of both the district plans, the proposal can also be considered to be aligned with the relevant matters of the RPS with respect to the management of the region's waterbodies.

11 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

11.1 In considering an application for resource consent, pre-eminence must be given to Part 2, the purpose and principles of the Act. The purpose of the Act is to promote the sustainable management of natural and physical resources. Section 5 imposes a duty on consent authorities to promote sustainable management while avoiding, remedying or mitigating adverse effects of activities on the environment.

Section 5 of the Act

11.2 In this respect, the proposal is consistent with the enabling provision of section 5 in that the proposal will provide for the efficient and sustainable use of this area of the lake margin and for the social and cultural wellbeing of the community and applicant, providing the benefit of legalizing an existing jetty structure, with respect to resource consenting, while ensuring adverse effects on the environment and persons are avoided, remedied or mitigated to an appropriate degree. The activity will not result in any adverse effects or outcomes in conflict with section 5(2)(a) – (c).

Section 6 of the Act

11.3 The proposal is aligned with relevant matters in Section 6 of the Act (Matters of National Importance) as:

- The proposal will ensure the preservation of the natural character of the lake and is not considered an inappropriate activity;
- The proposal enhances public access to and along the margin of the lake;
- The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is provided for through consultation with relevant iwi authorities.

Section 7 of the Act

11.4 Section 7 lists various matters to which regard shall be had in achieving the purpose of the Act. The matters of particular relevance to this application are:

- (b) *the efficient use and development of natural and physical resources;*
- (c) *The maintenance and enhancement of amenity values;*
- (f) *the maintenance and enhancement of the quality of the environment*
- (h) *The protection of the habitat of trout and salmon.*

11.5 With respect to (b) the proposal is an efficient use and development of the natural and physical resource of the lake and the existing jetty by legalising a functional structure, with respect to consents required under the Act.

11.6 In respect of subsection (c) and (f), based on the assessment of effects provided earlier in this assessment, the proposal will maintain the rural amenity values of the locality and any adverse effects on the quality of the environment will be adequately avoided, remedied or mitigated.

11.7 In respect to (h) the proposal will not impact the habitat of trout or salmon. Fish passage is provided for through the jetty. Overall, the jetty provides a positive impact in the form of additional physical shelter for fish in this particular area of the lake shore.

Summary

11.8 In summary, the proposal is in keeping with Part 2 of the Act.

12 CONCLUSION

- 12.1 In conclusion, the proposal is consistent with the purpose and principles of the Act in that it enables the applicant to provide for their social and cultural well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding, remedying or mitigating unacceptable adverse effects on landscape character, amenity, cultural, recreational and natural values.
- 12.2 The proposal is consistent with the relevant provisions of the ODP, the PDP and the Regional Plan and will have actual or potential effects on the environment which are less than minor and consistent with the environmental outcomes envisaged by the relevant statutory planning framework.
- 12.3 Accordingly, it is concluded that the Council can grant consent to the activity on a non-notified basis in accordance with sections 104, 104B, 104D and Part 2 of the Act, subject to appropriate conditions of consent that can be imposed under section 108 of the Act.



STRUCTURE PERMIT

Issued under the Navigation Safety Bylaw 2025

Structure Number: S023

Name to whom permit is granted: Warren Skerrett

Resource Consent Number: RM240010

Description of structure: Jetty

Nominated use: Private

Location: Wakatipu

GPS co-ordinates: -45.03061199999998 168.70860400000001

Date of issue: 01 July 2025

Expiry of permit: 30 June 2026

Signed for and on behalf of Queenstown Lakes District Council:

Duty of Permittee

Please be advised that if at any time during the term of this permit, the structure to which this permit refers to is sold or transferred, please contact Council: property@qldc.govt.nz or Queenstown: 03 441 0499 or Wanaka: 03 443 0024.

Conditions of permit

The terms and conditions on which this structure permit is granted are:

Location and specifications

The structure must remain in the position described within the permit;

- a. *the design, specifications and maintenance of the structure must comply with any guidelines issued by the Council;*
- b. *the permit holder must mark the structure with two permit numbers, in positions easily visible from the foreshore and from a leading position facing the lake; and*
- c. *The whole structure must be available for public use unless otherwise specified on the permit.*

Maintenance and construction requirements

1. *The owner of a jetty, boat shed, cradle or launching ramp structure must maintain the structure in a proper state of condition and repair, and must comply with any guidelines or directions issued by Council.*
2. *The Council may cancel the structure permit for any structure that does not comply with maintenance requirements issued by Council, or the permit holder fails to comply with the terms and conditions of the structure permit. The Council may remove or sell the structure in such instances.*
3. *The Council or the Harbourmaster may require the permit holder or structure owner to remove the structure in a specified time frame if:*
 - a. *the permit has been cancelled*
 - b. *the permit fee is unpaid for a period greater than 2 months from the due date*
 - c. *the structure does not comply with the Resource Management Act 1991; or,*
 - d. *the structure does not comply with the Building Act 1991.*
4. *All costs associated with the inspection, maintenance, removal and replacement of structures or structure components will be borne by the permit holder.*

Access

No right of vehicular access over Council administered land is associated with this Permit.

Transfer of permit

The permit may be transferred where application is made and is accompanied by the payment of the application and processing fees and the required information.

Surrender of permit

If no longer required, the permit may be surrendered by returning it to the Council together with confirmation that the structure has been removed.

Liability of the Council

Permit holders shall take all care to ensure that the structure is used in a lawful manner and use structures at their own risk. Furthermore:

- a. *Council and the Harbourmaster are not liable for any damage to craft, or structure whether the damage is caused by a third party, a natural disaster event, natural or gradual processes or by any other cause;*
- b. *any damage to craft or structure which have not been securely tethered;*
- c. *any damage to craft which results from any actions taken by the Harbourmaster to secure craft or structure; and*
- d. *any actions or omissions of Council and the Harbourmaster or any other officer of the Council in the performance of any duties, functions or powers in respect of this permit.*

Land Classification

Permits for structures located wholly or partially on Recreation Reserve land have been issued under Section 53(1)(o) of the Reserves Act 1977.

Permits for structures located wholly or partially on legal road have been issued to authorise the use of the road in accordance with section 357 of the Local Government Act 1974.

Appendix B – Record of Title (QLDC Reserve)



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




 R.W. Muir
 Registrar-General
 of Land

Identifier **904546**

Land Registration District **Otago**

Date Issued 04 June 2019

Prior References

9086128.1

Estate Fee Simple
Area 15.2262 hectares more or less
Legal Description Section 21-22 Block I Coneburn Survey
 District and Section 27 Block XVIII and
 Section 44 Block XXXI Town of Frankton
Purpose Recreation Reserve

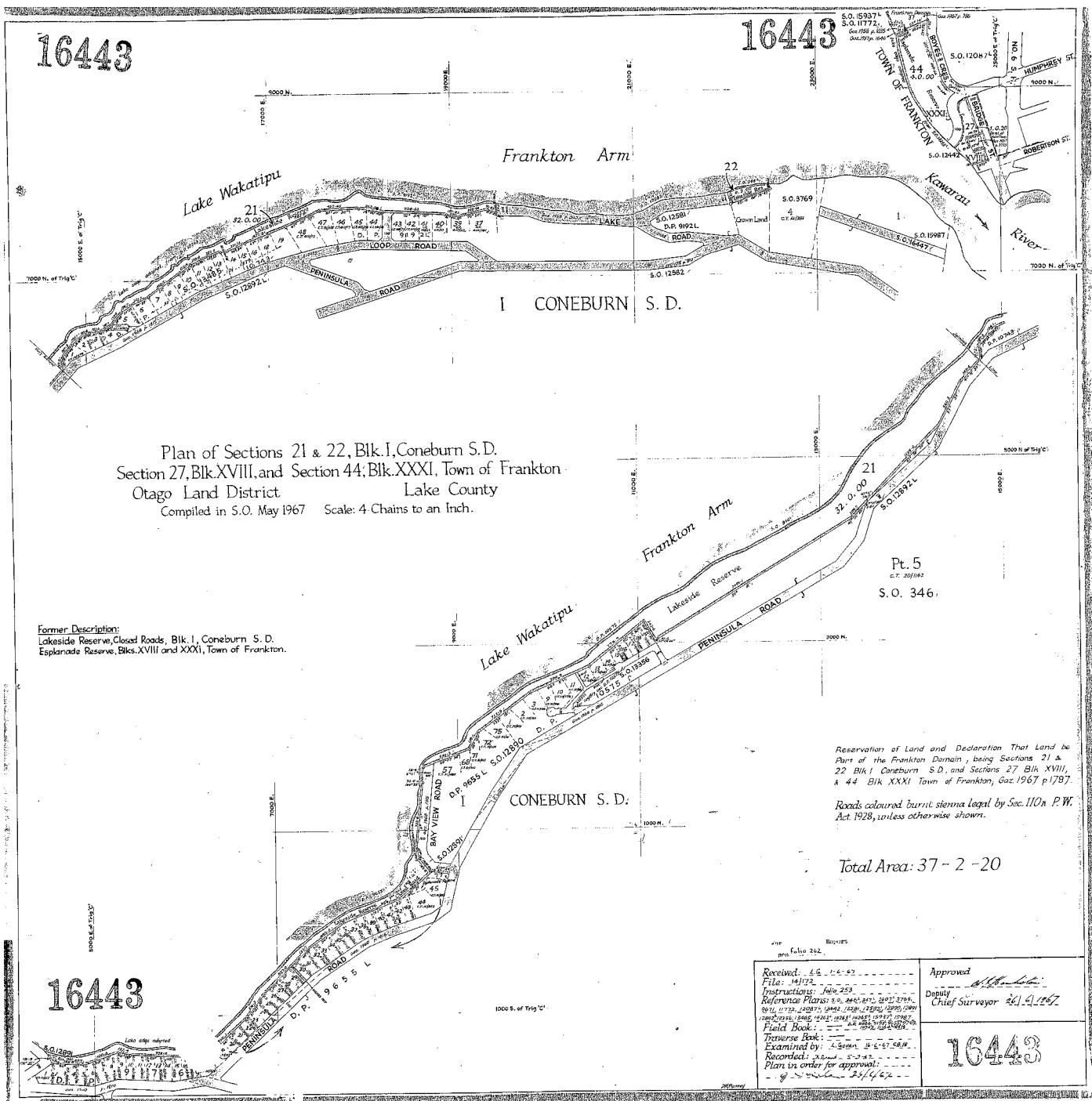
Registered Owners

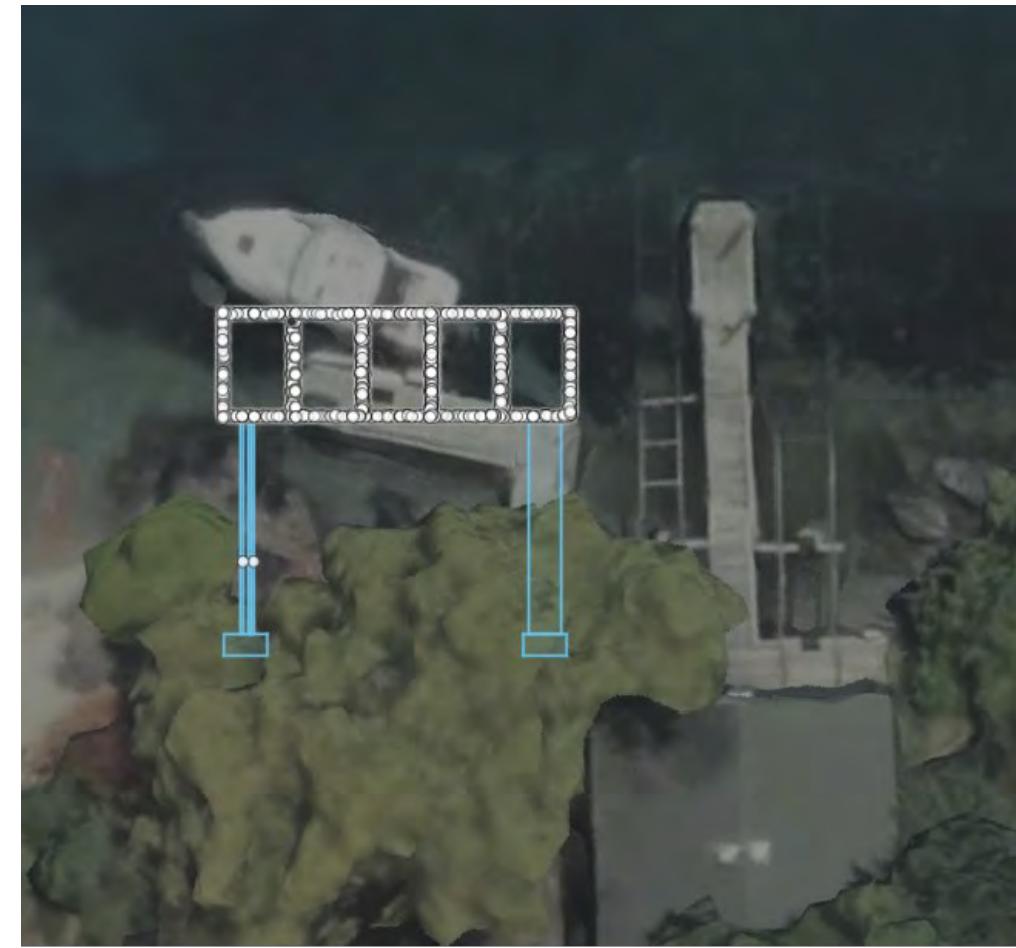
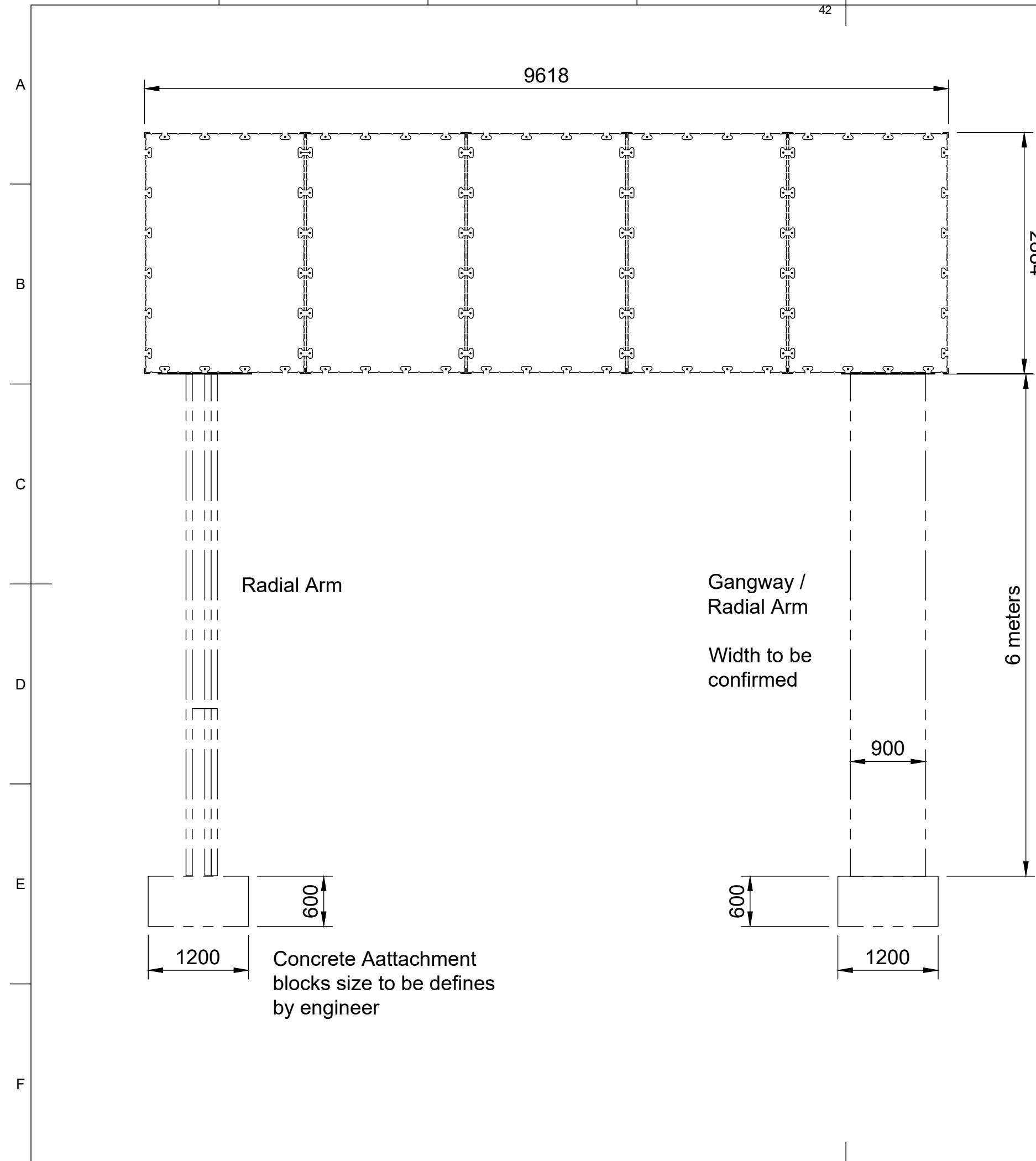
Queenstown Lakes District Council

Interests

Subject to the Reserves Act 1977

Subject to a right to drain water over part marked B on DP 525283 created by Easement Instrument 11434936.3 - 3.9.2019 at 4:37 pm





FORESHORE AND MARINE DESIGN

CREATING STRUCTURES AND SPACES AROUND THE WATERS EDGE.



MARINE CONSULTANTS PROJECT DESIGN ENGINEERING.

To whom it may Concern at Queenstown Lakes District Council.

We have been asked by Mr Warren Skerrett to provide information on the current fixed wharf structure Jetty number (no 23). He now considers this to be unsafe and requested advice from us on how he can replace the old structure with a safe solution.

On the 20th of July I visited the site at Peninsula Road, Kawarau falls, Queenstown (*bottom of pumping house station road*). On inspection of the existing structure, I could agree with Mr Serrett's observation of the existing unit. The constructions age is unknown; we have no drawings of the original structure to prove or disprove its structural life span.

Our advice based on a visual examination would be to remove the current structure and replace it with a compliant structure that fits with the Marina Code A.S. 3962 2004.

There is a floating pontoon structure installed by Anchorage Pontoons about 12 years ago in the adjacent bay, this compliant floating pontoon has proved its ability to handle the varied weather and wave actions in this area, both natural and caused by vessels passing at speed.

In determining a suitable structure, it is deemed important to note, that a new structure will have reasonable exposure to prevailing westerly weather, and thus minimal critical mass is appropriate, to counter wave and wind endurance, when these events occur.

Our findings indicate there is sufficient substrate in which to establish two fixed anchoring points, one for a for an access gangway and one for a radial arm. These will reach from the pontoon to the shoreline acting as a hinge.

The benefits to the proposed Anchorage Pontoons system with the Radial arms replacing the piles means the floatation units will always remain at a maximum height above the water line of 340mm and there is no requirement to Drive any new Piles into the seabed.

FORESHORE AND MARINE DESIGN

The above points have been considered, and the detail's shown in the attached drawing showing a pontoon structure of 9.6 meters in length, 2.8 meters wide and 400mm high will be ideal for the location and provide the required Aesthetic, stability and structure requirements.

If council has any questions, please contact me so we can assist

If the council is happy with the installation of a floating pontoon, we will progress this installation to full engineers drawings with estimated timelines, overseen by our qualified marine engineer.

Your sincerely



FORESHORE AND MARINE DESIGN

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

warren richard skerrett
RM#240010



AFFECTED PERSON'S DETAILS

I/We Land Information New Zealand (LINZ)

Are the owners/occupiers of
Lake Wakatipu



DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
To remove existing non compliant Jetty # 23 and replace with a floating jetty (details attached)
please note. the existing AEE has expired and superceeded by a new proposal to replace jetty with floating jetty

at the following subject site(s):
pumping house station road Kelvin heights



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)

46

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)		
	I, Mark Hayden, Senior Customer Regulatory Specialist, Crown Property have authority to sign on behalf of LINZ		
	Contact Phone / Email address		
	Phone 0800 665 463 Email: crownproperty@linz.govt.nz		
Signature			
	Date	1/12/2025	

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

FORM 8A

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Warren Sikkesen RM # 240010



AFFECTED PERSON'S DETAILS

I/We Sally Stockdale and David Epper

Are the owners/occupiers of



DETAILS OF PROPOSAL

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

Replace existing Jetty #23 with a floating Pontoon structure as outlined in the Attached.

at the following subject site(s):

bottom of pumping house stations Road.



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

sos

f



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.

sos

f



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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

sos

29.9.2025



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)	Sally W. Stockdale	
	Contact Phone / Email address	021 132 6631 swstockdale@gmail.com	
	Signature	Sally Stockdale	
		Date	
		30/10/2025	

B	Name (PRINT)	DAVID EPPER	
	Contact Phone / Email address	+61 419 900500 davidepper@outlook.com	
	Signature		
		Date	
		1/11/2025	

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.



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

P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

