

APPLICATION AS NOTIFIED

C Reid, D Reid & K Ewington

(RM250799)

FORM 12

File Number RM250799

QUEENSTOWN LAKES DISTRICT COUNCIL

PUBLIC NOTIFICATION

Notification of an application for a Resource Consent under Section 95A of the Resource Management Act 1991.

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

Clayton Reid, Delwyn Moira Reid and Kenneth Craig Ewington

What is proposed:

To replace an existing jetty, establish a swing mooring, and construct a boatshed within the Frankton Arm of Lake Whakatipu (Whakātipu-Wai-Māori), requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council.

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

Bed and surface of Lake Whakātipu-Wai-Māori, adjacent 46 Willow Place, Kawarau Falls.

The application includes an assessment of environmental effects. 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).

Alternatively, you can view them on our website when the submission period commences:

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#public-rc> or via our edocs website using RM250799 as the reference <https://edocs.qldc.govt.nz/Account/Login>

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 0211701496 or email at rebecca.holden@qldc.govt.nz

Any person may make a submission on the 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:

1 October 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/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant (c/- clayton.reid@rossreid.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Charlotte Clouston
charlotte@jea.co.nz
John Edmonds and Associates
Level 2, 36 Shotover Street
Queenstown, 9300

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 3 September 2026

Address for Service for Consent Authority:

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

Phone
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**NOTIFICATION ASSESSMENT UNDER s95A AND s95B OF THE RESOURCE
MANAGEMENT ACT 1991 (RMA)**

**NOTIFICATION DECISION UNDER s95A AND s95B RMA OF BOTH THE QUEENSTOWN
LAKES DISTRICT COUNCIL AND**

THE OTAGO REGIONAL COUNCIL

Applicant:	C Reid, D Reid & K Ewington
RM reference:	RM250799
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consents from the Otago Regional Council and the Queenstown Lakes District Council to replace an existing jetty, establish a swing mooring, and construct a boatshed within the Frankton Arm of Lake Whakatipu (Whakātipu-Wai-Māori).
Location:	Bed and surface of Lake Whakātipu-Wai-Māori, adjacent 46 Willow Place, Kawarau Falls
Legal Description:	Section 21-22 Block I Coneburn Survey District and Section 27 Block XVIII and Section 44 Block XXXI Town of Frankton held in Record of Title 904546; and N/A (Lake Bed)
QLDC Zoning:	ODP: Rural General PDP: Rural (Water) and Open Space (Informal Recreation)
QLDC District Plan Notations:	Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu)) Designation 184
ORC ORP:W Notations:	MA3 (Waahi tapu and/or Waiwhakaheke)
Activity Status:	Non-complying (District Consent), and Discretionary (Regional Consent)
Decision Date	15 July 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95E of the RMA, the application seeking consent for a structure or mooring that passes across or through the surface of any lake or river, will be processed under the Queenstown Lakes District Plan on a **publicly notified** basis given the findings of Section 3.3.3 of this report. The application will be notified in the MOUNTAIN SCENE and served on those parties identified in sections 5.2 of this report in accordance with section 2AA of the RMA.
2. Pursuant to sections 95A-95E of the RMA, the application seeking consent under the Otago Regional Plan: Water to remove a structure from the bed of Whakātipu-Wai-Māori (existing jetty), and place a jetty and structures (boatshed and mooring) in, on, under or over the bed of a lake, will be processed by the QLDC in accordance with the deed dated 23 March 1994 on a **publicly notified** basis, given the findings of Section 3.3.3 of this report. The application will be notified in the MOUNTAIN SCENE and served on those parties identified in sections 5.2 of this report in accordance with section 2AA of the RMA.
3. This decision is made by Ian Munro, Independent Commissioner as delegate for the Council pursuant to Section 34A of the RMA.

1.0 SUMMARY OF PROPOSAL AND SITE DESCRIPTION

1.1 Background

The following background is relevant to the proposed jetty, which this application seeks to replace and extend:

Many of the moorings and jetties in the District's lakes have been in place for quite some time. Any mooring or jetty established prior to 1991 likely required a licence under the Harbours Act 1950. Where a Harbours Act licence was obtained, the mooring or jetty was able to continue to rely upon the Harbours Act licence under section 418(3A) of the Resource Management Act 1991 (RMA) until the expiry of the licence. As Harbours Act licences had 14-year-terms, all licences would have expired by 2005 (14 years following the repeal of the Harbours Act), after which authorisation under the RMA is required for a mooring or jetty to be lawful under this legislation.

In 2021, Queenstown Lakes District Council (QLDC) undertook a survey of the District's lakes and become aware that a number of moorings and jetties may not be legally authorised under the RMA (because of the transition from the Harbours Act to the RMA). Communication was sent to all mooring and jetty owners, advising them about their responsibilities and requirements under the RMA.

As a result, QLDC have received a number of applications to lawfully establish under the RMA existing moorings and jetties within the District's lakes. These structures need consents under both the QLDC District Plan and the Otago Regional Council Water Plan (ORP:W).

Of relevance to the processing of this application under the ORP:W, on 23 March 1994, a deed was made to transfer the power to determine applications for land use consent for activities / structures affecting lakes from the Otago Regional Council (ORC) to the QLDC pursuant to Section 13(1)(a) of the RMA. In accordance with this deed, in an email dated 19.11.25, the ORC confirmed that QLDC could process this application seeking consent under the ORP:W on its behalf.

1.2 Summary of Proposal

The Applicant has provided a site description at Section 1.2, consent history at Section 1.5 and a description of the proposal at Section 2 of the report entitled "*Assessment of Environmental Effects, Proposed Jetty & Boatshed, Lake Wakatipu, adjacent to 46 Willow Place, Queenstown, November 2025*", prepared by John Edmonds and Associates, and submitted as part of the application (hereon referred to as the Applicant's AEE and attached as *Appendix 1*). This description is considered adequate and is adopted for the purpose of this report with the following additions/summary:

Consent is sought to establish a replacement jetty, new mooring and new boatshed within the Frankton Arm of Lake Wakatipu (Whakātipu-Wai-Māori) adjacent to 46 Willow Place, Kelvin Heights, Queenstown. The Applicant seeks a 35 years duration of consent.

A/ Proposed Jetty:

As outlined in the AEE, based on historical imagery and inspection records held by the Applicant, a jetty has existed in this location since at least 2003/2004. From a review of Council records, no known resource consent can be found authorising the existing jetty under the RMA. For the purposes of this report, and in the context of Section 1.1 above which provides a background to existing moorings and jetties within the District's lakes, it is therefore concluded that the existing jetty has not been lawfully established under the RMA.

The proposed jetty will replace an existing 13.5m long jetty in the same location. Details are as follows:

- The proposed jetty has a length of 19.645m and a width of 1.5m (including piles).
- The proposed jetty will be constructed of timber, and supported by 14 timber piles, each with a diameter of 200mm.
- The proposed jetty will cater for up to 1-4 vessels to be berthed alongside (noting this is dependent on the length of vessel and lake level at the time).

The existing jetty is identified as Jetty 31 on QLDC GIS records; however as the jetty is wholly located within Crown land administered by Land Information New Zealand (LINZ) (being attached to the bed of Whakātipu-Wai-Māori), QLDC have not issued a permit for this structure given the jetty is not attached to land administered by the QLDC (e.g. the adjoining recreation reserve containing the Kelvin Peninsula Track). However, the proposed jetty will be attached to the adjoining recreation reserve. If this resource consent is approved, a structure permit will subsequently need to be obtained¹.

B] Boatshed:

Details of the proposed boatshed are summarised as follows:

- Located to the west of the jetty.
- The proposed boatshed has a length of 11.5m, a width of 5.7m and is 5.6m high.
- The boatshed will be constructed on 12 timber piles of 200mm diameter, and will be clad in corrugated colorsteel, in a deep green finish.
- It is proposed to provide the boatshed with a power supply by connecting to the existing service for the residential unit at 46 Willow Place, requiring a cable to be placed underground within reserve land.
- The boatshed will be used for the secure storage and use of small water craft.

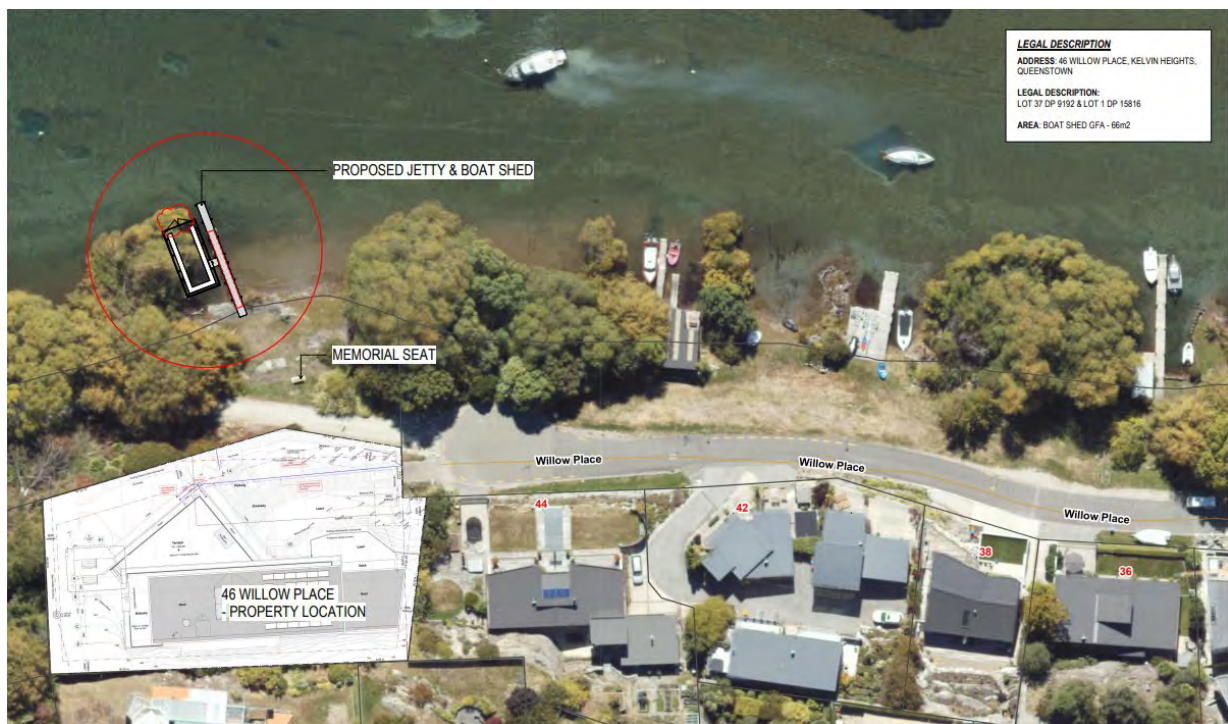


Figure 1: plans showing location of proposed replacement jetty and boatshed adjacent to 46 Willow Place, Kelvin Heights (Source: Plans of Boatshed and Jetty prepared by Warren and Mahoney, submitted with the Application)

C] Swing mooring:

Consent is sought to establish a new swing mooring to the north-east of the proposed jetty at the following indicative GPS coordinates:

-45.028124 S, 168.719318 E (WGS84 Decimal Degrees format)

The Applicant seeks consent for a vessel up to 12m in overall length to use this mooring once established.

¹ Issued under the QLDC Structure Permit system which is administered by Councils Property team and is not an authorisation under the RMA.



Figure 2: approximate location of proposed swing mooring (circled red) in relation to surrounding moorings and features within approximately 200m from existing Jetty 31 (circled blue). Red star indicates location of Applicant's residence (46 Willow Place).

2.0 ACTIVITY STATUS

The 2007 QLDC Operative District Plan is being reviewed through a series of plan changes commenced in August 2015 known as the Proposed District Plan (PDP). As set out in Chapter 1 of the PDP, the district plan can now be summarised as comprising:

- A. Provisions reviewed since 2015 referred to as the PDP that apply in areas mapped in the PDP ePlan maps; and
- B. Provisions reviewed since 2007 referred to as the Operative District Plan (ODP) that apply in areas mapped in the ODP ePlan maps, which appear as white in the PDP ePlan maps.

Strategic Chapters 3-6 of the PDP as well as Designations, Heritage and Wāhi Tūpuna apply to all areas.

Where decisions on the PDP have been appealed, the corresponding ODP rules continue to apply. As appeals are resolved, more PDP rules are treated as operative and the equivalent ODP rules are treated as inoperative (s.86F RMA). Currently, resource consent may be required under either, or both the ODP and PDP provisions listed below.

2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General in the ODP; however there are no relevant rules under the ODP given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The subject site is zoned Rural (water) by the PDP. The proposed jetty, boatshed and mooring are located within Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu)). Whakātipu-Wai-Māori is also a Statutory Acknowledgement Area under the Ngāi Tahu Claims Settlement Act 1998, as recognised within the PDP. While these provisions do not contain rules that might trigger the need for a resource consent, they are particularly relevant for the assessment of this application and for providing guidance on actual and potential effects.

The proposed activity requires resource consent under the PDP for the following reasons²:

Chapter 21 (Rural)

- A **restricted discretionary** activity pursuant to Rule 21.5.1 in regard to setback from internal boundaries. The proposed jetty will not be setback 15m from the boundary with the informal recreation reserve. Council's discretion is restricted to the following matters:
 - a) rural amenity and landscape character;
 - b) privacy, outlook and amenity from adjoining properties.
- A **restricted discretionary** activity pursuant to Rule 21.5.4 in regard to setback of buildings from Waterbodies. The proposed jetty and boatshed will not be setback 15m from the bed of Whakātipu-Wai-Māori. Discretion is restricted to:
 - a. indigenous biodiversity values;
 - b. visual amenity values;
 - c. landscape and natural character;
 - d. open space;
 - e. whether the waterbody is subject to flooding or natural hazards and any mitigation to manage the adverse effects of the location of the building.
- A **restricted discretionary** activity pursuant to Rule 21.15.7 in regard to jetties and moorings in the Frankton Arm. It is proposed to replace an existing jetty and to establish a new swing mooring within the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application. Council's discretion is restricted to the following matters:
 - 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 pursuant to Rule 21.15.8 in regard to any structure that passes across or through the surface of any lake or river or is attached to the bank of any lake or river. It is proposed to construct a boatshed, located on piles, which will pass across or through the surface of Whakātipu-Wai-Māori.
- A **non-complying** activity resource consent pursuant to Rule 21.16.2 as the existing jetty is located within 200m of the existing jetties located to the east and west, specified in standard 21.16.2.1.

Advice Notes:

- i) *Within the AEE, the Applicant has not triggered restricted discretionary activity PDP Rules 21.5.1 and 21.5.4 relating to setback of buildings from internal boundaries and from waterbodies. Due to the nature of a jetty (and boatshed), it is acknowledged that these rule triggers are technical breaches.*

² All listed PDP rules are treated as operative under s86F.

- ii) *Within the AEE, the Applicant has triggered non-complying activity PDP Rule 21.15.9 as it relates to the proposed jetty being in a location shown on district Plan maps where structures are non-complying. The QLDC GIS mapping system shows jetties and moorings in this location being subject to Rule 21.15.7, which is reflected in the PDP framework, which provides for jetties and moorings within the Frankton Arm as a restricted discretionary activity.*
- iii) *Within the AEE, the Applicant has outlined the reasons why non-complying activity PDP Rule 21.16.2 is triggered, stating that this is a technical non-compliance as the proposed jetty will replace an existing jetty. This is not accepted. There are at least four other jetties within 200m to the east of the existing/proposed jetty, and three other existing jetties within 200m of the existing/proposed jetty to the west. As such, Standard 21.16.2.1 which requires a separation of 200m between jetties within the Frankton Arm is not met, and the activity requires a non-complying activity resource consent.*

Chapter 38 (Open Space and Recreation Zones)

- A **restricted discretionary** activity resource consent pursuant to Rule 38.10.4.1 as the jetty is attached to land zoned Informal Recreation, and is not set back the required distance of 15m from the boundary of the Rural Zone. Discretion is restricted to:
 - a. Building dominance;
 - b. Privacy effects on adjoining properties;
 - c. Access to sunlight and impacts on shading;
 - d. Effects on visual amenity;
 - e. The size, design and location of buildings relative to the public realm and adjoining properties;
 - f. Consistency with the character of the locality; and
 - g. The historic heritage value of any adjacent heritage item and or feature.
- A **restricted discretionary** activity resource consent pursuant to Rule 38.10.5 as the jetty is not setback a minimum of 10m from the bed of the lake. Discretion is restricted to:
 - a. Biodiversity
 - 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.
- A **discretionary** activity resource consent pursuant to Rule 38.9.37 as the jetty subject to this application extends into the Informal Recreation Zone.

Advice Notes:

- i) *Within the AEE, the Applicant has not triggered restricted discretionary activity PDP Rules 38.10.4.1 and 38.10.5 relating to setback of buildings from Zone boundaries and from waterbodies. Due to the nature of a jetty (and boatshed), it is acknowledged that these rule triggers are technical breaches.*

Chapter 39 (Wāhi Tūpuna)

- A **restricted discretionary** activity resource consent pursuant to Rule 39.5.3 for any building within an identified wāhi tūpuna area which is within the Rural Zone, and less than 20m from a wetland, river or lake. Discretion is restricted to the effects on Manawhenua values.

Overall, the application is considered to be a **non-complying** activity under the PDP.

2.3 THE OTAGO REGIONAL COUNCIL PLAN: WATER

Whakātipu-Wai-Māori is a Statutory Acknowledgement Area under the Ngāi Tahu Claims Settlement Act 1998, which is recognised within the ORP:W and is a relevant consideration for the assessment of this application under the ORP:W, and for providing guidance on actual and potential effects.

In accordance with the deed signed between the ORC and QLDC and the confirmation from ORC delegating its decision making (as outlined in Section 1.1 above), the application has been considered by QLDC under the relevant provisions of the ORP:W.

The proposed activity requires resource consent under the ORP:W for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 13.2.2.1 for the erection or placement of a jetty in, on, under or over the bed of any lake or river, or in, on, under or over any Regionally Significant Wetland. The Council will restrict the exercise of its discretion to the following matters:
 - (a) Any adverse effects of the activity on:
 - (i) Any natural and human use value identified in Schedule 1 for any affected water body;
 - (ii) The natural character of any affected water body;
 - (iii) Any amenity value supported by any affected water body; and
 - (iv) Any heritage value associated with any affected water body; and
 - (b) Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and
 - (c) Flow and sediment processes; and
 - (d) Any adverse effect on a defence against water; and
 - (e) Any adverse effect on existing public access; and
 - (f) Fish passage; and
 - (g) The method of construction; and
 - (h) Any measures to avoid animal waste entering the lake, river, or Regionally Significant Wetland; and
 - (i) The duration of the resource consent; and
 - (j) The information and monitoring requirements; and
 - (k) Any existing lawful activity associated with any affected water body; and
 - (l) Any bond; and
 - (m) The review of conditions of the resource consent; and
 - (n) Any financial contribution for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected.
- A **restricted discretionary** activity pursuant to Rule 13.4.2.1 as the proposal involves the removal of a structure that is fixed in, on, under, or over the bed of any lake or river and does not meet the requirements of a permitted activity in Rule 13.4.1.1, specifically standard 13.4.1.1(c). The Applicant proposes to remove the existing jetty from Whakātipu-Wai-Māori, which is identified in Schedule 1D of the ORP:W as MA3 (Waahi tapu). Council's discretion is restricted to the following matters:
 - a) Any adverse effects of the activity on:
 - (i) Any natural and human use value identified in Schedule 1 for any affected water body;
 - (ii) The natural character of any affected water body;
 - (iii) Any amenity value supported by any affected water body; and
 - (iv) Any heritage value associated with any affected water body; and
 - b) Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and
 - c) Flow and sediment processes; and
 - d) Any adverse effect on a defence against water; and
 - e) Any adverse effect on existing public access; and
 - f) The method of demolition or removal; and
 - g) The duration of the resource consent; and
 - h) The information and monitoring requirements; and
 - i) Any existing lawful activity associated with any affected water body; and
 - j) Any bond; and
 - k) The review of conditions of the resource consent; and

- l) Any financial contribution for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected.
- A **discretionary** activity pursuant to Rule 13.2.3.1 as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake. It is proposed to establish a boatshed and a swing mooring that passes through the surface of Whakātipu-Wai-Māori and is attached (anchored) to the bed of the lake.

Overall, the application is considered to be a **discretionary** activity under the ORP:W.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

- **non-complying** activity under the PDP; and
- a **discretionary** activity under the ORP:W.

NOTIFICATION ASSESSMENT AND DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

The below covers both the QLDC and ORC resource consent applications.

3.0 SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The applicant has not requested public notification of the application (s95A(3)(a)).

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

In terms of the removal of the existing jetty and placement of the proposed jetty, public notification is precluded under the ORP:W by Rules 13.2.2.1 and 13.4.2.1 (s95A(5)(a)).

Public notification of the application as a whole is not precluded by any rule under the PDP or national environmental standard (s95A(5)(a)).

The proposal is not:

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

Therefore, public notification is precluded under the ORP:W (in relation to the removal and placement of the jetty only), but public notification of the application as a whole is not precluded under either the ORP:W or the PDP (s95A(5)(b)) in relation to the proposed mooring and boat shed.

Overall, public notification is not precluded.

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

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

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).
- Trade competition and the effects of trade competition (s95D(d)).
- Effects on a person who has given written approval to the relevant application. The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).

Person (owner/occupier)	Address (location in respect of subject site)
Land Information New Zealand (LINZ) ³	N/A
Brian (Brin) Connell	157 Peninsula Road
Barbara and Hugh Skinner	44 Willow Place
Valerie Miller	161 Peninsula Road



Figure 3: location of properties where owners/occupiers have provided written approval (red star). Applicant's property outlined blue.

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 9 December 2025, Maritime NZ confirmed they had no comment on the application.

³ Of note, the written approval received from LINZ does not mention the proposed mooring.

Effects that may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is provided in section 3.3.2 below.

3.3.2 Permitted Activities (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all permanent structures and moorings within a lake require resource consent under the PDP, and the ORP:W; as does the removal of structures that are located in Whakātipu-Wai-Māori, which is identified as MA3 (waahi tapu) in Schedule 1D of the ORP:W. As such, there is no permitted baseline relevant to the placement of the mooring, jetty and boatshed on the lake bed or the removal of the existing jetty from the bed of the lake.

As for the effects of lake-bed disturbance associated with the removal (of the existing jetty) and placement of the new mooring, boatshed and jetty under the ORP:W, it is a permitted activity to disturb the bed of a lake associated with the erection, placement, extension, alteration, replacement, reconstruction, repair, maintenance, demolition or removal of any structure that is fixed in, on, under or over the bed of any lake, provided standards are met. These include the following:

- the work is undertaken between 1 May and 30 September inclusive and Department of Conservation and Fish and Game are notified in advance;
- the lake bed disturbance is limited to the extent necessary to undertake the work;
- does not cause any flooding or erosion;
- where the time taken to complete the works in the wetted bed of the lake does not exceed ten (10) hours in duration;
- reasonable steps are taken to minimise sediment release such that water clarity does not change within 200m downstream; and
- the site is left tidy.

Within the letter dated 22.01.2026⁴ responding to a s92(1) request for further information, the Applicant provided an assessment regarding how the permitted activity standards outlined in Rule 13.5.1.1 (summarised above) for lakebed disturbance associated with the placement, removal and replacement of the jetty, mooring and boatshed structure will be met.⁵ As such this will be taken into consideration in the assessment that follows.

Once lawfully established under the RMA, the ongoing use of a structure is a permitted activity under Rule 13.1.1.1 of the ORP:W, providing it is maintained in good repair. This is also a relevant consideration in the assessment that follows.

Similarly, if this consent is approved, the mooring, jetty and boatshed will become authorised under the PDP and their ongoing use will essentially be “permitted” as a result. It is also a permitted activity to undertake minor repairs, maintenance or alterations of existing operational jetties and moorings provided any materials used are the same or substantially similar in terms of texture and appearance, including colour, and any change to the scale of the jetty or mooring must not exceed 5% in any consecutive year period.

Overall, the permitted baseline as it relates to the disturbance of the lakebed associated with the construction of the jetty/boatshed/mooring, and the ongoing use of these structures once established to be of some relevance to the proposal, and will be taken into consideration in the assessment that follows.

⁴ Which is viewable under the RM reference number in the planning folder on Councils publicly viewable eDoc’s system – <https://edocs.qldc.govt.nz>

⁵ Council has the right to rely on this confirmation/ assessment for the processing of this application. While there is nothing to suggest that this confirmation is not correct, ORC retain the right to undertake any monitoring and enforcement action should that ever be required. Any historic or future non-compliance of the permitted standards under the ORP:W is an Otago Regional Council monitoring and enforcement matter.

In terms of earthworks, the Applicant has advised that earthworks will be required to trench a power cable within the recreation reserve, but that these works will comply with the standards outlined in Table 25.5 of the PDP relating to the total volume of earthworks. Specifically, relevant standards require earthworks to not exceeding 100m³ within an Open Space Zone, and earthworks within a wāhi tūpuna site 33 and within 20m of the boundary of the lake to not exceeding 10m³.

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Applicant seeks resource consent under both the ORP:W and the PDP to remove an existing jetty, establish a replacement jetty, a new boatshed and a new swing mooring. An assessment relevant to each Council plan follows.

Expert reports

The following expert reports have been provided to assist the assessment of effects below:

- A landscape peer review dated 18 February 2026, prepared by Ms Megan Harshey on behalf of QLDC, attached as *Appendix 2*.
- Navigational safety reports prepared by QLDC's Harbourmaster, Mr Ricky Campbell, for both the jetty and mooring, attached as *Appendix 3 (jetty) and Appendix 4 (mooring)*.
- A report prepared by QLDC's Parks and Reserves Team, attached as *Appendix 5*.

A] Assessment under the QLDC Proposed District Plan

The matters of discretion in Rule 21.15.7, provide helpful guidance for matters to consider under the non-complying activity status here (and have been addressed by the Applicant within Section 6.4.1 the AEE). Also of relevance to an assessment under the PDP are the potential threats to wāhi tūpuna site 33 which are listed in Schedule 39.6 of the PDP.

Under the PDP, the proposed structures (mooring, jetty and boatshed) are considered to raise actual or potential effects on the environment relating to the following matters:

- i. Landscape, visual and amenity effects;
- ii. Navigation and water safety;
- iii. Effects on recreation;
- iv. Cumulative effects;
- v. Cultural effects.

Relevant to an assessment under the PDP, the Applicant has provided an Assessment of Effects at sections 6.4-6.10 of the AEE under the following headings:

- Effects of the Jetty (PDP – Matters of Discretion) (Section 6.4.1)
- Landscape and Visual Effects (Section 6.5)
- Recreation, Navigation and Water Safety (Section 6.6)
- Effects on the Recreation Reserve (Section 6.7)
- Cumulative Effects (Section 6.8)
- Cultural Effects (Section 6.9)
- Natural Hazard Effects (Section 6.10).

The assessment contained within the AEE is acknowledged, and referenced within the additional assessment provided below:

i. Landscape, natural character and visual amenity effects;

With reference to the PDP Planning Maps, the Frankton Arm is shown as being located outside of the wider Whakātipu-Wai-Māori Outstanding Natural Landscape (ONL), which is reflected in the PDP rule framework⁶.

Submitted with the application was a landscape assessment prepared by Patch Landscape Architects. As noted above, this has been independently peer reviewed on behalf of QLDC by Ms Harshey. Taking into account the Applicant's landscape assessment and the independent landscape peer review, an assessment of the proposed structures in terms of landscape, visual and amenity effects is as follows:

Proposed mooring and jetty:

Subject to standards, moorings and jetties located in the Frankton Arm require a restricted discretionary resource consent under the PDP. Of relevance to an assessment of landscape, visual and amenity effects are matters of discretion a), d) and f) of Rule 21.15.7, which are repeated below:

- 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;*
- d) *the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;*
- f) *the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and*

It is proposed to establish a mooring to the north of Willow Place, in the approximate location shown in Figure 2 above, as well as to replace the existing jetty. The existing jetty is approximately 13.5m long (and 1m wide). The proposed replacement jetty is 6.145m greater in length, being 19.645m long (and 1.3m wide), representing an increase in length of over 45%.

Although the Applicant's landscape assessment does not address the mooring, it is accepted that both the proposed mooring and jetty are located within the context of other moorings and jetties in this part of the Frankton Arm, adjacent to a highly developed residential area, including 46 Willow Place (the Applicant's residential address). It is also accepted that the natural character of this part of the Frankton Arm has been eroded to a large degree due to urban development, including a number of other jetties and moorings along the length of the Kelvin Heights lakeshore, and therefore the sense of naturalness of the foreshore has been diminished.

The design and appearance of the proposed jetty is wooden (unpainted) and therefore it is agreed that the replacement jetty will not be visually prominent/dominant.

Further, although the proposed replacement jetty will be visible to a wide catchment area, including the surface of Whakātipu-Wai-Māori and at elevated public and private viewpoints either side of the Frankton Arm (including the shoreline), there is an existing structure in this location which forms part of the Frankton Arm shore scape and has been a feature of this shoreline for many years. The proposed replacement jetty (as well as the proposed mooring) are considered to accord with the existing environment, being located within a wider cluster of existing moorings and jetties located within a stretch of shoreline accessed from Willow Place (see Figure 1 above). Therefore, the proposed jetty to replace an existing jetty and proposed mooring will not be an unusual or unexpected feature in this location.

Overall, it is considered that the proposed jetty and mooring are compatible with the scenic and amenity values associated with this part of Whakātipu-Wai-Māori, and any adverse effects on the environment in terms of landscape, visual and amenity values are considered to be no more than minor.

Boatshed:

The Applicant's landscape assessment concludes that the proposal (including the new boatshed) will result in visual and landscape character effects that are "very low" or "low". Using the scale outlined in

⁶ It is noted that the Applicant has incorrectly identified the Frankton Arm as being located within an ONL.

the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, this equates to a “less than minor” effect under the RMA. This conclusion is reached for the following reasons (paraphrased):

- The proposal is consistent with the established landscape character and recreational function of the Frankton Arm.
- The proposed boatshed is located within an existing node of lake-edge structures.
- The proposal avoids visual clutter, dominance or disruption to the legibility of the lake margin.
- The proposed boatshed respects both the physical and cultural values of the site, including the wāhi tūpuna overlay and surrounding public amenity.

Noting that it has already been accepted that the proposed jetty and mooring are reasonably anticipated elements within the Frankton Arm, as set out in the PDP framework, the peer review of the Applicant's landscape assessment focusses on the proposed boatshed, which is a new element proposed to be introduced into this landscape. The conclusions reached within the landscape peer review differ from the Applicant's landscape and visual assessment, and are summarised as follows as they relate to the boatshed (paraphrased):

- Although it is accepted that the proposed location of the boatshed is within an already modified part of the Frankton Arm, the Applicant's landscape and visual effects assessment relies heavily on screening from willow vegetation along the lake's margin. Retention of this vegetation is not within the Applicant's control, is invasive, and has been earmarked for removal under the relevant Reserves Management Plan (being the Sunshine Bay to Kelvin Heights Reserve Management Plan 1991 (“RMP”)).
- Once the vegetation is removed or significantly reduced, the proposed boatshed will appear noticeably more prominent within the immediate foreground and wider landscape.
- The proposed boatshed is significantly larger and taller than existing boatsheds in this part of Kelvin Heights (approx. 5.6 m high compared to the typical 3.3–3.5 m), and its 59.8 m² over-water footprint.
- The proposal will introduce a larger, more visually assertive built form into a relatively small and otherwise open bay, altering the balance between natural and modified elements and increasing the perception of cumulative development along the shoreline.
- The proposal will result in moderate adverse effects on both visual amenity and landscape character.

In response, in an email dated 28.5.26⁷ the Applicant makes the following comments:

- The landscape peer review places significant weight on the “likely removal of foreshore willows”, referencing the relevant RMP (cited above). However, the RMP is dated (35 years), the willows have not been removed or replaced within this time, and there is no indication of any urgency for their potential removal.
- The peer review does not discuss how the RMP also directs that the crack willows be progressively replaced with other appropriate exotic and native species in a manner that preserves and enhances the treed character of the foreshore.
- Although the removal of vegetation may increase the perceived magnitude of effects, replacement of vegetation is also expected.
- The peer review is most concerned with lake-based views and views/experiences of users of the trail specific to the boatshed. The proposed structure will be seen in the context of existing boats/moorings in the foreground of housing/urban environment when viewed from the lake.
- The scale of the boatshed would not impact any views to ONL/ONFs.
- Views from users of the trail are limited to a stretch of less than 30m and are largely from a raised position (as the land slopes away more than 3m to the lake).
- Views would be temporary and similar to other boatsheds along the edge that are viewed from Willow Place in the immediate vicinity.

On the basis of the above, and in the context of any removed vegetation being replaced, it is the Applicant's planning assessment that given the “low” landscape and visual effects assessment in the

⁷ Publicly viewable on QLDC's eDocs system searching under the reference “RM250799”: <https://edocs.qldc.govt.nz/>

Applicant's Landscape Assessment, and the "moderate" assessment contained within the peer review, the magnitude of effects is considered low-moderate, which equates to a minor effect under the RMA.

It is accepted that the willows form part of the existing environment. Although the relevant RMP indicates that their removal is reasonably possible at some stage in the future, there is no certainty regarding this. It is also agreed that if the willows are one day removed, they will be replaced (although details regarding their replacement are unknown at this time). This creates a very unusual situation whereby it is not fanciful to imagine a time 35-years from now (the proposed expiry of the consent) where the existing trees – or at least those adjacent to the proposed boatshed – might still be in the environment. But it is equally non-fanciful, in light of the trees being pest species⁸ and identified in a Reserve Management Plan, that they could be removed and replaced with sufficiently different species (locations and heights at time of planting) within as little as a 4-year period depending on the budgetary priorities of each 3-yearly elected Council. In this circumstance, there is a fundamental need for a hearing to receive and test evidence, and make key determinations relating to the existing environment and how to evaluate the proposed boatshed.

For the purposes of this notification decision adverse effects on the environment as they relate to landscape and natural character, and visual amenity values are indeterminate. Although they may be more than minor if the existing trees were disregarded from consideration as was undertaken by the Council's landscape peer reviewer, that assumption is too uncertain at this time to be accepted.

Summary:

Taking the above assessment into consideration, the overall magnitude of effect associated with landscape, natural character, and visual amenity effects will be no more than minor in relation to the proposed mooring and jetty, and indeterminate in relation to the proposed boatshed.

ii. Cumulative effects:

Jetty and mooring:

The proposed jetty will replace an existing jetty in the same location, which is within 200m to other jetties to the east and west, some of which have been lawfully established under the RMA (i.e. hold a resource consent), whereas others do not⁸. This is graphically shown in Figure 4 below. As such, retaining (and extending) the jetty subject to this application has the potential to give rise to adverse cumulative effects associated with congestion and clutter around the shoreline. The subject jetty is located approximately 65m to the existing jetty to the east, and approximately 55m to the nearest existing jetty to the west.

The existing jetty pre-dates the QLDC Jetty and Moorings Policy 2007 which introduced the 200m separation from other jetties (a requirement which has been duplicated in the PDP). Although the jetty is located within 200m of other jetties in either direction, it is not situated on a headland, and as noted above, is of a design and appearance compatible with the anticipated character and amenity of the southern foreshore of the Frankton Arm. This area of shoreline has been significantly modified by residential and boating-related development (e.g. existing jetties and moorings). There is an existing jetty in the location of the proposed replacement jetty, as are all the other structures in the immediately surrounding environment. Retaining a jetty in this location is not considered to exacerbate or add to the existing level of congestion and clutter around the shoreline. Of note, there are also existing jetties further east and west, therefore the proposal does not represent an extension of this modified section of the lake shore.

The location of the proposed jetty and mooring is in a concentrated pocket of development on the surface of Whakātipu-Wai-Māori adjacent to an area where urban development is highest. In this location, jetties and moorings contribute to the distinct character and quality of the Frankton Arm landscape.

Overall, any cumulative effect resulting from congestion and clutter around the shoreline associated with the proposed jetty and mooring is considered to be less than minor, and this element of the proposal will not give rise to any adverse cumulative effect on the environment.

⁸ Consented jetties within 200m to the west and east include: Jetty S28 - RM060232, Jetty S27 - RM220851, Jetty S35 - RM110009. There is no record of Jetty S29, S30 and S37 holding a resource consent. None of the boatsheds along this stretch of shoreline appear to hold a resource consent.



Figure 4: jetties and boatsheds located 200m to the east and west (circled black with consented structures represented by red star) of the proposed jetty/boatshed (circled yellow)

Source: Figure 6 of the AEE

Boatshed:

In terms of cumulative effects, the Applicant's landscape assessment acknowledges that there is the potential for cumulative visual clutter along the lake edge. However, the Applicant's assessment concludes that the proposed boatshed (and jetty) will be sited within an established cluster of lake-orientated structures, including other jetties and small buildings, and therefore cumulative clutter will be avoided.

In contrast, within the landscape peer review, Ms Harshey concludes that cumulative effects will result if existing vegetation is removed as a result of more of the built foreshore pattern becoming visible from public and lake-based viewpoints. This issue has been canvassed above in relation to landscape, visual and amenity effects. Given the retention of the willows cannot be relied upon, nor is their removal certain, in the context of the boatshed being located adjacent to a highly modified urban environment, adverse cumulative effects resulting from the proposed boatshed will be indeterminate.

Summary:

Taking the above assessment into consideration, the overall magnitude of cumulative effects is indeterminate pending a fair and hearing-based inquiry into the appropriate way to consider the existing trees adjacent to the proposed boatshed.

iii. Effects on recreation:

Mooring and jetty:

The surface of Whakātipu-Wai-Māori, particularly within the Frankton Arm, serves as a valued recreation area for boating and other waterbased activities. The proposed mooring is considered to be in keeping with use of this recreational resource and is unlikely to adversely affect the recreational experience of people using the lake such as swimmers, kayakers and other boaters.

In terms of the proposed replacement jetty, a small portion will be located within land designated for the purposes of Recreation Reserve (Designation 184) administered by Council on behalf of the Crown. Accordingly, comment has been provided by Council's Parks and Reserves team, who do not anticipate the proposed jetty to adversely affect reserve users, trail users, or the recreational experience of the area. The proposal is generally consistent with the Reserve Management Plan, which provides for jetties subject to the necessary approvals and design requirements.

Generally, Council seek to avoid privatisation of public reserve land, noting that all jetties and moorings in the District involve the occupation of public space for private benefit. The Council generally permits this where the activity also benefits the community. To ensure public benefit is maintained, Council only grants permits for jetties and moorings for up to 12 months at a time, and reserves the right not to renew licences where circumstances change.

However, no details have been provided regarding construction works required via the reserve, and whether trail closures will be needed, which may adversely affect the reserve, trail or its users. As such, construction activities may have an adverse effect on recreation reserve and trail users; however it is anticipated that this can be appropriately managed through conditions if consent is granted.

Overall, it is considered that adverse effects on recreation will be no more than minor in relation to the proposed mooring and jetty.

Boatshed:

The AEE states that the boatshed is in keeping with other structures along this stretch of foreshore and will not diminish the recreational experience of people using public areas.

However, the proposed building represents the private occupation of public space. Unlike a jetty which the public can also use, there is no obvious benefit to the public associated with the proposed boatshed. Accordingly it is concluded that although the proposed jetty and mooring will not diminish the recreational experience of people using public areas around the shoreline, the boatshed would impede hypothetical lake users that wished to occupy that very small part of the lake where the boatshed would locate.

This matter is addressed further within the Parks and Reserves Report (attached at *Appendix 5*), where it is assessed that the proposed boatshed would introduce a potentially-prominent built form to the lake edge, reducing the openness of the foreshore and limiting views and interaction with Whakātipu-Wai-Māori for recreation reserve and trail users. Unlike the nearby boatsheds located further east along Willow Place which extend into road reserve, Ms Jamieson advises that the proposal represents an encroachment of private use into a public recreation setting and is inconsistent with the existing character and management of the reserve. This is however not of itself evidence of an adverse effect on the environment.

With reference to the RMP, Ms Jamieson advises that the proposal is inconsistent with the RMP which seeks to protect scenic values and provide opportunities for public recreation, including walking, picnicking, swimming and lake access. The introduction of a large private structure adjacent to the reserve would detract from these values and reduce the public enjoyment of the foreshore environment. This assessment is not considered as robust as the opinions provided by the Applicant's and Council's landscape reviewers, but ultimately leads back to the same uncertainty regarding how to benchmark and assess the proposal in light of the existing trees earmarked for potential removal.

Taking in to consideration both the Applicant's assessment and that contained within the Parks and Reserves Report, and noting that the proposed boatshed will be located entirely within land administered by LINZ, it is concluded that the overall magnitude of adverse effect on recreation values will be minor in relation to the proposed boatshed.

Summary:

Taking the above assessment into consideration, the proposed jetty and mooring will give rise to adverse effects on the environment in terms of recreation that are no more than minor. The proposed boatshed will give rise to adverse effects on the environment in terms of effects on recreation that are indeterminate at this time. The overall magnitude of effects on recreation values is minor.

iv. Navigation and water safety

In terms of the proposed mooring and jetty, an assessment of effects on navigation and water safety relates to matter of discretion b) listed under Rule 21.15.7, being "*whether the structure causes an impediment to craft manoeuvring and using shore waters*".

The QLDC Harbourmaster has provided a navigational safety assessment of both the mooring and jetty, which are contained within attached as Appendices 3 and 4 to this report. Key matters raised are summarised as follows:

Mooring:

Consent is sought to establish a new mooring within Whakātipu-Wai-Māori, at the GPS coordinates cited in Section 1 above. The QLDC Harbourmaster has raised concern regarding the depth of water at this location, with key concerns being paraphrased as follows:

- a) The water depth at the proposed location of the mooring can often drop dramatically (especially in summer periods) where mooring blocks on the lakebed can cause a navigational hazard to other vessels moving through this body of water.
- b) When the lake is low, vessels have the potential to make contact with the lakebed, possibly leading to vessel pollution. There is also the potential for ongoing disturbance of the lakebed to occur from the mooring system itself, or from a vessel in constant contact with the lakebed when lake levels are low.

Due to the above concerns, the QLDC Harbourmaster does not support the introduction of an additional mooring in this location.

With respect of a), the proposed mooring at the location shown in Figure 1 above has the potential to give rise to adverse navigational safety effects associated with the mooring block if lake levels drop. The application does not contain any information regarding how this potential effect could be mitigated⁹, nor does the navigational safety report provide evidence or an assessment to enable an understanding of the magnitude of effect on the environment if an incident was to occur. It is therefore concluded that potential adverse effects on the environment in terms of navigational safety will be no more than minor given the context of existing moorings nearby.

With respect of b), ongoing lakebed disturbance is not a QLDC PDP consenting matter, therefore it will be addressed further under an assessment of the ORP:W below.

Of note, the Applicant has advised that the vessel intended to use the proposed mooring will be 12m in overall length. In accordance with QLDC Guidelines for swing moorings dated January 2026, there are higher specifications required for moorings used by vessels between 9-12m, and moorings being used by a vessel over 12m in overall length need to be designed and approved by a marine engineer (and be signed off by a Suitably Qualified and Experienced Person).

Jetty:

As noted by the QLDC Harbourmaster, the area of the lake where the proposed jetty/mooring are located is shallow, creating the potential for navigational safety hazards to arise when lake levels become low (lowest recorded depth of for Whakātipu-Wai-Māori was 309.29m on 16 September 1966, with 309.39m being recorded in October 2024).

The QLDC Harbourmaster has noted that the proposed jetty, being approximately 6m greater in length than the existing jetty, has the potential to impede the safe movement of vessels through the channel identified in Figure 5 below when lake levels are low. In these circumstances, vessels would be forced to travel outside of the channel to get around the end of the jetty, leading to vessels potentially making contact with the lakebed leading to a possible grounding, particularly during summer periods when lake levels can remain low for extended periods of times (months).

⁹ Including within the letter dated 22.01.2026 responding to a request for further information under s92(1), which is publicly viewable on QLDC's eDocs system under the reference "RM250799": <https://edocs.qldc.govt.nz/>



Figure 5: channel of deeper water identified by QLDC Harbourmaster which will be obstructed by the proposed jetty.

The Applicant has advised that extending the jetty is required to enable access to deeper water when the lake level is low. In the letter dated 22.1.2026, they also provide the following response to the concerns raised by the Harbourmaster (paraphrased):

- The identified channel is not a defined or protected space.
- The channel was not readily visible on a site inspection carried out by the Applicant (and an experienced commercial boat operator) on 16 January 2026.
- Although the water level was slightly deeper, it was not a level change such that a defined channel could be identified.
- When the lake level is low, it is expected that vessels will navigate to and from this area of the Frankton Arm from deeper waters, rather than along the entire length of shore.

The concerns raised by the QLDC Harbourmaster are acknowledged. However, when taking into account the views expressed by the Applicant in response to the navigational safety assessment, it is agreed that given the vast size of the lake, there are alternative options available for the safe passage of vessels during times of low lake levels. It is concluded that the magnitude of effect on navigational safety matters within this area of the lake will be no more than minor.

Boatshed:

The only potential navigational safety concern raised by the QLDC Harbourmaster that was associated with the proposed boatshed was whether it would include any runners into the lake to allow a vessel to move to/from the boatshed and the water.

In response, the Applicant confirmed that the proposed boatshed did not require any runners as a lift system was proposed within the boatshed:

“The lift system within the boatshed will hoist the boat in and out of the water, with the base of the boat sitting in a cradle (i.e. aluminium rectangular frame that is hollow in centre, with a winch on each corner for lifting). The cradle will be lowered below the floating level of the boat when the boat is lowered into the water, enabling the boat to leave the boatshed without runners.”

Accordingly, adverse effects on the environment in terms of navigational safety associated with the proposed boatshed will be less than minor.

Summary:

Taking the above assessment into consideration, the overall magnitude of effect associated with navigational safety matters will be more than minor in relation to the proposed mooring, and no more than minor in relation to the proposed boatshed and jetty. The overall magnitude of effects relating to navigational and water safety is more than minor.

v. Cultural effects;

The PDP recognises Ngāi Tahu as a partner in the management of the District's natural and physical resources through the implementation of the District Plan. As well as being a Statutory Acknowledgement Area, the PDP also identifies Whakātipu-Wai-Māori as being located within Wāhi Tūpuna Site 33 within Schedule 39.6. Whakātipu-Wai-Māori is key in numerous Kāi Tahu¹⁰, pūrakau (stories) and has a deep spiritual significance for the mana whenua whose takiwā includes the lake. For generations, the Lake also supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu.

Although Schedule 39.6 of the PDP provides some guidance, it is acknowledged that input from Kāi Tahu (who are the Manawhenua of this District) is required in order to fully understand the effects the proposed jetty within statutory acknowledgement and wāhi tūpuna areas have on cultural values. Of relevance, some of the threats to wāhi tūpuna area 33 include activities affecting water quality, and buildings and structures.

The Applicant provided evidence that consultation has occurred with Te Ao Marama Incorporated (TAMI), who along with Aukaha, represent the interests of Kāi Tahu in this District (evidence of consultation with Aukaha has not been provided). However, written approval from TAMI or Aukaha was not obtained.

Consequently, without input from Kāi Tahu on cultural effects, the proposal can be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua. In the context of the PDP planning framework, which provides for moorings and jetties within the Frankton Arm as a restricted discretionary activity, and when considering the proposed location of the mooring, jetty and boatshed within an already modified environment adjacent to an urban area and other surrounding lakeside features, it is considered that adverse cultural effects on the environment are potentially minor.

Summary:

The overall magnitude of effects relating to cultural effects is no more than minor.

vi. Summary of effects under the PDP

Overall, given the assessment above and that within the AEE, it is considered that any adverse effects on the environment relating to an assessment under the PDP in terms of landscape and natural character, and visual amenity, cumulative effects, recreation values, navigation and water safety and cultural values excluding the proposed boatshed will be no more than minor. Key potential adverse effects related to the boatshed are indeterminate because of a very unusual situation relating to existing trees earmarked for removal which require a hearing-based process to be resolved.

B] Assessment under the ORP:Water

Noting that the application as it relates to the removal of the existing jetty and placement of the proposed jetty is precluded from public notification under the ORP:W, as outlined in Section 3.2 above, an assessment under the ORP:W focuses on the proposed boatshed and mooring.

Under the ORP:W, the proposed mooring and boat shed are considered to raise actual or potential effects on the environment relating to the following matters:

- i. *Effects on the lake bed/ecological values*
- ii. *Effect on any natural and human use value identified in Schedule 1 of the ORP:W*

¹⁰ A Māori Term defined in the PDP as meaning "the collective of individuals who descend from Ngāi Tahu, Kāti Māmoe and Waitaha who are Manawhenua in the Queenstown Lakes District".

The Applicant has provided an assessment of the proposal under the ORP:W at Section 6.4.2 of the AEE, which is considered to be adequate and is adopted for the purposes of this report, with the following additional assessment to supplement.

*i. **Effects on the lake bed/ecological values;***

Consent is sought under the ORP:W to place a permanent structure on the lake bed (a new swing mooring, replacement jetty, and boatshed which is located on piles fixed to the lakebed). As noted in Section 3.3.2 above, the disturbance of the bed associated with the placement of a structure is a permitted activity (subject to standards), and will not be considered further.

However, as outlined in the assessment of the proposal under the QLDC PDP, the proposed location of the mooring is within a shallow area of the lake. In the context of navigational safety matters, the QLDC Harbourmaster has raised concern regarding the potential for ongoing lakebed disturbance associated with a mooring system (e.g. ground chain) and associated vessel being in constant contact with the lake when the lake levels are low.

In this regard, ongoing disturbance of the lake is a matter that QLDC do not have jurisdiction or delegation to consider. However, the Applicant (via their planning agent) has received communication regarding this potential consent requirement from the ORC. Although the Applicant has advised that when the lake levels are low they will remove their vessel from the mooring to minimise lakebed scour or damage to their vessel, this response does not address ongoing disturbance of the lakebed resulting from the mooring system itself. No information has been provided from a suitably qualified person regarding whether the potential for lakebed disturbance in this area could be avoided or mitigated (e.g. through a modified mooring system), thereby negating the need to obtain consent from the ORC. This information is considered necessary for understanding the nature of the proposal for the purposes of making a notification determination.

In terms of ecological values, it is acknowledged that aquatic pest species are present in the lakes, including Lagarosiphon which is identified and controlled by the ORP:W. Lagarosiphon has the potential to be caught on vessels and transferred to other waterbodies, or be transferred to the Districts lakes where moorings are used by vessels that are also used in other waters. Moorings may encourage this transfer. Additionally, discharge of contaminants from vessels could also affect water quality including from fuel, oil or wastewater if discharged when moored. However, it is considered feasible that reasonable precautions could be taken to minimise the spread of pest plants and aquatic weed, and to ensure no waste product enters the lake when undertaking works to install the mooring block and piles. Adverse effects on the environment in this regard can be managed such that they are no more than minor.

*ii. **Effect on the recognised values listed in the ORP:W***

The ORP:W outlines the natural and human use values of various watercourses throughout the Otago Region. Whakātipu-Wai-Māori is identified within Schedule 1 of the ORP:W, as having specific values needing to be protected.

Schedule 1A of the ORP:W identifies the natural values associated with Whakātipu-Wai- Māori. It is recognised that the mooring, jetty and boatshed subject to this application will alter the natural character of the lake. However, Schedule 1A of the ORP:W recognises Whakātipu-Wai- Māori as outstanding (of relevance) for recreational purposes, in particular boating. Effects on the natural character of the lake is considered to be less than minor. The proposed works will not affect ecology, natural flow characteristics or water quality of the lake.

Schedule 1B of the ORP:W identifies lakes and rivers where the water taken is used for public water supply purposes. There is a water supply from Whakātipu-Wai- Māori located on the southern side of the Frankton Arm (at the bottom of Pumping Station Road), as identified in Schedule 1B of the ORP:W. However, the proposed jetty, boatshed and mooring is separated a considerable distance from this supply (over 800m), which will not be affected by the proposal.

Schedule 1C lists registered historic places. There are no historic places/features listed within the vicinity of the subject mooring (noting the historic Kowarau Falls bridge and dam listed in Schedule 1C of the ORP:W is located at least 800m to the east).

Schedule 1D identifies the spiritual and cultural beliefs, values and uses associated with water bodies of significance to Kāi Tahu. As outlined in the assessment of cultural effects relevant to the QLDC application and PDP, the proposal can be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Kāi Tahu. In particular, although the ORP:W recognises that the demolition or removal of a structure under Rule 13.4.1.1 will have less adverse effect than if the structure remained in the bed, given Whakātipu-Wai-Māori is identified in Schedule 1D of the ORP:W as being MA3 (waahi tapu), consent is sought to remove the existing jetty to allow for its reconstruction.

As stated above under the QLDC application assessment, the application does not contain any information from Kāi Tahu on the effects the proposal as a whole may or may not have on Kāi Tahu cultural values. Without input from Kāi Tahu on cultural effects, the proposal has to be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua. In considering the existing and proposed location of the jetty, mooring and boatshed, which are within an already modified environment adjacent to a highly developed urban area other lakeside features, it is considered that adverse cultural effects on the environment are minor.

iii. Summary of effects under the ORP:W

Overall, it is considered that any adverse effects on the environment in relation to effects on the lake bed/ecological values, and the values identified within Schedules 1A-1C of the ORP:W will be no more than minor. Adverse effects on the significance of Whakātipu-Wai-Māori to Kāi Tahu, as identified within Schedule 1D of the ORP:W, is considered to be minor.

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is considered that the proposed activity is likely to have adverse effects on the environment that are more than minor. Therefore, public notification is required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

The assessment contained within Section 3.3.3 above accepts that the willows located to the west of the proposed boatshed and jetty form part of the existing environment. As discussed, these are weed species and have been earmarked for removal under the relevant RMP.

The QLDC Parks and Reserves Report (contained within *Appendix 5*) advises that the relevant RMP remains relatively fit for purpose and relevant until such a time it has been reviewed, which involves a public consultation process and adoption by Full Council. The Parks assessment further identifies that the willows surrounding the proposed boatshed are located on land administered by both QLDC and LINZ. Although the QLDC has an agreement with LINZ to remove dead, damaged or dangerous trees, and this is undertaken on a regular basis when reported, they do not have the budget for widespread removal of willows at this stage. Any removals are based on necessity and an individual assessment. Replacement planting would be implemented strategically and not necessarily on a like-for-like basis, and for this reason, the existing willows cannot be relied upon as permanent screening.

Council's intent to remove and potentially replace some or all of the existing willow trees forms part of an adopted policy document of Council and this remains at this time what the Council has agreed with the community. Questions of when, how, and if trees might be removed, and what if anything should replace them, is something likely to be of concern to the Applicant, adjacent landowners, and iwi, and their input would also be material to any process of determining how to approach the existing environment in this unusual instance.

But of most relevance, the adverse effects of the proposed boatshed cannot be reasonably or fairly determined at this time. It is most unusual to have a situation of mature trees that have been determined as weeds to be removed in a relevant Reserve Management Plan (and replaced), but where there have been no relevant removals and no apparent budget for such in the immediate term. But it remains

reasonably foreseeable and non-fanciful that a future Council elected tri-annually could have different priorities and as a result the trees could on the one hand remain for at least another 35-years, or could just as foreseeably be removed within a 4-5 year period from today. It is not appropriate or fair to use this situation to determine that the proposed boatshed's potential adverse effects are definitively "likely to be" more than minor. Instead at this time and without a hearing that can specifically investigate and determine the matter, the boatshed's potential adverse effects remain indeterminate.

This very unusual situation is a special circumstance that warrants public notification.

4.0 NOTIFICATION DETERMINATION

For the reasons set out in sections 3 of this notification decision report, under s95A of the RMA, the application is to be processed on a **publicly notified** basis due to special circumstances (s95A(9)).

5.0 SERVICE

Section 2AA of the Resource Management Act sets out that public notification means the following:

- (a) *giving public notice of the application or matter in the prescribed form; and*
- (b) *serving notice of the application or matter on every prescribed person.*

5.1 Public Notice

Public notice of the application is to be given in the prescribed form by way of advertisement in the Mountain Scene.

5.2 Service

Notice of the application is to be served on every prescribed person, as set out in clause 10(2) of the Resource Management (Forms, Fees and Procedure) Regulations 2003 as follows:

- (2) *The consent authority must serve that notice on—*
 - (a) *every person who, in the opinion of the consent authority, is an affected person within the meaning of section 95B in relation to the activity that is the subject of the application or review:*

As outlined in Section 3.3.4 above, there are special circumstances that warrant the application being publicly notified. Having considered the steps in s95B, no parties additional to those set out below would be considered adverse affected parties, being LINZ and adjacent landowners (all of whom have provided written approval), and the QLDC as landowner of the adjacent reserve land.

- (b) *every person, other than the applicant, who the consent authority knows is an owner or occupier of land to which the application or review relates:*

**Queenstown Lakes District Council Parks & Reserves Department (C/- Parks Planning
parksplanning@qldc.govt.nz)**

- (c) *the regional council or territorial authority for the region or district to which the application or review relates:*

Otago Regional Council

- (d) *any other iwi authorities, local authorities, persons, or bodies that the consent authority considers should have notice of the application or review:*

As per Section 3.3.3 above, the iwi authorities, and persons with a statutory acknowledgement to be served notice are as follows:

Kai Tahu Ki Otago:

- **Te Ao Marama Inc**
- **Aukaha (Mana Taiao)**

Other local authorities and bodies that the consent authority considers should have notice of the application are as follows:

Queenstown Trails

Kelvin Peninsula Community Association

Any other person whom the consent authority considers should have notice of the application is as follows:

N/A – the written approval from the owners/occupiers of adjacent properties have been provided.

- (e) *the Minister of Conservation, if the application or review relates to an activity in a coastal marine area or on land that adjoins a coastal marine area:*

N/A

- (f) *the Minister of Fisheries, the Minister of Conservation, and the relevant Fish and Game Council, if an application relates to fish farming (as defined in the Fisheries Act 1996) other than in the coastal marine area:*

N/A

- (g) *the Heritage New Zealand Pouhere Taonga, if the application or review—*
- (i) *relates to land that is subject to a heritage order or a requirement for a heritage order or that is otherwise identified in the plan or proposed plan as having heritage value; or*
 - (ii) *affects any historic place, historic area, wahi tapu, or wahi tapu area registered under the Heritage New Zealand Taonga Act 2014.*

N/A

- (h) *a protected customary rights group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent or the review of consent conditions.*

N/A

- (ha) *a customary marine title group that, in the opinion of the consent authority, may be adversely affected by the grant of a resource consent for an accommodated activity:*

N/A

- (i) *Transpower New Zealand, if the application or review may affect the national grid.*

N/A

Prepared by

A handwritten signature in blue ink, appearing to read 'R Holden'.

Rebecca Holden
CONSULTANT PROCESSING PLANNER

Decision made by

A handwritten signature in black ink, appearing to read 'Ian Munro'.

Ian Munro
INDEPENDENT COMMISSIONER

7.0 APPENDICES LIST

APPENDIX 1 – Applicant's AEE

APPENDIX 2 – QLDC Landscape Peer Review

APPENDIX 3 – Navigational Safety Report – Jetty

APPENDIX 4 – Navigational Safety Report – Mooring

APPENDIX 5 – Parks and Reserves Report

APPENDIX 1 – APPLICANT’S AEE

Assessment of Environmental Effects
Proposed Jetty & Boatshed
Lake Wakatipu, adjacent to 46 Willow
Place, Queenstown
November 2025

EXECUTIVE SUMMARY OF PROPOSAL

Clayton Reid, Delwyn Moira Reid and Kenneth Craig Ewington (the applicant) seeks resource consent to replace an existing jetty, establish a mooring and construct a boatshed in Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown.

Location:	Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown
Legal Description:	QLDC Water Body / Feature Recreation Reserve – Section 21 Block I Coneburn Survey District
Territorial Authority:	Queenstown Lakes District
Plan:	Proposed District Plan (PDP)
Zoning:	Rural
Natural Hazards:	Building Act Hazard - Potential inundation (flooding) Liquefaction Susceptibility (2012 T&T): LIC 1 (P) - Probably Low Risk. Expected to be low but requires specific investigations for a definitive assessment of liquefaction.
Other:	Outstanding Natural Landscape (ONL) Surface Water Annotations Within Wāhi Tūpuna #33 - Whakātipu-Wai-Māori (Lake Wakātipu). Lake Wakatipu is a Statutory Acknowledgement Area
Activity Status:	Non-complying

APPENDICES

Appendix A -	Plans
Appendix B -	Landscape Assessment
Appendix C -	Consultation Records
Appendix D -	Affected Party Approval – LINZ
Appendix E -	Record of Title (QLDC Reserve)
Appendix F -	PDP Decisions Version Map 33 – Frankton

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to remove an existing jetty and replace it with a new jetty and boatshed within Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. Resource consent is also sought to establish a mooring. The site is zoned Rural (being water) within the PDP.



Figure 1: Site Location (Site identified in yellow)

1.2 Site Description

The site is located within Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. There is currently an existing 13.5m long jetty. The jetty is a timber structure with the approximate location co-ordinates of 45°01'42.3"S 168°43'09.3"E.

There is an existing mooring to the north-west of the jetty, and willow trees located directly west of the jetty.

There is a reserve (zoned Informal Recreation) with a public footpath located to the south of the jetty, between the lake and the northern site boundary of 46 Willow Place. The reserve area includes a memorial seat on a rocky outcrop in loving memory of Mitchell (Mitch) Gameren. The reserve also includes a section of the Queenstown Trail that connects Frankton to the Kelvin Heights Peninsula and beyond to Jacks Point.

1.3 Legal Description

The site does not have a legal description as it is a water body. The recreation reserve adjoining the lake is held in Record of Title 904546, attached as **Appendix E**.

1.4 Natural Hazards

The following hazards are listed on the site under Council Hazard records:

- Building Act Hazard - Potential inundation (flooding)
- Liquefaction Susceptibility (2012 T&T): LIC 1 (P) - Probably Low Risk. Expected to be low but requires specific investigations for a definitive assessment of liquefaction.

1.5 Consent History

QLDC has limited information on file for the existing jetty, other than reference "S031". A record for a jetty inspection by Southern Monitoring Services Ltd on behalf of QLDC dated 7 April 2004 identified remedial matters for maintenance of the jetty, as part of a biannual structural survey of all known jetties and structures during the latter part of 2003. This timing indicating that the jetty structure was operational in late 2003.

Based on a review of historic imagery, the jetty was constructed before 2004. QLDC historic imagery clearly shows the operational jetty in 2004:



Figure 2: Historic imagery of jetty, operational in 2004 (QLDC GIS)

At an unknown time after 2004, QLDC transferred the jetty to LINZ responsibility.

The jetty has had a LINZ licence since 2022. LINZ indicated that: *"Our records indicate this jetty has had a licence in place with LINZ since 2022 and prior to this had a structure permit from QLDC"*.

QLDC could not provide any information on a structure permit.

2 DESCRIPTION OF PROPOSAL

The applicant seeks resource consent for the establishment of a jetty, mooring and boatshed within Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. The jetty will replace an existing jetty.

The proposed jetty has a length of 19.645m and a width of 1.5m (including piles). The jetty is proposed to be constructed from timber, supported by 14 timber piles, each with a diameter of 200mm.

A boatshed is proposed to the west of the jetty. The boatshed will have a length of 11.5m, a width of 5.7m and a height of 5.6m. The boatshed is proposed to be constructed on 12 timber piles of 200mm diameter. The boatshed will have a corrugate coloursteel roof and cladding and will be deep green in colour.

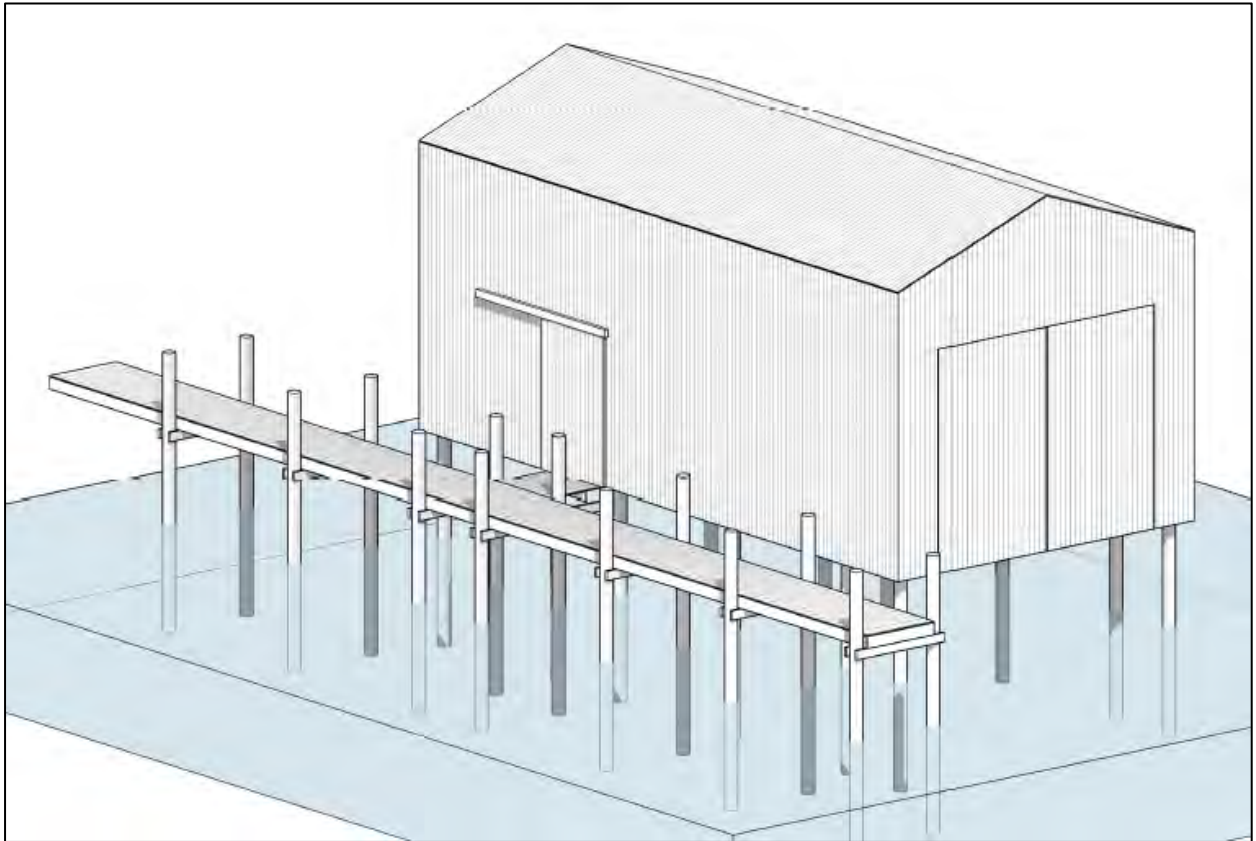


Figure 3: Proposed Jetty and Boatshed

The proposed boatshed will be serviced by a power cable connected to existing servicing for the dwelling at 46 Willow Place. This will traverse underneath the Queenstown Trail. Once trenched and filled, there will be no visible evidence of the cable for users of the trail. The applicant will liaise with QLDC and/or Aurora to obtain the appropriate easement or licence for this servicing across the recreation reserve area (noting this is a separate process subject to separate legislation).



Figure 4: Architects Render of proposed boatshed and jetty structures

The removal of the existing jetty piles and installation of the new piles is expected to take less than 10 hours for the works within the wetted bed of the lake. All practical steps will be undertaken by the contractor to ensure disturbance of the lake bed is minimal. The appropriate methodology and management will be determined by the contractor at the time of works, based on the lake and bed levels at that time.

The proposed swing mooring is to be located to the north-east of the jetty, as shown in [Figure 5](#) below. The mooring design will include a standard 1 tonne mooring block, suitable for accommodating boats up to 12m long.



Figure 5: Proposed location of swing mooring shown in red

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

All necessary resource consents are sought to enable the replacement of the existing jetty with a jetty structure and establishment of a boatshed and mooring in Lake Wakatipu, adjoining 46 Willow Place.

The site is zoned as Rural. The purpose of the Rural Zone is to:

“...enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.

...

A wide range of productive activities occur in the Rural Zone and because the majority of the District’s distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of living, recreation, conservation commercial and tourism activities and the desire for further opportunities for these activities.”

Lake Wakatipu is classified as an Outstanding Natural Landscape (ONL) and has surface water annotations for structures. The annotation in the vicinity of the site is “*All structures and moorings non-complying except for jetties and boatsheds*”. The PDP decisions version of this planning map is appended in **Appendix F**.

Lake Wakatipu is subject to a Statutory Acknowledge in terms of the Ngai Tahu Claims Settlement Act 1998, and a wāhi tūpuna overlay in the PDP whereby mana whenua values identified are wāhi taoka, mahika kai and ara tawhito. The description of this wāhi tupuna area in Schedule 39.6 is:

“The name Whakatipu-waimāori originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the lakes with his kō known Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua. For generations, the Lake also supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day. It also has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998.”

There is a small area of the jetty structure proposed within the Informal Recreation Zone adjoining the lake edge. The area of works adjoins Designation 184 for Queenstown Lakes District Council for the purpose of Recreation Reserve and Esplanade Reserve.

Under the PDP, Resource Consent is sought for the following:

Chapter 21 – Rural

- A **restricted discretionary** activity resource consent pursuant to Rule 21.15.7 for a jetty in the Frankton Arm. 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 web mapping application. 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; and*
 - 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 21.15.8 for a boatshed structure within the lake. The location of the boatshed is within a notation on the District Plan maps that states ‘All structures and moorings non-complying except for jetties and boatsheds’.
- A **non-complying** activity resource consent pursuant to Rule 21.15.9 for a mooring within the lake in a location on the District Plan maps where such structures are shown as being non-complying.
- A **non-complying** activity resource consent pursuant to Rule 21.16.2 for a ‘new’ jetty within the area located to the east of the Outstanding Natural Landscape line that is closer than 200m to any existing jetty. This is a technical non-compliance, as there is an existing jetty in this location that will be replaced.

Chapter 38 – Open Space and Recreation Zones

- A **discretionary** activity pursuant to Rule 38.9.37 for a jetty located within the Informal Recreation Zone. The extent of the jetty located within this zone is approximately 1m².

Chapter 39 - Wāhi Tūpuna

- A **restricted discretionary** activity pursuant to Rule 39.5.3 for a building located within a wāhi tūpuna area and within 20m of the boundary or the bed of the lake within the Rural zone. Discretion is restricted to:
 - a. *Effects on Manawhenua values.*

Chapter 25: Earthworks

The earthworks required to trench a power cable within the recreation reserve will comply with the maximum volume threshold of 100m³ for earthworks in Table 25.2 and comply with the relevant standards, including for earthworks in proximity to waterbodies. The earthworks are a permitted activity pursuant to Rule 25.4.1.

3.2 Otago Regional Plan: Water

The proposed activity requires resource consent pursuant to the Otago Regional Plan: Water for the following:

- A **discretionary** activity resource consent pursuant to Rule 13.2.3.1 for the placement of a structure (boatshed and mooring), fixed in, on, under or over the bed of a lake.
- A **restricted discretionary** activity resource consent pursuant to Rule 13.3.2.1 for the replacement and extension of the existing jetty structure. The Consent Authority is precluded from giving public notification of an application for resource consent under this rule.
- A **restricted discretionary** activity resource consent pursuant to Rule 13.4.2.1 for the removal of the existing jetty structure. The Consent Authority is precluded from giving public notification of an application for resource consent under this rule.

The disturbance of the bed of the lake for the placement, removal and replacement of the jetty, mooring and boatshed structures will meet the permitted activity standards in Rule 13.5.1.1.

The Otago Regional Council delegated functions to the Queenstown Lakes District Council for processing of section 13(1)(a) matters, therefore, the regional plan consents and district plan consents are sought together.

3.3 Activity Status Summary

The activity status of the application is **non-complying**.

3.4 Resource Management Act 1991

Pursuant to section 123(c) of the RMA, a duration of between five years and up to a maximum of 35 years applies to activities that contravene Section 13 (restriction on certain uses of beds of lakes or rivers) of the RMA, unless specified otherwise. A resource consent duration of 35 years is sought for the activities in the lake.

4 ACTIVITY STATUS

Sections 104, 104B and 104D set out the relevant assessment matters for resource consent applications carrying the non-complying activity status:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) *any actual or 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 matter the consent authority considers relevant and reasonably necessary to determine the application.*

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

- (a) *may grant or refuse the application; and*
- (b) *if it grants the application, may impose conditions under section 108.*

104D Particular restrictions for non-complying activities

- (1) *Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either*
- (a) *The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) *The application is for an activity that will not be contrary to the objectives and policies of –*
 - (i) *The relevant plan, if there is a plan but no proposes plan in respect of the activity; or*
 - (ii) *The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

5 WRITTEN APPROVALS

The applicant has engaged with TAMI regarding the proposal. Correspondence is attached as **Appendix C**. TAMI have indicated that they do not have any issues with the proposal. TAMI requested the applicant agree to a consent term of 15 years, indicating that written approval would be provided if this term was agreed to. The applicant does not agree to a term of 15 years, instead seeking a duration of 35 years pursuant to the RMA.

The applicant contacted Aukaha in June 2025 to discuss the proposal. Aukaha advised that there is a new resource consents process, which requires all applications to be submitted through the website and for an AEE to be provided as part of that. The applicant submitted the draft application through their resource consents portal on 11 August 2025. We received acknowledgement that the application was being processed on 12 September 2025, however, have had no meaningful dialogue with Aukaha prior to lodgement.

The applicant anticipates QLDC will formally request comment from the relevant iwi as the lake is a statutory acknowledgement area.

The applicant anticipates QLDC will formally request comment from the following persons (as considered necessary): QLDC Harbourmaster, Maritime NZ and QLDC Parks. Written approvals are not considered necessary.

Affected party approval has been obtained from LINZ and is attached as **Appendix D**.

6 ASSESSMENT OF EFFECTS**6.1 Receiving environment**

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The receiving environment includes ten existing jetties and five boatshed structures, as shown in [Figure 6](#) below. The extent shown in Figure 5 is 200m to the west and 300m to the east.

The receiving environment also includes existing residential development.



Figure 6: Receiving environment, Site circled in yellow and other boatshed/jetty structures shown in bold

6.2 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.

Taking into account effects that must or may be disregarded, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

6.3 Positive Effects

The proposal includes the replacement of the existing jetty with a new, fit for purpose build. The proposed jetty extension will provide for increased recreation opportunities for the public.

6.4 Effects of the Jetty

Resource consent is required for a non-complying activity. However, the matters of discretion in the relevant planning documents provide an appropriate guide for assessment of effects of the jetty aspect of the proposal.

6.4.1 PDP – Matters of Discretion

The presence of a jetty in this location is established and actual or potential effects of the jetty in proximity to any existing jetties are known. The proposal will replace an existing jetty albeit with an extension to its length. The proposed mooring location is between existing established moorings.

The matters of discretion for the jetty and mooring activity are set out in Rule 21.15.7 and addressed in [Table 1](#) below.

Table 1: Assessment of Jetties

Rule 21.15.7 – Jetties and Moorings in the Frankton Arm	
Matter of discretion	Comment
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;	The jetty is not a dominant structure in the shore scape or lake view, refer Landscape Assessment in Appendix B . Similarly, the boatshed and mooring will not be dominant or obtrusive.
b. whether the structure causes an impediment to craft manoeuvring and using shore waters.	The structures will not cause an impediment to craft manoeuvring and using shore waters. The jetty structure is a replacement of the existing jetty in this location. The mooring will be sufficiently spaced to other existing moorings.
c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;	The structures will be visible from the public area around the shoreline, including the memorial seat. The proposed jetty will be in the same location as the existing jetty so the view for recreational users will be similar to the existing views. The boatshed is in keeping with other structures along this stretch of foreshore and will not diminish the recreational experience of people using public areas.
d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;	The proposed jetty is a replacement of an existing jetty structure, within an area of the lake that has numerous jetty, mooring and boatshed structures. The structures will be the only structures in this enclosed section of the bay. It will not increase the extent of the lake edge that has existing jetties and structures. The structures will not contribute 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;	The jetty will be available for public use.
f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and	The structures are compatible with landscape and amenity values, as set out in the Landscape Assessment (Appendix B).
g. whether the structure enables the use of public water ferry services and/or water based transport.	The jetty will be accessible for use by the public.

Overall, the structures are considered to have effects that are less than minor.

6.4.2 Regional Plan: Water – Matters of discretion

The proposed jetty is a replacement jetty; however, it will include an extension that is longer than the existing jetty. This standard is therefore included for completeness.

The matters of discretion for the jetty activity are set out in Rule 13.3.2.1 and addressed below. The matters of discretion for removal of the existing jetty are set out in Rule 13.4.2.1 and mirror that of 13.3.2.1. Both are addressed in [Table 2](#) to avoid duplication.

Table 2: Assessment of Jetty

13.3 The repair, maintenance, expansion, alteration, replacement or reconstruction of a structure	
Matter of discretion	Comment
a. Any adverse effects of the activity on: (i) Any natural and human use value identified in Schedule 1 for any affected water body; and (ii) The natural character of any affected water body; and (iii) Any amenity value supported by any affected water body; and (iv) Any heritage value associated with any affected water body; and	The removal and replacement of the jetty with an extended jetty structure will not generate adverse effects that are minor or more than minor. The amenity values of the surrounding area will be retained. The structures are in keeping with the surrounding context of jetty and boatshed structures. The natural character of the wider lake is not affected. The removal of the jetty and replacement structure will not generate adverse effects on cultural values linked to Lake Wakatipu. There are no heritage values affected by the proposal.
b. Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and	N/A
c. Flow and sediment processes; and	The expansion of the jetty and new boatshed will not affect flow and sediment processes. There will be a localised change through the installation of the piles for the boatshed and new jetty structure. However, lake water flow will remain the same through this area with the boat shed shell and jetty sitting above the water level (refer Figure 2).
d. Any adverse effect on a defence against water; and	N/A
e. Any adverse effect on existing public access; and	The structures will not affect existing public access to the lake. The jetty will be available for public access and use. The boatshed will be locked and for private use. The proposal will not affect public access to and use of the adjoining recreation reserve.
f. The method of construction; and f. The method of demolition or removal; and	All practical steps will be taken by the contractor to ensure disturbance of the lake bed is minimal. The disturbance of the bed associated with the replacement and removal of the jetty is a permitted activity.
g. The duration of the resource consent; and	A resource consent of 35 years is sought for the elements of the proposal that require a duration. The existing jetty has been in place for over 20 years. A 35-year duration is considered appropriate.
h. The information and monitoring requirements; and	An annual licence with LINZ is required for ongoing operation of the jetty and boatshed structure.
i. Any existing lawful activity associated with any affected water body; and	The proposed jetty was established prior to 2003. Our understanding is that there were no resource consent requirements at the time of construction.

j. Any insurance or other appropriate means of remedying the effects of failure; and	N/A
k. Any bond; and	N/A
l. A financial contribution if the structure is a dam, or for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected; and	N/A
m. The review of conditions of the resource consent; and	N/A
n. Any measures to avoid animal waste entering the lake, river, or Regionally Significant Wetland.	N/A

Given the works in the bed will be limited, Fish and Game NZ are not considered to be affected by the proposal.

6.5 Landscape and Visual Effects

Patch Landscape Architects describes the landscape, the proposal and the potential landscape and visual amenity effects in the Landscape Assessment, **Appendix B**. This assessment is adopted and relied upon as part of this assessment of environmental effects.

Given the low height of the jetty compared to the lake level, the jetty will be reasonably difficult to see from most vantage points. The jetty has been existing within this location since circa.2003. This area of Frankton Arm is a node of similar development where the presence of both jetties and boatshed has long been established. The jetty will not be dominant or obtrusive in this environment when viewed from private residences or the nearby public places (trail/road). The jetty and boatshed are set between two groups of established willows, and are the only structures in this enclosed section of the bay.

The location of the jetty and boatshed is within a marine environment where an existing jetty is already present, and there is an expectation for boats and recreational boating activity. There are two existing moorings directly in line with the boatshed and jetty, as shown in [Figure 7](#) below. The jetty will not be dominant or obtrusive when viewed by users of the lake.



Figure 7: Render of boatshed and jetty

The boatshed structure will be set within well-established willow vegetation to the west. The boatshed is below the road level of Willow Place and track level of the Kelvin Heights trail. The deep green colour has a low light reflectance value, which will not detract from views of the wider lake. The boatshed structure will be seen within the existing pattern of boatshed and jetty development along the frontage of Willow Place / Loop Road.

There is acknowledgement that the boatshed will not be 'reasonably difficult to see', however, in the context of the existing and surrounding environment, regardless of its visibility, the jetty and boatshed will have a less than minor effect.

The Landscape Assessment considers that visual effects are low in the immediate context and very low in wider views. Views from private properties will be at oblique angles, and filtered by topography (noting an elevation change of at least 10m from the nearest properties to lake level), built elements and vegetation.

In addition, the mooring will be viewed in the context of other moorings, situated within an existing cluster of boat activities. The mooring will be viewed in the foreground of an existing residential zone when viewed from the lake.

The landscape and visual amenity values can absorb the boatshed structure, jetty and mooring into the surrounding environment. Overall, the landscape and visual amenity effects are considered to be less than minor.

6.6 Recreation, Navigation and Water Safety

The proposed replacement of the existing jetty will ensure that the structure is in good (new) condition. This will assist the structural integrity of the jetty and boatshed.

The jetty and the boatshed will not impede lake users, given the location within a bay of the Frankton Arm. Neither structure is located within a main area of water craft movement. The shape of the land and the adjoining vegetation prevent water craft moving through this area at speed.

The mooring will not impede lake users, given there is sufficient space between moorings and the mooring buoy will be visible to other lake users.

The boatshed, mooring and jetty will not impede recreational users of either the Queenstown Trail/Frankton Track (shared path) or the memorial seat. The Frankton Track is approximately 3.5m above the lake level in this location.

The proposed jetty will improve safety when compared to the existing jetty, as there is an existing step up onto the jetty structure from the land. The proposed jetty will not have a step, designed to sit flush with the land.

The jetty will be available for use by the public. The proposal will not diminish the recreational experience of the water as used by other people.

6.7 Effects on the Recreation Reserve

The proposal includes approximately 1m² of jetty within the recreation reserve. This part of the structure does not meet the definition of building within the Informal Recreation Zone.

This extension of the existing jetty footprint is required to create a level jetty without a step from the existing ground level, which is a rock outcrop at the lake edge. The proposed jetty will not affect access to the reserve area or impact the QLDC designation. As above, users of the trail and memorial seat will not be affected by the proposal. Effects on the recreation reserve from the small extent of jetty proposed within it are considered to be less than minor.

6.8 Cumulative Effects

The location of the jetty and boatshed are within an existing stretch of jetties, moorings and boatsheds within Frankton Arm, as shown in [Figure 5](#) above. The jetty will replace the existing jetty. The jetty previously had a floating timber platform attached. The boatshed is an extension of the jetty structure.

The Landscape Assessment makes the following assessment at paragraph 6.27:

In this case, the proposal is located within an established node of lake edge activity and does not introduce a new cluster or disrupt a visually undeveloped segment of shoreline. The proposed boatshed and jetty will be contained within a small bay, visually buffered by vegetation, and separated from neighbouring structures. As such, they will not read as cumulative clutter or contribute to a spread of development around the Arm.

The cumulative effects caused by the proposal are considered to be very low / less than minor. The proposal will not extend the scale of this area of existing jetty and boatshed structures.

6.9 Cultural Effects

No specific cultural effects were raised by TAMI in discussions regarding the proposal. The proposed structures are not considered incompatible with Manawhenua values given the location of the proposed jetty and boatshed is within a highly modified area of the lake foreshore.

The proposed boatshed and replacement of the existing jetty are anticipated to uphold the cultural values of mauri, mana and wairua associated with the lake.

The cultural values associated with the wāhi tūpuna area include mahinga kai, tauraka waka and ancestral travel routes. These values will not be affected by the proposed activity.

For the above reasons, the retention of a structure, construction of a boatshed and recreational use in the existing jetty location will result in adverse effects on mana whenua values that are less than minor.

6.10 Natural Hazards Effects

The boatshed and jetty will both be raised above the water level / ground level and will not exacerbate any existing natural hazard risk.

6.11 Effects on Persons / Neighbouring Properties

The adjacent landowners to the site include residential properties at 44 Willow Place, 161 & 157 Peninsula Road and 11 Loop Road.

As discussed in section 6.5 above and assessed in the Landscape Assessment (**Appendix B**), the views from neighbouring private properties will be at oblique angles, and visually filtered by topography (at least 10m elevation change), built elements and vegetation. The elevation distance will limit opportunities for visibility / dominance in views from neighbouring houses. Visual effects are mitigated through the location of the boatshed in proximity to the existing willow tree to the west, and the replacement of the jetty as an established feature within this landscape.

The proposed replacement of the existing jetty and construction of the boatshed are not anticipated to adversely affect these parties. Adverse effects on private views and residential amenity are considered less than minor.

The boatshed may be visible, particularly from users of the Kelvin Heights track directly adjoining the site and wider public views across the Frankton Arm. Track users will see the boat shed and jetty for a short section of the track, between the two stands of vegetation. Given the existing jetty in this location, the view of a replacement jetty and boatshed is not considered adverse. Track users are approximately 3m above the lake level and there is no vehicle access to the jetty/boatshed that would detract from enjoyment of the recreation area for public users. Any views towards the boatshed from the lake will be from a distance and will include the existing willow trees in the background. The willows may provide partial screening from views from the west.

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

7 OBJECTIVES AND POLICIES ASSESSMENT

7.1 Proposed District Plan

The relevant objectives and policies of the PDP are addressed in **Annexure 1**. In summary, the proposal is generally consistent with the provisions of Chapter 3 – Strategic Direction, Chapter 6 – Landscapes, Chapter 21 – Rural and Chapter 39 – Wāhi Tupuna.

The proposal is not consistent with Policy 6.3.3.1, that recognises buildings within an ONL are inappropriate unless “reasonably difficult to see” from beyond the boundary of the site. The boatshed will not be reasonably difficult to see from the Kelvin Heights Track/recreation reserve adjoining the lake.

The proposal is consistent with Policy 6.3.5.2 however, which provides recognition for the character of the Frankton Arm including established jetties and wharves, and provides for their maintenance, upgrade and expansion. This policy, and policy 6.3.5.1 provide for structures in lakes, acknowledging the importance of recreation opportunities.

Overall, the activity is not contrary to the objectives and policies of the PDP.

7.2 Otago Regional Plan: Water

The relevant objectives and policies of the Regional Plan can be found in Part 4, which seeks to ensure consistency with the values of Kai Tahu whanui, Part 5, which focuses on ONLs, naturalness, flora and fauna, ecosystem, water supply values, amenity values and existing lawful activities associated with the regions lakes and rivers. Part 6 and 7 apply provisions around water quantity and quality respectively, and Part 8 seeks to maintain the stability of beds and banks of lakes and rivers, to minimise reductions in water clarity caused by bed disturbance, and to avoid, remedy or mitigate any adverse effect of activities that occur within the bed of lakes and rivers. The proposed jetty

replacement, mooring and boatshed will result in temporary disturbance of the lakebed for the installation of the piles. The proposal will not generate long term disturbance of the bed.

The proposed activity will not exacerbate flooding, erosion or sedimentation hazards. The piers will enable water to circulate through this area of the lake without changing the hydrological processes.

The proposal will increase the stability and function of the existing structure, by upgrading to a new fit-for-purpose structure.

The bed disturbance will be temporary, expected to take less than 10 hours for the works within the wetted bed. Any change in turbidity of the water is expected to be localised and temporary in nature. Any temporary effects on water clarity are not expected to affect other users of structures within the lake in the vicinity.

Any potential long-term effects that may result on the bed of the lake, are sufficiently limited given the small area of lake that will be occupied by the structure. The presence of the jetty and boatshed is considered to be consistent with the objectives and policies of these relevant parts of the Plan.

7.3 Otago Regional Policy Statement 2019

Part B of the operative Otago Regional Policy Statement 2019 provides for the sustainable use of Otago's resources to promote economic, social and cultural wellbeing for people and communities, as well as recognising Kāi Tahu values, the values of ecosystems and fresh water.

Policy 3.1.2 expressly provides for management of the beds of lakes to safeguard the life supporting capacity of fresh water, maintain water quality, bank stability, ecosystem health, natural function, amenity values and avoid adverse effects of pest species and natural hazards.

The proposal will result in temporary adverse effects during bed disturbance that will be less than minor. The values of Lake Wakatipu will be maintained. The proposal will enable the applicant to provide for their wellbeing and will not adversely affect Kāi Tahu connections with the lake.

The presence of the jetty and boatshed is considered to be consistent with the objectives and policies of the relevant parts of the Otago Regional Policy Statement 2019.

7.4 Proposed Otago Regional Policy Statement 2021 – Appeals version September 2025 (pORPS)

Part 3 of the pORPS domain LF – Land and Freshwater – sets out the relevant objectives and policies for activities within the lake. The relevant provisions seek to uphold Te Mana o te Wai, by protecting Otago water bodies, and their mauri, health and wellbeing. This includes a prioritisation framework for decision-making in policy LF-WAI-P1:

1. the health and well-being of water bodies and freshwater ecosystems and the exercise of mana whenua to uphold this;
2. the health needs of people interacting with water through: ingestion, immersive activities and personal hygiene activities;
3. the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future.

The proposal will not affect the health and well-being, or mauri, of Lake Wakatipu. The proposal will not affect the ability of people to interact with water for their health needs. The proposal will provide for the enhanced wellbeing of the applicant by enabling the replacement of the existing jetty with a purpose built jetty and boatshed structure to meet their needs now and in the future.

The pORPS provides for Kāi Tahu rakatirataka in respect of fresh water, including by active involvement of mana whenua in decision-making processes. The applicant is engaging with TAMI and Aukaha with respect to the proposal.

The proposed jetty and boatshed are considered to be consistent with the objectives and policies of the pORPS.

7.5 Kāi Tahu Ki Otago Natural Resource Management Plan 2005 (KTKO NRMP)

The objectives for the Otago region are set out in part 5 of the KTKO NRMP. These are:

- i. *The rakatirataka and kaitiakitaka of Kāi Tahu ki Otago is recognised and supported.*
- ii. *Ki Uta Ki Tai management of natural resources is adopted within the Otago region.*

iii. *The mana of Kāi Tahu ki Otago is upheld through the management of natural, physical and historic resources in the Otago Region.*

iv. *Kāi Tahu ki Otago have effective participation in all resource management activities within the Otago Region.*

v. *The respective roles and responsibilities of Manawhenua within the Otago Region are recognised and provided for through the other objectives and policies of the Plan.*

Lake Wakatipu is within the Clutha Mata-au catchment. The objectives and policies are addressed in part 10 of the KTKO NRMP.

10.5.2 identifies cultural landscape issues in the Clutha/Mata-au catchment, including the extensive spread of jetties and moorings in Lake Wakatipu. The proposed jetty is within an existing jetty location and will not add to the sprawl of jetties and moorings in Lake Wakatipu.

Policy 10.5.3.8 requires jetties to be at a fixed location, with any effects of earthworks or from ongoing operation to be remedied or mitigated. Policy 10.5.3.9 requires jetties and moorings to be located where they will not impede or restrict access to lakes, rivers and wetlands. The proposed jetty will replace the existing jetty in this location. The proposed mooring is within an existing cluster. The jetty, mooring and boatshed will not impede or restrict access to Lake Wakatipu. The effects of disturbance associated with the erection and replacement of the jetty piles will be limited to a short duration and will not result in ongoing effects.

8 NOTIFICATION SUMMARY

8.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification may be considered necessary as the lake is the subject of a statutory acknowledgement. Based on engagement with TAMI, cultural effects are considered to be less than minor. As set out in section 5 above, the applicant anticipates that QLDC will formally request comment from the relevant iwi regarding the proposal. If minor or more than minor cultural effects are raised in response, QLDC may choose to limited notify the application.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

9 S104D GATEWAY TEST

As addressed in section 6 above, the potential adverse effects of the proposal are considered to be less than minor.

The proposal will not be contrary to the objectives and policies of the relevant plans, as addressed in section 7.

Both limbs of the section 104D gateway test have been met and resource consent can therefore be granted for the proposal.

10 REGULATIONS

9.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council, and therefore the NES does not apply to this application.

11 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The matters of Part 2 have been reproduced and assessed below;

5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
 - a) *sustaining the potential of natural and physical resources (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.*

The proposal will provide for the wellbeing of the applicant and the community by reinstating an existing jetty with a new fit-for-purpose structure that can be used for lake access. The proposal will not generate adverse effects on the environment as outlined in section 6 of this report.

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (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:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights:*
- (h) *the management of significant risk from natural hazards.*

The proposal will preserve the natural character of the lake edge, by replacing an existing jetty and locating the boatshed structure within the same modified environment. The jetty will maintain and enhance public access to the lake, as it provides a longer access structure than the existing jetty. Other boats and recreational users will be able to access/use the jetty.

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

- (a) Kaitiakitanga:*
- (aa) The ethic of stewardship:*
- (b) The efficient use and development of natural and physical resources:*
- (ba) The efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) Intrinsic values of ecosystems*
- (e) [repealed]*
- (f) Maintenance and enhancement of the quality of the environment:*
- (g) Any finite characteristics of natural and physical resources:*
- (h) The protection of the habitat of trout and salmon:*
- (i) The effects of climate change:*
- (j) The benefits to be derived from the use and development of renewable energy.*

The proposal will not prevent fish passage and will maintain amenity values, including through the replacement of an old jetty structure with a new fit-for-purpose structure.

The proposal is consistent with Part 2 of the RMA.

12 CONCLUSION

Resource consent is sought to replace an existing jetty and establish a boatshed structure and mooring in Lake Wakatipu, adjoining 46 Willow Place.

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan and Regional Plan: Water. As such, it is considered appropriate to process this application on a non-notified basis.

ANNEXURE 1: OBJECTIVES AND POLICIES ASSESSMENT

Proposed District Plan

Clause	Objective / Policy	Comment
Chapter 3 – Strategic Direction		
3.2.4.3	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	<i>The character of the margin of the lake will be preserved, with a replacement jetty in an existing location of boat activity. The existing jetty previously had a floating pontoon attached. This has been removed, and a boatshed structure will be erected to the west of the jetty.</i>
3.2.4.4	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	<i>Piles will be installed to support the boatshed and jetty structures. The piles will not redirect or divert water. The water quality and functions will be maintained.</i>
Chapter 6 – Landscapes – Rural Character		
6.3.3.1	<i>Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i> <i>a. landscape values are protected; and</i> <i>b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.</i>	The Landscape Assessment, Appendix B, concludes that the landscape and visual effects will be no more than <u>low</u>. The boatshed's overall massing and form will be consistent with existing nearby structures and are designed to integrate rather than stand out. The proposed boatshed will not be difficult to see from the reserve and Willow Place properties, therefore is not consistent with this policy. However, the boatshed will be recessive in colour and seen in the context of the willow vegetation.
6.3.3.2	<i>Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.</i>	The proposal will not adversely affect values of the ONL, or wāhi tūpuna overlay.
6.3.5.1	<i>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</i>	The proposed activity is located in an existing area of jetties and moorings. The proposal will enable public recreation of the lake. The proposal will not generate adverse effects on the values of the ONL.

	<i>resource, and ensure these structures are at a scale or in a location that, as far as practicable:</i> <i>a. protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i> <i>b. maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values.</i>	
6.3.5.2	<i>Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion.</i>	The proposal is located within the area of established jetties and wharves and includes the upgrade and expansion of an existing jetty.
Chapter 21 – Rural		
21.2.12	<i>Objective - The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.</i>	The natural character of the lake will be maintained, with provision of a boatshed and replacement jetty that provides for access to the surface of the lake for recreation.
21.2.12.1	<i>Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.</i>	The proposed activity is within a highly modified area of the lake margin. The draft application has been presented to both Aukaha and TAMI for consultation. Based on discussions with TAMI, cultural effects are considered to be less than minor.
21.2.12.2	<i>Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.</i>	The Frankton Arm is an existing area of recreational use of the lake. The proposal will further enable this.
21.2.12.3	<i>Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.</i>	No commercial activities are proposed or affected by the proposal.
21.2.12.4	<i>Have regard to the whitewater values of the District's rivers and, in particular, the values of parts of the Kawarau, Nevis and Shotover Rivers as three of the few remaining major unmodified whitewater rivers in New Zealand, and to support measures to protect this characteristic of rivers.</i>	The proposal will not affect the whitewater values of the district's rivers.
21.2.12.5	<i>Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with</i>	The proposal will maintain the natural character and conservation values of the lake and the lake margin. The existing willow vegetation will remain. There are no known nesting and spawning areas in the location of the jetty or boatshed.

	<i>particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.</i>	
21.2.12.6	<i>Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.</i>	The proposal will enhance public access to and enjoyment of the margin of the lake, by providing an extended jetty length in the location of the existing jetty.
21.2.12.7	<i>Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.</i>	The potential adverse effects on visual qualities, safety and conflict between users will be very low.
21.2.12.8	<i>Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.</i>	The proposal will not impact the public ferry system.
21.2.12.9	<i>Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.</i>	The proposal does not include any commercial boating activities.
21.2.12.10	<i>Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.</i>	
Chapter 39 - Wāhi Tūpuna		
39.2.1	<i>Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.</i>	The proposal does not include any of the listed incompatible activities.
39.2.1.1	<i>Recognise that the following activities may have effects that are incompatible with Manawhenua values where they occur within identified wāhi tūpuna areas;</i> <i>a. Mining and mining activities, including gravel extraction;</i> <i>b. Landfills;</i> <i>c. Cemeteries and crematoria;</i> <i>d. Forestry;</i> <i>e. Removal of indigenous vegetation from significant natural areas (SNA); and</i> <i>f. Wastewater treatment plants.</i>	

39.2.1.2	<i>Recognise that the effects of activities may be incompatible with Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.</i>	The proposed activity is within wāhi tūpuna area 33. Structures are a listed threat. The proposed structures are not considered incompatible with Manawhenua values given the location within a highly modified area.
39.2.1.3	<i>Within identified wāhi tūpuna areas:</i> <i>a. avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and</i> <i>b. avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas where potential threats have not been identified in Schedule 39.6.</i>	The proposed development within an existing location of jetty activity will not generate significant adverse effects on Manawhenua values.
39.2.1.4	<i>Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the effects of any activity on Manawhenua values in a wāhi tūpuna area.</i>	The draft application has been submitted to Aukaha and TAMI for review through their respective portals. One concern was raised by TAMI in relation to consent term only, as TAMI will not give approval to applications beyond 15 years that effectively makes a decision for a future generation.

APPENDIX 2 – QLDC LANDSCAPE PEER REVIEW

Landscape Peer Review

RM250799 | 46 WILLOW PLACE, KELVIN HEIGHTS, QUEENSTOWN

Prepared for Queenstown Lakes District Council, Att Rebecca Holden

18 February 2026

Applicant:	C Reid, D Reid & K Ewington
Application:	To replace an existing jetty, establish a swing mooring, and construct a boatshed on the bed and surface of Lake Whakatipu (Whakātipu-Wai-Māori)
Location:	Bed and surface of Lake Whakātipu-Wai-Māori, adjacent 46 Willow Place, Kawarau Falls
Zoning:	Rural (Water) and Informal Recreation (PDP)
Activity Status:	Non-Complying



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Document Quality Assurance

Bibliographic reference for citation:

Boffa Miskell Limited 2026. *Landscape Peer Review: 46 Willow Place, Kelvin Heights,*.
Report prepared by Boffa Miskell Limited for Queenstown Lakes District Council.

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	Revision / version:	Issue date: 18 February 2026

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1.0 Introduction

- 1.1 Boffa Miskell Limited (BML) has been engaged by Queenstown Lakes District Council (QLDC) to peer review the Landscape Assessment prepared by Patch Landscape Architecture (Patch). The application seeks consent to replace an existing jetty, establish a mooring and construct a boatshed at the Site.
- 1.2 The Site is located within the Frankton Arm of Lake Whakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. An existing 13.5m long, timber jetty is located at the Site with the approximate location co-ordinates of 45°01'42.3"S 168°43'09.3"E.
- 1.3 Under the PDP the Frankton Arm is recognised as being outside of the ONL as per policy 6.3.1.2 : *"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."*
- 1.4 A Wāhi Tūpuna overlay is present on Lake Whakatipu, and a small portion of the proposed jetty (approx. 1 m²) extends into land zoned Informal Recreation.
- 1.5 The site is not located within a defined Priority Area (PA) but shares many of the landscape values associated with the Queenstown Bay and Environs PA (21.22.13).
- 1.6 The proposal is classified as a non-complying activity.

2.0 Purpose and Method of Review

- 2.1 The purpose of the peer review is an appraisal of the Landscape Assessment undertaken by Patch rather than a parallel assessment. The following landscape peer review follows the concepts and principles outlined in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines¹ (the 'Guidelines').
- 2.2 The focus of this peer review is to confirm (or not) that the Landscape Assessment undertaken by Patch:
 - follows a sound methodology and method for the purpose,
 - considers the relevant statutory provisions and any relevant 'other matters',
 - accurately describes, interprets, and evaluates the relevant landscape character and values,
 - analyses the effects on landscape values in a balanced and reasoned way,
 - reaches credible findings supported by reasons, and
 - makes appropriate recommendations with respect to findings².

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

² The Guidelines, paragraph 6.61.

- 2.3 The following documents have been relied on in the preparation of this peer review:
- Appendix B - Landscape Assessment, prepared by Patch Landscape Architecture, dated 24 July 2025
 - Assessment of Environmental Effects (AEE) - 17.11.25 , prepared by John Edmons and Associates, dated November 2025
 - Appendix B - Plans, prepared by Warren and Mahoney, dated 13 November 2025
 - Appendix D - Affected Person's Approval – LINZ
- 2.4 The process for undertaking this peer review has consisted of an initial desktop review of the application documents to identify any outstanding questions prior to the Site visit. A Site visit was then undertaken on the 19 January 2026 by landscape architect Megan Harshey of BML. The weather during the Site visit was sunny and clear. Marker poles were not erected however the proposal could be easily referenced due to surrounding context and existing jetty that the applicant seeks to replace.
- 2.5 As part of the Site visit, the wider area surrounding the Site was also visited to understand the landscape context, landscape character and potential public/private viewing audiences.

3.0 Methodology

- 3.1 The Patch Assessment contains a method statement on page 4-5, which is guided by Te Tangi a te Manu and the landscape-related provisions. I agree with this approach and adopted the same 7-point scale effects rating in my peer review for comparability of the degree of effects.
- 3.2 I note that the Patch assessment has used a mix of 25mm and 50mm lens for their assessment photos. Mixing 25 mm and 50 mm focal lengths within a single visual assessment is not best practice because each lens produces a different field of view and degree of compression, altering how scale, distance and prominence are perceived. This inconsistency means the viewer is not offered a standardised, reliable basis for comparing effects across viewpoints, which can unintentionally over- or under-state visibility. For future assessments, a single consistent focal length should be used to maintain methodological integrity and ensure that visual effects are represented in a clear, reproducible and defensible way.
- 3.3 In reviewing the Patch Assessment, I note that it does not provide an explicit response to Section 6(a) of the Resource Management Act 1991, which requires the preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development. Given that the proposal is located within Lake Whakatipu and its lake margin with recognised natural character values, an assessment of effects on natural character is an essential statutory consideration. The omission of a specific RMA 6(a) analysis represents a gap in the methodology, as the proposal has the potential to change the natural elements, patterns and processes that contribute to natural character.

4.0 Existing Landscape

Regional Landscape Context

- 4.1 The Site is located within the broader basin and lake system of Whakatipu Waimāori / Lake Whakatipu, one of New Zealand's most iconic inland lakes, framed by the prominent ranges of the Remarkables, Cecil/Walter Peak, and Ben Lomond. This creates a dramatic and visually distinctive alpine setting in which landform, water, and mountain backdrops are the defining elements.
- 4.2 Within this context, the Frankton Arm functions as a visually enclosed sub-basin with a noticeably more intimate and sheltered character than the open main body of the lake.
- 4.3 Kelvin Heights forms a gentle, low-lying peninsula projecting into the lake, with a landscape identity shaped by residential development, open spaces, and managed vegetation. This regional setting establishes a strong natural framework of high visual quality and cultural significance, against which all lake-edge structures are experienced.

Local Landscape Context

Biophysical Values

- 4.4 The Frankton Arm is defined by its glacial landforms, enclosed shores, and shallower lakebed profile compared with the main lake. The margins in this locality include low-gradient beaches, gravel and silt substrates, and modified edges through erosion protection and managed vegetation. A mix of exotic willows, pines, mown grass, and patches of native riparian species contributes to an already modified but naturalistic lake-edge character. The surrounding land use is residential and recreational, including the Kelvin Heights Golf Course, the Queenstown Trail, and managed open spaces that reinforce an accessible and human-scaled environment.

Perceptual Values

- 4.5 The Frankton Arm has a strong sense of calmness, enclosure, and visual coherence, with inward-looking views framed by the slopes of Kelvin Heights and Queenstown Hill. Recreational use is highly evident, and the lakeshore is experienced at a human scale via walking and cycling trails. The perceptual qualities include quietness, containment, filtered views through vegetation, and the presence of small-scale structures such as jetties, boatsheds, and moorings. While the area is peaceful, it also hosts the Queenstown Airport flightpath, introducing periodic aircraft noise and movement, an accepted part of local experience.

Associative Values

- 4.6 The Frankton Arm holds strong recreational associations for residents and visitors, supporting swimming, kayaking, rowing, and lakeside walking. It also carries deep cultural significance as part of the Wāhi Tūpuna network associated with Kāi Tahu,

including mahinga kai and ancestral travel routes. The Kelvin Peninsula is tied to the story of Hakitekura, whose swim across the lake established Te Ahi-a-Hakitekura as a culturally important site. These narratives reinforce the need for sensitive, recessive design within the cultural landscape.

Site and Immediate Landscape Context

- 4.7 The Site is located within a quiet cul-de-sac on the southern side of the Frankton Arm, facing north into a vegetated and visually contained small bay. The foreshore comprises willow trees, mown grass, shrubs, and a naturalistic lake margin that transitions gently from reserve land to private property. The Queenstown Trail runs immediately inland, with a memorial seat positioned near the existing jetty.
- 4.8 The existing timber jetty is visually recessive and consistent with the broader pattern of discreet foreshore structures along Kelvin Heights. Nearby jetties, moorings, and small structures create a modest but established node of lake-edge activity without generating visual clutter. In wider views, vegetation and landform filter visibility, and the site is not prominent from major public outlooks such as Queenstown town centre or State Highway 6.

5.0 The Proposal

- 5.1 The applicant seeks resource consent to replace an existing jetty and construct a boatshed within Lake Whakatipu adjacent to 46 Willow Place, Kelvin Heights.
- 5.2 The proposal replaces an informal and ageing jetty structure with a purpose-built jetty and boatshed to support ongoing recreational use of the lake.

Jetty Replacement and Extension

- 5.3 The existing 13.5-metre timber jetty is to be removed and replaced with a fixed timber structure extending approximately 19.645 m into the lake and measuring 1.5 m in width, supported by 14 timber piles (200 mm diameter).
- 5.4 The upgraded design eliminates the existing step between land and the jetty by aligning deck level with the foreshore. A narrow gangway connects to a proprietary boat-lifting cradle, with the jetty constructed in natural-stained timber and darker metal elements.

Boatshed Construction

- 5.5 A new boatshed is proposed immediately west of the jetty, occupying a footprint of approximately 59.8 m² (5.2 m wide × 11.5 m long). The structure will sit on 12 timber piles (200 mm diameter) positioned within the lakebed and will rise to a ridge height of around 5.4 m above lake level (~RL 309.5).
- 5.6 Externally, the boatshed is designed as a simple gabled form, clad entirely in deep-green corrugated Colorsteel. A solid roller door faces north toward the water.

6.0 Statutory Context

6.1 The proposal is classified as Water (zoned Rural). Under the PDP the Frankton Arm is recognised as being outside of the ONL as per policy 6.3.1.2 : *“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.*

6.2 A Wāhi Tūpuna overlay is present on Lake Whakatipu, and a small portion of the proposed jetty (approx. 1 m²) extends into land zoned Informal Recreation.

Queenstown Lakes Proposed District Plan (PDP)

6.3 The PDP provides the primary statutory framework for assessing effects on natural character, landscape, amenity, and cultural values. The following rules are triggered by the proposal:

- A restricted discretionary activity resource consent pursuant to Rule 21.15.7 in regard to moorings within the Frankton Arm.
- A discretionary activity resource consent pursuant to Rule 21.15.8 in regard to the proposed boatshed, which is a structure that passes across or through the surface of any lake or river or is attached to the bank of any lake or river.
- A non-complying activity resource consent pursuant to Rule 21.16.2 for the replacement jetty which is located within 200m of the existing jetties located to the east and west.

RMA Section 6(a) – Natural Character

6.4 While the statutory context correctly identifies the applicable PDP chapters and overlays, the applicant’s assessment does not address Section 6(a) of the Resource Management Act 1991.

6.5 An assessment under s6(a) has been included as part of this peer review to accompany the PDP analysis so the degree to which the proposal preserves, or alters, the natural character of the lake margin can be understood.

7.0 Visual Effects Assessment

7.1 The Assessment identifies the visual catchment and relevant viewing audiences from a range of publicly accessible locations on both sides of the Frankton Arm.

7.2 Based on the site visit, I consider that Patch have correctly captured the land-based visual catchment; however, they have not provided any assessment of potential views from lake-based audiences, including people using the water surface for recreational boating, paddling, or other lake activities. These viewpoints form part of the legitimate

viewing audience for a lake-edge structure and should be addressed to ensure a complete understanding of potential visual effects

- 7.3 Patch have provided a visibility and visual effects analysis supported by photographic simulations from various public and private viewpoints around the Frankton Arm. While many of the conclusions are sound within the existing landscape context, several aspects require qualification, particularly the reliance on existing vegetation for screening and the assumptions made regarding future conditions. These matters are critical given the sensitivity of structures located on or over Lake Whakatipu.

Visual Effects Assessment

- 7.4 The proposal will be visible from a short section of the Kelvin Heights Track at close range, as well as in filtered mid-range and distant views across the Frankton Arm, as acknowledged in the assessment. While these descriptions are accurate for current conditions, a central limitation is the Landscape Assessment's reliance on the existing willow vegetation along the lake margin to screen and soften views of the boatshed.
- 7.5 These willows sit on QLDC reserve land and are not controlled or maintained by the applicant and therefore cannot be fully relied upon as an enduring mitigation measure. The Landscape Assessment repeatedly refers to these willow trees as contributing to partial screening, particularly in distant views where the structure is said to sit against a vegetated backdrop. However, these willows are an invasive species, and their removal is supported by the Sunshine Bay to Kelvin Heights Reserve Management Plan, which outlines the long-term intention to progressively remove exotic species along the foreshore.
- 7.6 Although the timing of removal is not prescribed, there is also no requirement for QLDC to replace these trees or to provide equivalent visual screening. As a result, the screening currently provided by mature willows cannot be assumed to persist for the life of the consent.
- 7.7 Once these trees are removed or significantly reduced, the boatshed will become more visually prominent in both close-range and distant views. The applicant acknowledges that the boatshed will "not be reasonably difficult to see" from the adjoining reserve and track, even under current vegetation conditions. Without the willows, the structure's visibility will increase further, given its 5.6 metre height above lake level and its position projecting over the water. The loss of vegetative filtering also raises the potential for more noticeable cumulative effects, as more of the built foreshore pattern becomes visible from public and lake-based viewpoints.
- 7.8 In conclusion, I do not agree with the applicant's assertion that the proposal is "generally consistent with the visibility and amenity expectations of the PDP" or that visual effects are "low" in the immediate context and "very low" in wider views. That conclusion relies heavily on the presence of mature willow trees along the lake margin to screen and soften views of the proposed boatshed, vegetation that is neither permanent nor within the applicant's control. As set out above, these willows are located on QLDC reserve land, are identified as invasive, and their progressive removal is supported by the Sunshine Bay to Kelvin Heights Reserve Management Plan. As there is no requirement for QLDC to retain or replace this vegetation, the screening assumed in the applicant's assessment cannot be relied upon for the duration of the consent.

- 7.9 Once this vegetation is removed or reduced, the proposed boatshed will become substantially more visually prominent in close-range views from the Kelvin Heights Track and in mid- to long-range views across the Frankton Arm. Given its height, over-water siting, and its position within a visually open segment of the shoreline, the structure will introduce a noticeably more intrusive built element into the area than assessed.
- 7.10 In reviewing the applicant's assertion that the proposed boatshed will be "visually aligned with existing nearby structures of a similar scale and material," I note that the height of the proposed boatshed (approx. 5.6 m) represents a significant increase compared with other established boatsheds along the Kelvin Heights foreshore, which are generally around 3.5 m in height. This difference of more than 2 m results in a noticeably taller, more imposing structure that is not directly comparable in scale to the existing built form. The additional height increases the building's apparent mass and vertical prominence, particularly when viewed from close-range lake-edge and elevated viewpoints. As such, the proposal cannot be considered visually aligned in terms of height, and the assessment should more accurately acknowledge the contrast in scale and the implications this has for visual consistency and potential dominance within the existing cluster of foreshore structures.
- 7.11 This increased exposure also elevates the potential for cumulative effects, particularly as more of the lake-edge development pattern becomes visible in the absence of vegetative filtering.
- 7.12 For these reasons, the visual effects of the proposal are under-stated in the applicant's Landscape Assessment. I instead consider that the proposal is likely to result in at moderate visual effects in the immediate context, and low – moderate visual effects in wider views, contrary to the conclusion that effects are "low" and "very low."
- 7.13 As such, the proposal does not fully align with the PDP's visibility, amenity, and landscape protection expectations when assessed under realistic long-term landscape conditions.

8.0 Landscape Character Effects

- 8.1 Sections 6.19–6.25 of the applicant's Landscape Assessment describe the local landscape character of the Frankton Arm, noting the established presence of jetties, boatsheds, and recreational use along the shoreline. While this contextual description is accurate, the assessment places substantial weight on the idea that the proposal "reinforces" the existing character and fits comfortably within a recognised node of lake-edge structures.
- 8.2 A key point of divergence between my assessment and the one provided by Patch relates to the actual scale and proportions of the proposed boatshed compared with the existing boatsheds in this part of the Frankton Arm. While the Patch assessment asserts that the boatshed will "fit in" and be "visually aligned with existing nearby structures of a similar scale and material," the quantitative differences are substantial. Existing boatsheds along this section of foreshore are typically around 3.5 m in overall height and have comparatively smaller footprints, generally reflecting modest

recreational storage with low roof profiles and limited over-water massing. In contrast, the proposed boatshed has a height of approximately 5.6 m, creating a height increase of more than 2 m relative to the established built form. Its over-water footprint of approximately 59.8 m², combined with a 31.5 m² jetty structure, also represents a notable expansion in scale compared to the existing pattern of smaller, lower-profile structures. This enlarged height, volume, and built mass immediately shifts the visual balance of the small bay, introducing a more enclosed, engineered, and visually assertive built edge. For these reasons, the proposal cannot reasonably be described as “similar in scale” to existing structures; rather, it introduces a new and more prominent built form that diverges from the established pattern of modest, recessive lakeside buildings and therefore has a materially greater effect on landscape character and visual prominence.

- 8.3 The Patch assessment concludes that the proposal will not generate cumulative clutter and will sit comfortably within the surrounding pattern of development. This conclusion heavily depends on the continued presence of the large willow tree and adjoining foreshore vegetation, which the assessment relies upon to separate and visually contain the proposal from neighbouring structures. As established earlier, this vegetation is neither secure nor permanent; it is located on QLDC reserve land, is identified as invasive, and is expected to be removed or progressively managed under the Sunshine Bay–Kelvin Heights Reserve Management Plan. Without this vegetation, the boatshed becomes more visually exposed and the separation between lake-edge structures diminishes, increasing the perception of built intensity along this section of the Frankton Arm.
- 8.4 Small-scale structures on the lake surface are anticipated where they serve functional and recreational needs; however, it places strong emphasis is placed on avoiding dominance, protecting amenity, maintaining recreational experience, and avoiding cumulative clutter. The AEE and Patch assessment outlines these matters and states the effects are low, but the analysis again depends on vegetation screening to avoid dominance and minimise cumulative effects. Once this screening is removed, the structure will be clearly visible in public views and from lake-based viewpoints, and the potential for cumulative effects increases.
- 8.5 A small portion of the jetty (approximately 1 m²) extends into the Informal Recreation Zone. While the AEE acknowledges this, the landscape assessment does not meaningfully assess the potential effects on the public’s use and enjoyment of the recreation reserve, particularly given that the boatshed and jetty will be clearly visible from the Kelvin Heights Track, Nor does it address how the boatshed and jetty will be perceived from lake-based viewpoints, including people using the water surface for paddling, rowing, kayaking, or boating. These users form part of the legitimate viewing audience, and the absence of any lake-based visual analysis overlooks a key component of how the structure will be experienced within the wider public realm.
- 8.6 Given the track’s high recreational use, openness, and strong visual connection to the lake, the assessment does not fully consider how increased structure prominence (in the absence of vegetation screening) may adversely affect recreational amenity and the experience of being in a natural lake-edge setting.
- 8.7 Overall, I disagree with the Patch conclusion that the proposal will result in only a very low level of adverse effects on landscape character. In my view, the effects are more appropriately described as moderate, primarily because the Landscape Assessment relies heavily on the continued presence of willow vegetation to contain and soften the structure within the landscape and the overall bulk size of the proposed boat shed.

- 8.8 These willows are located on QLDC reserve land, are identified as invasive, and are likely to be removed over time under the Sunshine Bay to Kelvin Heights Reserve Management Plan, meaning they cannot be relied upon as enduring character-defining elements. Once this vegetation is removed or significantly reduced, the proposed boatshed, given its height, over-water footprint, and position within a relatively open and naturalistic bay, will read as a more prominent built form that disrupts the current balance between naturalness and modification and increases the perception of cumulative development along the foreshore. For these reasons, the proposal is likely to result in a partial loss / modification to the landscape character as new elements may be prominent in views and exceeds a “very low” threshold and is more accurately categorised as moderate.

9.0 RMA 6A

- 9.1 Section 6(a) of the Resource Management Act identifies the preservation of natural character in lakes and their margins as a matter of national importance. In the context of Lake Whakatipu, this requires a careful evaluation of how the proposal may alter the biophysical, perceptual, and associative attributes that collectively contribute to natural character. The test is not simply whether the proposal is sympathetic in design, but whether it preserves natural character and protects the lake margin from inappropriate development.
- 9.2 While small-scale recreational structures may be anticipated along parts of the Frankton Arm, the proposed boatshed, due to its increased scale, shifts the balance from low-impact modification toward a more intrusive form of development.
- 9.3 The proposal introduces a significant increase in built form over the lake surface—comprising a 59.8 m² boatshed and an associated 31.5 m² jetty structure. Although the lake edge in this location has been modified by past residential activity and existing small jetties, the bay currently maintains a relatively open, naturalistic interface characterised by water, vegetation, and intermittent, low-profile structures.
- 9.4 The scale, height (approx. 5.6 m), and over-water footprint of the proposed boatshed represent a material intensification of built form compared with existing structures, most of which are around 3.5 m in total height and considerably smaller in footprint. This results in an increased level of physical modification to the lake margin, thereby reducing the level of naturalness and the degree of natural character present in the immediate environment.
- 9.5 Perceptually, the Frankton Arm is defined by a balance between quiet recreational use and a predominantly natural lake edge experience, particularly from walking tracks, the foreshore, and lake-based viewpoints such as kayaks, paddleboards, and small craft.
- 9.6 The proposed structure will be clearly visible from parts of the Kelvin Heights Track and will be notably more prominent once the existing willows are removed or thinned. Without this vegetation screening, the boatshed introduces a taller, bulkier, and more visually assertive element that diminishes the sense of naturalness and openness of the bay.

- 9.7 From the lake surface, the increased height and massing would present a more dominant built form, interrupt the perception of a lightly modified natural shoreline and eroding the experiential qualities that contribute to the Arm's natural character.
- 9.8 Lake Whakatipu is also subject to Wāhi Tūpuna identification, reflecting its cultural and historical associations, including mana whenua values, ancestral travel routes, and culturally important relationships with the lake and its margins. Structures over the water are recognised as having potential to affect these values, particularly where they intensify built presence or alter the relationship between the waterbody and its margins.
- 9.9 The introduction of a more substantial built form, occupying a larger spatial footprint and operating at a taller profile than existing structures, increases the degree to which the lake margin is modified and therefore has implications for experiential natural character, especially considering the enduring expectations of respectful, recessive development in Wāhi Tūpuna.

Summary

- 9.10 In my assessment, the proposal will result in a reduction of natural character at both the site and bay scale, driven by increased built form, height, massing, and visibility from land-based and lake-based viewpoints.
- 9.11 The effects exceed those typically associated with small-scale lake-edge structures and, when combined with the likely loss of screening vegetation, will noticeably increase the degree of human modification to the lake margin.
- 9.12 A more recessive, lower-profile structure, or a design that more closely aligns with the existing built vernacular, would be better aligned with the outcomes sought by Section 6(a).

10.0 Conclusion

- 10.1 The applicant seeks resource consent to replace an existing jetty, establish a mooring and construct a boatshed within Lake Whakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. There is currently an existing 13.5m long jetty on the Site.
- 10.2 In conclusion, while the proposal seeks to replace an existing jetty and introduce a new boatshed and mooring within an already modified part of the Frankton Arm, the Landscape Assessment provided by the applicant understates the scale and nature of the resulting landscape and visual effects. In particular, the conclusions reached rely heavily on screening from willow vegetation along the lake margin, vegetation that is not within the applicant's control, is invasive, and is likely to be removed under the Sunshine Bay to Kelvin Heights Reserve Management Plan.
- 10.3 Once this vegetation is removed or significantly reduced, the proposed boatshed will appear noticeably more prominent within both the immediate foreground and wider landscape, increasing its influence on the perceived naturalness and openness. The proposed boatshed is significantly larger and taller than existing boatsheds in this part of Kelvin Heights (approx. 5.6 m high compared to the typical 3.3–3.5 m), and its 59.8 m² over-water footprint, coupled with the jetty's 31.5 m² extent, represents a

notable increase in built presence within what is presently a relatively open and naturalistic bay.

- 10.4 The proposal will introduce a larger and more visually assertive built form into a relatively small and otherwise open bay, altering the balance between natural and modified elements and increasing the perception of cumulative development along the shoreline.
- 10.5 As a result, I do not agree with the applicant's conclusion that the visual and landscape character effects are "very low" or "low." When assessed under realistic long-term landscape conditions, the proposal is more accurately categorised as having moderate adverse effects on both visual amenity and landscape character.
- 10.6 The key issue is not only the presence of the boatshed but the scale of the structure relative to the setting. While a redesign could reduce effects, particularly through reducing height, footprint, bulk, and roof form, it is my assessment that the current scale is the primary driver of adverse effects, not merely the loss of vegetation screening. In the absence of such a substantial reduction in scale, the effects will remain within the moderate range, because the bay is small, visually open, and sensitive to built intrusion.
- 10.7 On this basis, I do not agree with the applicant's conclusion that the visual and landscape character effects are "very low" or "low." When assessed under realistic long-term landscape conditions and having regard to the likely removal of foreshore willows, the proposal is more accurately categorised as having moderate adverse visual and landscape character effects. The proposal therefore does not fully achieve the level of visual recessiveness, low visibility, or protection natural character values anticipated by the PDP or consistent with the outcomes sought under RMA Section 6(a).

APPENDIX 3 – NAVIGATIONAL SAFETY REPORT – JETTY

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

FROM: Ricky Campbell, QLDC Harbourmaster

DATE: 25th June 2026

APPLICATION DETAILS	
REFERENCE	RM250799
APPLICANT	C Reid, D Reid & K Ewington
APPLICATION TYPE & DESCRIPTION	Resource Consent to establish / extend a jetty – Lake Wakatipu
ADDRESS	Lake Wakatipu, adjacent to 46 Willow Place, Lake Wakatipu
ZONING	Rural (PDP) Rural General (ODP)
SITE AREA	N/A
ACTIVITY STATUS	Non-complying
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	04.12.2025
WORKING DAYS AT TIME OF REQUEST	0
FINAL DATE FOR FURTHER INFORMATION REQUESTS	ASAP
DATE REPORT REQUIRED BY:	ASAP
INDICATION OF NOTIFICATION	Limited or public Notification
TYPE OF COMMENT REQUIRED	Report
REQUESTED AREAS OF COMMENT	Navigational safety – any concerns regarding the replacement and extension of the jetty and boatshed in this location?

OVERVIEW

brief Description of Proposal	The Applicants have made a Resource Consent application in respect of legally establishing, upgrade and lengthening the existing Jetty located opposite 46 Willow Place, Kelvin Heights, Lake Wakatipu. The purpose of this resource Consent application is as outlined above.
History	RM:250799
Waterbodies	Opposite 46 Willow Place - Kelvin Heights - Lake Wakatipu

JETTY LOCATION DIAGRAM

(45°01'41.84S 168°43'09.19E)



OVERVIEW

2.0 SAFETY MANAGEMENT

Safety Management comments	A Resource Consent application to legally establish, upgrade and extend the current jetty located opposite 46 Willow Place, Kelvin Heights Queenstown and known as Jetty 31 has been filed with the Queenstown Lakes District Council. As part of this process, the applicant submits location details & documents information for review by the Harbourmaster, the harbourmaster reviews this information and completes a site inspection to confirm that there are no navigational safety concerns and that the request meets the requirements under the Navigational Safety Bylaw 2025 & Moorings & jetties policy 2007. After reviewing the documents and completing a site visit to assess the location, I have noted the following concerns. Currently at the end of the jetties in this location there is a lakebed channel which allows vessels to safely move through this area to access the jetties along this section of the lake when the lake level is low (Please see blue line). If the current jetty is extended by approximately 6 metres, this may block access through this lakebed channel, forcing vessels to have to travel outside of the channel to get around the end of the jetty, leading to vessels potentially making contact with the lakebed leading to a possible grounding. This is especially more of an issue during summer periods where the lake levels can drop dramatically and remain at extremely low levels for a period of months. We can already see lakebed disturbance, lakebed impacts and propeller damage throughout this area from vessels travelling through this section of the lake outside the channel and during low lake levels. I believe an extension to the jetty will only push vessels out further into the shallow areas possibly creating more lakebed damage Based on the above I would not be in support of this application in regards to extending of the proposed jetty.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	No Comment Required from Maritime NZ

3.0 LEGISLATION

- **Moorings & Jetties Policy 2007**
- Maritime Transport Act 1994
- Navigation Safety Bylaw 2025

4.0 RECOMMENDED CONDITIONS/ADVICE NOTES

See notes above.

5.0 FINAL COMMENT

Prepared by: Ricky Campbell
 Harbourmaster
 Queenstown Lakes District Council

Kind Regards

Ricky

Ricky Campbell

District Harbourmaster
Queenstown Lakes District Council
DDI: 0800 2262851 (24/7)
Mob: 021 2262851 (24/7)
PO Box 6 Queenstown 9300,
New Zealand
E mail: ricky@cougargroup.co.nz

APPENDIX 4 – NAVIGATIONAL SAFETY REPORT – MOORING

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

FROM: Ricky Campbell, QLDC Harbourmaster

DATE: 25th June 2026

APPLICATION DETAILS	
REFERENCE	RM250799
APPLICANT	C Reid, D Reid & K Ewington
APPLICATION TYPE & DESCRIPTION	Resource Consent to establish a swing mooring – Lake Wakatipu
ADDRESS	Lake Wakatipu, adjacent to 46 Willow Place, Lake Wakatipu
ZONE	Rural (PDP) RURAL General (ODP)
SITE ADDRESS	N/A
ACTIVITY STATUS	Non-Complying
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	04.12.2025
WORKING DAYS AT TIME OF REQUEST	0
FINAL DATE FOR FURTHER INFORMATION REQUESTS	ASAP
DATE REPORT REQUIRED BY:	ASAP
INDICATION OF NOTIFICATION	Limited or Public Notification
TYPE OF COMMENT REQUIRED	Memo
REQUESTED AREAS OF COMMENT	Re mooring – as noted above, further information will be required re mooring specifications and proposed GPS coordinates; however, I've advised that the location of the mooring may be unsuitable given the depth of lake in this area being shallow. Please provide initial comments so I can relay/reiterate these concerns to the applicant.

MOORING LOCATION DIAGRAM

(-45°01'41.18, 168°43'09.75) (-45.028106, 168.719375)



1.0 OVERVIEW

Brief Description of Proposal	C Reid, D Reid & K Ewington have made a Resource Consent application in respect to installing new a private mooring at the above location off Willows Place, Lake Wakatipu The purpose of this resource Consent application is to establish a new swing mooring at the above location marked.
History	RM:250799
Waterbodies	Off Willow Place, Kelvin Heights, Lake Wakatipu

SAFETY MANAGEMENT COMMENTS	A Resource Consent application to install a new mooring within lake Wakatipu has been filed with the Queenstown Lakes District Council. As part of this process, the applicant submits location details & documents outlining the intended position of the said mooring for review by the Harbourmaster, the harbourmaster reviews this information and completes a site inspection to confirm that there are no navigational safety concerns and that the request meets the requirements under the Navigational Safety Bylaw 2025. After reviewing the documents and completing a site visit to assess the location, I have noted the following issues. 1) After visiting the proposed location, I have concerns in regard to any new mooring placed in the water in this location or in the vicinity of this location due to water depth, especially during summer periods where the lake levels can drop dramatically and mooring blocks on the lakebed can become navigational hazards to any vessels moving through this body of water. 2) I along with ORC would also be concerned with a vessel making constant contact with the lakebed and the damage this can cause to both the lakebed and vessel when the lake level is low, possibly leading to vessel pollution issues taking place, adding to this the lakebed scaring take place when the water level is low, there is not enough depth to hold the mooring tackle off the lakebed, which would be most of the time. Due to the above, I would be unable to support this application at the current location given, If the mooring was moved out to deeper water then we would re-evaluate the location and suitability.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	No Comment Required from Maritime NZ

3.0 LEGISLATION

- Maritime Transport Act 1994
- Navigation Safety Bylaw 2025

4.0 RECOMMENDED CONDITIONS/ADVICE NOTES

Please see notes above.

5.0 FINAL COMMENT

Prepared by: Ricky Campbell
Harbourmaster
Queenstown Lakes District Council

Kind Regards

Ricky

Ricky Campbell

District Harbourmaster

Queenstown Lakes District Council

DDI: 0800 2262851 (24/7)

Mob: 021 2262851 (24/7)

PO Box 6 Queenstown 9300,
New Zealand

E mail: ricky@cougargroup.co.nz

APPENDIX 5 – PARKS AND RESERVES REPORT

PARKS & RESERVES REPORT

TO: Rebecca Holden

FROM: Alex Jamieson

DATE: 8 July 2026

APPLICATION DETAILS	
REFERENCE	RM250799
APPLICANT	C Reid, D Reid & K Ewington

1.0 PROPOSAL

The application proposes to remove and replace an existing jetty, and to establish a new mooring and boatshed in front of 46 Willow Place, Queenstown.

The existing jetty is currently mapped in the QLDC system as jetty #31 and is approximately 1 metre in width and 13.5 metres in length. The existing jetty is located entirely within land administered by Land Information New Zealand (LINZ) on behalf of the Crown. The proposed jetty will be approximately 1.3 metres in width and 19.7 metres in length and will extend into the existing QLDC administered recreation reserve by approximately 1.3m². The extension is required to create a level jetty over an existing rock outcrop to improve accessibility. An easement is required for the section of jetty within the QLDC administered recreation reserve.

The boatshed measures 66m² in area (5.7 metres wide, 11.5 metres long, 5.6 metres high) and will be located entirely within LINZ administered land. The boatshed will be deep green in colour and will have doors on the northern end to allow access to the lake. A 2.3m² platform is proposed to connect the jetty to the boatshed and will enable pedestrian access. A power cable is proposed to connect to the boatshed, buried under the existing trail and within the reserve.

The application also proposes to establish a swing mooring approximately 24 metres to the north-east of the proposed jetty and boatshed. The existing jetty and proposed mooring are shown in Figure 1.



Figure 1: Aerial image showing the existing jetty #31 and the approximate location of the proposed mooring ● (Source: QLDC GIS)

2.0 CONTEXT

The affected reserve, legally described as Section 21 Block I Coneburn Survey District, comprises approximately 13 hectares of recreation reserve extending from Willow Place to Kelvin Grove along the Lake Whakatipu foreshore. Zoned Open Space and Recreation (Informal Recreation) and subject to Designation #184, it forms a key part of the Kelvin Peninsula reserve network and provides continuous public access along the lakefront.

The reserve contains several important recreation assets, including the Kelvin Heights Track, Bayview boat ramp, playground, seating, extensive foreshore areas and established vegetation. The Kelvin Heights Track is a highly popular shared-use trail for walkers, runners and cyclists. Mature willow trees are prominent along the entire Frankton Arm foreshore and are dense within this particular area of Willow Place. The reserve and memorial seat are shown in Figure 2 below.



Figure 2: Photo taken of existing reserve and memorial seat (Source: Site visit)

While a number of boatsheds and jetties exist along Willow Place, these structures are located within the legal road corridor rather than recreation reserve. This distinction is important, as recreation reserves are managed primarily for public recreation, amenity and access purposes.

Management of the reserve is guided by the *Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan (1991)*. Although nearly 35 years old it is still relatively fit for purpose, and outlines how the foreshore reserves are used, and how they should be managed.

Additional guidance is provided by the *Kelvin Heights Reserve Network Plan (2006)*, which supports an interconnected and publicly accessible foreshore reserve network that prioritises recreation, amenity and environmental values.

3.0 ASSESSMENT

Jetty

The jetty footprint will increase by approximately 12m² and will maintain a similar form and character to the existing jetty, although it will extend further into the lake rather than along the foreshore. The jetty will remain available for public use and continue to provide public access to Lake Whakatipu. As a

result, it is not anticipated to adversely affect reserve users, trail users, or the recreational experience of the area. The proposal is generally consistent with the Reserve Management Plan, which provides for jetties subject to the necessary approvals and design requirements.

No details have been provided around the construction works required via the reserve and whether trail closures are needed; therefore, no assessment can be undertaken with respect to the effects on the reserve, trail or its users. A reserve permit will be required to establish the jetty within the reserve.

Boatshed

While the proposed boatshed is located within land administered by LINZ rather than the adjoining QLDC administered recreation reserve, its effects will be experienced primarily by reserve and trail users. The site forms part of a valued public foreshore environment that is popular with trail users and local residents, and this particular area provides a quaint bay with a memorial seat and jetty for public enjoyment.

The boatshed would introduce a substantial private structure measuring approximately 66m² in area and up to 5.6 metres in height. Unlike the existing jetty, which remains visually permeable and publicly accessible, the boatshed would create a prominent built form on the lake edge, reducing the openness of the foreshore and limiting views and interaction with Lake Whakatipu. The structure would occupy a publicly enjoyed section of lake frontage while providing an exclusive private benefit.

It is acknowledged that other boatsheds exist elsewhere along the Willow Place lakefront. The continual privatisation of highly valued lakefront areas through increasing the number of private boatsheds will result in a degradation of the amenity values experienced by the local community and reserve users. The proposal represents an encroachment of private use into a public recreation setting and is inconsistent with the existing character and management of the reserve.

The proposal is also inconsistent with the intent of the *Sunshine Bay, Frankton and Kelvin Heights Foreshore Management Plan*, which seeks to protect scenic values and provide opportunities for public recreation, including walking, picnicking, swimming and lake access. The introduction of a large private structure would detract from these values and reduce the public enjoyment of the foreshore environment.

Construction

A further concern is the lack of information relating to construction activities. Despite repeated requests, the applicant has not confirmed the extent of construction works within the reserve, including construction access, vehicle movements, material storage, trail closures or the duration of works. As a result, the effects of construction on reserve users and public access cannot be fully assessed. Conditions requiring the trail to remain open and prohibiting material storage within the reserve were recommended but not accepted by the applicant. The applicant stated that it would be inefficient to vary the resource consent if a trail closure was required. This could be addressed with an exclusion clause (eg *unless otherwise approved by Council's Parks and Open Spaces Planning Manager*).

More information is required in order to undertake an assessment of these effects on the reserve.

Willows

The willows extend both within QLDC and LINZ administered land throughout the Frankton Arm foreshore. Council has an agreement to remove dead, damaged or dangerous trees within LINZ land. Although dead, damaged or dangerous trees are regularly removed when reported, Council does not currently have budget for a widespread removal of the willows at this stage. Any removals would be based on necessity and individual assessment.

The applicant's landscape assessment relies heavily on existing crack willows to screen the boatshed. However, the Reserve Management Plan supports the eventual removal and replacement of these invasive trees. Any future removal, whether due to Council funding, community initiatives or tree decline, would significantly increase the visibility and prominence of the boatshed.

As replacement planting would be implemented strategically and not necessarily on a like-for-like basis, the existing willows cannot reasonably be relied upon as permanent screening. The anticipated visual effects of the boatshed should therefore be assessed on the basis that these trees may not remain

indefinitely. It is a poor environmental outcome to protect and ensure the retention of invasive species through the resource consent process for visual screening purposes and Parks do not accept this approach.

Further to this, it is unclear whether the applicant proposes the removal or trimming of the existing willows in order to establish the boatshed. Given the plans and renders provided by the applicant, it appears some trimming would be required. Any removals would need further consideration in terms of the landscape assessment and the reliance on this vegetation for screening.

Power connection

Power is required to operate the hoist within the boatshed. It is assumed it will also facilitate internal lighting. To enable this, an underground power cable connecting the boatshed to 46 Willow Place via the recreation reserve and beneath the Kelvin Heights Track. Once installed, the cable is unlikely to adversely affect reserve users or visual amenity.

However, the alignment, extent and construction methodology have not been confirmed, making it difficult to assess the temporary effects associated with excavation works within the reserve and trail corridor. It is considered these will be minor in nature, provided the trail remains open during works.

The power connection will also require an easement over recreation reserve land under the Reserves Act 1977. As the easement is intended solely to service a private boatshed, approval would need to be obtained, prior to any works commencing to ensure the occupation of reserve land is appropriately authorised. This is recommended as a condition of consent.

It is further noted that external lighting of the boatshed is not supported.

Conclusion

For the above reasons, the proposed location of the boatshed is considered inappropriate. The adverse effects on public amenity, recreation values, visual openness, and the character of the reserve environment are more than minor and are not outweighed by any corresponding public benefit. The proposal represents the private occupation of a prominent section of publicly enjoyed lake frontage and is inconsistent with both the intent of the RMP and the broader policy framework within Chapter 6 *Landscapes*, Chapter 21 *Rural Zone* and Chapter 38 *Open Space and Recreation*.

Mooring

The proposed swing mooring is located approximately 24 metres north-east of the jetty within an area of Lake Whakatipu that already contains a number of existing moorings. As such, the mooring is not anticipated to have any direct adverse effects on the recreation reserve, the Kelvin Heights Track, or the recreational experience of reserve users. The mooring would be viewed in the context of existing mooring infrastructure already present within the bay and is therefore unlikely to materially alter the character of the reserve setting.

From a reserve management perspective, there are no significant concerns with the long-term presence of the mooring itself. However, insufficient information has been provided regarding the methodology for installation of the mooring and whether any aspect of the works will require access through, or occupation of, the QLDC-administered recreation reserve. It is unclear whether equipment, materials or vessels associated with the installation will be launched, stored, or operated from reserve land.

It is assumed that the mooring would be established from the lake via a vessel launched from an existing boating facility, such as Frankton Marina. However, this has not been confirmed by the applicant. In the absence of this information, the potential temporary effects of the installation works on the reserve and its users cannot be fully assessed.

Accordingly, while the operational effects of the mooring are considered acceptable and unlikely to adversely affect reserve values, further information is required regarding the proposed construction and installation methodology to confirm whether any temporary effects on the reserve, public access, or recreational activities may arise during implementation.

Memorial Seat

An existing memorial bench is located within the reserve approximately four metres from the Kelvin Heights Track and occupies a prominent position overlooking the lake and existing jetty. The seat contributes to the recreational and amenity values of the reserve by providing a place for rest, reflection and enjoyment of the lakefront setting.

The seat includes a memorial plaque dedicated to Mitchell Gameren. The applicant has advised that contact has been made with the Gameren family regarding the proposal and that no changes to the memorial seat are currently proposed. While correspondence has been provided, no response has been received from the family to date.

Given the proposed boatshed would alter the outlook from the memorial seat and the character of the immediate area, it is appropriate that the Gameren family are directly consulted regarding the proposal and any potential effects on the memorial site. The Parks team intends to contact the family to understand their views and determine whether they wish the seat to remain in its current location or be relocated if consent is granted.

Should the family request relocation of the seat, it would be reasonable for the applicant to meet all costs associated with its removal and re-establishment at a suitable alternative location within the reserve. If resource consent is granted, this could be secured through an appropriate condition of consent.

Overall, the proposal is not anticipated to directly affect the memorial seat itself; however, consultation with the Gameren family is considered necessary given the seat's significance and its relationship to the surrounding lakefront environment.

4.0 CONCLUSION

The proposed replacement jetty is generally consistent with the recreational purpose of the reserve and is unlikely to result in significant adverse effects once completed. However, the effects of construction remain uncertain due to a lack of information regarding the extent of works within the reserve.

In contrast, the proposed boatshed would introduce a substantial private structure within a prominent and publicly enjoyed section of lake frontage. The boatshed would reduce the openness of the foreshore environment, obstruct views and interaction with Lake Whakatipu, and diminish the recreational and amenity values experienced by reserve users. The proposal is not consistent with the character, purpose, or management objectives of this section of recreation reserve and would establish an undesirable precedent for the privatisation of public lake frontage. Overall, the adverse effects of the boatshed are considered to outweigh any corresponding public benefit which is nil.

Having regard to the above, it is recommended that the proposal as it relates to the boatshed be **declined**.

Conditions of consent can be implemented with regards to the establishment of the replacement jetty and new mooring, regarding:

- The existing trail must remain open during construction (unless otherwise authorised by Council's Parks and Open Spaces Planning Manager).
- No materials shall be stored on the reserve during construction.
- Any damage shall be reinstated to the satisfaction of Council's Parks and Open Spaces Planning Manager.
- Full Council approval for the power cable within the recreation reserve is obtained, prior to any associated works being undertaken.

Advice Notes:

- *The consent holder is advised that any works or occupation on a Council reserve will require a concession under the Reserves Act 1977.*
- *The consent holder is advised that the jetty must be available for public use at all times.*
- *The consent holder is advised that the permanent storage of tender vessels is not permitted on reserves.*

Landowner approval will be required for any works within the reserve. Approval will also be required under s176 of the RMA as works are proposed within a QLDC designation.

Prepared by:



Alex Jamieson
PLANNER: PARKS & RESERVES
RESERVES

Reviewed by:



Dominic Harrison
PLANNER: PARKS &

TechnologyOne ECM Document Summary

Printed On 15-Jul-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Application Form	9052072	1	06-Oct-2025
PUB_ACC	Assessment of Environmental Effects (AEE) - 17.11.25	9173404	1	18-Nov-2025
PUB_ACC	s92 RFI response - 22.01.26	9308889	1	23-Jan-2026
PUB_ACC	Appendix B - Plans	9173406	1	18-Nov-2025
PUB_ACC	Appendix B - Landscape Assessment	9052070	1	06-Oct-2025
PUB_ACC	Appendix C - TAMI Consultation	9052069	1	06-Oct-2025
PUB_ACC	Appendix D - Affected Person's Approval - LINZ	9052074	1	06-Oct-2025
PUB_ACC	157 Peninsula Road APA	9641189	1	03-Jun-2026
PUB_ACC	44 Willow Place APA	9641188	1	03-Jun-2026
PUB_ACC	161 Peninsula Road APA	9641187	1	03-Jun-2026
PUB_ACC	Appendix E - Record of Title 904546	9052073	1	06-Oct-2025
PUB_ACC	Appendix F - PDP Decisions Version Map 33	9173405	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 processing.

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: **Clayton Reid, Delwyn Moira Reid and Kenneth Craig Ewington**
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: **PO Box 58545 Botany**

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

*Post code:

2163

*Email Address: **clayton.reid@rossreid.co.nz**

*Phone Numbers: Day **092746223**

Mobile: **0274888104**

The Applicant is:



Owner



Lessee



Occupier



Other - Please Specify

Owner of adjoining property



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: **JEA - Charlotte Clouston**

Phone Numbers: Day **034500009**

Mobile: **0211394952**

Email Address: **charlotte@jea.co.nz**



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: **Clayton**

*Postal Address: **PO Box 58545 Botany**

*Post code:

2163

*Please provide an email AND full postal address.

*Email: **clayton.reid@rossreid.co.nz**



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



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 - opposite 46 Willow Place, Kawarau Falls

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)

45°01'42.3"S 168°43'09.3"E - Degrees Minutes Seconds

For any land based areas:

Legal Description: Section 21 Block I Coneburn SD

Owners/Occupiers: QLDC - Recreation Reserve

District Plan 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

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



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?

If 'yes' please provide information below

YES

☐

NO

☒

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:



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

☐

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 **Lake Wakatipu**

(Lake / River)

The activity will operate

(dates / duration)

to provide for

(number persons)

Brief description of activity:

Replace an existing jetty and erect a boatshed

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



PRIVACY INFORMATION

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

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

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



FEES INFORMATION

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

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

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

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

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

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

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

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

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

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

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



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

Please wait for the initial fee invoice to be issued and [use the application reference on the invoice for your payment.](#)

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

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

Amount to Pay

\$3638 - Land Use Non-complying Activities (overall consent status)

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

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

Full name of person lodging this form **Charlotte Clouston**

Firm/Company **John Edmonds & Associates**

Dated **6/10/25**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;

- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

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.

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



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

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report

Assessment of Environmental Effects
Proposed Jetty & Boatshed
Lake Wakatipu, adjacent to 46 Willow
Place, Queenstown
November 2025

EXECUTIVE SUMMARY OF PROPOSAL

Clayton Reid, Delwyn Moira Reid and Kenneth Craig Ewington (the applicant) seeks resource consent to replace an existing jetty, establish a mooring and construct a boatshed in Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown.

Location:	Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown
Legal Description:	QLDC Water Body / Feature Recreation Reserve – Section 21 Block I Coneburn Survey District
Territorial Authority:	Queenstown Lakes District
Plan:	Proposed District Plan (PDP)
Zoning:	Rural
Natural Hazards:	Building Act Hazard - Potential inundation (flooding) Liquefaction Susceptibility (2012 T&T): LIC 1 (P) - Probably Low Risk. Expected to be low but requires specific investigations for a definitive assessment of liquefaction.
Other:	Outstanding Natural Landscape (ONL) Surface Water Annotations Within Wāhi Tūpuna #33 - Whakātipu-Wai-Māori (Lake Wakātipu). Lake Wakatipu is a Statutory Acknowledgement Area
Activity Status:	Non-complying

APPENDICES

Appendix A -	Plans
Appendix B -	Landscape Assessment
Appendix C -	Consultation Records
Appendix D -	Affected Party Approval – LINZ
Appendix E -	Record of Title (QLDC Reserve)
Appendix F -	PDP Decisions Version Map 33 – Frankton

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1 INTRODUCTION

This Assessment of Effects on the Environment (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- A description of the consents sought;
- An assessment of environmental effects;
- Identification and assessment of relevant objectives and policies of the Operative and Proposed District Plan; and
- A conclusion.

1.1 Overview

Resource consent is sought to remove an existing jetty and replace it with a new jetty and boatshed within Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. Resource consent is also sought to establish a mooring. The site is zoned Rural (being water) within the PDP.



Figure 1: Site Location (Site identified in yellow)

1.2 Site Description

The site is located within Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. There is currently an existing 13.5m long jetty. The jetty is a timber structure with the approximate location co-ordinates of 45°01'42.3"S 168°43'09.3"E.

There is an existing mooring to the north-west of the jetty, and willow trees located directly west of the jetty.

There is a reserve (zoned Informal Recreation) with a public footpath located to the south of the jetty, between the lake and the northern site boundary of 46 Willow Place. The reserve area includes a memorial seat on a rocky outcrop in loving memory of Mitchell (Mitch) Gameren. The reserve also includes a section of the Queenstown Trail that connects Frankton to the Kelvin Heights Peninsula and beyond to Jacks Point.

1.3 Legal Description

The site does not have a legal description as it is a water body. The recreation reserve adjoining the lake is held in Record of Title 904546, attached as **Appendix E**.

1.4 Natural Hazards

The following hazards are listed on the site under Council Hazard records:

- Building Act Hazard - Potential inundation (flooding)
- Liquefaction Susceptibility (2012 T&T): LIC 1 (P) - Probably Low Risk. Expected to be low but requires specific investigations for a definitive assessment of liquefaction.

1.5 Consent History

QLDC has limited information on file for the existing jetty, other than reference "S031". A record for a jetty inspection by Southern Monitoring Services Ltd on behalf of QLDC dated 7 April 2004 identified remedial matters for maintenance of the jetty, as part of a biannual structural survey of all known jetties and structures during the latter part of 2003. This timing indicating that the jetty structure was operational in late 2003.

Based on a review of historic imagery, the jetty was constructed before 2004. QLDC historic imagery clearly shows the operational jetty in 2004:



Figure 2: Historic imagery of jetty, operational in 2004 (QLDC GIS)

At an unknown time after 2004, QLDC transferred the jetty to LINZ responsibility.

The jetty has had a LINZ licence since 2022. LINZ indicated that: *"Our records indicate this jetty has had a licence in place with LINZ since 2022 and prior to this had a structure permit from QLDC"*.

QLDC could not provide any information on a structure permit.

2 DESCRIPTION OF PROPOSAL

The applicant seeks resource consent for the establishment of a jetty, mooring and boatshed within Lake Wakatipu, adjacent to 46 Willow Place, Kelvin Heights, Queenstown. The jetty will replace an existing jetty.

The proposed jetty has a length of 19.645m and a width of 1.5m (including piles). The jetty is proposed to be constructed from timber, supported by 14 timber piles, each with a diameter of 200mm.

A boatshed is proposed to the west of the jetty. The boatshed will have a length of 11.5m, a width of 5.7m and a height of 5.6m. The boatshed is proposed to be constructed on 12 timber piles of 200mm diameter. The boatshed will have a corrugate coloursteel roof and cladding and will be deep green in colour.

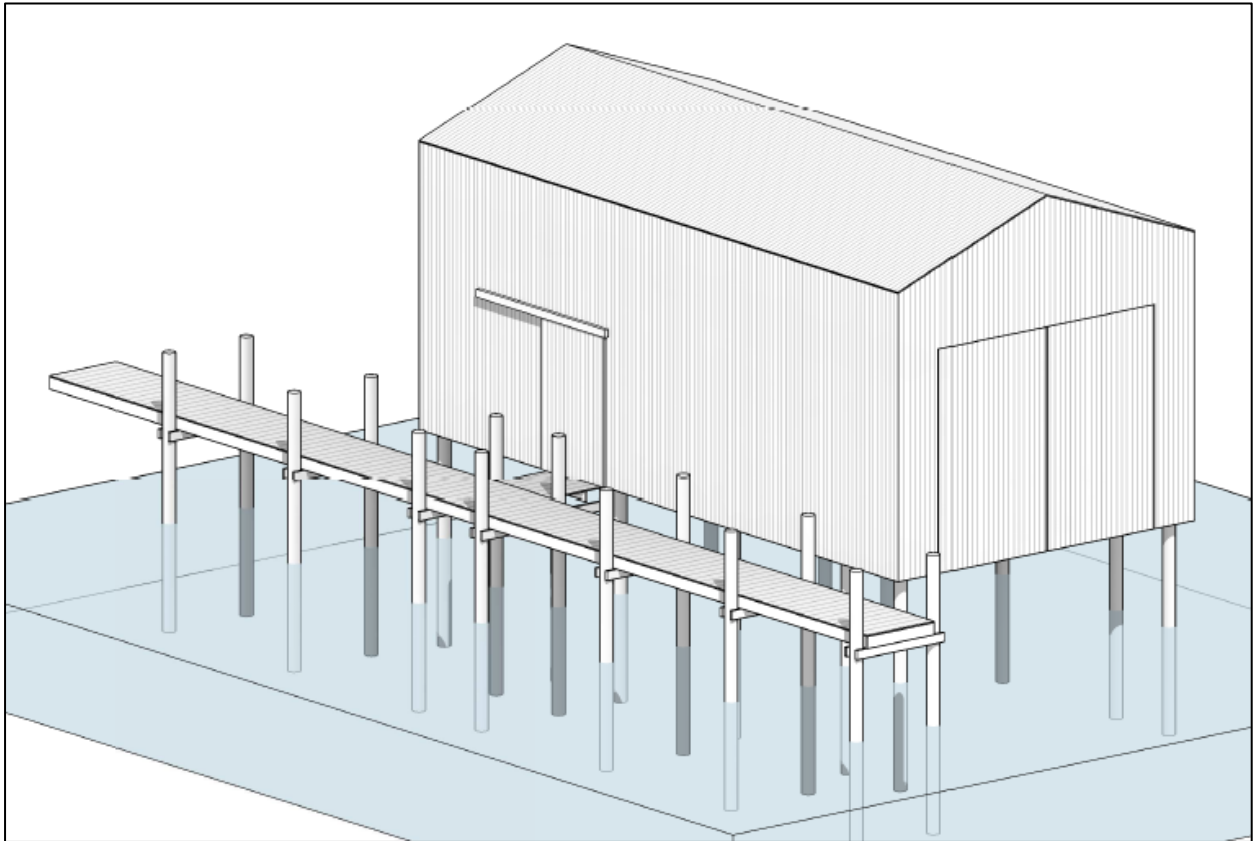


Figure 3: Proposed Jetty and Boatshed

The proposed boatshed will be serviced by a power cable connected to existing servicing for the dwelling at 46 Willow Place. This will traverse underneath the Queenstown Trail. Once trenched and filled, there will be no visible evidence of the cable for users of the trail. The applicant will liaise with QLDC and/or Aurora to obtain the appropriate easement or licence for this servicing across the recreation reserve area (noting this is a separate process subject to separate legislation).



Figure 4: Architects Render of proposed boatshed and jetty structures

The removal of the existing jetty piles and installation of the new piles is expected to take less than 10 hours for the works within the wetted bed of the lake. All practical steps will be undertaken by the contractor to ensure disturbance of the lake bed is minimal. The appropriate methodology and management will be determined by the contractor at the time of works, based on the lake and bed levels at that time.

The proposed swing mooring is to be located to the north-east of the jetty, as shown in [Figure 5](#) below. The mooring design will include a standard 1 tonne mooring block, suitable for accommodating boats up to 12m long.



Figure 5: Proposed location of swing mooring shown in red

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

All necessary resource consents are sought to enable the replacement of the existing jetty with a jetty structure and establishment of a boatshed and mooring in Lake Wakatipu, adjoining 46 Willow Place.

The site is zoned as Rural. The purpose of the Rural Zone is to:

“...enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.

...

A wide range of productive activities occur in the Rural Zone and because the majority of the District’s distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of living, recreation, conservation commercial and tourism activities and the desire for further opportunities for these activities.”

Lake Wakatipu is classified as an Outstanding Natural Landscape (ONL) and has surface water annotations for structures. The annotation in the vicinity of the site is “*All structures and moorings non-complying except for jetties and boatsheds*”. The PDP decisions version of this planning map is appended in **Appendix F**.

Lake Wakatipu is subject to a Statutory Acknowledge in terms of the Ngai Tahu Claims Settlement Act 1998, and a wāhi tūpuna overlay in the PDP whereby mana whenua values identified are wāhi taoka, mahika kai and ara tawhito. The description of this wāhi tupuna area in Schedule 39.6 is:

“The name Whakatipu-waimāori originates from the earliest expedition of discovery made many generations ago by the tupuna Rākaihautū and his party from the Uruao waka. In tradition, Rākaihautū dug the lakes with his kō known Tūwhakarōria. The Lake is key in numerous Kāi Tahu pūrakau (stories) and has a deep spiritual significance for mana whenua. For generations, the Lake also supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu. The knowledge of these associations hold the same value for Kāi Tahu to this day. It also has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998.”

There is a small area of the jetty structure proposed within the Informal Recreation Zone adjoining the lake edge. The area of works adjoins Designation 184 for Queenstown Lakes District Council for the purpose of Recreation Reserve and Esplanade Reserve.

Under the PDP, Resource Consent is sought for the following:

Chapter 21 – Rural

- A **restricted discretionary** activity resource consent pursuant to Rule 21.15.7 for a jetty in the Frankton Arm. 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 web mapping application. 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; and*
 - 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 21.15.8 for a boatshed structure within the lake. The location of the boatshed is within a notation on the District Plan maps that states ‘All structures and moorings non-complying except for jetties and boatsheds’.
- A **non-complying** activity resource consent pursuant to Rule 21.15.9 for a mooring within the lake in a location on the District Plan maps where such structures are shown as being non-complying.
- A **non-complying** activity resource consent pursuant to Rule 21.16.2 for a ‘new’ jetty within the area located to the east of the Outstanding Natural Landscape line that is closer than 200m to any existing jetty. This is a technical non-compliance, as there is an existing jetty in this location that will be replaced.

Chapter 38 – Open Space and Recreation Zones

- A **discretionary** activity pursuant to Rule 38.9.37 for a jetty located within the Informal Recreation Zone. The extent of the jetty located within this zone is approximately 1m².

Chapter 39 - Wāhi Tūpuna

- A **restricted discretionary** activity pursuant to Rule 39.5.3 for a building located within a wāhi tūpuna area and within 20m of the boundary or the bed of the lake within the Rural zone. Discretion is restricted to:
 - a. *Effects on Manawhenua values.*

Chapter 25: Earthworks

The earthworks required to trench a power cable within the recreation reserve will comply with the maximum volume threshold of 100m³ for earthworks in Table 25.2 and comply with the relevant standards, including for earthworks in proximity to waterbodies. The earthworks are a permitted activity pursuant to Rule 25.4.1.

3.2 Otago Regional Plan: Water

The proposed activity requires resource consent pursuant to the Otago Regional Plan: Water for the following:

- A **discretionary** activity resource consent pursuant to Rule 13.2.3.1 for the placement of a structure (boatshed and mooring), fixed in, on, under or over the bed of a lake.
- A **restricted discretionary** activity resource consent pursuant to Rule 13.3.2.1 for the replacement and extension of the existing jetty structure. The Consent Authority is precluded from giving public notification of an application for resource consent under this rule.
- A **restricted discretionary** activity resource consent pursuant to Rule 13.4.2.1 for the removal of the existing jetty structure. The Consent Authority is precluded from giving public notification of an application for resource consent under this rule.

The disturbance of the bed of the lake for the placement, removal and replacement of the jetty, mooring and boatshed structures will meet the permitted activity standards in Rule 13.5.1.1.

The Otago Regional Council delegated functions to the Queenstown Lakes District Council for processing of section 13(1)(a) matters, therefore, the regional plan consents and district plan consents are sought together.

3.3 Activity Status Summary

The activity status of the application is **non-complying**.

3.4 Resource Management Act 1991

Pursuant to section 123(c) of the RMA, a duration of between five years and up to a maximum of 35 years applies to activities that contravene Section 13 (restriction on certain uses of beds of lakes or rivers) of the RMA, unless specified otherwise. A resource consent duration of 35 years is sought for the activities in the lake.

4 ACTIVITY STATUS

Sections 104, 104B and 104D set out the relevant assessment matters for resource consent applications carrying the non-complying activity status:

104 Consideration of applications

- (1) *When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—*
 - (a) *any actual or 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 matter the consent authority considers relevant and reasonably necessary to determine the application.*

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority -

- (a) *may grant or refuse the application; and*
- (b) *if it grants the application, may impose conditions under section 108.*

104D Particular restrictions for non-complying activities

- (1) *Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either*
- (a) *The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
 - (b) *The application is for an activity that will not be contrary to the objectives and policies of –*
 - (i) *The relevant plan, if there is a plan but no proposes plan in respect of the activity; or*
 - (ii) *The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) *Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*

5 WRITTEN APPROVALS

The applicant has engaged with TAMI regarding the proposal. Correspondence is attached as **Appendix C**. TAMI have indicated that they do not have any issues with the proposal. TAMI requested the applicant agree to a consent term of 15 years, indicating that written approval would be provided if this term was agreed to. The applicant does not agree to a term of 15 years, instead seeking a duration of 35 years pursuant to the RMA.

The applicant contacted Aukaha in June 2025 to discuss the proposal. Aukaha advised that there is a new resource consents process, which requires all applications to be submitted through the website and for an AEE to be provided as part of that. The applicant submitted the draft application through their resource consents portal on 11 August 2025. We received acknowledgement that the application was being processed on 12 September 2025, however, have had no meaningful dialogue with Aukaha prior to lodgement.

The applicant anticipates QLDC will formally request comment from the relevant iwi as the lake is a statutory acknowledgement area.

The applicant anticipates QLDC will formally request comment from the following persons (as considered necessary): QLDC Harbourmaster, Maritime NZ and QLDC Parks. Written approvals are not considered necessary.

Affected party approval has been obtained from LINZ and is attached as **Appendix D**.

6 ASSESSMENT OF EFFECTS**6.1 Receiving environment**

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The receiving environment includes ten existing jetties and five boatshed structures, as shown in [Figure 6](#) below. The extent shown in Figure 5 is 200m to the west and 300m to the east.

The receiving environment also includes existing residential development.



Figure 6: Receiving environment, Site circled in yellow and other boatshed/jetty structures shown in bold

6.2 General

In respect of the 4th Schedule of the RMA, this assessment is framed around the basis that:

- The proposal will not adversely affect ecosystems.
- The proposal will not adversely affect the exercise of any protected customary right.
- The scale and significance of the activity's effects are mitigated through the use of design controls and landscaping to mitigate the effects of built form.
- The proposal does not include the use of hazardous installations. Accordingly, it will not increase any risk to the neighbourhood, the wider community, or the environment through hazardous installations.
- The proposal will not result in any significant adverse effect on the environment (so a description of any possible alternative locations or methods for undertaking the activity has not been provided).
- The physical effect on the locality, including any landscape and visual effects are mitigated through the utilisation of the existing site context and the proposed design. Accordingly, the activity will not result in any adverse effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations. It is therefore also considered the proposal will not have any adverse effect on people in the surrounding area.

Taking into account effects that must or may be disregarded, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor.

6.3 Positive Effects

The proposal includes the replacement of the existing jetty with a new, fit for purpose build. The proposed jetty extension will provide for increased recreation opportunities for the public.

6.4 Effects of the Jetty

Resource consent is required for a non-complying activity. However, the matters of discretion in the relevant planning documents provide an appropriate guide for assessment of effects of the jetty aspect of the proposal.

6.4.1 PDP – Matters of Discretion

The presence of a jetty in this location is established and actual or potential effects of the jetty in proximity to any existing jetties are known. The proposal will replace an existing jetty albeit with an extension to its length. The proposed mooring location is between existing established moorings.

The matters of discretion for the jetty and mooring activity are set out in Rule 21.15.7 and addressed in [Table 1](#) below.

Table 1: Assessment of Jetties

Rule 21.15.7 – Jetties and Moorings in the Frankton Arm	
Matter of discretion	Comment
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;	The jetty is not a dominant structure in the shore scape or lake view, refer Landscape Assessment in Appendix B . Similarly, the boatshed and mooring will not be dominant or obtrusive.
b. whether the structure causes an impediment to craft manoeuvring and using shore waters.	The structures will not cause an impediment to craft manoeuvring and using shore waters. The jetty structure is a replacement of the existing jetty in this location. The mooring will be sufficiently spaced to other existing moorings.
c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;	The structures will be visible from the public area around the shoreline, including the memorial seat. The proposed jetty will be in the same location as the existing jetty so the view for recreational users will be similar to the existing views. The boatshed is in keeping with other structures along this stretch of foreshore and will not diminish the recreational experience of people using public areas.
d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;	The proposed jetty is a replacement of an existing jetty structure, within an area of the lake that has numerous jetty, mooring and boatshed structures. The structures will be the only structures in this enclosed section of the bay. It will not increase the extent of the lake edge that has existing jetties and structures. The structures will not contribute 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;	The jetty will be available for public use.
f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and	The structures are compatible with landscape and amenity values, as set out in the Landscape Assessment (Appendix B).
g. whether the structure enables the use of public water ferry services and/or water based transport.	The jetty will be accessible for use by the public.

Overall, the structures are considered to have effects that are less than minor.

6.4.2 Regional Plan: Water – Matters of discretion

The proposed jetty is a replacement jetty; however, it will include an extension that is longer than the existing jetty. This standard is therefore included for completeness.

The matters of discretion for the jetty activity are set out in Rule 13.3.2.1 and addressed below. The matters of discretion for removal of the existing jetty are set out in Rule 13.4.2.1 and mirror that of 13.3.2.1. Both are addressed in [Table 2](#) to avoid duplication.

Table 2: Assessment of Jetty

13.3 The repair, maintenance, expansion, alteration, replacement or reconstruction of a structure	
Matter of discretion	Comment
a. Any adverse effects of the activity on: (i) Any natural and human use value identified in Schedule 1 for any affected water body; and (ii) The natural character of any affected water body; and (iii) Any amenity value supported by any affected water body; and (iv) Any heritage value associated with any affected water body; and	The removal and replacement of the jetty with an extended jetty structure will not generate adverse effects that are minor or more than minor. The amenity values of the surrounding area will be retained. The structures are in keeping with the surrounding context of jetty and boatshed structures. The natural character of the wider lake is not affected. The removal of the jetty and replacement structure will not generate adverse effects on cultural values linked to Lake Wakatipu. There are no heritage values affected by the proposal.
b. Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and	N/A
c. Flow and sediment processes; and	The expansion of the jetty and new boatshed will not affect flow and sediment processes. There will be a localised change through the installation of the piles for the boatshed and new jetty structure. However, lake water flow will remain the same through this area with the boat shed shell and jetty sitting above the water level (refer Figure 2).
d. Any adverse effect on a defence against water; and	N/A
e. Any adverse effect on existing public access; and	The structures will not affect existing public access to the lake. The jetty will be available for public access and use. The boatshed will be locked and for private use. The proposal will not affect public access to and use of the adjoining recreation reserve.
f. The method of construction; and f. The method of demolition or removal; and	All practical steps will be taken by the contractor to ensure disturbance of the lake bed is minimal. The disturbance of the bed associated with the replacement and removal of the jetty is a permitted activity.
g. The duration of the resource consent; and	A resource consent of 35 years is sought for the elements of the proposal that require a duration. The existing jetty has been in place for over 20 years. A 35-year duration is considered appropriate.
h. The information and monitoring requirements; and	An annual licence with LINZ is required for ongoing operation of the jetty and boatshed structure.
i. Any existing lawful activity associated with any affected water body; and	The proposed jetty was established prior to 2003. Our understanding is that there were no resource consent requirements at the time of construction.

j. Any insurance or other appropriate means of remedying the effects of failure; and	N/A
k. Any bond; and	N/A
l. A financial contribution if the structure is a dam, or for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected; and	N/A
m. The review of conditions of the resource consent; and	N/A
n. Any measures to avoid animal waste entering the lake, river, or Regionally Significant Wetland.	N/A

Given the works in the bed will be limited, Fish and Game NZ are not considered to be affected by the proposal.

6.5 Landscape and Visual Effects

Patch Landscape Architects describes the landscape, the proposal and the potential landscape and visual amenity effects in the Landscape Assessment, **Appendix B**. This assessment is adopted and relied upon as part of this assessment of environmental effects.

Given the low height of the jetty compared to the lake level, the jetty will be reasonably difficult to see from most vantage points. The jetty has been existing within this location since circa.2003. This area of Frankton Arm is a node of similar development where the presence of both jetties and boatshed has long been established. The jetty will not be dominant or obtrusive in this environment when viewed from private residences or the nearby public places (trail/road). The jetty and boatshed are set between two groups of established willows, and are the only structures in this enclosed section of the bay.

The location of the jetty and boatshed is within a marine environment where an existing jetty is already present, and there is an expectation for boats and recreational boating activity. There are two existing moorings directly in line with the boatshed and jetty, as shown in [Figure 7](#) below. The jetty will not be dominant or obtrusive when viewed by users of the lake.



Figure 7: Render of boatshed and jetty

The boatshed structure will be set within well-established willow vegetation to the west. The boatshed is below the road level of Willow Place and track level of the Kelvin Heights trail. The deep green colour has a low light reflectance value, which will not detract from views of the wider lake. The boatshed structure will be seen within the existing pattern of boatshed and jetty development along the frontage of Willow Place / Loop Road.

There is acknowledgement that the boatshed will not be 'reasonably difficult to see', however, in the context of the existing and surrounding environment, regardless of its visibility, the jetty and boatshed will have a less than minor effect.

The Landscape Assessment considers that visual effects are low in the immediate context and very low in wider views. Views from private properties will be at oblique angles, and filtered by topography (noting an elevation change of at least 10m from the nearest properties to lake level), built elements and vegetation.

In addition, the mooring will be viewed in the context of other moorings, situated within an existing cluster of boat activities. The mooring will be viewed in the foreground of an existing residential zone when viewed from the lake.

The landscape and visual amenity values can absorb the boatshed structure, jetty and mooring into the surrounding environment. Overall, the landscape and visual amenity effects are considered to be less than minor.

6.6 Recreation, Navigation and Water Safety

The proposed replacement of the existing jetty will ensure that the structure is in good (new) condition. This will assist the structural integrity of the jetty and boatshed.

The jetty and the boatshed will not impede lake users, given the location within a bay of the Frankton Arm. Neither structure is located within a main area of water craft movement. The shape of the land and the adjoining vegetation prevent water craft moving through this area at speed.

The mooring will not impede lake users, given there is sufficient space between moorings and the mooring buoy will be visible to other lake users.

The boatshed, mooring and jetty will not impede recreational users of either the Queenstown Trail/Frankton Track (shared path) or the memorial seat. The Frankton Track is approximately 3.5m above the lake level in this location.

The proposed jetty will improve safety when compared to the existing jetty, as there is an existing step up onto the jetty structure from the land. The proposed jetty will not have a step, designed to sit flush with the land.

The jetty will be available for use by the public. The proposal will not diminish the recreational experience of the water as used by other people.

6.7 Effects on the Recreation Reserve

The proposal includes approximately 1m² of jetty within the recreation reserve. This part of the structure does not meet the definition of building within the Informal Recreation Zone.

This extension of the existing jetty footprint is required to create a level jetty without a step from the existing ground level, which is a rock outcrop at the lake edge. The proposed jetty will not affect access to the reserve area or impact the QLDC designation. As above, users of the trail and memorial seat will not be affected by the proposal. Effects on the recreation reserve from the small extent of jetty proposed within it are considered to be less than minor.

6.8 Cumulative Effects

The location of the jetty and boatshed are within an existing stretch of jetties, moorings and boatsheds within Frankton Arm, as shown in [Figure 5](#) above. The jetty will replace the existing jetty. The jetty previously had a floating timber platform attached. The boatshed is an extension of the jetty structure.

The Landscape Assessment makes the following assessment at paragraph 6.27:

In this case, the proposal is located within an established node of lake edge activity and does not introduce a new cluster or disrupt a visually undeveloped segment of shoreline. The proposed boatshed and jetty will be contained within a small bay, visually buffered by vegetation, and separated from neighbouring structures. As such, they will not read as cumulative clutter or contribute to a spread of development around the Arm.

The cumulative effects caused by the proposal are considered to be very low / less than minor. The proposal will not extend the scale of this area of existing jetty and boatshed structures.

6.9 Cultural Effects

No specific cultural effects were raised by TAMI in discussions regarding the proposal. The proposed structures are not considered incompatible with Manawhenua values given the location of the proposed jetty and boatshed is within a highly modified area of the lake foreshore.

The proposed boatshed and replacement of the existing jetty are anticipated to uphold the cultural values of mauri, mana and wairua associated with the lake.

The cultural values associated with the wāhi tūpuna area include mahinga kai, tauraka waka and ancestral travel routes. These values will not be affected by the proposed activity.

For the above reasons, the retention of a structure, construction of a boatshed and recreational use in the existing jetty location will result in adverse effects on mana whenua values that are less than minor.

6.10 Natural Hazards Effects

The boatshed and jetty will both be raised above the water level / ground level and will not exacerbate any existing natural hazard risk.

6.11 Effects on Persons / Neighbouring Properties

The adjacent landowners to the site include residential properties at 44 Willow Place, 161 & 157 Peninsula Road and 11 Loop Road.

As discussed in section 6.5 above and assessed in the Landscape Assessment (**Appendix B**), the views from neighbouring private properties will be at oblique angles, and visually filtered by topography (at least 10m elevation change), built elements and vegetation. The elevation distance will limit opportunities for visibility / dominance in views from neighbouring houses. Visual effects are mitigated through the location of the boatshed in proximity to the existing willow tree to the west, and the replacement of the jetty as an established feature within this landscape.

The proposed replacement of the existing jetty and construction of the boatshed are not anticipated to adversely affect these parties. Adverse effects on private views and residential amenity are considered less than minor.

The boatshed may be visible, particularly from users of the Kelvin Heights track directly adjoining the site and wider public views across the Frankton Arm. Track users will see the boat shed and jetty for a short section of the track, between the two stands of vegetation. Given the existing jetty in this location, the view of a replacement jetty and boatshed is not considered adverse. Track users are approximately 3m above the lake level and there is no vehicle access to the jetty/boatshed that would detract from enjoyment of the recreation area for public users. Any views towards the boatshed from the lake will be from a distance and will include the existing willow trees in the background. The willows may provide partial screening from views from the west.

On the basis of the above assessment, it is considered that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

7 OBJECTIVES AND POLICIES ASSESSMENT

7.1 Proposed District Plan

The relevant objectives and policies of the PDP are addressed in **Annexure 1**. In summary, the proposal is generally consistent with the provisions of Chapter 3 – Strategic Direction, Chapter 6 – Landscapes, Chapter 21 – Rural and Chapter 39 – Wāhi Tupuna.

The proposal is not consistent with Policy 6.3.3.1, that recognises buildings within an ONL are inappropriate unless “reasonably difficult to see” from beyond the boundary of the site. The boatshed will not be reasonably difficult to see from the Kelvin Heights Track/recreation reserve adjoining the lake.

The proposal is consistent with Policy 6.3.5.2 however, which provides recognition for the character of the Frankton Arm including established jetties and wharves, and provides for their maintenance, upgrade and expansion. This policy, and policy 6.3.5.1 provide for structures in lakes, acknowledging the importance of recreation opportunities.

Overall, the activity is not contrary to the objectives and policies of the PDP.

7.2 Otago Regional Plan: Water

The relevant objectives and policies of the Regional Plan can be found in Part 4, which seeks to ensure consistency with the values of Kai Tahu whanui, Part 5, which focuses on ONLs, naturalness, flora and fauna, ecosystem, water supply values, amenity values and existing lawful activities associated with the regions lakes and rivers. Part 6 and 7 apply provisions around water quantity and quality respectively, and Part 8 seeks to maintain the stability of beds and banks of lakes and rivers, to minimise reductions in water clarity caused by bed disturbance, and to avoid, remedy or mitigate any adverse effect of activities that occur within the bed of lakes and rivers. The proposed jetty

replacement, mooring and boatshed will result in temporary disturbance of the lakebed for the installation of the piles. The proposal will not generate long term disturbance of the bed.

The proposed activity will not exacerbate flooding, erosion or sedimentation hazards. The piers will enable water to circulate through this area of the lake without changing the hydrological processes.

The proposal will increase the stability and function of the existing structure, by upgrading to a new fit-for-purpose structure.

The bed disturbance will be temporary, expected to take less than 10 hours for the works within the wetted bed. Any change in turbidity of the water is expected to be localised and temporary in nature. Any temporary effects on water clarity are not expected to affect other users of structures within the lake in the vicinity.

Any potential long-term effects that may result on the bed of the lake, are sufficiently limited given the small area of lake that will be occupied by the structure. The presence of the jetty and boatshed is considered to be consistent with the objectives and policies of these relevant parts of the Plan.

7.3 Otago Regional Policy Statement 2019

Part B of the operative Otago Regional Policy Statement 2019 provides for the sustainable use of Otago's resources to promote economic, social and cultural wellbeing for people and communities, as well as recognising Kāi Tahu values, the values of ecosystems and fresh water.

Policy 3.1.2 expressly provides for management of the beds of lakes to safeguard the life supporting capacity of fresh water, maintain water quality, bank stability, ecosystem health, natural function, amenity values and avoid adverse effects of pest species and natural hazards.

The proposal will result in temporary adverse effects during bed disturbance that will be less than minor. The values of Lake Wakatipu will be maintained. The proposal will enable the applicant to provide for their wellbeing and will not adversely affect Kāi Tahu connections with the lake.

The presence of the jetty and boatshed is considered to be consistent with the objectives and policies of the relevant parts of the Otago Regional Policy Statement 2019.

7.4 Proposed Otago Regional Policy Statement 2021 – Appeals version September 2025 (pORPS)

Part 3 of the pORPS domain LF – Land and Freshwater – sets out the relevant objectives and policies for activities within the lake. The relevant provisions seek to uphold Te Mana o te Wai, by protecting Otago water bodies, and their mauri, health and wellbeing. This includes a prioritisation framework for decision-making in policy LF-WAI-P1:

1. the health and well-being of water bodies and freshwater ecosystems and the exercise of mana whenua to uphold this;
2. the health needs of people interacting with water through: ingestion, immersive activities and personal hygiene activities;
3. the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future.

The proposal will not affect the health and well-being, or mauri, of Lake Wakatipu. The proposal will not affect the ability of people to interact with water for their health needs. The proposal will provide for the enhanced wellbeing of the applicant by enabling the replacement of the existing jetty with a purpose built jetty and boatshed structure to meet their needs now and in the future.

The pORPS provides for Kāi Tahu rakatirataka in respect of fresh water, including by active involvement of mana whenua in decision-making processes. The applicant is engaging with TAMI and Aukaha with respect to the proposal.

The proposed jetty and boatshed are considered to be consistent with the objectives and policies of the pORPS.

7.5 Kāi Tahu Ki Otago Natural Resource Management Plan 2005 (KTKO NRMP)

The objectives for the Otago region are set out in part 5 of the KTKO NRMP. These are:

- i. *The rakātirataka and kaitiakitaka of Kāi Tahu ki Otago is recognised and supported.*
- ii. *Ki Uta Ki Tai management of natural resources is adopted within the Otago region.*

iii. *The mana of Kāi Tahu ki Otago is upheld through the management of natural, physical and historic resources in the Otago Region.*

iv. *Kāi Tahu ki Otago have effective participation in all resource management activities within the Otago Region.*

v. *The respective roles and responsibilities of Manawhenua within the Otago Region are recognised and provided for through the other objectives and policies of the Plan.*

Lake Wakatipu is within the Clutha Mata-au catchment. The objectives and policies are addressed in part 10 of the KTKO NRMP.

10.5.2 identifies cultural landscape issues in the Clutha/Mata-au catchment, including the extensive spread of jetties and moorings in Lake Wakatipu. The proposed jetty is within an existing jetty location and will not add to the sprawl of jetties and moorings in Lake Wakatipu.

Policy 10.5.3.8 requires jetties to be at a fixed location, with any effects of earthworks or from ongoing operation to be remedied or mitigated. Policy 10.5.3.9 requires jetties and moorings to be located where they will not impede or restrict access to lakes, rivers and wetlands. The proposed jetty will replace the existing jetty in this location. The proposed mooring is within an existing cluster. The jetty, mooring and boatshed will not impede or restrict access to Lake Wakatipu. The effects of disturbance associated with the erection and replacement of the jetty piles will be limited to a short duration and will not result in ongoing effects.

8 NOTIFICATION SUMMARY

8.1 Public notification

Having undertaken the s95A public notification tests, the following conclusions are reached:

Under step 1, public notification is not mandatory.

Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b)

Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.

Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

8.2 Limited notification

Having undertaken the s95B limited notification tests, the following conclusions are reached:

Under step 1, limited notification may be considered necessary as the lake is the subject of a statutory acknowledgement. Based on engagement with TAMI, cultural effects are considered to be less than minor. As set out in section 5 above, the applicant anticipates that QLDC will formally request comment from the relevant iwi regarding the proposal. If minor or more than minor cultural effects are raised in response, QLDC may choose to limited notify the application.

Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).

Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.

Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

9 S104D GATEWAY TEST

As addressed in section 6 above, the potential adverse effects of the proposal are considered to be less than minor.

The proposal will not be contrary to the objectives and policies of the relevant plans, as addressed in section 7.

Both limbs of the section 104D gateway test have been met and resource consent can therefore be granted for the proposal.

10 REGULATIONS

9.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (the NES) apply to activities if the land is covered by the NES, i.e. if any activity or industry on the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or is more likely than not to have been undertaken on the piece of land.

The method outlined in Section 6(2) of the regulations has been used to determine whether or not the piece of land is covered by the NES. This involves a review of the information held about the site by the Queenstown Lake District Council (QLDC) and Otago Regional Council, and therefore the NES does not apply to this application.

11 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

In accordance with Clause 2(1)(f) of Schedule 4, an assessment of the activity against the matters set out in Part 2 is required for all resource consent applications. The matters of Part 2 have been reproduced and assessed below;

5. Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
 - a) *sustaining the potential of natural and physical resources (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.*

The proposal will provide for the wellbeing of the applicant and the community by reinstating an existing jetty with a new fit-for-purpose structure that can be used for lake access. The proposal will not generate adverse effects on the environment as outlined in section 6 of this report.

6. Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (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:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights:*
- (h) *the management of significant risk from natural hazards.*

The proposal will preserve the natural character of the lake edge, by replacing an existing jetty and locating the boatshed structure within the same modified environment. The jetty will maintain and enhance public access to the lake, as it provides a longer access structure than the existing jetty. Other boats and recreational users will be able to access/use the jetty.

7. Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

- (a) Kaitiakitanga:*
- (aa) The ethic of stewardship:*
- (b) The efficient use and development of natural and physical resources:*
- (ba) The efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) Intrinsic values of ecosystems*
- (e) [repealed]*
- (f) Maintenance and enhancement of the quality of the environment:*
- (g) Any finite characteristics of natural and physical resources:*
- (h) The protection of the habitat of trout and salmon:*
- (i) The effects of climate change:*
- (j) The benefits to be derived from the use and development of renewable energy.*

The proposal will not prevent fish passage and will maintain amenity values, including through the replacement of an old jetty structure with a new fit-for-purpose structure.

The proposal is consistent with Part 2 of the RMA.

12 CONCLUSION

Resource consent is sought to replace an existing jetty and establish a boatshed structure and mooring in Lake Wakatipu, adjoining 46 Willow Place.

Overall, it is considered that the proposal will have a less than minor effect on both the environment and people and is in line with the overall policy direction prescribed within the Proposed District Plan and Regional Plan: Water. As such, it is considered appropriate to process this application on a non-notified basis.

ANNEXURE 1: OBJECTIVES AND POLICIES ASSESSMENT

Proposed District Plan

Clause	Objective / Policy	Comment
Chapter 3 – Strategic Direction		
3.2.4.3	<i>The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.</i>	<i>The character of the margin of the lake will be preserved, with a replacement jetty in an existing location of boat activity. The existing jetty previously had a floating pontoon attached. This has been removed, and a boatshed structure will be erected to the west of the jetty.</i>
3.2.4.4	<i>The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.</i>	<i>Piles will be installed to support the boatshed and jetty structures. The piles will not redirect or divert water. The water quality and functions will be maintained.</i>
Chapter 6 – Landscapes – Rural Character		
6.3.3.1	<i>Recognise that subdivision and development is inappropriate on Outstanding Natural Features or in Outstanding Natural Landscapes unless:</i> <i>a. landscape values are protected; and</i> <i>b. in the case of any subdivision or development, all buildings and other structures and all changes to landform or other physical changes to the appearance of land will be reasonably difficult to see from beyond the boundary of the site in question.</i>	The Landscape Assessment, Appendix B, concludes that the landscape and visual effects will be no more than <u>low</u>. The boatshed's overall massing and form will be consistent with existing nearby structures and are designed to integrate rather than stand out. The proposed boatshed will not be difficult to see from the reserve and Willow Place properties, therefore is not consistent with this policy. However, the boatshed will be recessive in colour and seen in the context of the willow vegetation.
6.3.3.2	<i>Ensure that the protection of Outstanding Natural Features and Outstanding Natural Landscapes includes recognition of any values relating to cultural and historic elements, geological features and matters of cultural and spiritual value to Tangata Whenua, including tōpuni and wāhi tūpuna.</i>	The proposal will not adversely affect values of the ONL, or wāhi tūpuna overlay.
6.3.5.1	<i>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</i>	The proposed activity is located in an existing area of jetties and moorings. The proposal will enable public recreation of the lake. The proposal will not generate adverse effects on the values of the ONL.

	<i>resource, and ensure these structures are at a scale or in a location that, as far as practicable:</i> <i>a. protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and</i> <i>b. maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values.</i>	
6.3.5.2	<i>Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion.</i>	The proposal is located within the area of established jetties and wharves and includes the upgrade and expansion of an existing jetty.
Chapter 21 – Rural		
21.2.12	<i>Objective - The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.</i>	The natural character of the lake will be maintained, with provision of a boatshed and replacement jetty that provides for access to the surface of the lake for recreation.
21.2.12.1	<i>Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.</i>	The proposed activity is within a highly modified area of the lake margin. The draft application has been presented to both Aukaha and TAMI for consultation. Based on discussions with TAMI, cultural effects are considered to be less than minor.
21.2.12.2	<i>Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.</i>	The Frankton Arm is an existing area of recreational use of the lake. The proposal will further enable this.
21.2.12.3	<i>Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.</i>	No commercial activities are proposed or affected by the proposal.
21.2.12.4	<i>Have regard to the whitewater values of the District's rivers and, in particular, the values of parts of the Kawarau, Nevis and Shotover Rivers as three of the few remaining major unmodified whitewater rivers in New Zealand, and to support measures to protect this characteristic of rivers.</i>	The proposal will not affect the whitewater values of the district's rivers.
21.2.12.5	<i>Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with</i>	The proposal will maintain the natural character and conservation values of the lake and the lake margin. The existing willow vegetation will remain. There are no known nesting and spawning areas in the location of the jetty or boatshed.

	<i>particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.</i>	
21.2.12.6	<i>Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.</i>	The proposal will enhance public access to and enjoyment of the margin of the lake, by providing an extended jetty length in the location of the existing jetty.
21.2.12.7	<i>Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.</i>	The potential adverse effects on visual qualities, safety and conflict between users will be very low.
21.2.12.8	<i>Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.</i>	The proposal will not impact the public ferry system.
21.2.12.9	<i>Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.</i>	The proposal does not include any commercial boating activities.
21.2.12.10	<i>Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.</i>	
Chapter 39 - Wāhi Tūpuna		
39.2.1	<i>Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.</i>	The proposal does not include any of the listed incompatible activities.
39.2.1.1	<i>Recognise that the following activities may have effects that are incompatible with Manawhenua values where they occur within identified wāhi tūpuna areas;</i> <i>a. Mining and mining activities, including gravel extraction;</i> <i>b. Landfills;</i> <i>c. Cemeteries and crematoria;</i> <i>d. Forestry;</i> <i>e. Removal of indigenous vegetation from significant natural areas (SNA); and</i> <i>f. Wastewater treatment plants.</i>	

39.2.1.2	<i>Recognise that the effects of activities may be incompatible with Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.</i>	The proposed activity is within wāhi tūpuna area 33. Structures are a listed threat. The proposed structures are not considered incompatible with Manawhenua values given the location within a highly modified area.
39.2.1.3	<i>Within identified wāhi tūpuna areas:</i> <i>a. avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and</i> <i>b. avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas where potential threats have not been identified in Schedule 39.6.</i>	The proposed development within an existing location of jetty activity will not generate significant adverse effects on Manawhenua values.
39.2.1.4	<i>Encourage consultation with Manawhenua as the most appropriate way for obtaining understanding of the effects of any activity on Manawhenua values in a wāhi tūpuna area.</i>	The draft application has been submitted to Aukaha and TAMI for review through their respective portals. One concern was raised by TAMI in relation to consent term only, as TAMI will not give approval to applications beyond 15 years that effectively makes a decision for a future generation.



Rebecca Holden
Email: Rebecca.holden@qldc.govt.nz
Queenstown Lakes District Council

FROM **Charlotte Clouston**
MOBILE +64 21 139 4952
EMAIL charlotte@jea.co.nz
MATTER NO. 25014
DATE 22 January 2026

RM250799 – Response to Request for Information – Jetty, Boatshed and Mooring

The following memorandum responds to your request for information, received by email dated 10 December 2025.

A – Proposed jetty design and future use	
1	Please confirm the number of vessels that can be berthed alongside the replacement jetty.
The jetty will not exceed four berths. The number of vessels that can be berthed will depend on the length of the vessel and the lake level at the time. It is likely 1 – 4 small to medium vessels could berth alongside the replacement jetty.	
2	Generally, Council seek to avoid privatisation of public reserve land, noting that all jetties and moorings (and boatsheds) in the District involve the occupation of public space for private benefit. As such, please confirm whether the jetty will remain available to the general public once reconstructed?
As set out in the AEE (refer sections 6.4.1 and 6.6), the jetty will be available for public use.	

B – Navigational Safety Matters	
3	Mooring: As previously advised, the location of the proposed mooring is considered to be unsuitable due to water depth. The QLDC Harbourmaster has advised that during summer months the lake can drop to the point that mooring blocks on the lakebed can become a navigational safety hazard for vessels moving through this body of water. Further to this, there is also risk of damage to a vessel utilising this mooring caused by scraping on the lakebed. Please see attached navigational safety report outlining these concerns. In addition, the proposed location would require consent from the Otago Regional Council for the ongoing disturbance of the lakebed. I am of the understanding that obtaining consent from the ORC would be problematic. Please take this advice into consideration. Putting the required ORC consents to the side (which the QLDC does not have delegated authority to process), due to the navigational safety concerns raised by the Harbourmaster, options to move forward are: 1. Amend the application to remove the proposed mooring. 2. Seek advice from a suitably qualified professional and propose new coordinates for a new swing mooring located in deeper water.
Given the number of moorings already located within this stretch of Frankton Arm, it is considered an appropriate area, and of adequate depth, for a mooring as proposed.	

Where lake levels vary throughout the year, similar to the consented and unconsented moorings within the Willow Place area, the applicant will have the ability to remove their boat from the mooring to minimise lakebed scour or damage to their vessel.

I would like to discuss this with the Harbourmaster. Please arrange a meeting (for efficiency) to discuss an appropriate mooring location within proximity to this jetty and the shore.

4 Jetty:

The Harbourmaster has raised concern regarding the extension of the existing jetty further out into the lake, which may impede vessels navigating this shallow area when the lake level is low. Please see attached navigational safety report relating to the proposed jetty replacement/extension.

To address this matter please consider shortening the length of the proposed replacement jetty to be similar to the existing.

The jetty extension is required to enable access to deeper waters when the lake level is low.

The channel the Harbourmaster has referred to in the Navigation Safety Report is not a defined or protected space. I visually inspected the site with an experienced commercial boat operator on 16 January 2026. There was not a defined 'deep water' channel in this area, and no deeper water through the existing willows area to the west of the jetty (shown in the mark up drawing of the channel in the Navigational Safety Report). The water level was slightly deeper, however, it was not a level change such that a channel could be identified.

In any case, when the lake level is low, it is expected that vessels will navigate to and from this area of the Frankton Arm from deeper waters, rather than along the entire length of the shore.

The Applicant is open to discussing a shorter jetty than proposed, with a floating pontoon structure ('L' shaped horizontal extension – similar to numerous others within the Frankton Arm). We can discuss whether this would be preferred at a meeting (for efficiency).

5 Boatshed:

Please confirm whether the proposed boatshed includes any runners into the lake to allow a vessel to move from the boatshed into the water?

The boatshed does not require runners into the lake. The lift system within the boatshed will hoist the boat in and out of the water, with the base of the boat sitting in a cradle (i.e. aluminium rectangular frame that is hollow in centre, with a winch on each corner for lifting). The cradle will be lowered below the floating level of the boat when the boat is lowered into the water, enabling the boat to leave the boatshed without runners.

C – Demolition and Construction

6

Please provide details regarding the removal of the existing jetty, and the construction works proposed to establish the new jetty, boatshed and mooring. Could you please confirm whether **any** construction works are proposed via the Council administered reserve and the Kelvin Heights trail, or if this is proposed from the lake via a barge.

It is not yet confirmed whether the works within the lake will be solely from the lake via a barge or from the Council administered reserve. The appropriate licence to occupy process (as required) will include the aspects such as timing and extent of works in the reserve. An advice note can be added to the consent decision to advise that a Licence to Occupy may be required prior to works commencing.

LINZ have provided written approval for the jetty and boatshed works within the lake, and it is advised that only a small area of the jetty extension sits within Council administered land.

The proposed jetty, mooring and boatshed will likely be constructed in stages. The works will be temporary in duration and limited to the extent of works required. The removal and installation of the jetty will be dependent on environmental factors such as lake conditions. The final methodology will be developed post-consent approval.

7	Please confirm the extent and duration of the works. If applicable, please also provide details on how this would be undertaken with minimal effect to disrupt reserve and trail users.
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The Applicant will liaise directly with QLDC Reserves through the appropriate channel prior to works commencing to minimise disruption on the reserve/trail users.

The proposed earthworks within the reserve area are a permitted activity so no further assessment of these works is required.

8	At Section 3.2 of the AEE, it is stated that the permitted activity standards for lakebed disturbance associated with the demolition, placement, removal and replacement of the jetty, mooring and boatshed structure will be met. For completeness, please provide an assessment against Rule 13.5.1.1 of the Regional Plan: Water for Otago demonstrating how the permitted activity standards will be met.
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The standards are addressed below:

Standard 13.5.1.1	Comment
(a) Except in the case of the demolition or removal of a structure, the structure is lawfully established; and	Resource consent is sought for the lawful establishment / removal of all structures referenced. Complies.
(b) Except in the case of (i), there is no increase in the scale of the existing structure; and	N/A – the works are part of (i). N/A
(c) If work is undertaken between 1 May and 30 September inclusive, the Department of Conservation and the relevant Fish and Game Council will be notified as soon as reasonably practicable in advance; and	If work is undertaken during this period, the relevant parties will be notified. Complies.
(d) The bed or wetland disturbance is limited to the extent necessary to undertake the work; and	The disturbance of the bed will be limited to the extent necessary to undertake the work i.e. the installation of the mooring, the replacement of and extension of the jetty, and construction of the boatshed. Any maintenance work will be limited to the extent required ongoing. Complies.
(e) The bed or wetland disturbance does not cause any flooding or erosion; and	The bed disturbance will not cause any flooding or erosion. Complies.
(f) The time necessary to carry out and complete the whole of the work within the wetted bed of	The time necessary to carry out each work within the wetted bed of the lake will not exceed 10

the lake or river does not exceed 10 hours in duration; and	hours in duration. Complies.
(g) All reasonable steps are taken to minimise the release of sediment to the lake or river during the disturbance, and there is no conspicuous change in the colour or visual clarity of the water body beyond a distance of 200 metres downstream of the disturbance; and	All reasonable steps will be taken to minimise the release of sediment to the lake during the disturbance and there will be no conspicuous change in the colour or visual clarity of the lake beyond 200m downstream. Complies.
(h) No lawful take of water is adversely affected as a result of the bed or wetland disturbance; and	The works will not affect any lawful take of water. Complies.
(i) The site is left tidy following completion of the activity; and	The site will be left tidy following completion. Complies.
(j) Except for activities covered by Rules 13.2.1.5, 13.2.1.6, or 13.2.1.8, there is no change to the water level range or hydrological function of any Regionally Significant Wetland; and	No Regionally Significant Wetland affected. N/A
(k) Except for activities covered by Rules 13.2.1.5, 13.2.1.6, or 13.2.1.8, there is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland.	No Regionally Significant Wetland affected. N/A

As set out in the table, the proposed works comply with the permitted activity standards in Rule 13.5.1.1.

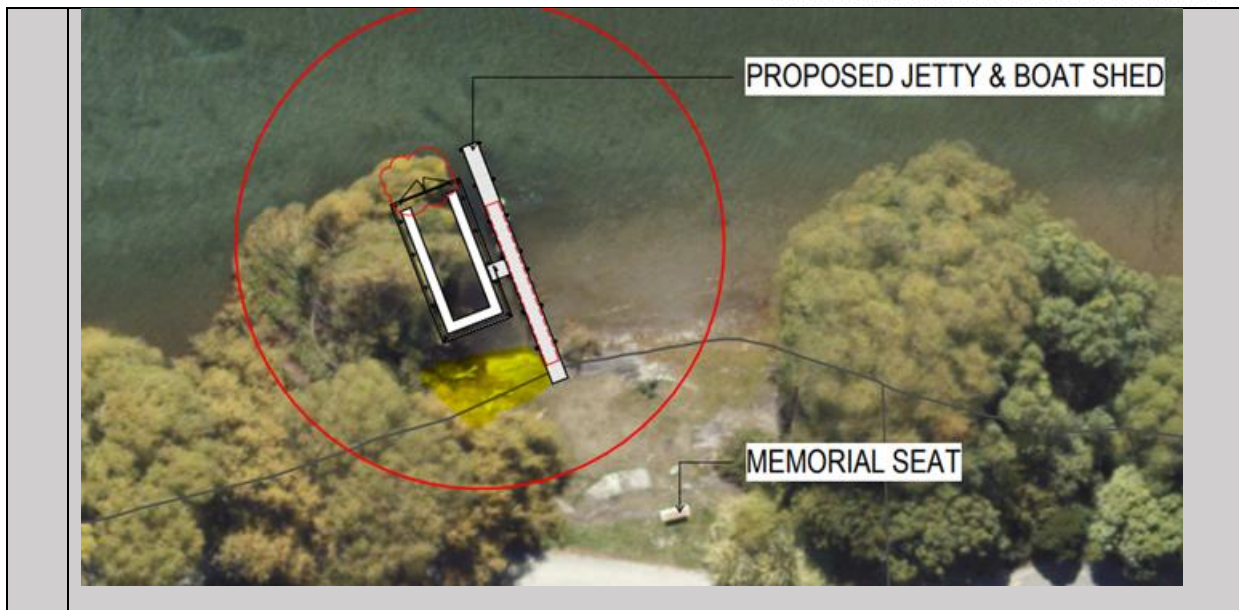
D – Memorial Seat	
9	There is an existing bench in memorial of Mitchell Gameren. Please confirm whether the Applicant has reached out to the family regarding the proposed works?
Confirming I have reached out to the family regarding the proposed works.	

E – Power Cable	
10	Please outline why this is proposed and what function it has. This is required to determine whether the service is appropriate and if so, whether the easement over the reserve would be publicly notified.
Power is required to operate the boat lifting system within the boatshed. An easement application will be made in due course and processed through the appropriate (separate) process.	

F – Willows	
11	The landscape assessment submitted with the application relies on the willows along the lakefront to screen and minimise the visual effects on the proposed boatshed. The willows are invasive and are likely to be removed in the near future, which is supported in the Sunshine Bay to Kelvin Heights Reserve Management Plan (RMP), snippet below. Failure of the willows is also likely, as QLDC do not currently actively manage or maintain these. If consent was granted, this could result in damage to the boatshed. How does the applicant propose to address these points?

	Vegetation Management Policy S76: <i>that the crack willows be progressively replaced with other appropriate exotic and native species in a manner that preserves and enhances the treed character of the foreshore and provides for unrestricted access to the foreshore.</i> Policy S77: <i>that the planting of deciduous and native trees is to be encouraged.</i> Explanation: <i>while the existing line of crack willows is an important visual feature of the lake shore the species is also invasive to the point of closing public access to the foreshore.</i>	
	The Sunshine Bay, Queenstown Bay, Frankton, Kelvin Heights Foreshore Management Plan was adopted by QLDC in 1991 and policies S76 and S77 have been effective for the past 35 years. During that time the Council has processed and approved resource consents for jetties and other structures along this section of Frankton Arm without consideration of the potential removal of existing vegetation, or these policies in the Reserve Management Plan. In any case, future replacement of the willows will be determined by QLDC in line with the relevant RMP as snippets above. The Landscape Assessment describes the vegetation of the area and lake margins as managed exotic amenity trees, mown grasslands, and regenerating native plantings along parts of the foreshore. Policy S76 indicates that if the crack willows are removed, they will be replaced with other species that retain (or enhance) the treed character of the foreshore. It can therefore reasonably be expected from the provisions of the Reserve Management Plan that vegetation will remain in this area (either the willows or replacement planting), which may assist in partially screening the structures ongoing. The Applicant has no issue with the willows being removed as suggested in the RFI is likely in the near future. The Applicant is open to discussion with the Parks team regarding management of the willows – noting any potential tree works are separate from this resource consent process. Should the Applicant wish to pursue maintenance trimming or removal of the willows on QLDC land, this will be done through the appropriate channels i.e. the QLDC Tree Policy.	

G – Margin of Lake Whakatipu	
12	The application states "<i>the proposal will enhance public access to and enjoyment of the margin of the lake, by providing an extended jetty length in the location of the existing jetty</i>". This assessment in the AEE does not mention the boatshed which is not available for the public to use, and obstructs public access to the lake in this area (highlighted below). Can you please outline how the public access to this area of the Lake Whakatipu margin is "maintained and enhanced" as required by Policy 21.2.12.6?



The proposal does not obstruct public access to the lake margin in the area of reserve highlighted above. There is no work proposed in the highlighted area, therefore public access in this location is maintained.

The area of jetty extension into the reserve (landward side) will increase safety and accessibility of the jetty by removing the current step up onto the jetty structure from the land and instead sitting flush with the land.

The area of the lake where the boatshed is proposed is within a small bay, that is not a highly accessible area of the lake margin. Existing vegetation along the lake edge dictates recreational access at present (see image below, taken 16 January 2026), with large flax and shrubs either side of the existing jetty.



Given no change is proposed to the lake edge vegetation, the public access to this area of the lake margin is considered to be maintained. The boatshed boat lifting system is specific to the applicant's boat, therefore it cannot be available to the public. It is noted the additional jetty length will provide more space for the public to utilise within the public reserve compared to what is existing, in terms of access to boat and recreation.

H – Ecological Effects	
13	It is acknowledged that aquatic pest species are present in the District's lakes, including Lagarosiphon which is identified and controlled by the ORP:W. Lagarosiphon has the potential to be caught on vessels and transferred to other waterbodies, or be transferred to the Districts lakes where jetties and moorings are used by vessels that are also used in other waters. The use of moorings and jetties may encourage this transfer. Additionally, discharge of contaminants from vessels could also affect water quality including from fuel, oil or wastewater if discharged when moored Please provide an assessment of ecological effects, and outline any mitigation measures proposed by the Applicant to mitigate adverse effects on ecological values. This could include volunteering conditions of consent to ensure that no waste or toxins enter the lake, and that the spread of aquatic pest species is controlled.
There are no known significant ecological values specific to this location of the lake. Adverse ecological effects are anticipated to be less than minor. The disturbance of the bed is a permitted activity (subject to meeting the Regional Plan standards, as addressed in RFI point #8 above). The Applicant agrees to include a condition that toxins and waste will not be discharged to the lake from any vessel moored to the mooring or docked within the boatshed. The Applicant agrees to a condition that toxins and waste will not be discharged to the lake from any vessel that is berthed to the jetty, which the Applicant has authority over. Suggested condition wording, happy to discuss: <i>The Consent Holder shall ensure that no vessel that the Consent Holder has authority over, which is using the mooring, jetty or docked within the boatshed, discharges any contaminants such as (but not limited to) fuel, oil and wastewater into Lake Whakatipu.</i> <i>The Consent Holder shall ensure that best practice measures are adopted to monitor and remove any aquatic lake weed as defined in the Regional Pest Management Plan (RPMP) within an area extending three metres surrounding the jetty.</i> The Applicant does not agree to include a condition that waste and toxins will not be discharged from <u>any</u> vessel moored to the jetty, as the jetty is available for use by the public and other watercraft cannot be controlled by the applicant.	

The above information is to be read in conjunction with the AEE and appendices submitted for application RM250799.

Please contact me if I can be of any assistance.

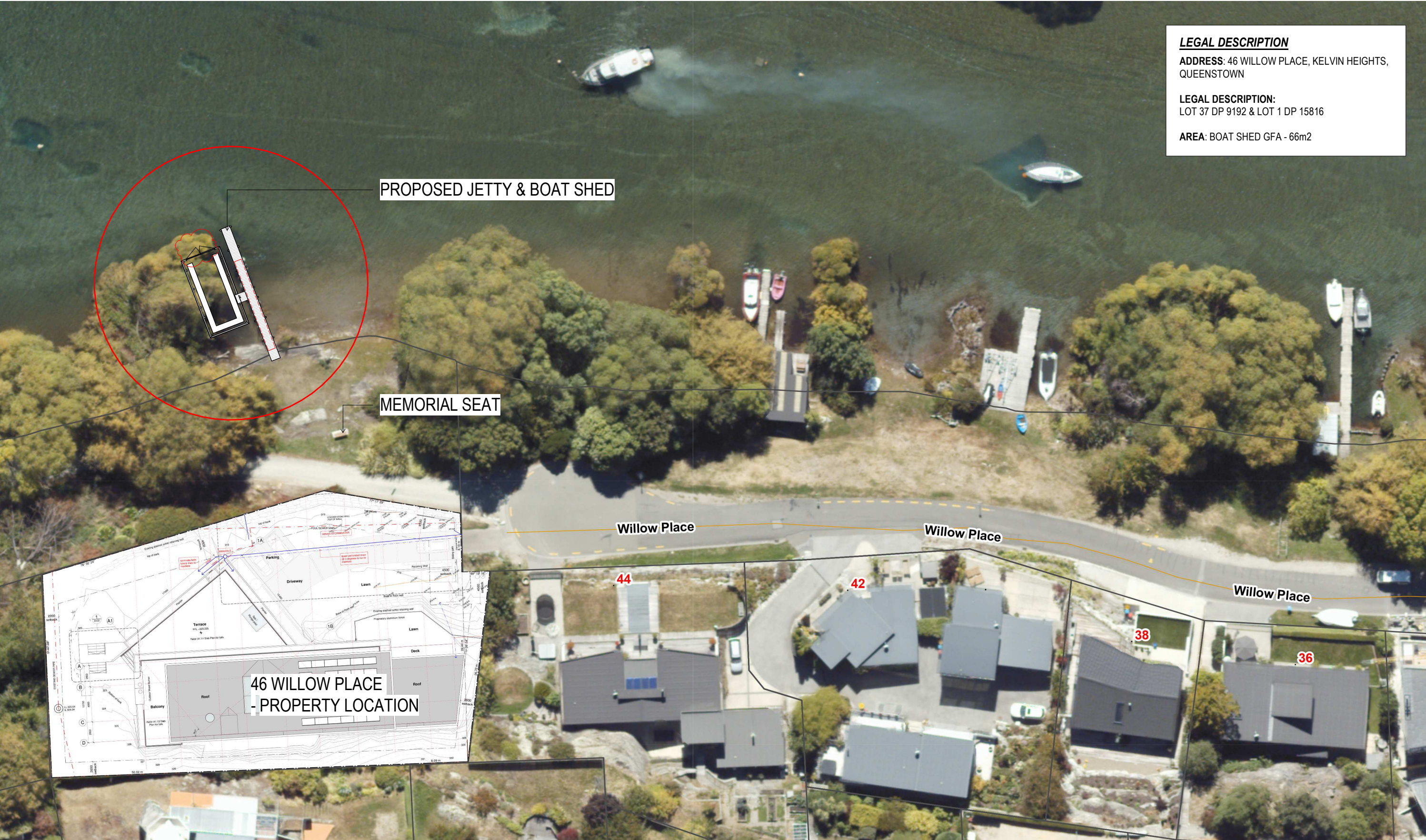
Yours faithfully



Charlotte Clouston
 John Edmonds and Associates Limited

BOAT SHED

SITE PLAN 1 : 500



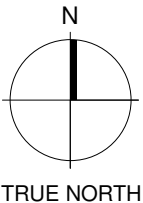
9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

TEAM

WARREN AND MAHONEY

RC.01



TRUE NORTH

BOAT SHED

PLAN 1:200



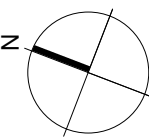
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TEAM

WARREN AND MAHONEY

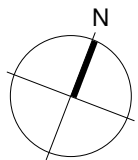
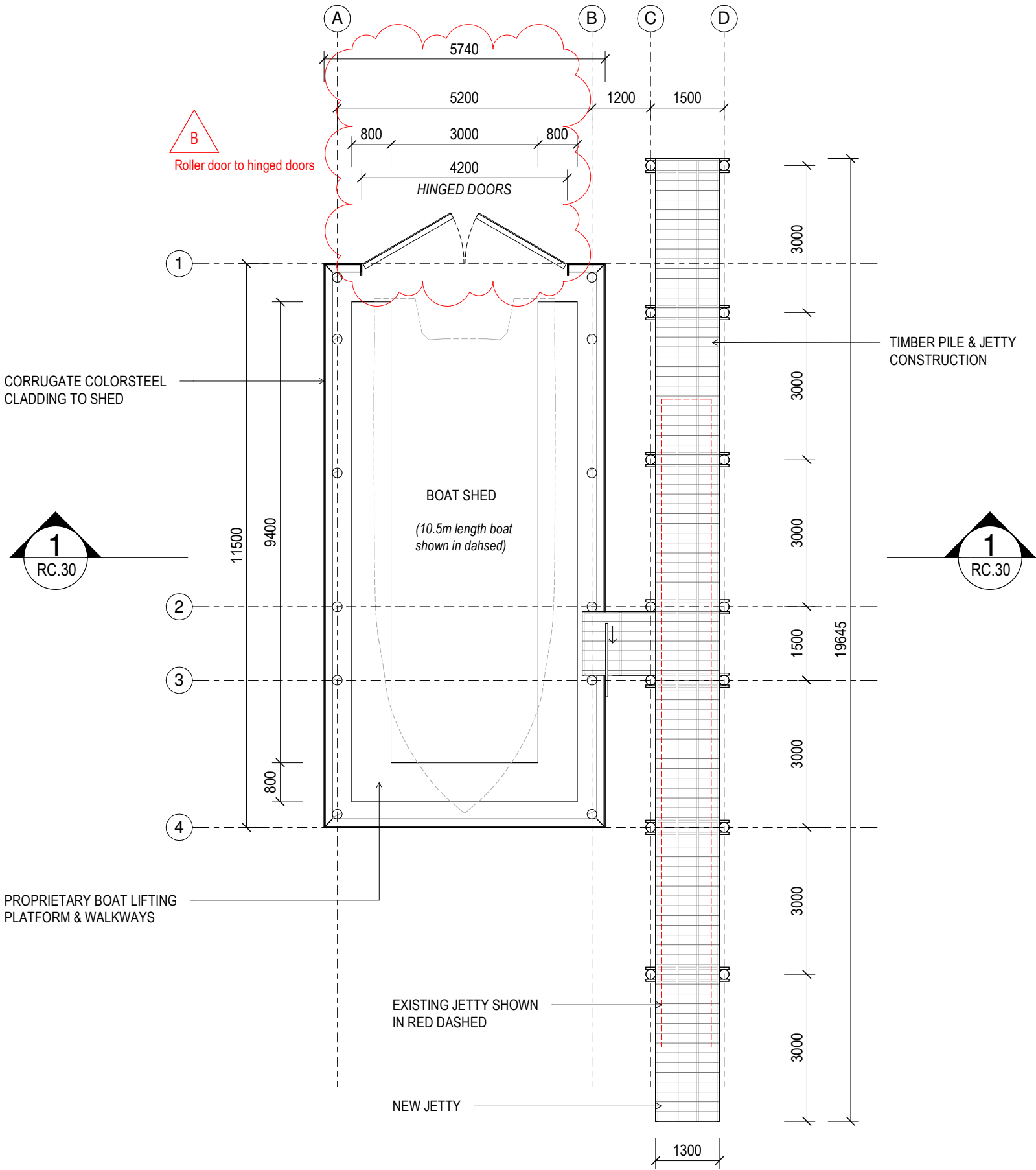
RC.02



TRUE NORTH

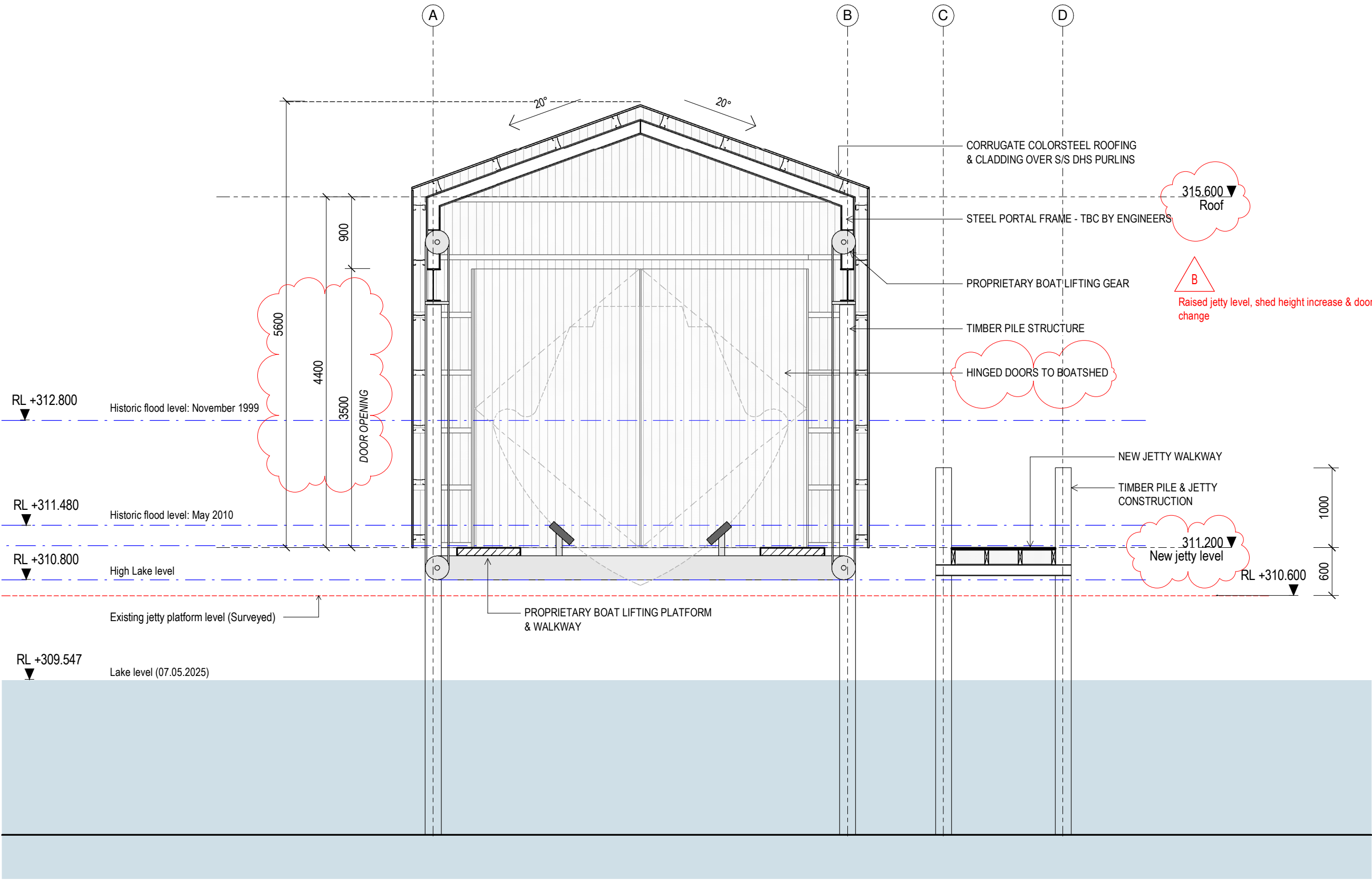
BOAT SHED

PLAN 1 : 100



BOAT SHED

SECTION 1 : 50



9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

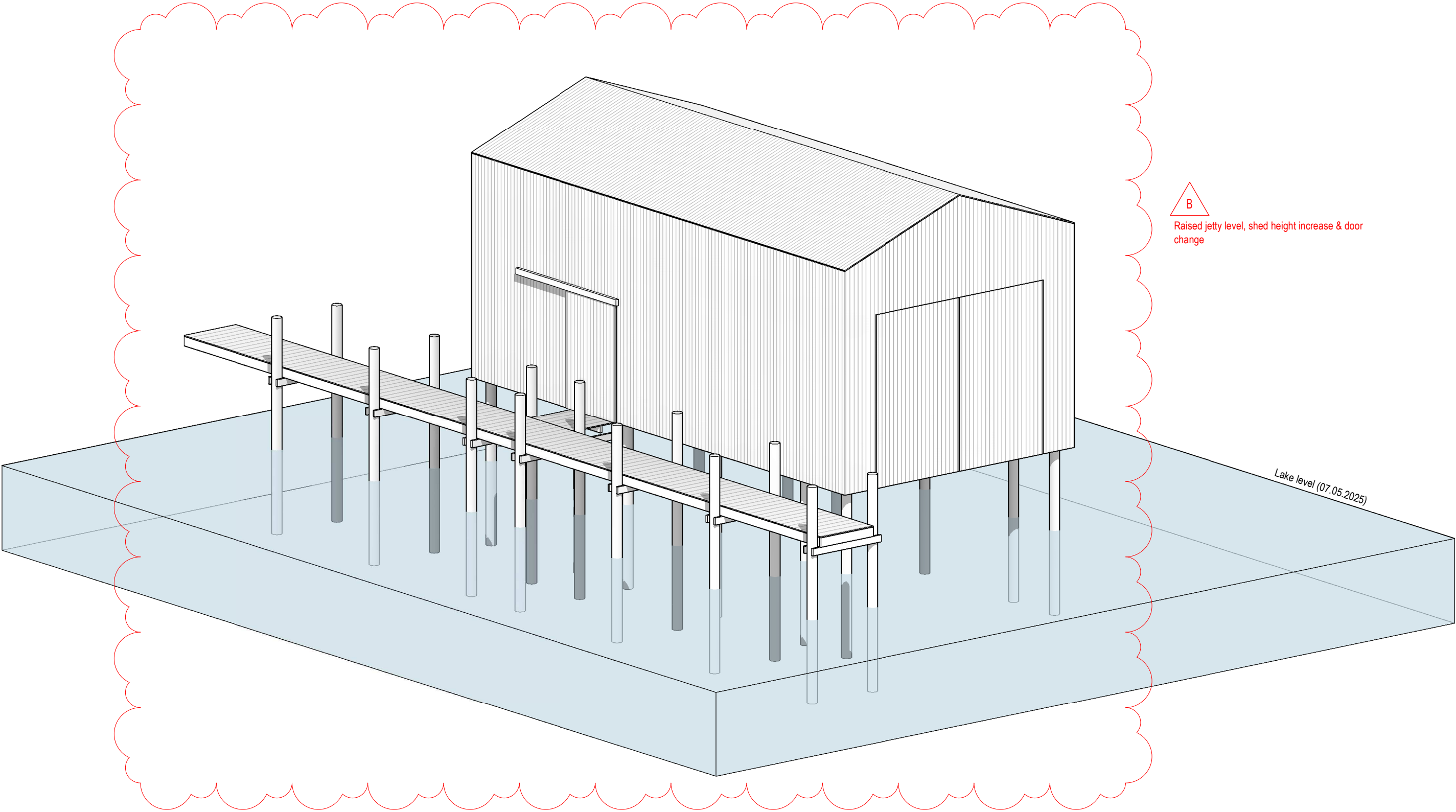
TEAM

WARREN AND MAHONEY

RC.30

BOAT SHED

3D VIEW



LANDSCAPE ASSESSMENT REPORT

Jetty and Boatshed

46 Willow Place

Kelvin Heights, Queenstown

24 July 2025



PA25846 – Jetty and Boatshed – 46 Willow Place, Kelvin Heights – Queenstown - Landscape Assessment – Patch

Document prepared by	Stephen Skelton
Document reviewed by	Felipe Braga
Client	Clayton Reid
Status	For Resource Consent
Issued	24 July 2025

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1. INTRODUCTION

- 1.1. This Landscape and Visual Assessment has been prepared in support of a resource consent application for the construction of a new jetty and boatshed on the foreshore of 46 Willow Place, Kelvin Heights, Queenstown. The proposal involves replacing an existing informal jetty structure with a well-designed timber jetty and adding a modest boatshed for the secure storage and use of small watercraft. The intent is to support safe and practical recreational access to Lake Whakatipu.
- 1.2. The subject site is located within the Frankton Arm of Lake Whakatipu and lies within the Outstanding Natural Landscape (ONL) as identified in the Queenstown Lakes Proposed District Plan (PDP). The proposal responds to the recreational character and established pattern of lake-edge development in this part of Kelvin Heights and has been designed to integrate sensitively with the surrounding landscape.
- 1.3. This report includes:
 - a) Executive Summary
 - b) Methodology
 - c) A description of the landscape
 - d) A description of the proposal
 - e) Landscape Assessment
 - f) Conclusion
 - g) Attachments

2. EXECUTIVE SUMMARY

- 2.1. This report assesses the landscape and visual effects of a proposed jetty and 66m² boatshed at 46 Willow Place, Kelvin Heights. The project involves replacing an existing informal jetty with a new fixed timber structure and a low-profile, dark-coloured boatshed extending over the lake margin. The proposal supports ongoing recreational use of Lake Whakatipu and has been designed with recessive materials and a modest scale to integrate sensitively with the receiving environment.
- 2.2. The site is located within the Frankton Arm of Lake Whakatipu, an ONL characterized by its sheltered form, adjoining urban areas, recreational use, and residential lake-edge development. The structure will be partially visible from a short section of the Kelvin Heights Track, and potentially from a small number of elevated private properties to the

southeast. In wider public views across the Frankton Arm, the structure will be visually recessive and backdropped by vegetation. The proposal aligns with the relevant amenity and landscape provisions of the PDP.

- 2.3. The proposed jetty and boatshed will be consistent with the established landscape character and recreational function of the Frankton Arm. Located within an existing node of lake-edge structures, the proposal avoids visual clutter, dominance, or disruption to the legibility of the lake margin. It respects both the physical and cultural values of the site, including the wāhi tūpuna overlay and surrounding public amenity. On balance, the landscape and visual effects are assessed as no more than low.

3. METHODOLOGY

- 3.1. Patch Ltd has been engaged to assess the actual and potential landscape character and visual amenity effects associated with the construction of a new jetty and boatshed at 46 Willow Place, Kelvin Heights. The assessment has been undertaken in accordance with best practice landscape assessment methodology, specifically the NZILA's *Te Tangi a te Manu: Aotearoa Landscape Assessment Guidelines* (2022). It is framed by the relevant objectives, policies, and assessment matters of the PDP including Chapters 3 (Strategic Objectives), 6 (Landscapes), 21 (Rural Zone), 38 (Open Space and Recreation), and 39 (Wāhi Tūpuna).
- 3.2. Our involvement in the project has included multiple site visits and the preparation of a set of representative photographs to inform the visibility and effects analysis. The design of the jetty and boatshed has been informed by the character of nearby lake-edge structures, and responds to the physical, perceptual, and associative values of the ONL that extends across the Frankton Arm and broader landscape. The assessment process has drawn on supporting landscape planning documents, including QLDC's *Amenity Issues Relating to Jetties and Moorings in the Frankton Arm* (2004), which identifies appropriate zones for lake-edge development and key risks associated with cumulative effects.
- 3.3. Fieldwork was undertaken in June and July 2025 and included site inspection and photography from publicly accessible viewpoints along the Kelvin Peninsula Trail, Willow Place, the adjacent lake edge and selected viewpoint on the other side of the Arm. Photographs were taken using a 25mm and 50mm lens and are appended as Attachment A – Visual Assessment Images (3 July 2025).

- 3.4. This report adopts the effects-based definitions and rating scale recommended in *Te Tangi a te Manu*, and interprets levels of adverse effects in accordance with Section 104D of the Resource Management Act 1991.

Effects Rating Scale

- 3.5. The extent of landscape and visual effects is evaluated using a seven-point scale consistent with *Te Tangi a te Manu*:

Very High: Complete or near-complete loss of key landscape values or introduction of uncharacteristic, dominant elements.

High: Major modification to the landscape or views, resulting in substantial changes to its character, coherence, or legibility.

Moderate–High: Clearly noticeable change affecting key attributes or qualities.

Moderate: Distinct but generally compatible change; introduces new elements while retaining overall coherence.

Low–Moderate: Some perceptible change that remains visually and spatially subordinate to the existing landscape.

Low: Minor change with limited influence on character or amenity.

Very Low: Negligible change with no meaningful impact on landscape values or view quality.

- 3.6. For the purpose of determining effects under the Resource Management Act 1991, this report generally interprets:

‘More than minor’ = *Moderate* or greater

‘Minor’ = *Low–Moderate* to *Low*

‘Less than minor’ = *Very Low* to *Low*

Key Definitions

- 3.7. The following definitions are adopted from *Te Tangi a te Manu* and provide the conceptual basis for assessing landscape and visual effects in a consistent and transparent manner.

Landscape: An area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors, incorporating biophysical, sensory, and associative dimensions.

Landscape character refers to the distinctive and recognisable pattern of physical and experiential elements that give a landscape its identity and sense of place. It arises from the interplay of:

Biophysical values – the underlying natural landform, land cover, hydrology, and land use;

Perceptual values – how the landscape is experienced, including qualities such as openness, coherence, enclosure, and ruralness; and

Associative values – cultural, spiritual, and historical meanings attributed to the landscape, including mana whenua relationships and heritage features.

Landscape effect: The consequence of change to physical elements, patterns, or features within a landscape that may affect its character, integrity, or sense of place — including its mauri, mana, and identity.

Visual effect: A subset of landscape effects that relate specifically to how a proposal alters the appearance of a landscape and the amenity, coherence, and legibility of views.

Cumulative effect: The combined effect of the proposed change when considered alongside other past, present, or reasonably foreseeable changes within the same landscape. This may involve:

- a) the progressive erosion or reinforcement of landscape character,
- b) a tipping point where incremental changes result in a disproportionate loss or shift in landscape values, or
- c) an aggregate effect on the experience or coherence of views.

Statutory Framework

3.8. The subject site lies within the Rural Zone of the PDP and is located within the ONL. It is also situated in an area where jetties and boatsheds are enabled as Restricted Discretionary Activities. The site is not located within a defined Priority Area (PA) under Schedule 21.22, but shares many of the landscape values associated with the Queenstown Bay and Environs PA (21.22.13).

3.9. The proposal involves the construction of a new timber jetty and a 66m² boatshed. As the proposal includes a structure over the lake and is located within an ONL and a Wāhi Tūpuna overlay, the relevant provisions of Chapters 3, 6, 21, 38, and 39 of the Queenstown Lakes Proposed District Plan (PDP) apply.

3.10. Part 21.15.7 of the PDP outlines restricted discretionary matters for jetties and moorings in the Frankton Arm. This includes the degree to which a structure may appear dominant or obtrusive in lake or shore views (particularly from public places), its impact on the recreational experience of others, its compatibility with landscape and amenity values, and the potential for cumulative visual clutter along the shoreline. These considerations frame the visual and character effects analysis undertaken in this report.

3.11. The proposal is assessed in the context of:

- a) Objective 3.3.36–3.3.38 – protection and enhancement of ONLs
- b) Policies and Rules in Chapter 21.
- c) Rule 21.15.7 – landscape-related matters of discretion for structures in the Frankton Arm
- d) Chapter 38 – Open Space and Recreation provisions, where applicable
- e) Chapter 39 – Wāhi Tūpuna provisions, particularly for structures within 20 metres of waterbodies
- f) Chapter 25 – Earthworks (relevant to minor lakebed disturbance during construction)
- g) The 2004 QLDC Jetties and Moorings Amenity Report – as a basis for understanding cumulative effects and location-specific landscape sensitivities

3.12. This report therefore evaluates the proposal in terms of its consistency with the relevant landscape policies, ONL management principles, cultural landscape overlays, and visual and character effects criteria under the PDP.

4. DESCRIPTION OF THE LANDSCAPE

Regional Landscape Context

4.1. The site is located within a broader basin and lake system of Whakatipu Waimāori (Lake Wakatipu), one of New Zealand's largest and most iconic inland water bodies. This part of the dramatic glacial lake is framed by the steep and visually prominent ranges of the Remarkables, Ben Lomond, and Cecil Peak/Walter Peak, forming a distinctive, enclosed alpine landscape. The physical form of the lake is characterised by its long, dog-legged shape, deep basin, and the presence of several smaller peninsulas and bays that articulate its edge.

- 4.2. Kelvin Heights occupies a prominent headland on the southern side of the Frankton Arm, which projects westward into the lake between Queenstown and the main body of the lake. This headland is topographically gentle, low-lying compared to the mountainous surrounds, and is largely occupied by residential development, open space, and the Kelvin Heights Golf Course. Vegetation is a combination of managed exotic amenity trees, mown grasslands, and regenerating native plantings along parts of the foreshore.

Local Landscape Context

- 4.3. The Frankton Arm is a sheltered sub-basin of Lake Wakatipu. Its landscape character differs from the more open and mountainous reaches of the lake. The Arm is contained by relatively low-lying terrain: Kelvin Heights to the south and Queenstown Hill to the north. These landforms form a visual and functional basin, moderating exposure and creating a more intimate and settled landscape character.

Biophysical values

- 4.4. The Frankton Arm is a relatively narrow and sheltered reach of Lake Wakatipu, extending eastward from Queenstown Bay to the Kawarau River outlet. Its landform is glacial in origin, shaped by lateral moraines and meltwater processes, and is now expressed in the gentle slopes and enclosed shores of the Arm.
- 4.5. The enclosing landforms of Kelvin Heights and Queenstown Hill contribute to the visual enclosure and contained feel of this landscape. The Arm itself is defined by shallower lake bed compared to the main lake basin, and the lakebed gradients are more gradual.
- 4.6. The lake margins in this part of the ONL are typified by low-gradient foreshores with gravel and silt substrates, in places armoured or modified by erosion protection. Vegetation patterns include introduced deciduous and coniferous trees, particularly willows and pines, as well as native riparian species such as toetoe and koromiko.
- 4.7. The biophysical condition of the lake edge has been modified through development but retains naturalistic values in many places. The lake itself maintains high water quality and supports native and introduced fish species, as well as aquatic habitat zones and limited wetland remnants.
- 4.8. The surrounding land use is residential, recreational, and conservation-oriented. Open spaces such as the Queenstown Gardens and Kelvin Heights Golf Course provide managed but green land cover adjacent to the lake.

Perceptual values

- 4.9. The Frankton Arm landscape is notable for its sense of shelter, calmness, and enclosure, contrasting with the more dramatic, open water and mountain-dominated character of the main lake basin.
- 4.10. From within the Arm, views are largely inward-looking. Queenstown Hill and Kelvin Heights create a low skyline that contains views and gives a sense of intimacy and visual coherence.
- 4.11. The area is strongly recreational and urban character. Walking and cycling trails, including the Queenstown Trail and Kelvin Peninsula Track, follow both shores and provide immersive lake-edge experiences.
- 4.12. Visual amenity is shaped by a mix of lake water, foreshore vegetation, open lawn areas, and residential dwellings. The scale of built form is varied and structures, except for jetties and boatsheds are typically set back from the lake.
- 4.13. Views across the Arm are relatively short in distance, typically 1.15km and are often filtered by vegetation. The lake surface can be active with kayaks, sailboats, paddleboards, jet boats and small private crafts which adds human presence without visual dominance.
- 4.14. The perceptual experience is one of quiet use and passive recreation. The soundscape is generally subdued, shaped by water movement, birdlife, and intermittent recreational activity. However, the Frankton Arm also serves as the principal flight path corridor for Queenstown Airport, with most aircraft arrivals and departures tracking along the lake. This introduces episodic but frequent aircraft noise and visual movement. For many visitors, the approach into Queenstown via this corridor offers a striking first impression of the Whakatipu Basin landscape, while departures provide a final elevated view of the surrounding area. This aerial experience forms part of the public perception of Queenstown.
- 4.15. Night-time effects are moderate, with localised lighting from dwellings but an overall low level of visual disturbance. There are few brightly lit or highly active commercial areas in the immediate vicinity.

Associative values

- 4.16. The Frankton Arm has long been used as a recreational and access corridor. Its calm waters and gentle shores make it suitable for swimming, rowing, fishing, and picnicking.

- 4.17. The Kelvin Peninsula and Queenstown Gardens have strong recreational identities and are well-used by residents and visitors. These locations provide informal lake access and are part of the region's outdoor lifestyle culture.
- 4.18. The Arm is also valued for its views and photographic opportunities, especially the framed views toward the main lake and the surrounding mountains.
- 4.19. Mana whenua values associated with Whakatipu Waimāori are significant. The area is within the mapped Wāhi Tūpuna and carries statutory acknowledgement under the Ngāi Tahu Claims Settlement Act. Cultural values include mahinga kai, tauraka waka, and ancestral travel routes.
- 4.20. Te Nuku-o-Hakitekura, the Māori name for the Kelvin Peninsula, is tied to the story of Hakitekura, the first woman to swim across the lake. According to tradition, Hakitekura, a Kāti Māmoe woman, watched other young women attempt to outswim each other before deciding to outdo them. She obtained a kauati (a stick used to start fire) from her father, along with a bundle of dry raupō for kindling. At dawn, she set out from Tāhuna, swimming across the lake in darkness with the kauati and raupō bound in harakeke (flax) and strapped to her. Upon reaching the opposite shore (Refuge Point), she lit a fire to signal her arrival. The rocks were blackened by the smoke, and the place became known as Te Ahi-a-Hakitekura – 'The Fire of Hakitekura'. The site holds historical and spiritual meaning for Kāi Tahu.
- 4.21. The lake itself is a living entity in te ao Māori, with its own mauri, mana, and wairua. Activities on and around the lake are expected to uphold these values.

Immediate site context

- 4.22. The site at 46 Willow Place is located within a quiet cul-de-sac on the southern edge of the Frankton Arm. It faces north into a small bay enclosed by vegetation and low landform.
- 4.23. The foreshore here is partially vegetated with willow trees, mown grass, and shrubs, and presents a relatively naturalistic edge between the residential property and the lake. The Kelvin Heights Trail runs near the lake edge and a bench is located in the grass area near the existing jetty.
- 4.24. An existing timber jetty is located at the site. This structure is visually recessive and consistent in scale and material with other lake-edge infrastructure in the area.

- 4.25. The boatshed and jetty proposal would be viewed in the context of other nearby jetties and structures that dot the Kelvin Heights foreshore, most of which are low-profile and visually contained.
- 4.26. From across the Arm, views toward the site are possible from sections of the Queenstown Trail and lake surface but are generally mid-range, filtered by trees, and occur against a backdrop of other development.
- 4.27. The site is not highly visible from major public vantage points such as Queenstown town centre or State Highway 6, and does not protrude into the open water or compromise the overall coherence of the ONL.
- 4.28. In summary, the site sits within a modified and well-vegetated stretch of residential foreshore in the Frankton Arm. It is an appropriate setting for small-scale recreational structures that are sympathetic to the wider landscape character and values.

5. DESCRIPTION OF THE PROPOSAL

- 5.1. The proposal involves the construction of a new jetty and associated boatshed extending into Lake Whakatipu from the foreshore near 46 Willow Place, Kelvin Heights. The works will replace an existing informal timber jetty with a larger and more functional structure that provides for small boat launching, secure storage, and improved amenity for lake access. The new structures have been designed to remain visually recessive, structurally efficient, and appropriate to the character of the surrounding lake edge.
- 5.2. The proposed jetty will be a fixed timber structure supported by driven piles, projecting approximately 19.5 metres out from the lake edge and measuring 1.5 metres in width. It will have a small connecting platform to the boatshed with an area of 2.25m². This results in a total footprint of around 31.5m². The structure includes a narrow gangway connecting to a boat lifting cradle, with a main platform deck of timber planks and handrail supports as required. The materials are primarily natural-stained timber and dark-finished metal, all chosen for their durability and visual compatibility with the existing lake-edge character. The jetty will sit close to lake level and will not include any high or visually dominant components.
- 5.3. The boatshed is to be constructed to the west of the jetty, sited immediately over the lake adjacent to the shoreline. It will measure approximately 5.2 metres in width and 11.5 metres in length, with a total area of 59.8 m². The building will have a simple pitched roof rising to a ridge height of around 5.4 metres above lake level (~RL 309.5). The exterior

will be clad in corrugated Colorsteel sheeting with a dark green finish, including both the walls and roof. A solid roller door will be integrated into the north-facing facade, and the building overall will have a compact, utilitarian form intended to visually integrate with nearby vegetation and the modest scale of other foreshore structures in the vicinity.

- 5.4. Combined, the jetty and boatshed will occupy a total area of approximately 91.3m². This replaces an existing jetty structure which is approximately 18 square metres in area, resulting in a net increase of about 73.3m² of built area over the water. Despite the increase in footprint, the structure remains visually contained within an already developed node of the Frankton Arm, and its alignment, scale, and finish are intended to minimise effects on landscape character and views.

6. LANDSCAPE ASSESSMENT

- 6.1. This section provides an assessment of the actual and potential effects of the proposed development on landscape values, including biophysical, perceptual, and associative qualities. In accordance with best practice landscape assessment principles set out in *Te Tangi a te Manu*, this assessment is broken into four parts:

- a) visibility of the proposal,
- b) visual effects,
- c) landscape effects, and
- d) cumulative effects.

Each part considers how the development may influence the experience, character, and integrity of the receiving environment.

Visibility of the proposal

- 6.2. The visibility of the proposed jetty and boatshed has been documented using a set of representative photographs taken from a range of publicly accessible locations on both sides of the Frankton Arm. These are shown in Attachment A – Visual Assessment Images supplemented by a scaled image location plan.
- 6.3. At close range, the proposal will be visible from an approximately 50-metre stretch of the Kelvin Heights lakeside track, specifically in the vicinity of Image Locations 3, 4, and 5. In these views, the structure is seen from near water level, framed by vegetation and adjacent foreshore features.

- 6.4. From other points along the Queenstown Trail to the east and west (Image Locations 1, 2 and 6 - 9), the proposed jetty and boatshed are screened by a combination of foreshore planting and intervening built form.
- 6.5. From Frankton Beach (Image Location 10) the boatshed will not be visible due to dense intervening vegetation.
- 6.6. Distant views from the opposite side of the Frankton Arm (Image Locations 11 - 14) are taken from locations more than 1.15 kilometers away, including from the Frankton Marina. At these distances, the proposal may be visible in part but will be seen in the context of existing foreground moorings and filtered by vegetation on and near the site. The boatshed, in particular, is positioned beside a mature willow tree to its west which will assist in partially screening views from the west.
- 6.7. The proposal may also be partially visible from a limited number of elevated private properties located to the south and southeast of the site. These views are not represented in the current image set but have been reviewed using aerial and 3D imagery from Google Earth. Any potential effects on these private properties are addressed in the visual effects section below.
- 6.8. These images and mapping references provide a representative understanding of how the proposal is positioned within the broader Frankton Arm view corridor and the extent to which it is visible from nearby public and private locations.

Visual Effects Assessment

- 6.9. This section describes the visual effects of the proposed jetty and boatshed, referencing relevant planning provisions that relate to visual amenity, outlook, and the protection of ONLs.
- 6.10. From within the immediate receiving environment (Image Locations 3 - 5), the proposed boatshed and jetty will be visible from a short stretch of the Kelvin Heights lakeside track. These are relatively close-range, pedestrian-scale views. The boatshed will be visible in part through existing foreshore vegetation, including willow and other riparian plantings. The jetty will extend modestly across the water and be visually aligned with existing nearby structures of a similar scale and material.
- 6.11. In these views, the structure will read as part of the existing residential and recreational landscape. Part 21.15.7(a) of the PDP requires consideration of whether the jetty structure will be dominant or obtrusive in views from public places. While visible, the boatshed and jetty are contained in scale, visually softened by vegetation, and

constructed in recessive colours and materials. They are not expected to appear dominant or visually intrusive in these public views.

- 6.12. Part 21.15.7 (f) of the PDP relates to compatibility of the jetty with landscape and amenity values. The timber jetty structure is compatible. The materials, colours, and simple gabled form of the structure will be visually recessive, using dark Colorsteel cladding and timber elements that respond to the established character of lake-edge development in the Frankton Arm. The boatshed's overall massing and form will be consistent with existing nearby structures and are designed to integrate rather than stand out.
- 6.13. From mid-range and longer-range views, including Image Locations 1, 2, 7, 8, 9, and 10, the structure will be completely screened by intervening vegetation. These conditions ensure that the amenity of the wider track network and public area will be maintained, and that the proposal will not degrade the visual coherence of the foreshore. Objective 6.3.1 and Policy 6.3.12 are relevant here, requiring that ONLs remain free from inappropriate development that reduces the values associated with openness, natural character, and visual clarity.
- 6.14. Distant views from the northern side of the Frankton Arm (Image Locations 11 to 14) are more than 1.15 km away. From these points, the structure will appear very small in scale, partially obscured by foreground moorings and seen against a vegetated backdrop. The boatshed sits against a mature willow, helping visually anchor and soften its form. The structure will appear subordinate in these views and will not disrupt the legibility or perceived naturalness of the lake margin. The proposal therefore will remain consistent with Policy 21.2.9(c), which requires that structures over water do not result in the loss of openness or character.
- 6.15. Part 21.15.7 (c) refers to potential effects on the recreational experience of users of the lake or its margins. The proposal will not encroach into active boating or paddling routes, nor will it interfere with public access to the water's edge or the Queenstown Trail. The form and placement of the boatshed is sympathetic to the existing pattern of use and is not expected to compromise the enjoyment of the area by lake users.
- 6.16. From private properties to the south and southeast, the boatshed may be partially visible at oblique angles. These views are filtered by topography, built elements, and vegetation. The compact footprint, recessive design, and location of the proposal reduce its visual impact to a level that is appropriate within its setting. While these properties may experience more persistent visibility of the structure, the boatshed will not block

important view shafts. Any adverse effects from these private viewpoints are expected to be **low**.

- 6.17. Part 21.15.7 (d) considers the potential for cumulative visual clutter along the lake edge. In this case, the boatshed and jetty will be sited within an established cluster of lake-oriented structures, including other jetties and small buildings. The proposal will not introduce a new node of development, but rather consolidates existing activity within a limited and contained foreshore zone.
- 6.18. Overall, the proposal is generally consistent with the visibility and amenity expectations of the PDP. It avoids visual dominance in public views, maintains recreational legibility, avoids cumulative clutter, and is compatible with amenity values. The proposal also aligns with the higher-level landscape protection framework. Overall, visual effects are considered to be **low** in the immediate context and **very low** in wider views.

Landscape Character Effects

- 6.19. The landscape character of the Frankton Arm is defined by a blend of natural landform, recreational use, and urban development. It includes a visually enclosed lake basin framed by Queenstown Hill and Kelvin Heights, with a shoreline that features walking trails, informal swimming access, moorings, and a variety of jetties and boatsheds that reflect a long-established pattern of recreational and residential occupation. This character is recognised in PDP Policy 21.2.9, which anticipates small-scale structures over water where they are designed and located to maintain the character and openness of the lake edge.
- 6.20. The proposal will be located within an area that already contains other foreshore structures, including jetties and small-scale boatsheds. These elements are integral to the landscape's identity and function and contribute to a recreational character that is valued both locally and regionally. The proposed boatshed and jetty will not introduce a new type of structure or change the landscape's function. Rather, they will contribute to the continuity of use and are aligned with the established expectations for this node of development.
- 6.21. The location of the proposal, recessed within a sheltered bay and surrounded by vegetation, reinforces the sense of visual containment. The boatshed will occupy its own space at the western edge of the area, physically and visually separated from

neighbouring jetties. As such, it will not read as a source of visual clutter or overdevelopment. Similarly, the jetty will not create visual clutter, consistent with Rule 21.15.7(d).

- 6.22. Materials, scale, and form have been selected to reflect the informal, recessive quality of other structures in the area. The proposed design uses dark, non-reflective cladding and a simple gabled roof, avoiding ornamentation or elements that might contrast with the broader landscape character. This is consistent with Chapter 6 provisions that require built development to respond sensitively to the values and coherence of ONLs.
- 6.23. The recreational character of the landscape will also be preserved. The structure will not impede access to the lake, block important movement corridors, or limit the ability of other users to engage with the water. Policy 21.2.9(e) and Rule 21.15.7(c) both recognise the need to maintain recreational amenity and usability. In this case, the proposal will be consistent with these expectations.
- 6.24. Mana whenua values associated with Whakatipu Waimāori are recognised through the Wāhi Tūpuna overlay and statutory acknowledgements for the lake. The area around the proposal is part of the ancestral travel and mahinga kai network of Kāi Tahu. The proposal will not compromise the mauri, access, or spiritual values of the waterbody and will retain a physical form that is compatible with the cultural landscape. The story of Hakitekura, closely tied to this part of the lake, reinforces the need for respectful, recessive design outcomes. The structure avoids encroachment into undeveloped or sacred spaces and sits within an already modified setting.
- 6.25. In summary, the proposed jetty and boatshed will be fully consistent with the existing landscape character of the Frankton Arm. They will be located within a node of similar development, reinforcing the area's established recreational identity, and have been designed to integrate visually and physically with the receiving environment. As a result, the proposal will have a **very low** level of adverse effect on landscape character.

Cumulative Effects

- 6.26. The Frankton Arm contains a number of existing jetties and small boatsheds that reflect a long-standing pattern of private recreational development along the lake edge. These structures are concentrated within certain nodes and interspersed with stretches of unmodified or vegetated shoreline. The PDP recognises the risk of cumulative visual clutter from incremental development and addresses this specifically under Rule

21.15.7(d) for jetties, which requires that proposals avoid contributing to the perception of overdevelopment along the lake margin.

6.27. In this case, the proposal is located within an established node of lake edge activity and does not introduce a new cluster or disrupt a visually undeveloped segment of shoreline. The proposed boatshed and jetty will be contained within a small bay, visually buffered by vegetation, and separated from neighbouring structures. As such, they will not read as cumulative clutter or contribute to a spread of development around the Arm.

6.28. The structure has been designed to reflect and consolidate the character of this area rather than extend its footprint or visual reach. The result is a localised and recessive addition that respects the planning framework and landscape character values of the ONL. Overall, the proposal is assessed as resulting in a **very low** level of cumulative landscape and visual effects.

7. CONCLUSION

7.1. The proposal involves the construction of a new timber jetty and a 66m² boatshed along the foreshore of 46 Willow Place, Kelvin Heights. The new structure replaces an existing informal jetty and introduces a small-scale, recessive boatshed to support recreational use of Lake Whakatipu. The design incorporates muted materials and colours and a compact footprint intended to minimise its visual presence and integrate with the surrounding landscape.

7.2. The site is located within the Frankton Arm, a visually enclosed sub-basin of Lake Whakatipu defined by low landforms, mature vegetation, and a mix of residential and recreational uses. The landscape is part of an ONL and carries significant mana whenua associations, recreational value, and local identity. The lake edge in this location is already modified, containing a number of jetties, boatsheds, and moorings within a vegetated and visually contained shoreline.

7.3. The proposal will be only partially visible from a 50m section of the Kelvin Heights Trail (Image Locations 3–5) and will be screened from most other public viewpoints. From distant views across the lake, the structure may be faintly visible but appears visually subordinate and backdropped by vegetation. Visibility from private properties to the southeast is limited and filtered. Overall, visual effects are assessed as **very low** in wider views and **low** at most in close-range locations.

- 7.4. The landscape character of the Frankton Arm includes both natural and modified features, including built lake-edge structures. The boatshed and jetty will be consistent with this established pattern, reinforcing rather than altering the recreational and residential function of the area. Their scale, materiality, and location will support the values identified in Chapter 6 and Chapter 21 of the District Plan, including compatibility with the ONL and amenity expectations of the Rural Zone.
- 7.5. In terms of cumulative effects, the proposal will sit within a pre-existing node of development and does not extend or sprawl along the lake edge. It will be located within its own discrete area and will not contribute to any perception of visual clutter or landscape fragmentation.
- 7.6. On the whole, and when considered against the relevant planning provisions and the attributes and values of the site and surrounding landscape, the actual and potential landscape and visual effects of the proposal are assessed as no more than **low**.

Prepared by:
Steve Skelton



Registered Landscape Architect
Director, Patch Ltd

Reviewed by:
Felipe Braga



Landscape Architect



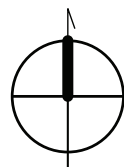
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Jetty - 46 Willow Place Kelvin Heights

Graphic Attachments

3 July 2025







25mm photo - 2 July 2025 at 11:13 am



25mm photo - 2 July 2025 at 11:16 am



25mm photo - 2 July 2025 at 11:17 am



25mm photo - 2 July 2025 at 11:17 am



25mm photo - 2 July 2025 at 11:17 am



25mm photo - 2 July 2025 at 11:20 am



25mm photo - 2 July 2025 at 11:21 am



25mm photo - 2 July 2025 at 11:24 am



25mm photo - 2 July 2025 at 11:26 am



50mm photo - 2 July 2025 at 11:40 am



50mm photo - 2 July 2025 at 11:45 am



50mm photo - 2 July 2025 at 11:49 am



50mm photo - 2 July 2025 at 11:57 am



50mm photo - 2 July 2025 at 12:05 pm

Charlotte Clouston

From: Renee Bull <Renee.Bull@tami.maori.nz>
Sent: Thursday, 25 September 2025 4:25 pm
To: Charlotte Clouston
Subject: RE: Clayton Reid

Kia ora Charlotte,

Thank you for getting back to us.

It's a shame that the applicant is not agreeable to a 15-year consent term. Rūnaka do not oppose the application, and a 15-year consent term gives assurance that any new technologies and/or best practices can be implemented when the consent term ends.

An invoice will be sent for the consultation that has taken place thus far, and the final decision letter will be sent.

Toitū te Taiao,

Kā mihi,
Renee Bull

From: Charlotte Clouston <Charlotte.Clouston@jea.co.nz>
Sent: Wednesday, 24 September 2025 4:37 p.m.
To: Renee Bull <Renee.Bull@tami.maori.nz>
Subject: RE: Clayton Reid

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Renee

Thanks for the response.

The applicant is not volunteering / agreeable to a 15 year consent term.

We will lodge the application with QLDC shortly and expect you will be formally notified of the application in due course.

No need for anything further in the meantime.

Ngā mihi | Kind Regards
Charlotte



CHARLOTTE CLOUSTON
BSc/LLB(Hons)
planner

021 139 4952 | 03 450 0009
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Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

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From: Renee Bull <Renee.Bull@tami.maori.nz>
Sent: Tuesday, 2 September 2025 4:27 pm
To: Charlotte Clouston <Charlotte.Clouston@jea.co.nz>
Subject: RE: Clayton Reid

Kia ora Charlotte,

Thank you for sending those photos through and the article is helpful.

The maximum consent duration given to any application for affected party approval by mana whenua is currently 15 years. This is because we do not wish to impose on any future decision making for upcoming uri/descendants. The likelihood of the consent application being declined in 15 years' time is very low. The consent duration gives the ability for the next generation to express Kaitiakitanga.

If the applicant is happy to move forward with a 15-year consent term, affected party approval will be granted.

Toitū te Taiao,

Kā mihi,
Renee Bull

From: Charlotte Clouston <Charlotte.Clouston@jea.co.nz>
Sent: Friday, 29 August 2025 5:18 p.m.
To: Renee Bull <Renee.Bull@tami.maori.nz>
Subject: RE: Clayton Reid

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Kia ora Renee

Great to meet you last week.

The seat is in memory of Mitchell Gameren – article [here](#) FYI.

See **attached** two photos from a site visit last weekend – the first sitting on the seat looking towards the existing jetty (the boat shed is proposed to the left by the willows) and then from behind the seat with it in the frame for reference. Please let me know if you need any other pictures.

In terms of the consent term, is there a particular effect that mana whenua are looking to mitigate with a 15-year term?

I'm conscious this is much shorter than the 35-year duration referenced in the RMA, and that the ongoing use of lawfully established structures (once consented and constructed) is a permitted activity in the regional plan.

I also note that if the consent holder wanted to change the scale of a structure or the character/intensity of how it is used in future, they'd need additional resource consent to do so – which would go through a new effects assessment process at that time.

Keen to understand this aspect so I can discuss with the applicant.

Ngā mihi | Kind Regards
Charlotte



CHARLOTTE CLOUSTON
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Level 2, 36 Shotover Street, PO Box 95, Queenstown 9300

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From: Renee Bull <Renee.Bull@tami.maori.nz>
Sent: Thursday, 21 August 2025 11:14 am
To: Charlotte Clouston <Charlotte.Clouston@jea.co.nz>
Subject: Clayton Reid

Kia ora Charlotte,

E mihi ana au ki a koe,
Thank you for meeting with us on Tuesday, it was nice meeting you.

We have a couple of queries from the rūnaka before we can move forward with giving affected party approval:

- Can we please have some more information about the memorial seat. What is it a memorial for? Could we please have a picture from the seat looking out at the view. Will it be encroached on?
- Mana whenua are not comfortable with giving approval to any application that will effectively make decision for the next generation. A 15-year consent term will be the maximum term given for approval for this application.

Please let us know how you go, looking forward to hearing from you,

Toitū te Taiao,

Kā mihi
Renee Bull

Renee Bull

Kaitohutohu Taiao

Waitaha, Kāti Māmoe, Kāi Tahu, Te Arawa

Avialable on Monday – Thursday 9 – 5

P. 03 931 1242

E. renee.bull@tami.maori.nz



**TE AO
MĀRAMA INC.**

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AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

C Reid



AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of
Lake Wakatipu



DETAILS OF PROPOSAL

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

Replace an existing jetty with a new jetty and erect a boat shed structure

at the following subject site(s):

Lake Wakatipu (Parcel 3200660)



PLEASE TICK

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



PLEASE TICK

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



PLEASE TICK

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

Attached in Rider



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)	
	Mark Hayden on behalf of the Commissioner of Crown Lands	
	Contact Phone / Email address	
	crownproperty@linz.govt.nz	
	Signature	Date
		01/08/2025

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.

Date: 04/08/2025

Re Affected Party Approval – reference 2711316 / RU-5129

This approval is specific to the above application and is for the purposes of s95 RMA only. It is not indicative of any associated arrangement with the Commissioner of Crown Lands or other statutory approval which may be required from Land Information New Zealand in regards to the proposed activity.

This approval is subject to:

You obtaining authorisation from the Commissioner of Crown Lands or other statutory approval in order to undertake any activities on land owned or administered by Land Information New Zealand.

The approval is based on review of the following documents:

- **2025-07-17 Boatshed and jetty plans (1) (A7242873)**
- **2025-07-17 QLDC APA form 8a (1) (A7242877)**
- **2025-07-24 Assessment of Environmental Effects (AEE) 23.07.25 (A7265494)**
- **2025-07-24 PA25846 - Jetty - 46 Willow Place Kelvin Heights - Landscape Assessment V2 (A7265496).**

If the activity is taking place on land owned or administered by Land Information New Zealand, we look forward to hearing from you in the near future. Please contact us at Crownproperty@linz.govt.nz to begin the process.



Mark Hayden
Senior Customer & Regulatory Specialist
Crown Property



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Clayton Reid



AFFECTED PERSON'S DETAILS

I/We

Brian Connell (Brian)

Are the owners/occupiers of
157 Peninsula Road



DETAILS OF PROPOSAL

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

Construct a boat shed and replace/ extend an existing jetty adjacent to 46 Willow Place

at the following subject site(s):

Foreshore of Lake Wakatipu, adjacent to 46 Willow Place, and the end of the Willow Place road formation



PLEASE TICK

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



PLEASE TICK

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



PLEASE TICK

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

13-11-25



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)

Brin Connell (Brian)

Contact Phone / Email address

Signature

Date

B

Name (PRINT)

BRIN CONNELL

Contact Phone / Email address

brinconnell@gmail.com

Signature

Date

14 May 2026

C

Name (PRINT)

SIMONE KENNEDY

Contact Phone / Email address

Signature

Date

Simone Kennedy

14/5/26

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.

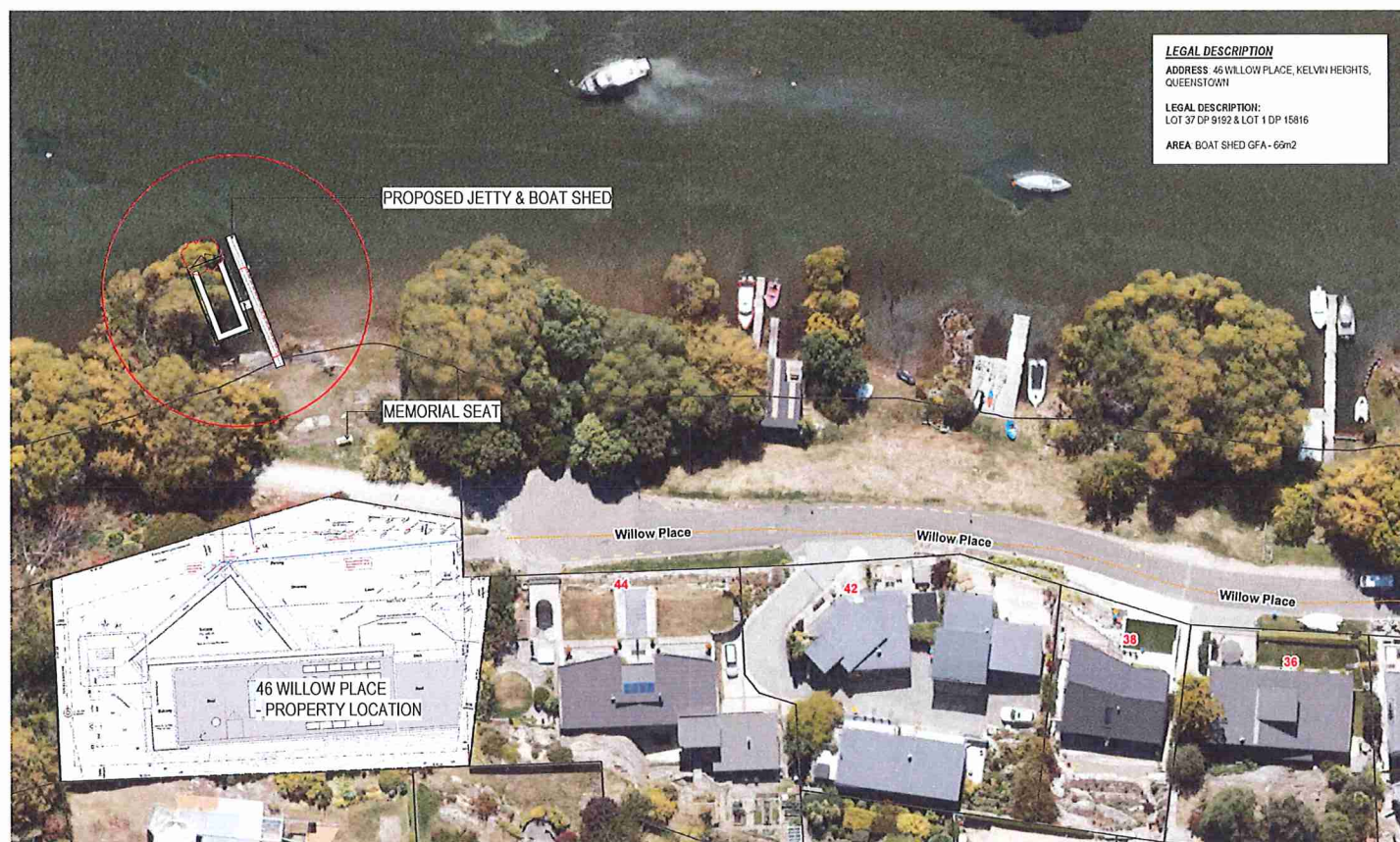
If this form is not signed, the application may be notified with an opportunity for submissions.

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

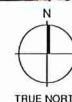


BOAT SHED

SITE PLAN 1: 500

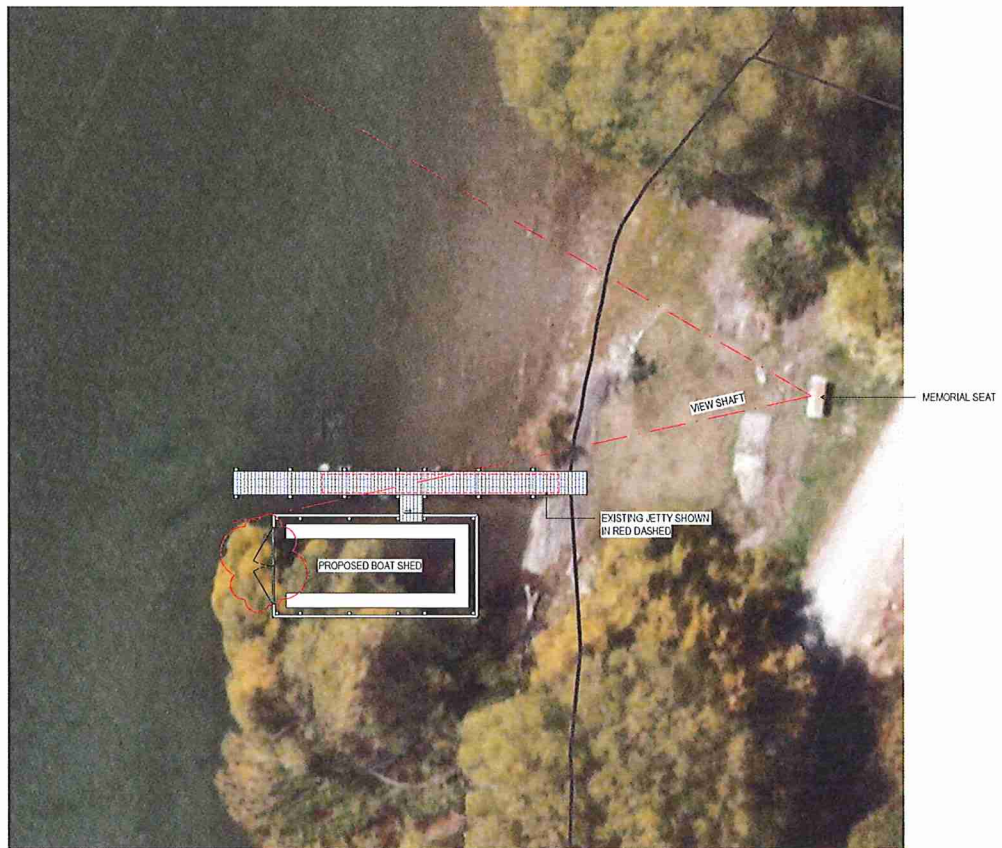


RC.01 9890 / BOAT SHED TEAM
 REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25 WARREN AND MAHONEY



BOAT SHED

PLAN 1:200



RC.02

9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

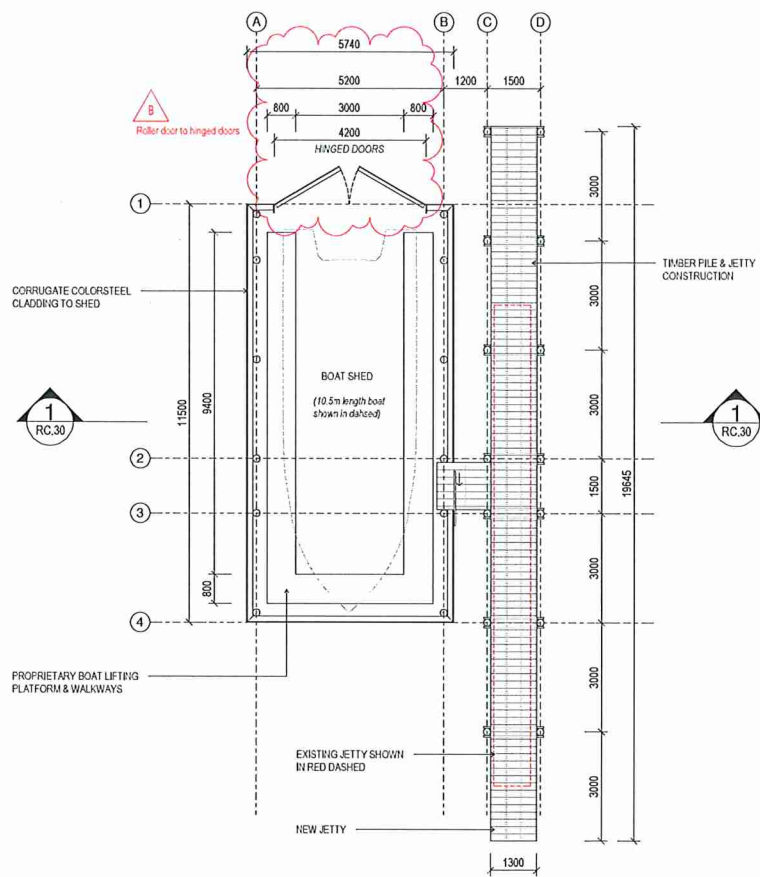
TEAM

WARREN AND MAHONEY



BOAT SHED

PLAN 1:100



RC.03

9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

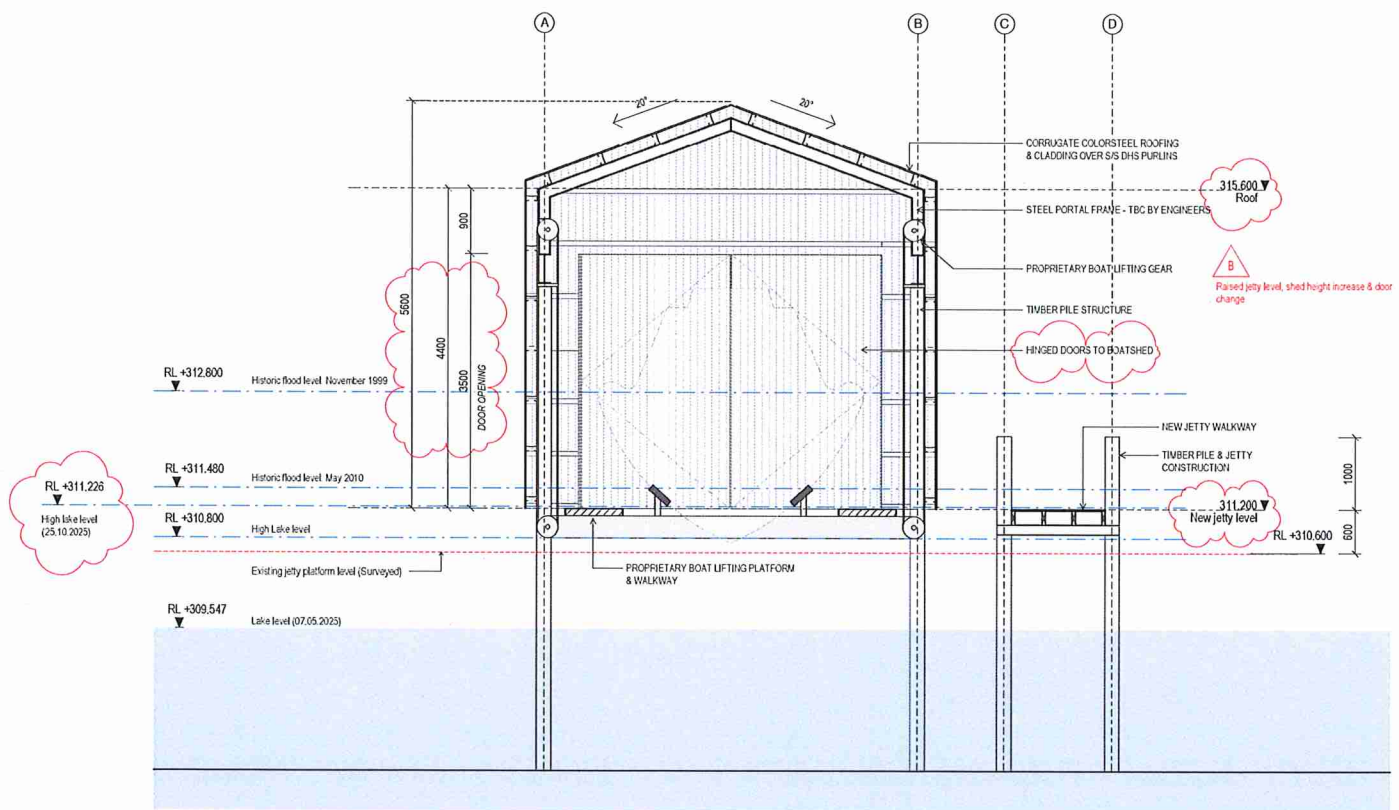
TEAM

WARREN AND MAHONEY



BOAT SHED

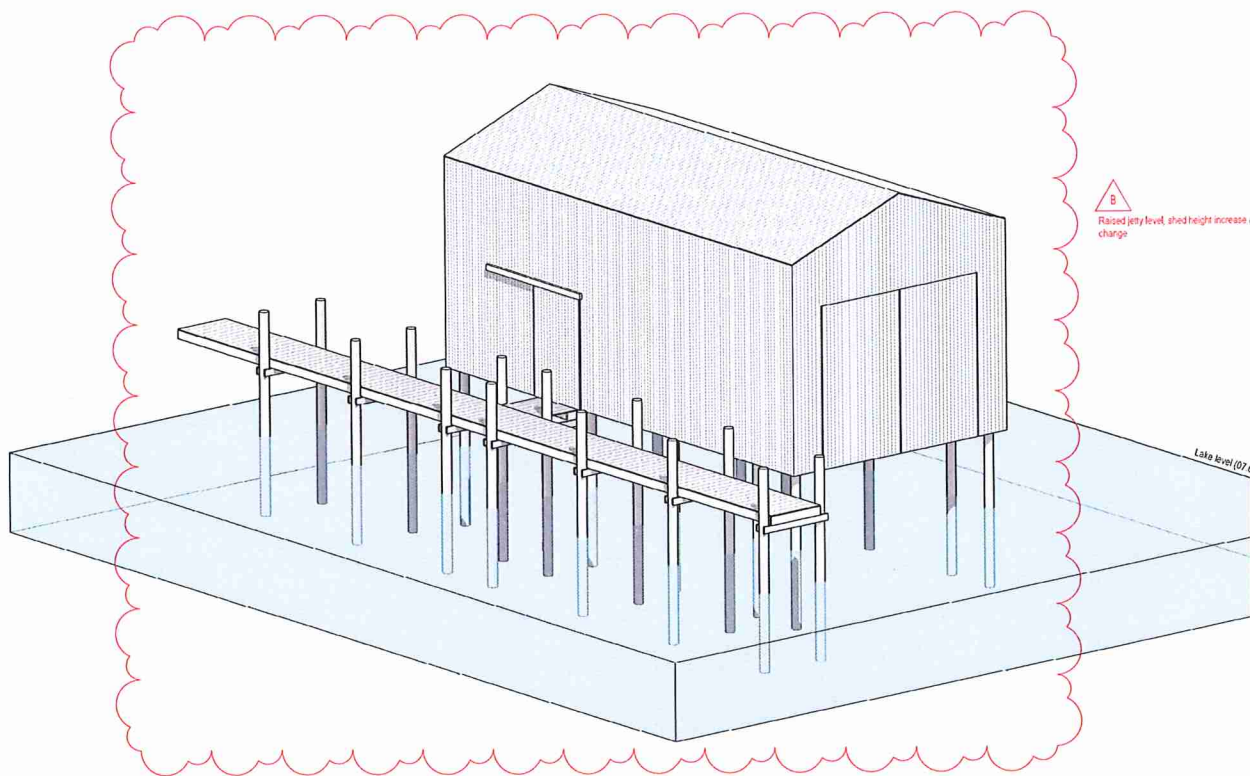
SECTION 1: 50



9890 / BOAT SHED
RC.30
REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25
TEAM
WARREN AND MAHONEY

BOAT SHED

3D VIEW



9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

TEAM

WARREN AND MAHONEY

RC.70



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Clayton Reid



AFFECTED PERSON'S DETAILS

I/We Barbara and Hugh Skinner

Are the owners/occupiers of
44 Willow Place



DETAILS OF PROPOSAL

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

Construct a boat shed and replace/ extend an existing jetty adjacent to 46 Willow Place

at the following subject site(s):

Foreshore of Lake Wakatipu, adjacent to 46 Willow Place, and the end of the Willow Place road formation



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.

13-11-25



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)

Barbara Skinner

Contact Phone / Email address

027 314 5014 bgskinners@gmail.com

Signature

Date

3rd May 2026

B

Name (PRINT)

Hugh Skinner

Contact Phone / Email address

21 118 8412 hskinneris@me.com

Signature

Date

3/05/2026

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.

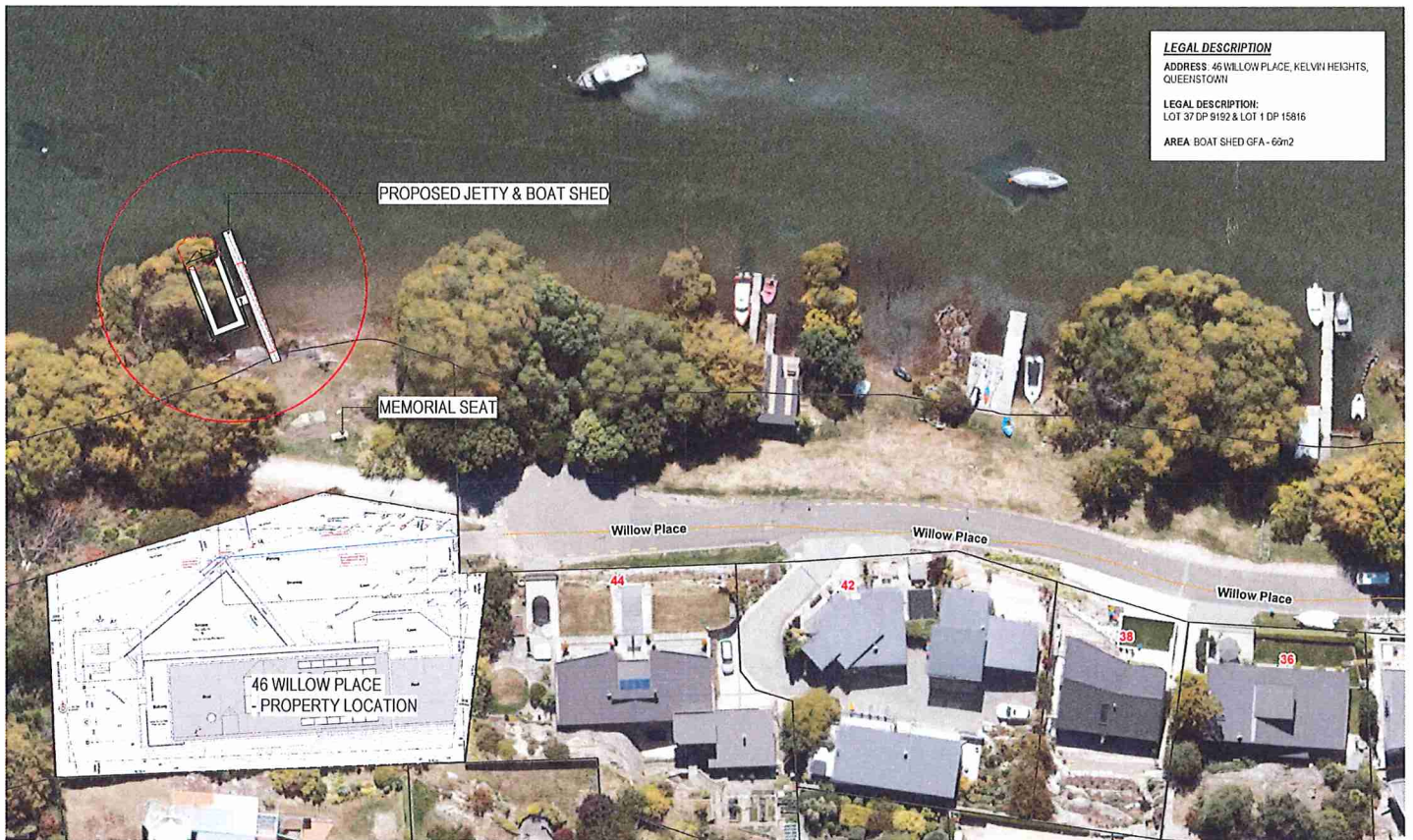
If this form is not signed, the application may be notified with an opportunity for submissions.

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



BOAT SHED

SITE PLAN 1: 500



RC.01

9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

TEAM

WARREN AND MAHONEY



BOAT SHED

PLAN 1:200



RC.02

9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

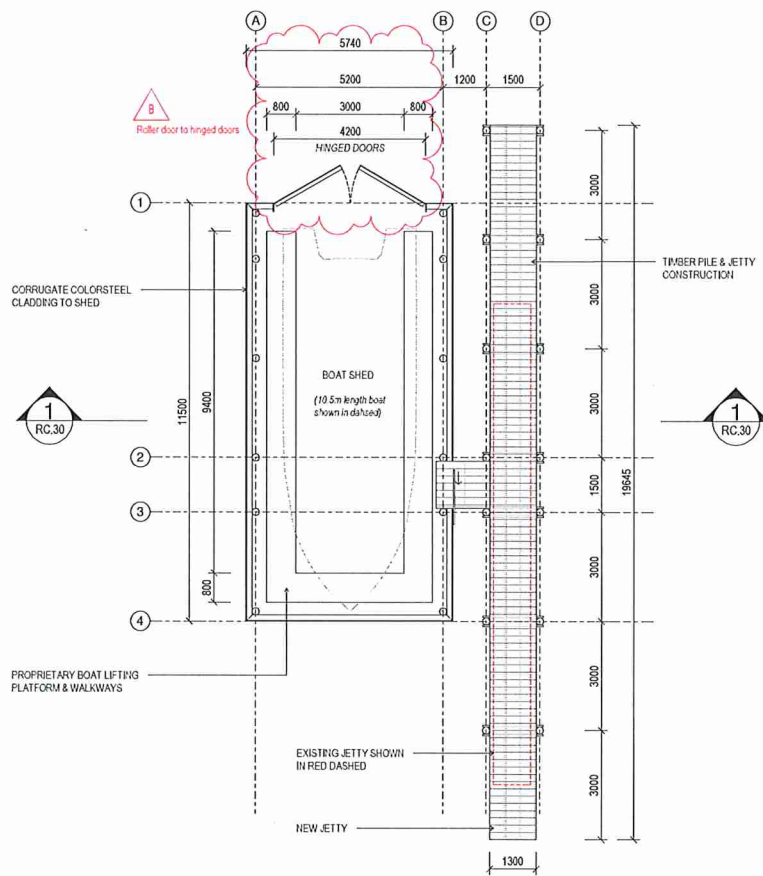
TEAM

WARREN AND MAHONEY



BOAT SHED

PLAN 1:100



9890 / BOAT SHED

TEAM

RC.03

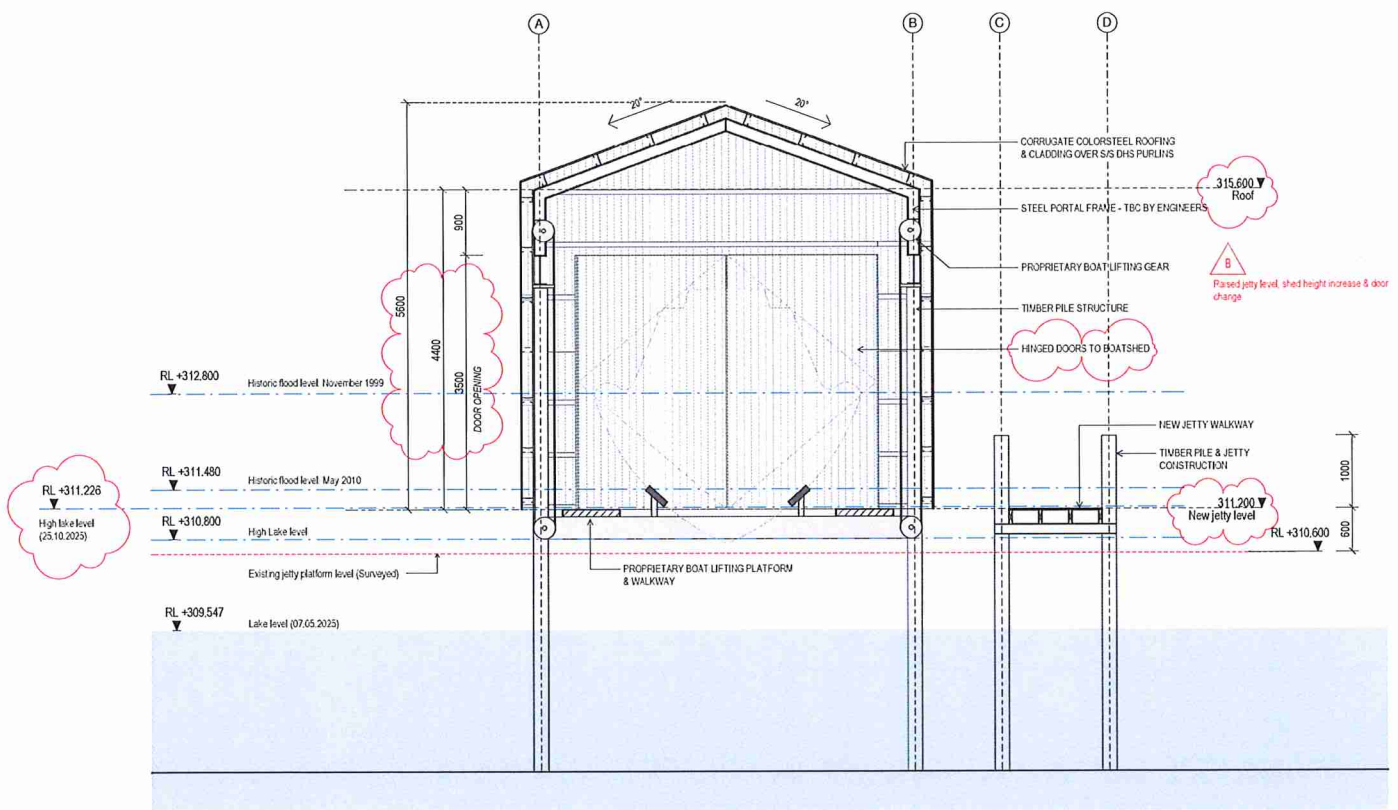
REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

WARREN AND MAHONEY



BOAT SHED

SECTION 1: 50



9890 / BOAT SHED

TEAM

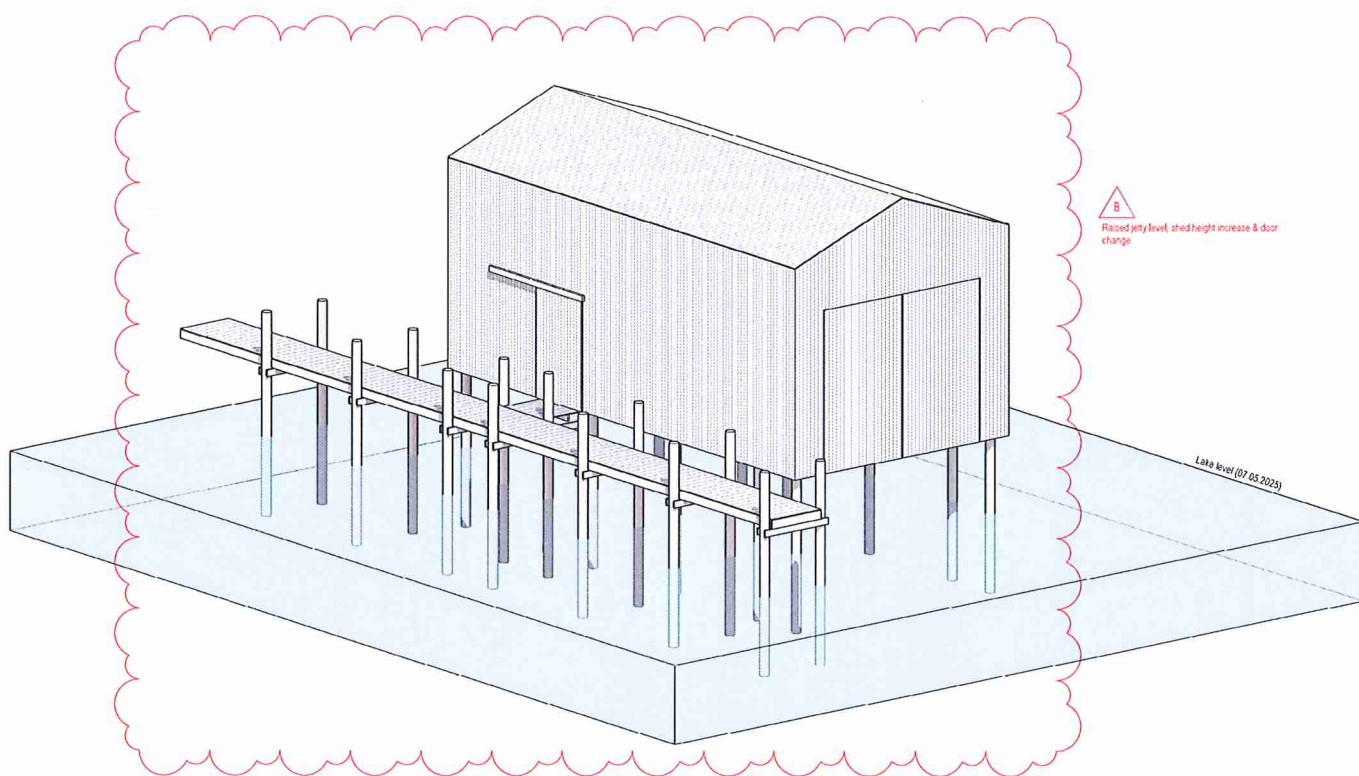
RC.30

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

WARREN AND MAHONEY

BOAT SHED

3D VIEW



B
Raised jetty level, shed height increase & door change

Lake level (07/05/2025)

9890 / BOAT SHED

TEAM

RC.70

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

WARREN AND MAHONEY



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Clayton Reid



AFFECTED PERSON'S DETAILS

I/We Valerie Miller

Are the owners/occupiers of
161 Peninsula Road



DETAILS OF PROPOSAL

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

Construct a boat shed and replace/ extend an existing jetty adjacent to 46 Willow Place

at the following subject site(s):

Foreshore of Lake Wakatipu, adjacent to 46 Willow Place, and the end of the Willow Place road formation



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.

13-11-25



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)	
	Valerie Miller	
	Contact Phone / Email address	
027-2286586 . drvmiller@hotmail.com		
Signature		Date
		8/5/2026.

B	Name (PRINT)	
	Alan Harper	
	Contact Phone / Email address	
0274323887 alan.harper102@gmail.com		
Signature		Date
		8/5/2026.

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.

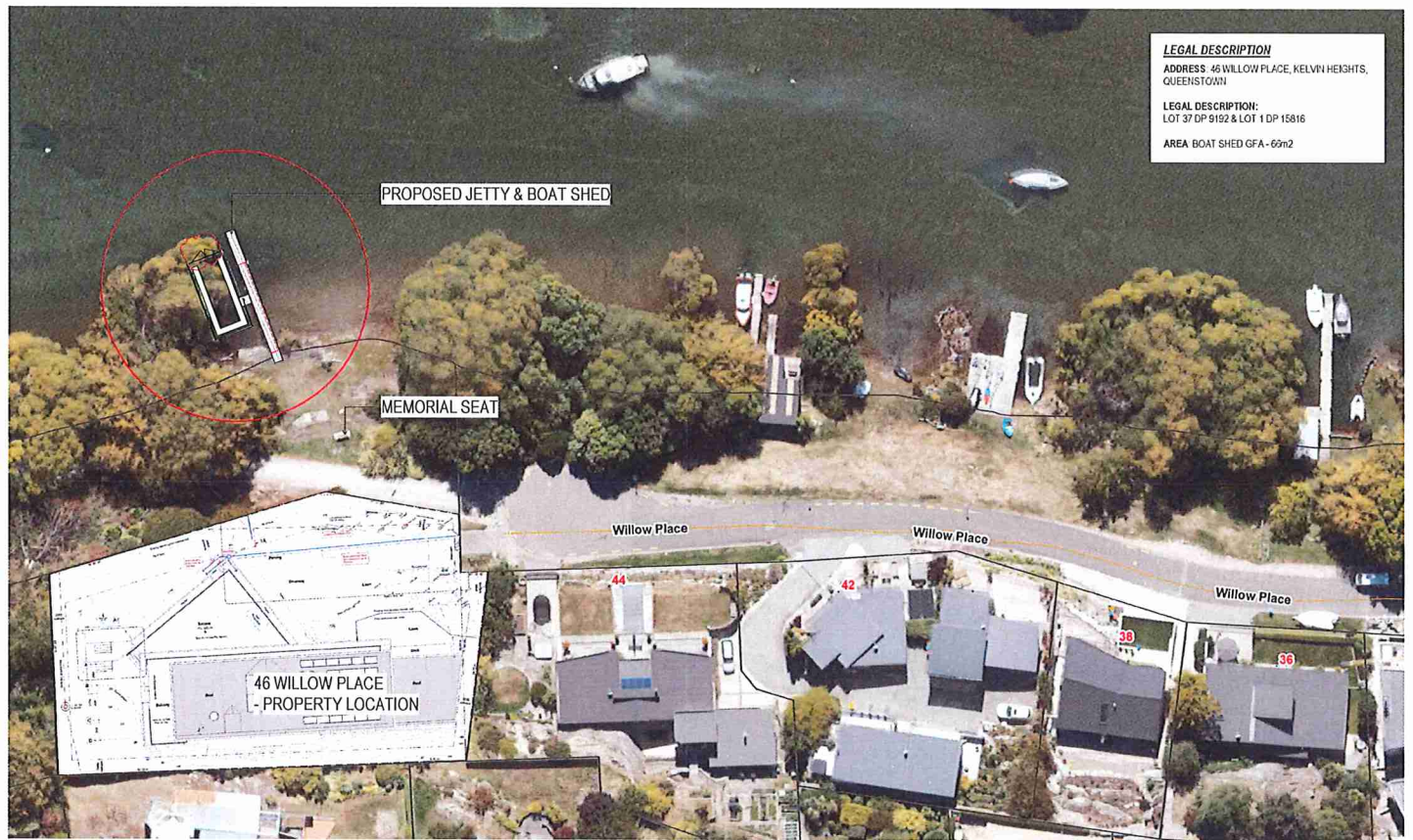
If this form is not signed, the application may be notified with an opportunity for submissions.

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



BOAT SHED

SITE PLAN 1: 500



RC.01

9990 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

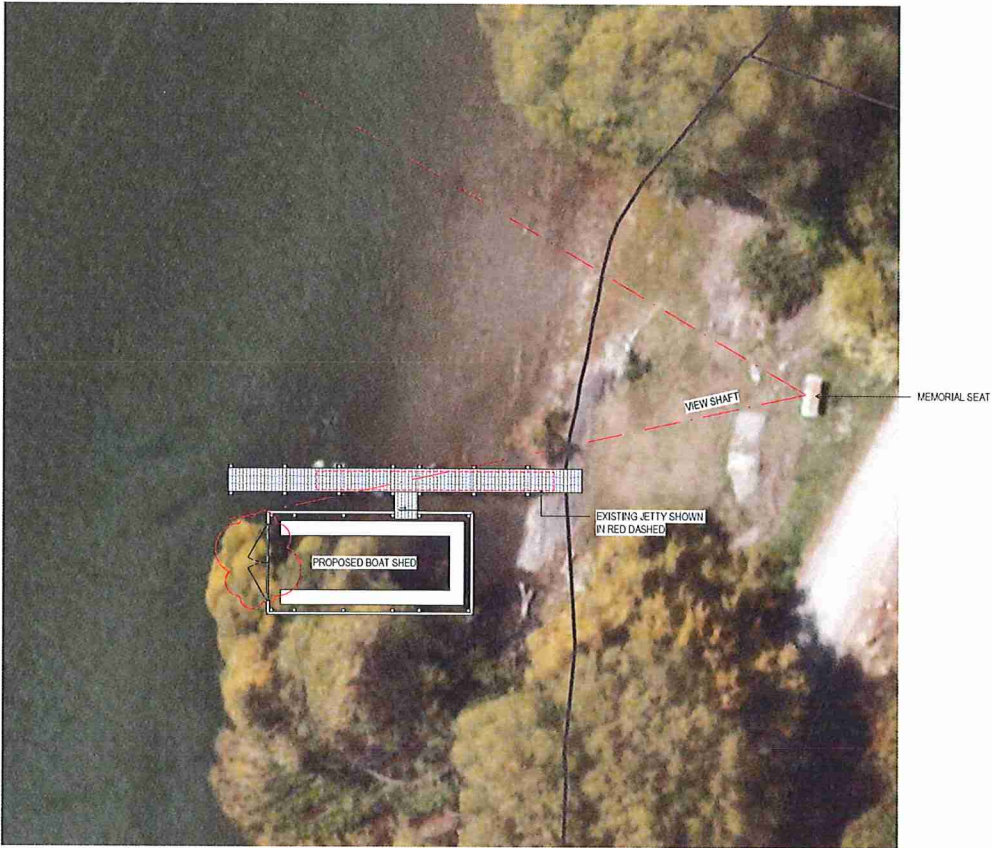
TEAM

WARREN AND MAHONEY



BOAT SHED

PLAN 1:200



RC.02

9890 / BOAT SHED

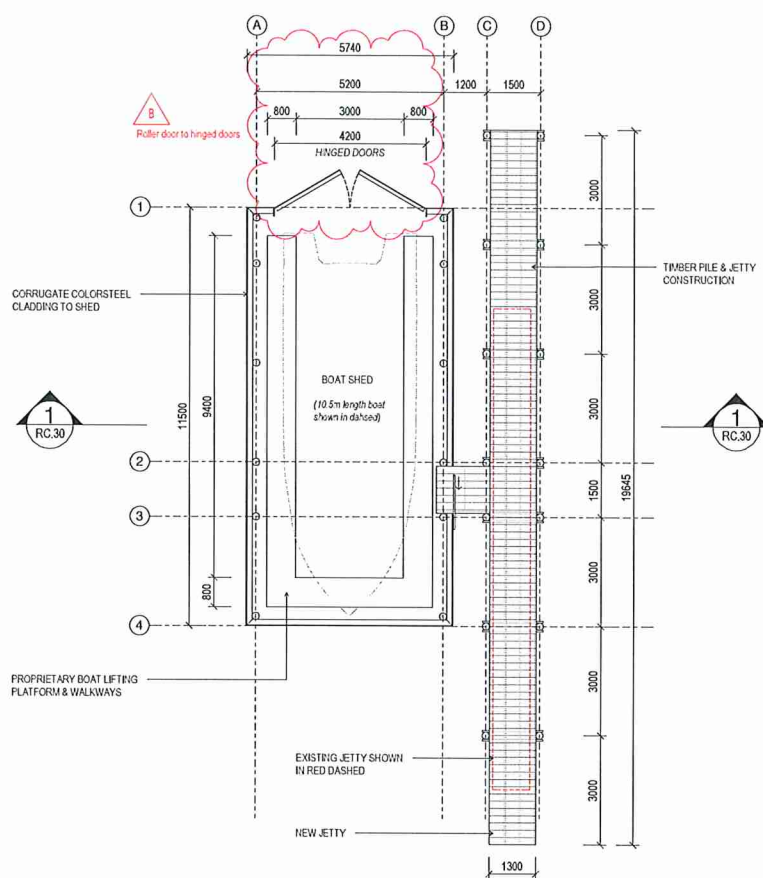
REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

TEAM

WARREN AND MAHONEY



PLAN 1:100



RC.03

9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

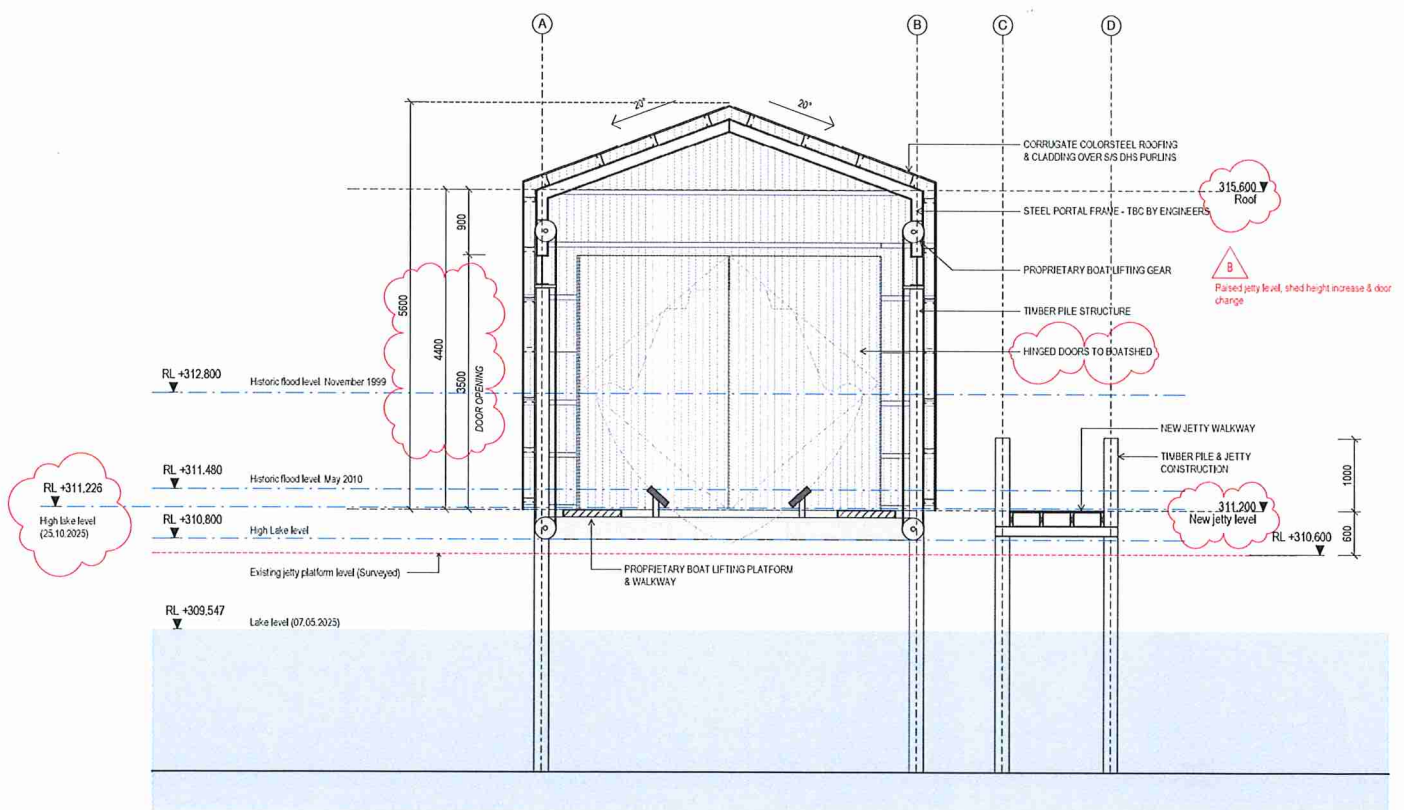
TEAM

WARREN AND MAHONEY



BOAT SHED

SECTION 1: 50



RC.30

9890 / BOAT SHED

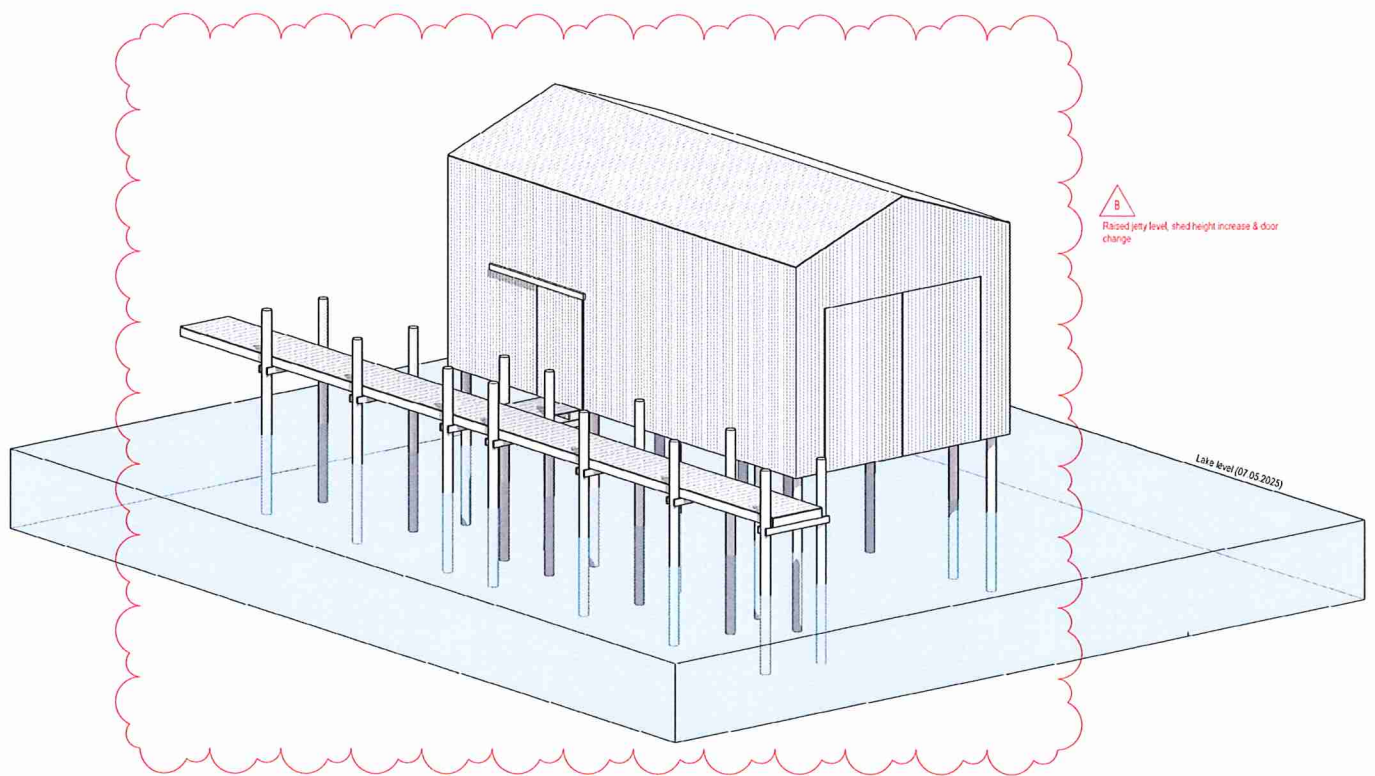
REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

TEAM

WARREN AND MAHONEY

BOAT SHED

3D VIEW



RC.70

9890 / BOAT SHED

REV: B / ISSUE: JETTY & SHED HEIGHT REV / DATE: 13.11.25

TEAM

WARREN AND MAHONEY



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

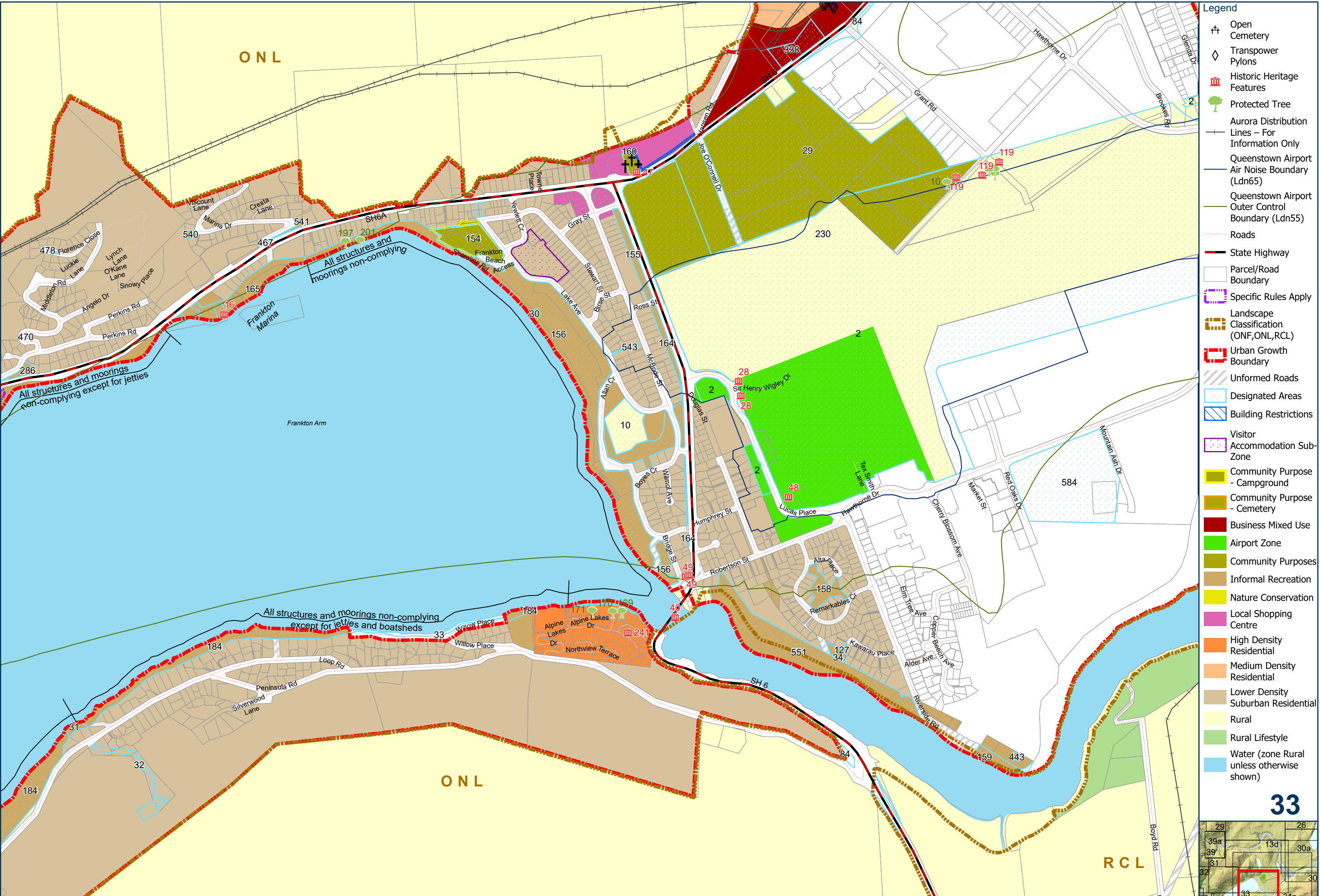
Identifier 904546
Land Registration District Otago
Date Issued 04 June 2019

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

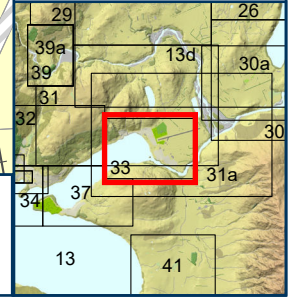
Interests

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

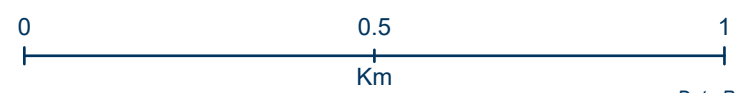


- Legend**
- Open Cemetery
 - Transpower Pylons
 - Historic Heritage Features
 - Protected Tree
 - Aurora Distribution Lines – For Information Only
 - Queenstown Airport Air Noise Boundary (Ldn65)
 - Queenstown Airport Outer Control Boundary (Ldn55)
 - Roads
 - State Highway
 - Parcel/Road Boundary
 - Specific Rules Apply
 - Landscape Classification (ONF, ONL, RCL)
 - Urban Growth Boundary
 - Unformed Roads
 - Designated Areas
 - Building Restrictions
 - Visitor Accommodation Sub-Zone
 - Community Purpose - Campground
 - Community Purpose - Cemetery
 - Business Mixed Use
 - Airport Zone
 - Community Purposes
 - Informal Recreation
 - Nature Conservation
 - Local Shopping Centre
 - High Density Residential
 - Medium Density Residential
 - Lower Density Suburban Residential
 - Rural
 - Rural Lifestyle
 - Water (zone Rural unless otherwise shown)

33



PDP Decisions Version Map 33 - Frankton



Date Published: 20-Feb-19