

# **APPLICATION AS NOTIFIED**

**K Johnstone**

**(RM220851)**

## **QUEENSTOWN LAKES DISTRICT COUNCIL**

### **SERVICE OF NOTICE / LIMITED NOTIFICATION**

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

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

Kristine Johnstone

**What is proposed:**

To lawfully establish an existing jetty within Whakātipu-Wai-Māori (Lake Whakātipu).

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

Bed of Whakātipu-Wai-Māori in front of 23, 27 and 33 Loop Road, Kelvin Heights.

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using **RM220851** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 0211701496 or e-mail at [rebecca.holden@qldc.govt.nz](mailto:rebecca.holden@qldc.govt.nz)

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

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

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

Monday 7<sup>th</sup> July 2025.

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/apply-for-a-resource-consent/application-forms/>

You must serve a copy of your submission to the applicant (Kristine Johnstone, [deaniejohnstone@mac.com](mailto:deaniejohnstone@mac.com)) as soon as reasonably practicable after serving your submission to Council:

C/- Jorja Hunt  
[jorja@townplanning.co.nz](mailto:jorja@townplanning.co.nz)  
 Town Planning Group  
 PO Box 2559, Whakatipu, 9348

#### QUEENSTOWN LAKES DISTRICT COUNCIL




---

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

**Date of Notification:** 6<sup>th</sup> June 2025.

#### Address for Service for Consent Authority:

<b>Queenstown Lakes District Council</b>	<b>Phone</b>	<b>03 441 0499</b>
<b>Private Bag 50072, Queenstown 9348</b>	<b>Email</b>	<b>rcsubmission@qldc.govt.nz</b>
<b>Gorge Road, Queenstown 9300</b>	<b>Website</b>	<b>www.qldc.govt.nz</b>

# TechnologyOne ECM Document Summary

Printed On 04-Jun-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9 Updated 4 June 2025	8746213	1	04-Jun-2025
PUB_ACC	AEE	7370021	1	27-Sep-2022
PUB_ACC	Structure Permit S027B 2024 - 2025	8379155	1	19-Nov-2024
PUB_ACC	Attachment [C] Plans	7370024	1	27-Sep-2022
PUB_ACC	Attachment [D] Construction Monitoring Certificate	7370025	1	27-Sep-2022
PUB_ACC	Attachment [E] Record of Title 904546 Recreation Reserve	7370026	1	27-Sep-2022
PUB_ACC	Attachment [F] Retrolens Imagery of the former Jetty	7370027	1	27-Sep-2022
PUB_ACC	2024-08-28 APA form 8a Pragmatic Planning Johnstone, Mckenzie Zoll, Ward	8335803	1	15-Oct-2024
PUB_ACC	2024-09-09 Rider Town Planing Group for Kristine Johnstone	8335804	1	15-Oct-2024

# APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

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

## APPLICANT //

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

\*Applicant's Full Name / Company / Trust: **Kristine Johnstone**

(Name Decision is to be issued in)

\*All trustee names (if applicable):

Contact Name if Company or Trust:

\*Postal Address: **23 Loop Road, Kawarau Falls**

\*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:

**9300**

\*Email Address: **deaniejohnstone@mac.com**

\*Phone Numbers: Day

Mobile: **021 844 189**

The Applicant is:



Owner



Lessee



Occupier



Other - Please Specify



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

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

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

Name & Company: **Jorja hunt - Town Plannign Group**

Phone Numbers: Day

Mobile: **027 8616 724**

Email Address: **jorja@townplanning.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: **Kristine Johnstone**

\*Postal Address: **23 Loop Road, Kawarau Falls**

\*Please provide an email AND full postal address.

\*Post code:

**9300**

\*Email: **deaniejohnstone@mac.com**



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

If it is assessed that your consent requires development contributions any invoices and correspondence relating to these will be sent via email. Invoices will be sent to the email address provided above unless an alternative address is provided below. Invoices will be made out to the applicant/owner but can be sent to another party if paying on the applicant's behalf. For more information please see appendix 2 at the end of this form.

Please select a preference for who should receive any invoices.

Details are the same as above

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:  
The existing jetty is located in the Frankton Arm of Lake Wakatipu. The location of the structure is identified as -45.028264, 168.716802 (NZTM) fronting the Frankton Recreational Reserve. The jetty is owned by, and provides private use to, the property owners of 23 Loop Road, Kawarau, situated south of the jetty.

## 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)

-45.028264, 168.716802 (NZTM)

For any land based areas:

Legal Description: Frankton Recreational Reserve, Section 21 Block I Coneburn SD, as held in Record of Title 904546

Owners/Occupiers: QLDC

District Plan Zone: Rural

**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  
The joint owners of the jetty pursuant to this application are Kristine Johnstone, Russell & Rosemarie McKenzie, Martin & Sheree Zoll, John Ward.



## 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 **indefinitely**

(dates / duration)

to provide for **private use for Kristine Johnstone**

(number persons)

Brief description of activity:

**Refer to AEE**

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



## FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

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

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

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

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

**MONITORING FEES** – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$287 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

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

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

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



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

Please reference your payments as follows:

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

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

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

- I confirm payment by:
- Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – BKNZ222)
  - Invoice for initial fee requested and payment to follow
  - Manual Payment at reception (can only be accepted once application has been lodged and acknowledgment email received with your unique reference number)

\*Reference

\*Amount Paid

Please select

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

\*Date of Payment

## APPLICATION & DECLARATION

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

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

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

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

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



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

PLEASE TICK

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

Full name of person lodging this form

Firm/Company

Dated

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

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

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

### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

## Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
  - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
  - (b) an assessment of the actual or potential effect on the environment of the activity;
  - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
  - (d) if the activity includes the discharge of any contaminant, a description of—
    - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
    - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
  - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
  - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
  - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
  - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).
  
- (2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.
  
- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
  - (a) oblige the applicant to consult any person; or
  - (b) create any ground for expecting that the applicant will consult any person.

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

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

### 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 9

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report



TOWNPLANNING  
GROUP

## Application for Resource Consent to the Queenstown Lakes District Council

Kristine Johnstone

*WATER BASED ACTIVITY RESOURCE  
CONSENT FOR A PRIVATE JETTY, LAKE  
WAKATIPU, QUEENSTOWN.*

27 September 2022

Document prepared by:

**Town Planning Group (NZ) Limited**

**Phone:** 0800 22 44 70

**Email:** [office@townplanning.co.nz](mailto:office@townplanning.co.nz)

**Web:** [www.townplanning.co.nz](http://www.townplanning.co.nz)

**Offices in Tāhuna, Wānaka, Ōtautahi & Tāmaki Makaurau**



# Contents

---

<b>1</b>	<b>Executive summary</b> .....	<b>5</b>
<b>2</b>	<b>Site and surrounds</b> .....	<b>6</b>
2.1	Site details.....	6
2.2	Surrounds.....	8
2.3	Existing consents .....	9
<b>3</b>	<b>Description of the proposal</b> .....	<b>10</b>
<b>4</b>	<b>Statutory provisions</b> .....	<b>11</b>
4.1	Queenstown Lakes District Council District Plan .....	11
4.1.1	Designation 184 .....	11
4.1.2	Operative District Plan (ODP) .....	11
4.1.3	Proposed District Plan (PDP) .....	12
4.2	Otago Regional Council (ORC) Regional Plan: Water .....	14
4.3	National Environmental Standards .....	14
<b>5</b>	<b>Assessment of effects</b> .....	<b>16</b>
5.1	Setback from internal boundaries and water bodies .....	16
5.2	Operative and Proposed District Plan Assessment Matters .....	16
5.2.1	Effects related to the establishment and use of a jetty over the surface of Lake Wakatipu (Rural Zone).....	16
5.2.2	Effects related to the establishment and use of a jetty within the Informal Recreational zone. ....	21
5.2.3	Effects related to the establishment and use of a jetty within the Wāhi Tūpuna area.....	22
5.3	Otago Regional Council (ORC) Water Plan .....	22
5.4	Positive Effects.....	23
5.5	Conclusion .....	24
<b>6</b>	<b>Statutory assessment</b> .....	<b>25</b>
6.1	Section 95, RMA .....	25
6.1.1	Section 95A assessment.....	25
6.1.2	Section 95B assessment.....	25
6.2	Section 104(1), RMA .....	26
6.3	Section 104(c) Other Matters.....	28
6.4	Part 2 of the RMA and Conclusion.....	28



## Figures

**Figure 1** *Jetty location 2022 (Source: QLDC Spatial Data Hub)*..... 7

**Figure 2** *2004 Frankton Arm Imagery illustrating previous jetty (Source: QLDC Spatial Data Hub)* ..... 8

**Figure 3** *Photograph view from the top arm of the jetty, looking south towards Loop Road (Applicant)*..... 9

**Figure 4** *The jetty for which resource consent is sought (Applicant)*.....10

**Figure 5 – ODP zoning, approximate location of site illustrated by red star (QLDC ODP GIS).** .....12

**Figure 6 – PDP zoning, approximate location of site illustrated by red star (QLDC PDP GIS).** .....13

**Figure 7** *Jetty in the context of other shoreline structures and moorings (QLDC Spatial Hub)* .....19

**Figure 8** *Eastward view toward Frankton from the northern most pier of the jetty (Applicant)* .....21

## Supporting Information

- [A] Application Form
- [B] Permit
- [C] Plans and notification of building work exemption
- [D] Construction monitoring certificate
- [E] Record of Title 904546 Recreation Reserve
- [F] Retrolens Imagery of the former Jetty



# 1 Executive summary

---

Kristine Johnstone (“**the Applicant**”) applies for retrospective resource consent from Queenstown Lakes District Council (“**QLDC**” “**Council**”) for the establishment and private use of an existing jetty on the Frankton Arm of Lake Wakatipu (positioned -45.028264, 168.716802) (“**site**”). The Otago Regional Council has delegated its functions pursuant to Section 35(2)(c) of the Resource Management Act (“**RMA**”) to the Council. An application form is appended as **Attachment [A]**.

The site is located in the **Rural General** zone under the Operative District Plan (“**ODP**”), with resource consent required for a **Discretionary Activity** pursuant to Rule 5.3.3.3.iv(a). The relevant rules concerning structures and moorings (21.15.6 – 21.15.8) of QLDC’s Proposed District Plan are still under appeal and therefore are not considered operative at the time of lodgement of this application however for completeness, a full assessment of PDP’s is included within this application. The site is located in the **Rural Zone** and the adjoining **Informal Recreation Zone within the PDP**. Accordingly, the activity also requires resource consent for breaching of multiple rules of the PDP (21.5.1, 21.15.6, 38.9.37, 38.10.4.1, 38.10.5, 39.4.4). Overall, the proposal is to be treated as a **Discretionary Activity** in the District Plan.

The activity also triggers a **Discretionary Activity** under the Otago Regional Council Water Plan, pursuant to Rule 13.2.3.1.

In summary, this Assessment of Environmental Effects (“**AEE**”) report considers the effects of the proposal on the surrounding environment, determining that any effects of the proposal will be less than minor, by virtue of the scale, design and anticipative nature of the activity within Lake Wakatipu. The structure and activity for which resource consent is sought is entirely appropriate in the context of the receiving environment.

The proposal is consistent with the key objectives and policies of the Operative and Proposed District Plans, and Otago Regional Council Water Plan. The proposal achieves the purpose and principles of the RMA and accords with the definition of sustainable management under Part 2.



## 2 Site and surrounds

### 2.1 Site details

The jetty is located in the Frankton Arm of Lake Wakatipu. The location of the structure is identified as -45.028264, 168.716802 (NZTM) fronting the Frankton Recreational Reserve. The jetty is owned by, and provides private use to, the property owners of 23, 27, and 33 Loop Road, Kawarau, situated immediately south of the jetty behind the reserve.

Part Owner	Address
Kristine Johnstone	23 Loop Road, Kawarau
Russell & Rosemarie McKenzie	27 Loop Road, Kawarau
Martin & Sheree Zoll	33 Loop Road, Kawarau
John Ward	Address Unknown at time of application

A small portion of the Jetty is also located on a Queenstown Lakes District Council Recreation Reserve legally described as Section 21 Block I Coneburn SD, as held in Record of Title 904546. A copy of the title is appended as **Attachment [E]**.

Retrolens imagery has identified that a jetty has been established since at least 1978 within the same location and recently reconstructed jetty in March 2022. **Attachment [F]** contains Retrolens imagery from 1978 and 1983 identifying the existence of a jetty. Engineering drawings for building consent refer to the previous jetty failing resultant of uplift forces from wave exposure. Accordingly, a new jetty was constructed in March 2022. Design plans and construction monitoring certificate (CM1) are appended as **Attachment [C] and [D]** respectively.

The replacement jetty has the same overall exterior footprint extending into Lake Wakatipu as its predecessor, except for an additional finger pier located between the outer pier and the shore, creating a 'F' shaped structure. The primary lateral finger (1.7-metre-wide) extends north for 14.45 metres from the shoreline. Two smaller 5.8-metre-long (1.2-metre wide) finger piers branch off the primary structure towards the east. The jetty is installed on piles, driven into the lakebed to a targeted depth of 3 metres, penetrating the rock shelf and anchoring the structure. Two freestanding fender piles are located within the arms of the smaller piers.

The mean water level of Lake Wakatipu is 309.90masl, with the top of deck level of the main jetty extending off the lake margin at a level 310.66masl.



The location of the new structure is marked on the aerial photograph in **Figure 1**. Historical imagery sourced from QLDC Spatial Data Hub identifies the previous jetty in the identical location identified in **Figure 2**.

The jetty is accessible by pedestrians only, via a small path that leads to the lake, branching off the Frankton Arm-Queenstown Trail. No vehicle access is provided to the jetty.



**Figure 1** Jetty location 2022 (Source: QLDC Spatial Data Hub)





**Figure 2** 2004 Frankton Arm Imagery illustrating previous jetty (Source: QLDC Spatial Data Hub)

## 2.2 Surrounds

The shoreline from which the jetty is erected consists of a narrow, quartz gravel beach. The beach is bordered by native and exotic vegetation including grasses and willow, typical of the ecology consistent around the Wakatipu lakefront environment. The lakebed over which the jetty is built upon presents a fine stone and shingle layer, with lake weed apparent as the depth of the lake increases (**Figure 3**).

Above the jetty, the Queenstown Lakes suburb of Kawarau runs in an east to west direction, with lakefront residential properties prevalent in the area. Established trees provide intermittent views from dwellings and the Frankton Arm Reserve across the lake.

The Frankton Arm Trail is located along the lake edge.

Jetties and are common around the lake, with other jetties of a similar scale present in the vicinity of the site. Multiple swing moorings are also located eastward.





**Figure 3** Photograph view from the top arm of the jetty, looking south towards Loop Road (Applicant).

## 2.3 Existing consents

The Jetty has been established since at least 1978, however no resource or building consents have been identified in Council's records. It is acknowledged by Council that there is no known resource consent for the structure.

QLDC's existing structure permit issued under the Navigation Safety Bylaw 2018, references the jetty as S27B' ("**Structure Number**"). A current permit is held by the owner, appended as **Attachment [B]**.

The jetty was reconstructed in 2022, with the building work being completed under a Building Act Schedule 1 Exemption, of which notification was submitted by the Applicant to QLDC on 13<sup>th</sup> September 2021. A copy of the exemption notification is included with **Attachment [C]**.



### 3 Description of the proposal

---

Retrospective resource consent is sought to provide for the reconstruction of an existing jetty, and for the establishment, retention, and private use of the existing jetty within Frankton Arm, Lake Wakatipu, and a small portion of the jetty within Section 21 Block I Coneburn SD. The structure will operate in accordance with the existing permit conditions and facilitate private use only to the permit holder (who is the Applicant).

No additional modifications are proposed to the structure, and the structure has an intended duration of 50 years.



**Figure 4** *The jetty for which resource consent is sought (Applicant)*



## 4 Statutory provisions

---

### 4.1 Queenstown Lakes District Council District Plan

The Council has undertaken the review of the 2007 District Plan (“ODP”) by way of a series of plan changes (referred to as a Proposed District Plan (“PDP”)), notified in a series of stages from August 2015.

The District Plan consists of two volumes, separated by geographic area, and these areas are categorised by way of separate zones that fall into one of Volume A or Volume B. Volume A is the land that has been reviewed (for convenience referred to as the Proposed District Plan, until such time it is made operative), while Volume B contains land that to date has not been reviewed.

#### 4.1.1 Designation 184

It is noted there is a small encroachment of the jetty into the Frankton Arm Recreation Reserve Designation #184, categorically defined as Recreational Reserve pursuant to the purpose of Designation Number 184 in the District Plan’s schedule of designations<sup>1</sup>. There is one designations chapter in the District Plan<sup>2</sup>.

Regarding structures within a recreational reserve, the establishment of the jetty breaches condition 37.B.2 of Designation 184, on account that structures in a recreational reserve are required to have a 10-metre internal boundary setback. A 10-metre setback from the open space boundary of Lake Wakatipu is not deemed to be particularly relevant or applicable to a jetty activity. Importantly, the small encroachment into the reserve pre-existed since establishment of the original jetty, and the overall exterior footprint of the jetty from the lake into the Recreation reserve is unchanged. Accordingly, it is expected that comment will be sourced from QLDC Parks Team throughout the internal review process, and approval for the activity is required from QLDC as the requiring authority.

Should a License to Occupy be deemed necessary, this will be addressed separately to this application.

#### 4.1.2 Operative District Plan (ODP)

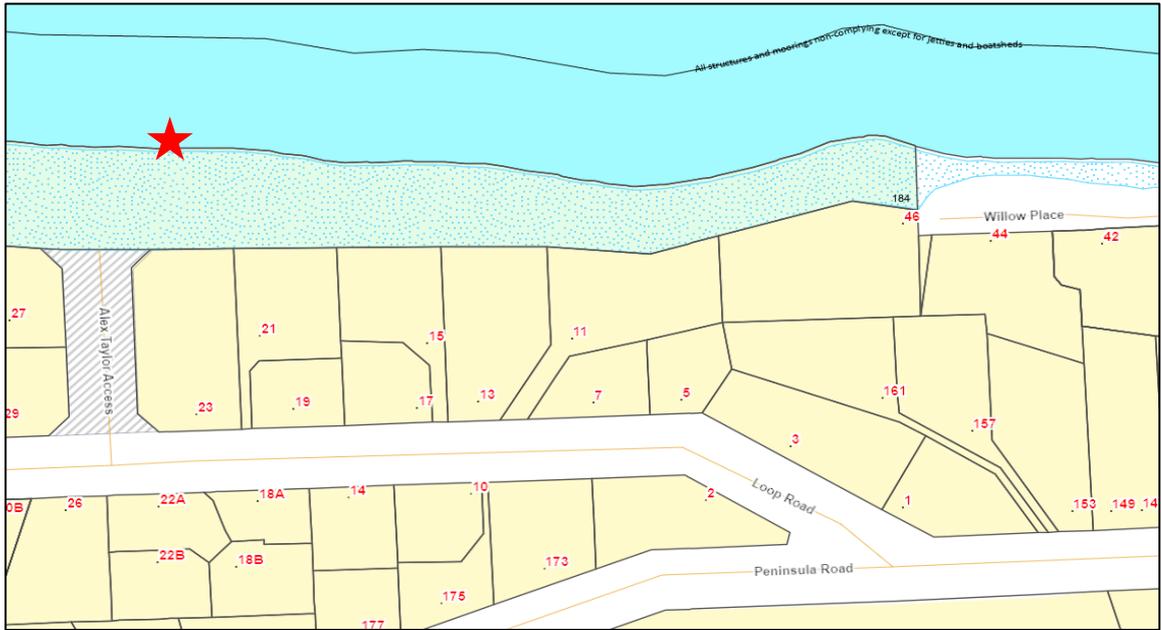
Lakes, and the Recreation Reserve is zoned **Rural General**, accordingly the site is subject to the provisions of the Rural General zone of the ODP, as shown in **Figure 5** below.

---

<sup>1</sup> PDP Chapter 37

<sup>2</sup> PDP Chapter 1 Introduction Provision 1.1B(e).





**Figure 5** – ODP zoning, approximate location of site illustrated by red star (QLDC ODP GIS).

The area is subject to an “all structures and moorings non-complying except for jetties and boatsheds” annotation as indicated by the grey line at the top of **Figure 5**. The proposal is thus exempt from being a non-complying activity in the ODP on the grounds that the resource consent application is for a jetty only.

Accordingly, resource consent is required under the Operative District Plan for the following:

- **Discretionary Activity** pursuant to Rule 5.3.3.3(iv)(a) as the proposal consists of a structure which passes across and/or through the surface of Lake Wakatipu, is attached to the bank of Lake Wakatipu, and is not located in an area shown on the District Plan Maps as being non-complying<sup>3</sup>

The relevant assessment matters are listed in Rule 5.4.2.3.

#### 4.1.3 Proposed District Plan (PDP)

The site is located within both the **Rural Zone** and the adjoining **Informal Recreation Zone**, and is subject to a number of overlays, as shown in **Figure 6** below.

- Wāhi Tūpuna Overlay
- Urban Growth Boundary Overlay<sup>4</sup>

<sup>3</sup> Exempt from area defined as “all structures and moorings non-complying except for jetties and boatsheds”

<sup>4</sup> The proposal does not relate to Urban Growth, accordingly the provisions of the UGB is not relevant to the application.





**Figure 6 – PDP zoning, approximate location of site illustrated by red star (QLDC PDP GIS).**

Resource consent is required under the Proposed District Plan for the following.

### Chapter 21 Rural Zone

The rules relevant to the Rural Zone (21.15.6 – 21.15.8) of the PDP concerning structures and moorings over the surface of lakes and rivers are still under appeal<sup>5,6,7</sup>. However, for completeness, an assessment of PDP's Chapter 21 is included as follows.

- **Restricted discretionary** activity pursuant to Rule 21.5.1 (setback from internal boundaries) which requires a building to be setback at least 15m from an internal boundary.
- **Restricted Discretionary** activity pursuant to Rule 21.15.6 as the proposal is for a jetty in the Frankton Arm, identified in an area located to the east of the Outstanding Natural Landscape line in the PDP.

Discretion is restricted to:

- 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;*
- whether the structure causes an impediment to craft manoeuvring and using shore waters.*
- the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;*

<sup>5</sup> 21.15.6 - ENV-2018-CHC-142

<sup>6</sup> 21.15.7 - ENV-2018-CHC-142, ENV-2018-CHC-131 and ENV-2018-CHC-138

<sup>7</sup> 21.15.8 - ENV-2018-CHC-142, ENV-2018-CHC-131 and ENV-2018-CHC-138

- 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.*

## Chapter 38 Open Space and Recreation Zones

- **Discretionary** activity pursuant to Rule 38.9.37 for the establishment and use of a jetty in the informal recreational zone.
- **Restricted Discretionary** activity pursuant to Rule 38.10.4.1 (setback from internal boundaries) where the jetty is required to be set back from the boundary with the adjoining Rural Zone a distance of 15m.
- **Restricted Discretionary** activity pursuant to Rule 38.10.5 (setback from water bodies) where the minimum setback of any building from the bed of the water body shall be 10m.

The site is not located on an Outstanding Natural Feature, or within an Outstanding Natural Landscape or Rural Character Landscape. The landscape assessment matters in Rule 38.15 need not be applied.

## Chapter 39 Wāhi Tūpuna

- **Restricted Discretionary** activity pursuant to Rule 39.4.4 for a building within an identified Wāhi Tūpuna area, which is within the Rural Zone, and less than 20m from a wetland, river or lake.

Discretion is restricted to the effects on Manawhenua values.

Overall, the proposal is to be treated as a **Discretionary Activity** in the District Plan.

## 4.2 Otago Regional Council (ORC) Regional Plan: Water

Resource consent is required under the ORC Regional Plan Water (**RPW**) for a **Discretionary** activity pursuant to Rule 13.2.3.1 as the proposal is for the erection of a jetty fixed in, on, under and over the bed of Lake Wakatipu.

Overall, the proposal is to be treated as a **Discretionary Activity**.

## 4.3 National Environmental Standards

In terms of compliance or otherwise with National Environmental Standards (“NES”), the only NES that is of potential relevance to this proposal is the NES for Freshwater (“NESFW”). The NESFW applies to works within freshwater bodies inclusive of lakes, rivers, and wetlands.

The proposal does not meet the definition of ‘specified infrastructure’ in accordance with section 3 of the NES and does not trigger any rules within the NESFW as the



proposal does not include land disturbance in the specified setbacks of a natural wetland. Accordingly, the NESFW does not apply to this application.



## 5 Assessment of effects

---

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

### 5.1 Setback from internal boundaries and water bodies

Non-compliances arising from restricted discretionary activity Rules 21.5.1, 38.10.4.1 and 38.10.5 in relation to setbacks from internal boundaries (i.e the legal boundary of the Recreation Reserve and the lake) and the setback from the lake itself are considered to be technical breaches that cannot be designed to be overcome due to the functional need for the jetty to locate on the margin of and then into Lake Wakatipu itself. To the extent relevant the former jetty was established in the same location for a substantial period of time, since at least 1978.

Notwithstanding the above, the effects of the structure on the environment are able to be assessed via the activity specific rules for jetties (Rule 21.15.6 and RPW Rule 13.2.3.1) also identified above and assessed below.

### 5.2 Operative and Proposed District Plan Assessment Matters

#### 5.2.1 Effects related to the establishment and use of a jetty over the surface of Lake Wakatipu (Rural Zone)

The relevant matters of both the ODP and PDP have been considered, including the matters of discretion in Rule 21.15.6 relevant to a jetty in Frankton Arm.

Rule 5.4.2.3(xv) of the ODP lists several assessment matters to be taken into account when making decisions on a Discretionary Activity relating to water-based activities on the surface of lakes and rivers. Similarly, Rule 21.15.6 of the PDP lists several matters (a – f) of discretion relevant to the establishment of use of jetty in the Frankton Arm area. The relevant assessment matters are identified and assessed as follows, with appropriate regard given to the discrete nature of the activity.

**ODP 5.4.2.3(xv) (a)** *The extent to which the water-based activity will adversely affect the range of recreational opportunities available in the District or the quality of experience of the people partaking of those opportunities.*

The proposal will have no impact on the range of recreational opportunities available in the District, nor on the quality of experience of people partaking in those opportunities. The encroachment of the jetty into Lake Wakatipu is very small relative to the former long established jetty and the encroachment into the recreation reserve is also very small and does not affect users of the Reserve or the Trail. Effects on these matters are less than minor.



**ODP 5.4.2.3(xv) (b)** *The extent to which the water-based activity is suited to and benefits from the identified natural characteristics of the particular lake or river.*

Jetties of the scale for which this application addresses are anticipated and frequented within the locale of the site. The proposal is commensurate with and complements the natural characteristics of Lake Wakatipu, with the design and scale of the jetty appropriate for its environment. Effects on the natural characteristics of Lake Wakatipu is less than minor.

**ODP 5.4.2.3(xv) (c)** *The extent to which the water-based activity will reduce opportunities for passive recreation, enjoyment of peace and tranquillity and, particularly, opportunities for remote experience recreation.*

**PDP 21.15.6 (c)** *the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;*

The proposal will not detract from the opportunities for passive recreation, enjoyment of peace and tranquillity, nor will the proposal reduce opportunities for remote experience recreation. On the contrary the proposal will offer passive recreation and enjoyment for the owners and anyone who will utilise the jetty with permission of the permit holder. Effects on passive recreation and the other matters described in part (c) above is less than minor.

**ODP 5.4.2.3(xv)(d)** *The extent to which the water-based activity will compromise levels of public safety, particularly where conflict between operators may make a reasonable level of public safety impossible or difficult to achieve.*

**PDP 21.15.6 (b)** *Whether the structure causes an impediment to craft manoeuvring and using shore waters.*

The jetty extends laterally over the surface of Lake Wakatipu by 14.45 metres. QLDC boating bylaws state that vessels within 200 meters of the shore must not exceed a limit of 5 knots. Vessels in the vicinity of the jetty will be travelling at an appropriate speed to avoid any obstructions near the shoreline. The jetty is not obscured by any trees or vegetation, and therefore it is reasonable to expect that the structure will be within the sightline of boat craft operators in the area. Jetties are a common feature in the area and will be anticipated by operators on the water. The presence of the jetty itself does not pose public safety issues to anyone on land, greater than other jetties in the area, and common sense and precaution prevails to any member of the public undertaking recreational activities near a water feature.

In addition, while the jetty is larger owing to the new 'finger' located between the outer mooring and the shore, the overall extent of the jetty is the same as that which pre-existed.

Accordingly, effects on public safety are less than minor.

**ODP 5.4.2.3(xv) (e)** *Any adverse effects of the proposed activity in terms of:*

- i. noise, vibration and lighting, which is incompatible with the levels acceptable in the particular lake or river environment.*



The jetty itself does not result in unacceptable levels of noise, vibration, and lighting, accordingly this clause is not particularly relevant to the proposal.

*ii. loss of privacy or a sense of remoteness or isolation.*

Frankton Arm is not characterised as remote, this is the reason why it has been excluded from the landscape classifications in the PDP in so far that while the Frankton Arm is zoned rural it is recognised as being part of the Frankton urban environment.

The jetty is not observable from Loop Road or dwellings due to the nature of the surrounding topography and low-lying placement of the jetty, though is likely to be partially observable from pedestrians and cyclists utilising the Frankton Arm-Queenstown Trail. Vegetation and trees fronting the nearby properties provide appropriate screening. Equally, as depicted in **Figure 3** above, the jetty does not provide direct views into any of the nearby properties. The jetty is not in a location that contributes to a sense of remoteness or isolation. A jetty of the same scale and similar design has been established in the same location since the construction of its predecessor since at least 1978. Accordingly, the jetty is not new to the environment, and does not present a structure that nearby residents nor frequent users of the nearby trail are unfamiliar with. Effects on privacy is less than minor.

*iii. levels of congestion or reduction in levels of lake or river safety, which are unacceptable for the nature of the lake or river.*

The proposal does not result in levels of congestion or reduction in lake levels nor river safety.

*iv. accumulation of litter and waste, and access to toilet facilities.*

Given the jetty is for private use only, the jetty will not result in accumulation of litter and activity itself does not require toilet facilities.

*v. any cumulative effect from the activity in conjunction with other activities in the vicinity.*

**PDP 21.15.6 (d)** *the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect.*

Whilst jetties, structure and moorings are frequent within the area, they are intermittent and staggered along the shoreline of Frankton Arm. As depicted in **Figure 7** overleaf, within a 270 metres span three structures are present, with the nearest jetty being approximately 112 metres eastward of the Applicant's jetty. To the west the nearest jetty is approximately 155 metres away. As discussed above, the jetty has been in the same footprint since its circa 1978 establishment and accordingly does not present a 'new' or 'additional' activity within the area. Multiple swing moorings are also in the vicinity of the site however boating activities and moorings are commensurate and complementary to jetty structures. Accordingly, no cumulative effects are resultant of the proposal.





with careful consideration given to its design, composition and scale. Accordingly, any effects regarding visual amenity are considered less than minor.

- ii. cause an impediment to craft manoeuvring and using shore waters.*
- iii. diminish the recreational experience of people using public areas around the shoreline.*
- iv. result in congestion and clutter around the shoreline.*

Points *ii to iv.* are addressed above, within the assessment of 5.4.2.3(xv) (a) to (f).

- v. are likely to result in demand for craft to be permanently moored outside of permanent marina sites.*

With regard to points (v) and (vi), the nature of this activity is such that it will not generate additional demand for permanently moored vessels outside of permanent marina sites, as private jetty does not in itself generate any public demand for mooring at permanent marina sites. The central concept of the jetty is to provide convenient and accessible use for the owner in a private capacity, near their own home at 23 Loop Road above the site. The application itself does not include permanent mooring.

- i. can be used by a number and range of people and craft, including the general public.*

**PDP 21.15.6 (e):** *whether the structure will be used by a number and range of people and craft, including the general public.*

The structure is privately owned and funded, and the Applicant's current structure permit authorises private use only. The non-gated and open nature of the jetty does not preclude public usage though the applicant may establish signage that specifies the private nature of use, in accordance with their permit. Accordingly point (i) is not particularly relevant to the proposal.

- ii. are compatible with scenic and amenity values, particularly in Queenstown Bay, Frankton Arm and Roys Bay.*

**PDP 21.15.6 (e):** *the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.*





**Figure 8** Eastward view toward Frankton from the northern most pier of the jetty (Applicant)

As discussed above and illustrated in **Figure 8**, by virtue of the scale and design of the jetty, the proposal is compatible with the surrounding environment and is not considered obtrusive or overly dominant within the Frankton Arm shoreline environment. Amenity values are enhanced by the ability for users to connect with water-based activities, and the jetty is harmonious with the peaceful and tranquil nature of the surrounds, with views offered of the surrounding landscapes when standing upon the jetty. Equally the jetty does not detract from the surrounding scenery. Accordingly effects on scenic and amenity values are less than minor.

**ODP 5.4.2.3(xv) (h)** Any effect from the activity on the operation, safety and navigation of the TSS Earnslaw.

The TSS Earnslaw is non operative in the area that the jetty is erected in, with the TSS Earnslaw travelling daily from it's base in Queenstown Bay to Walter Peak.

**ODP 5.4.2.3(xv) (i)** Levels of traffic congestion or reduction in levels of traffic safety, which are inconsistent with the classification of the adjoining road.

The jetty will not create traffic associated with its use as could be expected with a boat ramp or public jetty/marina.

## 5.2.2 Effects related to the establishment and use of a jetty within the Informal Recreational zone.

No assessment matters are specified for Discretionary activities breaching Rule 38.9.37 of the PDP, for the establishment and use of a jetty in the informal recreational zone. Accordingly given to the discrete nature of the activity and very minor



encroachment into the informal recreational zone, the Applicant directs matters of assessment to those listed in Section 5.1 above.

### 5.2.3 Effects related to the establishment and use of a jetty within the Wāhi Tūpuna area.

The site is located within the Wāhi Tūpuna area, specifically in the Whakātipu-wai-Māori [Lake Whakātipu] area. Potential threats to Whakātipu-wai-Māori are listed within schedule 39.6, with those activities relevant to the proposal including the establishment of structures and undertaking of recreational activities.

As discussed in Section 5.2.1 and 5.2.2 above, the activity is commensurate with the surrounding environment, and will not promote in cumulation of effects of jetties and structures in the vicinity of the site. Though the jetty is privately owned, the jetty itself will not restrict access to Whakātipu-wai-Māori, for both public and Kāi Tahu descendants. Accordingly, no effects on manawhenua values are resultant of the activity, and the ability for Whakātipu-wai-Māori to provide for current and existing generations of Kāi Tahu is un-changed. By virtue of the discrete nature of the activity, an assessment of cultural effects is not deemed necessary to support the application.

Accordingly, effects for the use and establishment of the jetty within the Wāhi Tūpuna area is less than minor.

## 5.3 Otago Regional Council (ORC) Water Plan

Resource consent is also required under the ORC Water Plan for a **Discretionary** activity pursuant to Rule 13.2.3.1 as the proposal is for the erection of a structure fixed in, on, under and over the bed of Lake Wakatipu.

Whilst acknowledging the Discretionary Activity Status of the application, given the focused and specific nature of the non-compliances, Rule 13.2.2.1(a) to (n) is directive of the relevant assessment matters regarding the proposal in accordance with the ORC Water Plan, with the rules providing a comprehensive basis on which to assess the actual and potential adverse effects of those non-compliances. Appropriate regard is given to the positive effects and discrete nature of this proposal.

The relevant assessment matters are listed as follows;

*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*

Lake Wakatipu is categorised within Schedule 1A as possessing Outstanding Natural Features and landscapes for its fisheries, scenic characteristics, scientific value, recreational purposes including boating and historical purposes, and significance in



accordance with tikanga Māori. By virtue of the scale of the activity, the proposal is entirely compatible in the context of the surrounding environment and associated values. The natural character of Lake Wakatipu will be unchanged, and the amenity values connected to Lake Wakatipu will be negligible. Equally there are no heritage values affected by the proposal, rather boating and ancillary activities (moorings and jetties) are historically connected to and common place in towns and populated areas next to prominent water features. Accordingly adverse effects on the above values are less than minor.

*b) Any adverse effect on existing public access; and*

Public have unrestricted access to the beach onto which the Applicant's jetty is connected to, and the nearby Frankton Reserve and Frankton Arm-Queenstown Trail. Public use to is not restricted in any way as a result of the establishment or ongoing presence of the jetty.

*f) Fish passage; and*

As demonstrated by the supporting plans, the passage of fish and other wildlife are not obstructed by the jetty, with large gaps existing between each pile.

*g) The method of construction; and*

As demonstrated by the supporting plans, the construction of the jetty has been undertaken in accordance with appropriate advice and sign offs from a qualified engineer, and with the construction authorised by granting of building consent exemption. As presented in photos throughout this application, the jetty has been constructed to a high quality, with the supporting plans specifying an intended life span of the structure of 50 years. The finished jetty presents a positive outcome.

*j) The information and monitoring requirements; and*

The jetty will be maintained in accordance with the requirements of the annual structure permit.

*k) The existing lawful activity associated with any affected water body...*

It is acknowledged that no known resource consent was ever granted for the activity, however throughout recent years the Applicant has been granted various structure permits authorising it's use.

## 5.4 Positive Effects

The proposal seeks to minimise any potential adverse effects on the environment and landscape where possible through the low impact design, natural materials, and the activity is not uncommon or unexpected in the Frankton Arm, Lake Wakatipu area. The jetty complements the surrounding landscapes, and furthermore has been constructed to a high standard of workmanship, offering ongoing use to the owner and / or permit holder for the structure's anticipated life span of 50-years.



## 5.5 Conclusion

In consideration of the abovementioned, it is considered that there are no persons on adjacent sites that will be adversely affected by the proposed development. Any potential for adverse effects can be appropriately avoided, remedied or mitigated, and will be less than minor in the context of the receiving environment.



## 6 Statutory assessment

---

### 6.1 Section 95, RMA

#### 6.1.1 Section 95A assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), Rule 5.3.3.3(iv)(a) none of the Operative District Plan, nor the PDP and RPW rules for which consent is required preclude public notification of the associated non-compliances.

Moving to Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in Section 5 of this report, the adverse effects on the environment are considered to be less than minor.

Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

#### 6.1.2 Section 95B assessment

While public notification is not necessary, any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), nor is the proposed activity on or adjacent to, or may affect land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11 in terms of Subclause (3).

In terms of Step (2), Rule 5.3.3.3(iv)(a) the Operative District Plan, nor the PDP and RPW rules for which consent is required preclude limited notification of the associated non-compliances.

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties as a result of this proposal. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). There are not considered to be any affected persons in this instance for the reasons given in the above assessment of effects.



In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.

With respect to the above, in consideration of the conclusions of the AEE, it is concluded that the proposal will result in less than minor adverse effects on the environment, and there are no other circumstances requiring or warranting public or limited notification.

## 6.2 Section 104(1), RMA

Section 104 (1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application. Section 5 of this AEE addresses the matters contained in Section 104 (1) (a) and (ab).

Section 104(1)(b) of the RMA requires that the provisions of any national policy statement, the Operative Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the most relevant planning document that requires consideration is the Operative and Proposed District Plans, and the ORC Water Plan. No National Environmental Standards are considered relevant to this application. The key Objectives and Policies outlined in the abovementioned documents are set out below

### Section 5.2 - ODP

Objective 1 and associated policies relate to protection of character and landscape values. As assessed in Section 5, the completed proposal does not offer any adverse effects pursuant to character and landscape values (1.6), on the grounds that the jetty is anticipated and commensurate with the surrounding environment. As a jetty of the same scale and footprint has been established since at least 1978, it is already part of the Lake Wakatipu landscape. The jetty is located near other structures of a similar nature, and so is well integrated into the existing environment (1.7). The proposal is therefore in accordance with the objectives and policies in Section 5 of the ODP.

### Chapter 21 – PDP

Similarly, objective 21.2.12 of the PDP and associated policies relate to the protection of natural character of lakes, rivers, and their margins, while providing for appropriate activities. By virtue of the small scale and private ownership of the jetty, the proposal avoids and mitigates adverse effects. The jetty will not promote high levels of noise, vibration, speed or wash of motorised craft (21.2.12.3) due to the private ownership and accordingly less use than that of a public structure. The proposal allows the owner to utilize the Lake and the experiences that it has to offer (21.2.12.2). The proposal does not have affect on the natural character or nature conservation values of Lake Wakatipu, and the scale of the activity is entirely appropriate in the context of the surrounding environment (21.2.12.5). Public access to the shoreline is not excluded by the establishment and existence of the jetty (23.2.12.6). The location, design and use of the jetty does not affect visual amenity, nor conflict with other recreational activities



within the vicinity (21.2.12.7). The proposal is therefore in accordance with the objectives and policies in Chapter 21 of the ODP.

### Chapter 38 – PDP

Objective (38.2.4) of the PDP refers to the protection, maintenance, and enhancement of the natural character of waterbodies and their margins, by appropriate management of the interface between activities within the Open Space and Recreation Zone. The activity for which resource consent is required is consistent with Policy 38.2.4.3, in that it enables a small-scale recreational activity, and does not encourage or promote commercial activities. Similarly, the activity does not obstruct public access to, and detract from enjoyment of the margin of the lake (Policy 38.2.4.2). The scale and intensity of the proposal is also commensurate with the purpose of the Informal Recreational Zone (38.4).

### Chapter 39 – PDP

As identified in Section 5.1.3 above the proposal recognises manawhenua values identified within the relevant Wāhi Tūpuna area. Whilst it is acknowledged that some activities listed in schedule 39.6 do pose as a potential threat and/or may be incompatible with manawhenua values, by virtue of the small scale of the proposal, any potential threat and significant adverse effects on manawhenua values have been avoided (39.2.1.2 and 39.2.1.3(a)(b)).

### RPW

The following objectives and policies of the RPW are relevant:

**Objective 5.3.3** *To protect the natural character of Otago's lakes and rivers and their margins from inappropriate subdivision, use or development.*

**Objective 5.3.4** *To maintain or enhance the amenity values associated with Otago's lakes and rivers and their margins*

**Objective 5.3.5** *To maintain or enhance public access to and along the margins of Otago's lakes and rivers*

**Policy 5.4.8.8** *To have particular regard to the following features of lakes and rivers, and their margins, when considering adverse effects on their natural character: (a) The topography, including the setting and bed form of the lake or river; (b) The natural flow characteristics of the river; (c) The natural water level of the lake and its fluctuation; (d) The natural water colour and clarity in the lake or river; (e) The ecology of the lake or river and its margins; and (f) The extent of use or development within the catchment, including the extent to which that use and development has influenced matters (a) to (e) above.*

**Policy 5.4.9** *To have particular regards to the following quality or characteristics of lakes and rivers, and their margins, when considering adverse effects on amenity values:*

- a. *Aesthetic values associated with the lake or river; and*
- b. *Recreational opportunities provided by the lake or river, or its margins.*

The jetty is considered appropriate use of the margin of Lake Wakatipu, resultant of the scale, form and design which is complementary of the surrounding environment, thus not detracting from visual amenity. Public access is not prevented on the shoreline adjoining the jetty. In this instance, recreational values associated with private jetty use



will not affect quality or characteristics of the Lake. The jetty provides a positive outcome for both the owner and the environment, whilst not promoting any adverse effects. The proposal is in accordance with the objectives and policies of the ORCWP

**Objective 8.3.1** *To maintain: (a) The stability and function of existing structures located in, on, under or over the bed or margin of any lake or river...*

**Objective 8.3.2** *To minimise reduction in water clarity caused by bed disturbance.*

**Objective 8.3.5** *To maintain the passage of fish, or improve the passage of fish, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.*

**Policy 8.5.1** *To require, where necessary, desirable, and practicable, any structure in or on the bed of any lake or river to provide for fish migration through or past it, or alternative remedial measures where fish migration is not practicable*

Section 8 of the ORCWP more generally addresses the beds and margins of lakes and rivers within the Otago Region, relevant to the proposal being a structure on and within the bed and margin of Lake Wakatipu. The structural integrity of the originally established jetty had failed (uplift), caused by 30 or more years of hydraulic forces deteriorating the quality of the structure. Accordingly, the new jetty mitigates potential hazard issues. Any disruption to water clarity would have been of short duration and no additional disruption to the bed by the installation of new piles is expected for the remainder of this structure's lifespan. Policy 8.5.1 is directive of Rule 13.2.2.1(f) assessed in Section 5.2 above, with the migration and passage of fish species of the lake not obstructed by the jetty structure.

### 6.3 Section 104(c) Other Matters

No particularly relevant other matters have been identified. The Council's Jetties and Moorings in the Frankton Arm non-statutory policy document is considered to be articulated, and given effect to via the PDP and matters of discretion and related policy associated with Rule 21.15.6.

### 6.4 Part 2 of the RMA and Conclusion

The purpose of the RMA, as set out under Section 5(2) is to promote the sustainable management of natural and physical resources.

The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and accords with the definition of sustainable management.







# **STRUCTURE PERMIT**

*Issued under the Navigation Safety Bylaw 2018*

**Structure Number:** S027B

**Name to whom permit is granted:** Kristine Johnstone

**Description of structure:** Jetty

**Nominated use:** Private

**Location:** Wakatipu

**GPS co-ordinates:** -45.028326, 168.716705

**Date of issue:** 01 July 2024

**Expiry of permit:** 30 June 2025

**Signed for and on behalf of Queenstown Lakes District Council:**



## **Duty of Permittee**

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

## Conditions of permit

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

## Location and specifications

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

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

## Maintenance and construction requirements

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

## Access

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

## Transfer of permit

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

## Surrender of permit

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

## Liability of the Council

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

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

## Land Classification

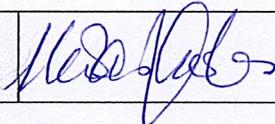
*Permits for structures located wholly or partially on Recreation Reserve land have been issued under Section 53(1)(o) of the Reserves Act 1977.*

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

# AF EXOWN- Notification of Building Work- Owner Decided Exemptions



Project Information:	
Please provide sufficient description of building works to enable scope of building work to be fully understood)	
Description of building works:	repairs to an existing jetty . repaired jetty has a footprint and plan not exceeding the existing jetty.
Estimated value of work (incl GST):	\$42000
Intended life of project:	50years
Person(s) undertaking the building work:	Garry Wright - Builder
Provide details of any proposed new use:	none

Territory Authority Disclaimer	
<p>The Territorial Authority makes no representation that the building works have been completed in accordance with the description given by the owner :</p> <ul style="list-style-type: none"> <li>• It <b>has not</b> inspected the proposed/completed work</li> <li>• It <b>has not</b> checked the accuracy of the documents attached to this notification or approved in any way the decision/s made by the owner relating to this notification.</li> <li>• It <b>has not</b> checked compliance with any other legislation – as this remains the responsibility of the owner</li> </ul>	
Owner/Applicant Signature:	
Date:	06-Sep-21

Applicant to Complete		Documentation Checklist
Yes	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copies of plans: site, foundations, floorplan, elevations etc.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copies of specifications
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Producer Statements (PS1, PS2 etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input type="checkbox"/>	Other:

Please submit AF EXOWN form and supporting attachments through the QLDC Sharefile portal

# AF EXOWN- Notification of Building Work- Owner Decided Exemptions



This form provides notification to the Territorial Authority in relation to building work that has been completed under a Building Act Schedule 1 exemption. The objective of this form is to provide a record that is saved on the Councils property file, which can assist with any compliance enquiries or future sales of your property.

This record provides formal notification that the owner has decided:

1. The building work meets all the requirements of the Building Code
2. The building work is exempt work under Building Act 2004 Schedule 1 clause part 1-24 \_\_\_\_\_ (owner to specify relevant clause)

A Notification Fee of \$65 (incl. GST) is required to be paid at time of notification.

This notification will be recorded on the property file held by the Territorial Authority and will be available for inclusion in a Land Information Memorandum.

The Building	
Street Address:	opposite to 27 Loop Road- Frankton Jetty with permit from QLDC no 21
Legal Description of land where building is located:	lake wakatipu lot1
Valuation Number:	n/a
Year of Construction:	approx 1990
Current, lawfully established use:	jetty

Owner/Agent Information	
Name:	agent - Asset Management Services Ltd owner -Kristine Johnson 23 loop Road deaniejohnstone@mac.com
Postal Address:	Box 10 Cromwell
Phone Number:	0212232221 first contact
Email:	highbannockburn@xtra.co.nz
Evidence of ownership attached	<input type="checkbox"/> Certificate of Title <input type="checkbox"/> Lease Agreement <input type="checkbox"/> Agreement for Sale and Purchase <input checked="" type="checkbox"/> Other document

7:21

Done S27B Kristine Johnston... **STRUCTURE PERMIT**

<b>Structure Number</b>	S27B
<b>Name to whom permit is granted</b>	Kristine Johnstone 23 Loop Road Kelvin Heights Queenstown 9300
<b>Description of structure</b>	Jetty
<b>Nominated use</b>	Private
<b>Location</b>	Wakatipu
<b>GPS co-ordinates</b>	0 168.71674200000001
<b>Date of issue</b>	1 July 2020
<b>Expiry of permit</b>	30 June 2021
<b>Signed for and on behalf of Queenstown Lakes District Council:</b>	

**Duty of Permittee**

Please be advised that if at any time during the term of this permit, the structure to which this permit refers to is sold or transferred, please contact APL Property: queenstown@aplproperty.co.nz or 03 442 7133.

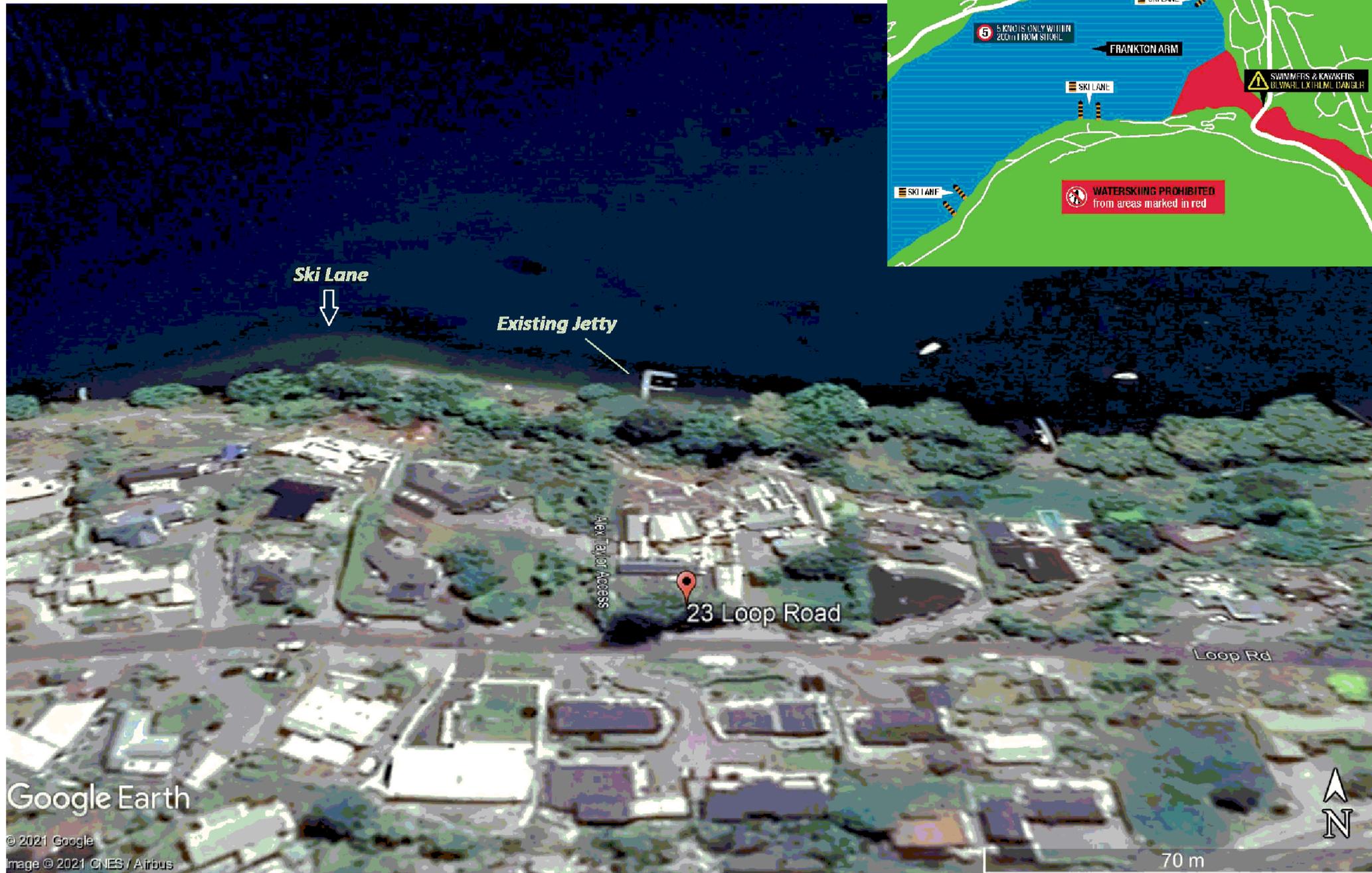
**Conditions of permit**

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

**Location and specifications**

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





Asset Management Services Ltd  
 P.O. Box 10 Cromwell  
 highbannockburn@xtra.co.nz  
 021 223 2221 or 03 445 0532

**Jetty Re-build**  
 opposite **23 Loop Rd**  
**Kelvin Heights**  
**Sheet 1**  
**Prelim Location**

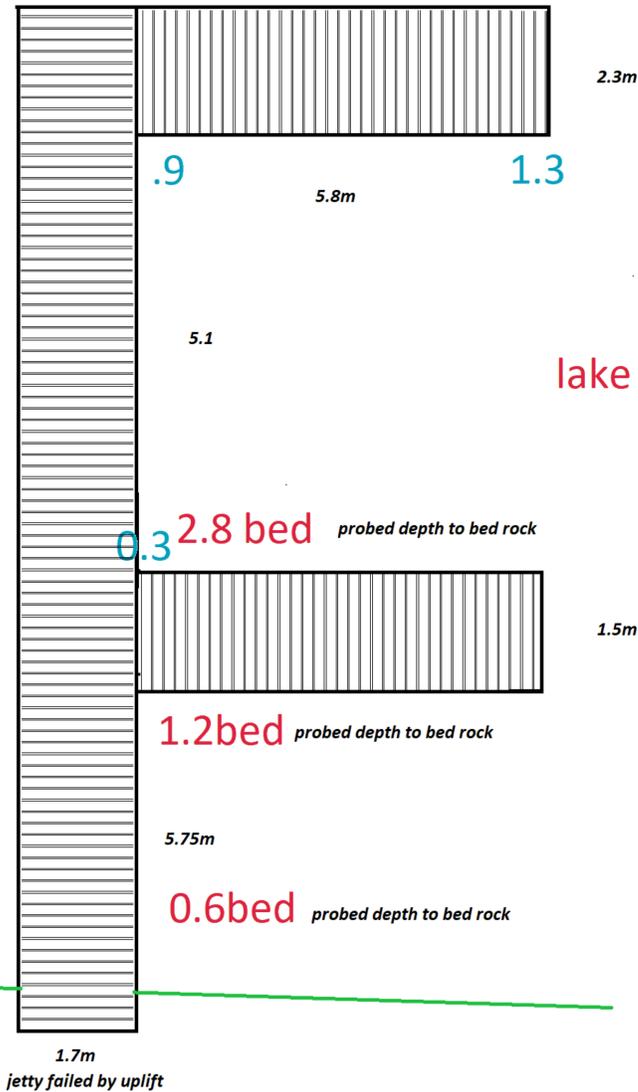
metreswater depth at 309.66

1.2

1.75

metreswater depth at 309.66

ASL 310.66

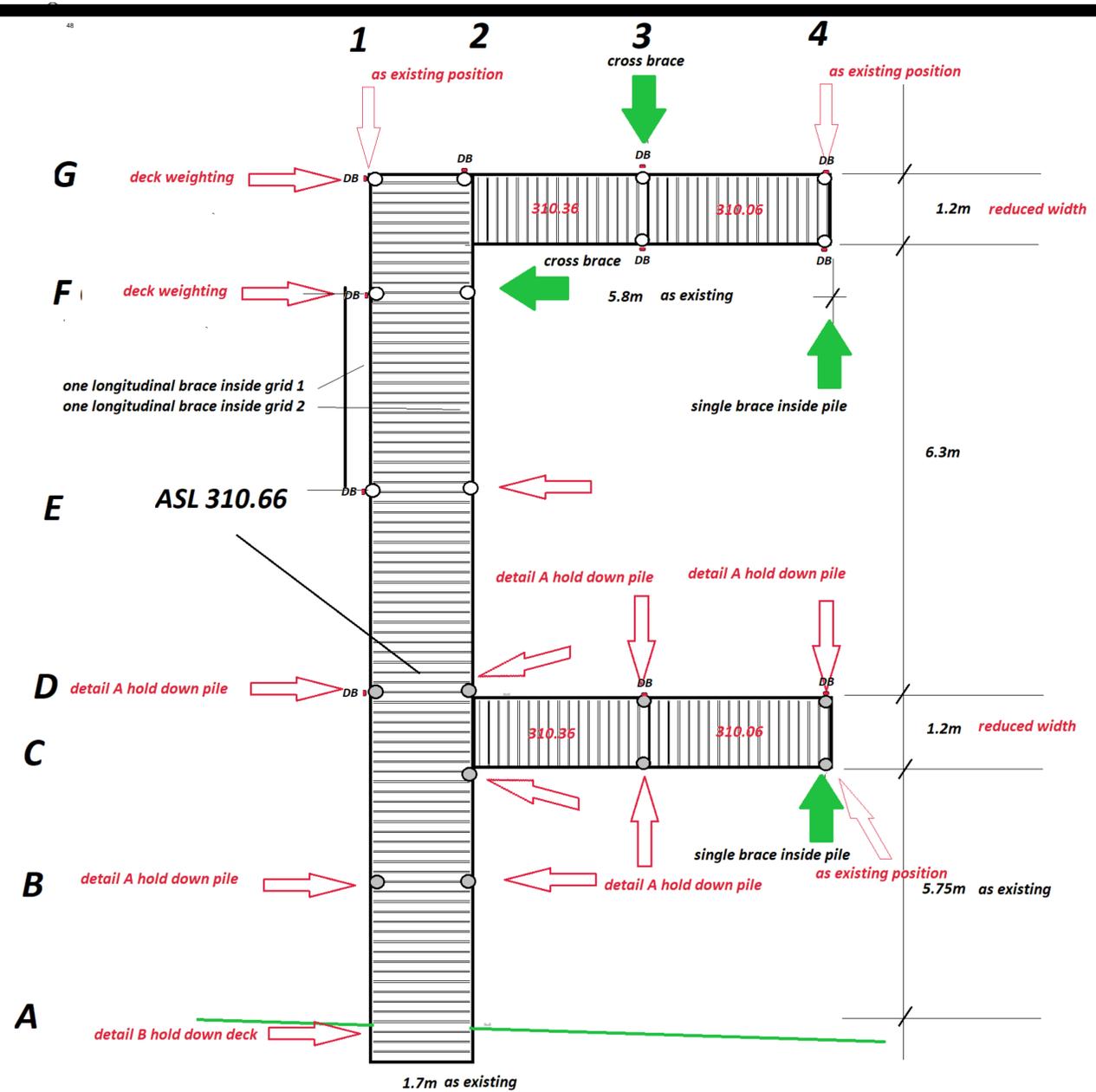


Existing

### Demolition Specification

#### Methodology

1. The jetty is to be progressively cut into segments. Eight pieces.
2. Prior to new pile driving the segments are to be lifted onto the piledriving barge by the pile driver and secured.
3. Most of the jetty has lifted off the lake bed and is expected to lift easily into the barge.
4. Where piles remain in the lake bed, they are to be cut fish with the bed using air driven saws and licenced divers.
5. The barge is to return to Frankton and unload the segments to an authorised landfill.
6. During operations and on completion the contractor is to check the area for any debris.
7. The present jetty is bolted and screwed together and break up of any part is not expected however the site is to be monitored throughout the procedure.



Rebuilt

Proposed rebuild showing same location, same plan dimensions except two finger piers narrower and same ASL except finger piers now step down

DB Location of D Buffer

Asset Management Services Ltd

P.O. Box10 Cromwell  
highbannockburn@xtra.co.nz  
021 223 2221 or 03 445 0532

**Jetty Re-build**  
opposite **23 Loop Rd**  
**Kelvin Heights**  
**Sheet 2**  
**Plans**

**Pile Driving Specification**

- Piles are to be accurately set out and driven by a vibratory head on a turntable excavator.
- Driving is preferable from land
- Vertical tolerance from true line of 10 mm/m shall not be exceeded.
- Tolerance of 50mm from True foot position shall not be exceeded
- A pile driving record on the sheet provided by the engineer shall be kept and handed to the engineer on completion of piling.
- The contractor shall read comply with the conditions of the Resource consent and the conditions set by the affected party in the Resource Consent Documents
- The Contractor shall comply with the Otago Regional Council Regional Plan: Water.
- The excavator shall be withdrawn from the water's edge after piling each day. No fueling or servicing or repairs shall be undertaken within 20m of the lake water.

**Cut timber specification**

Treat all cuts with Copper Nathaleate (Metalex concentrate) to provide durability

**Hardware Specification.**

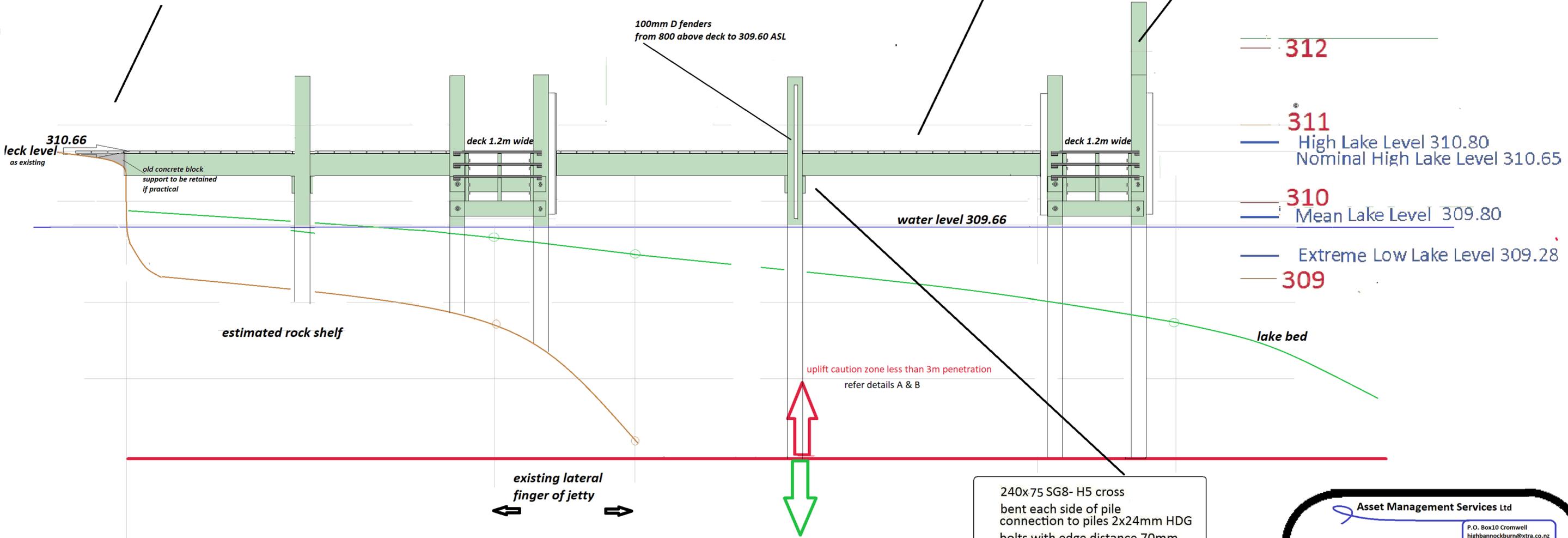
- All Steelwork is to be Hot Dipped Galvanised.
- All bolts are to have nylock nuts and Heavy washers bolts are to be coated in waterproof grease during installation
- Galvanised rod substitute for bolts is not accepted.
- Recess nuts/washers where external to structure (to eliminate risk to users)

boards 140x 40 SG8 selected H4 timber gauged one face to provide constant thickness rough sawn face up decking. Connection to Beam by two no 17gauge 65mm HDG purlin screws per beam

boards cantilever 75 mm to give 125mm between outside of pile and deck . This is the allowance for the long profile of berthing craft to contact piles without contacting the deck

**Pile Specification 225 SED**

All Piles are to be selected and equivalent to SG8 / NZS3605 Minimum treatment is H5. All top cut ends are to be smooth with 20mm edge chamfer and treated with copper nathealate (metalex green)concentrate to a 10mm penetration after profiling  
All bottom ends are to be un-cut



310.66  
leak level  
as existing

old concrete block support to be retained if practical

deck 1.2m wide

single pile set as marker in flood at 312.66

100mm D fenders from 800 above deck to 309.60 ASL

deck 1.2m wide

water level 309.66

estimated rock shelf

lake bed

uplift caution zone less than 3m penetration refer details A & B

existing lateral finger of jetty

uplift safe zone more than 3m penetration based on max 1.7m deck

240x 75 SG8- H5 cross bent each side of pile connection to piles 2x24mm HDG bolts with edge distance 70mm Scalf joint with piles target 25mm to give beam bearing and positive level

**Bents shown on plan**

140x70 H5 SG8 crossbrace in positions shown . one member each side of pile. M24mm HDG bolt. through each pile connection. block crossover and M24mm HDG bolt.

**Beam sizes**  
Fingers 1.2 deck- 1no 300x75 central and 2x300x45 edge  
Scalf piles up to 40mm to straight line and support beams.  
connect beams to bent beams with s/s CPC 80 each side beam, each bent beam  
Main walkway 1.7 wide use 4x 300x45 SG8 H4 and as above



scale in metres

- 313 1999 flood
- 312
- 311 High Lake Level 310.80  
Nominal High Lake Level 310.65
- 310 Mean Lake Level 309.80
- Extreme Low Lake Level 309.28
- 309

Asset Management Services Ltd  
P.O. Box10 Cromwell  
highbannockburn@xtra.co.nz  
021 223 2221 or 03 445 0532

**Jetty Re-build**  
opposite **23 Loop Rd**  
**Kelvin Heights**  
**Sheet 3**  
**Construction Details**

**SED 225 H5 timber piles to NZS3606**

**Reid bar HDG 16mm with double half nuts to lock down 150x150x12 angle HDG. connected to timber pile  
M20 HDG bolt in plastic sleeve tight fit. Minimum 100mm end timber distance for bolt**

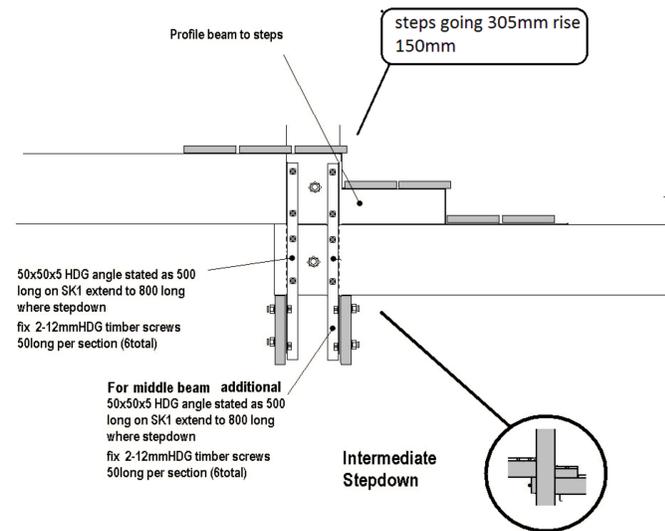
**minimum 32mmx1m drilled or cored hole in bedrock. Install Reid bar by first cleaning hole with water and pressure wand.  
fill hole with SIKA Grout UW using tremmie method in strict accordance with SIKA product guide attached to these drawings. Ram home Reid bar immediately  
Tighten nuts after 48hours. Bury in quickcrete concrete on completion, one 20kg bag/pile**

**Detail A - pile hold downs**

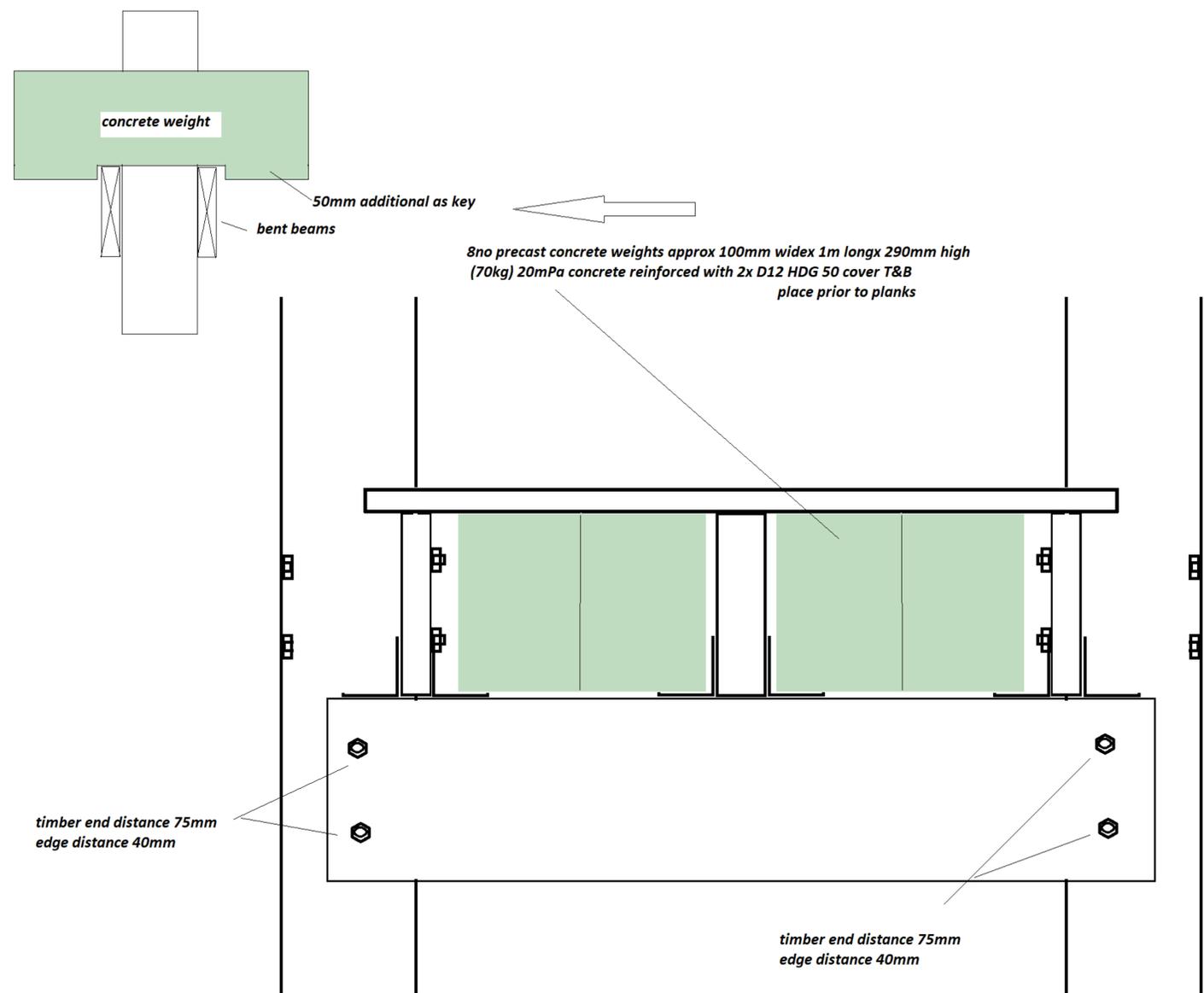
Asset Management Services Ltd

P.O. Box10 Cromwell  
highbannockburn@xtra.co.nz  
021 223 2221 or 03 445 0532

**Jetty Re-build**  
**opposite 23 Loop Rd**  
**Kelvin Heights**  
**Sheet 4**  
**Detail A**



**Steps**



**Section through 1.2 fingers for Detail B  
Main 1.7 walkway similat but additional weights**

Asset Management Services Ltd  
P.O. Box10 Cromwell  
highbannockburn@xtra.co.nz  
021 223 2221 or 03 445 0532

**Jetty Re-build**  
opposite **23 Loop Rd**  
**Kelvin Heights**  
**Sheet 5**  
**Detail B**  
**Weighting of deck**



# PRODUCT DATA SHEET

## SikaGrout® UW NZ

### CEMENTITIOUS GROUT FOR UNDERWATER APPLICATIONS

#### DESCRIPTION

SikaGrout® UW NZ is a cementitious grout formulated to ensure exceptional resistance to 'washing-out' of the cement phase when placed in stationary or moving water. It contains materials that provide positive expansion in the plastic phase. SikaGrout® UW NZ is a one component grout and only requires the addition of clean, fresh water.

#### USES

SikaGrout® UW NZ is used in free flow or pumped grouting application underwater or in tidal zones. Applications include bridge columns, wharf piles, concrete piling, slipways and dams. Use for gaps 6 mm to 80 mm in above ground applications, and for gaps up to 180 mm in underwater applications.

#### CHARACTERISTICS / ADVANTAGES

- No risk of significant 'wash-out' of cement phase when placed underwater
- Displaces water effectively
- Positive shrinkage compensation
- High early age strength development
- High final strengths
- High flow characteristics

#### PRODUCT INFORMATION

<b>Packaging</b>	25 kg bags
<b>Appearance / Colour</b>	Grey powder
<b>Shelf Life</b>	Six (6) months from date of manufacture when stored as stated.
<b>Storage Conditions</b>	Store in unopened, original containers free from frost and below +25°C.
<b>Density</b>	~ 2,050 kg/m <sup>3</sup>

#### TECHNICAL INFORMATION

<b>Compressive Strength</b>	24 hours	~ 20 MPa	(BS 1881)
	7 days	~ 45 MPa	
	28 days	~ 50 MPa	

<b>Mixing Ratio</b>	Maximum water content: 5.5 litres/25 kg bag
<b>Yield</b>	As a pourable grout (approx): 25 kg = 14.5 litres when mixed with 5.5 litres of water

## APPLICATION INSTRUCTIONS

### SUBSTRATE QUALITY / PRE-TREATMENT

#### Surface Preparation:

- Concrete surfaces should be clean, sound and free from dust, oils, grease, loosely adhering particles or any other surface contaminants that will affect bond.
- The surface must be scabbled or sandblasted to remove all weak cement laitance.
- Dry concrete substrates shall be saturated with water for some time, and the surface allowed to dry (to achieve what is referred to as a 'saturated surface dry' condition) before grouting commences.
- Metal surfaces (iron and steel) should be free from rust, scale, oil, grease, etc.

#### Formwork Preparation:

- Formwork must be constructed to prevent any leakage of the plastic grout.
- Formwork should be constructed in such a manner as to ensure that a minimum horizontal surface area is left exposed. The formwork must be able to rigidly confine the grout during its expansion process.
- When filling any detail ensure that an adequate volume of mixed grout is available to allow for a continuous and uninterrupted flow.
- In areas of formwork where air pockets may occur it is necessary to install bleed tubes or openings that will allow entrapped air to escape.
- In many cases it may be necessary to install grouting tubes or pipes that enable the cavity to be filled from bottom to top. This will force any air upwards and help to eliminate the possibility of air locks being formed.
- Ensure that all formwork has been thoroughly treated with a suitable mould release agent.

### MIXING

**Application temp: +5°C – +25°C.** Pour the required amount of clean, fresh water into a suitable mixing container and slowly add all of the powder while mixing continuously with a Sika mixing paddle attached to a low speed electric drill (max. 500 rpm). Mix for 2-3 minutes until a smooth, lump free consistency is achieved.

### APPLICATION

- Grout should be placed into forms immediately after mixing, taking care to ensure no air is trapped.
- When grout is being placed underwater ensure that the end of the hose or tremie is kept within the grout being placed. The hose or tremie can be raised during pouring to reduce any back pressure but should not be raised above the level of the grout.

### CURING TREATMENT

Formwork should be left in place for at least 5 days if possible, to prevent moisture evaporation and provide restraint to early age hardened expansion. In above ground applications, once formwork is removed the use of a suitable curing membrane such as Sika Anti-sol® should be applied to any exposed faces. Refer to separate data sheet for further information.

### CLEANING OF TOOLS

Clean all tools and equipment with water immediately after use. Hardened SikaGrout® UW NZ can only be removed mechanically.

### LIMITATIONS

- SikaGrout® UW NZ is designed for use as a grout and should not be used in unconstrained applications.
- Large volumes of cement rich grout can generate excessive amounts of heat whilst hardening as a result of the cement hydration process. This heat build up may in some cases lead to thermal cracking within the grout as it cools down. For applications requiring larger volumes it is recommended that our high strength Sika MonoTop®-438 R (refer separate data sheet) be used.

### BASIS OF PRODUCT DATA

All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

### LOCAL RESTRICTIONS

Please note that as a result of specific local regulations the performance of this product may vary from country to country. Please consult the local Product Data Sheet for the exact description of the application fields.

### ECOLOGY HEALTH AND SAFETY

For information and advice on the safe handling, storage and disposal of chemical products, users shall refer to the most recent Safety Data Sheet (SDS) containing physical, ecological, toxicological and other safety-related data.

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request. It may be necessary to adapt the above disclaimer to specific local laws and regulations. Any changes to this disclaimer may only be implemented with permission of Sika® Corporate Legal in Baar.

**Sika (NZ) Limited**

85-91 Patiki Road  
Avondale, Auckland 1026  
New Zealand  
0800 745 269  
[www.sika.co.nz](http://www.sika.co.nz)



Product Data Sheet  
SikaGrout® UW NZ  
April 2019, Version 01.01  
020201010010000301

SikaGroutUWNZ-en-NZ-(04-2019)-1-1.pdf

**CONCRETE, STEEL & GENERAL SPECIFICATION revised 10/16**

This section shall be read in conjunction with the overall specification, the contract documents, the schedule of prices and the drawings.

Unless otherwise noted all dimensions are in millimetres and all levels are in metres.

Unless specified otherwise all materials shall be new and suitable for their intended purpose.

Structural drawings are to be read in conjunction with all relevant Architectural, Engineering and Specialist drawings and specifications.

Common abbreviations:

CHS - Circular Hollow Section.

crs - Centres or centre to centre.

D - Grade 300E deformed reinforcing bar with nominal diameter annotated.

EA - Equal Angle.

FSBW - Full Strength Butt Weld.

FWAR - Fillet Weld All Round.

H - Grade 500E deformed reinforcing bar with nominal diameter annotated.

R - Grade 300E round reinforcing bar with nominal diameter annotated.

RTAD - Refer to Architects Drawings/Details.

RHS - Rectangular Hollow Section

SHS - Square Hollow Section

UA - Unequal Angle

UB - Universal Beam

UC - Universal Column

6. Dimensions shall not be obtained by scaling from drawings.
7. All discrepancies or ambiguities shall be referred to the Engineer for resolution before proceeding with work.
8. The stability of the structure during construction is the responsibility of the builder.  
All materials and workmanship shall be accordance with the current Codes of Practice except where varied by the Specification and/or drawings.  
Where proprietary products are specified in the documents the Contractor may submit an alternative product for approval. All materials and workmanship shall be in accordance with manufacturers specification.  
All timber construction to comply with NZS3604:2011 Timber Framed Buildings unless specified otherwise.  
All waterproofing to Architects details.

**9. Materials and Workmanship**

The standards listed below shall form part of the specification. Where a date is listed for a document, this specific document shall form part of the specification. Where no date is listed the latest published edition, including the latest published amendment at the date of tender, shall apply.

NZS 3101 Concrete Structures Standard

NZS 3104 Specification for Concrete Production - High Grade and Special Grade

NZS 3106 Code of Practice for Concrete Structures for Storage of Liquids

NZS 3108 Specification for Concrete Production - Ordinary Grade

NZS 3109 Specification for Concrete Construction

NZS 3111 Methods of Test for Water and Aggregate for Concrete

NZS 3112 Methods of Test for Concrete

NZS 3114 Specification for Concrete Surface Finishes

NZS 3121 Specification for Water and Aggregate for Concrete

NZS 3122 Specification for Portland and Blended Cements

NZS 3123 Specification for Portland Pozzolan Cement

NZS 3151 Specification for Precast Lightweight Concrete Panels and Slabs

NZS 3152 Specification for the Manufacture and use of Structural and Insulating Lightweight Concrete

Asset Management Services Ltd

Po Box 10.

Cromwell

AS/NZS 1554 Part 3 Welding of Reinforcement Steel  
 AS/NZS 3582 Supplementary Cementitious Materials for Use with Portland and Blended Cement  
 AS/NZS 4671 Steel Reinforcing Materials  
 AS/NZS 4672 Steel Prestressing Material:

NZBC	F5/AS1 Construction and demolition hazards
AS/NZS 1252	High strength steel bolts with associated nuts and washers for structural engineering
AS/NZS 1554	Structural steel welding 1554.1: Welding of steel structures
AS/NZS 2312	Guide to the protection of structural steel against atmospheric corrosion by the use of protective coatings
NZS 3404	Steel structures Standard, Part 1: Steel structures Standard
AS/NZS 4680	Hot-dip galvanised (zinc) coatings on fabricated ferrous articles
NZS 4711	Qualification tests for metal-arc welders
NZS 4781	Code of practice for safety in welding and cutting
AS/NZS 4792	Hot-dip galvanised (zinc) coatings on ferrous hollow sections, applied by a continuous or special process
AS/NZS ISO 9002	Quality systems - Model for quality assurance in production, installation and servicing
AS 1111	ISO metric hexagon bolts and screws
AS 1112	ISO metric hexagon nuts
AS 1627	Metal finishing - Preparation and pretreatment of surfaces - Method selection guide 1627.1: Cleaning using liquid solvents and alkaline solutions 1627.2: Power tool cleaning 1627.4: Abrasive blast cleaning
AS 1897	Electroplated coatings on threaded components (metric coarse series)
AS 3828	Guidelines for the erection of building steelwork
BS EN ISO 14713	Sprayed metal coatings Part 1: Protection of iron and steel by aluminium and zinc against atmospheric corrosion
SAA/SNZ HB 62	Code of practice for safe erection of building steelwork

HERA publication: Report R4-99: HERA specification for the fabrication, erection and surface treatment of structural steelwork

OSH publication: Guidelines for the provision of facilities and general safety in the construction industry

#### 14. Concrete Grades

All structural concrete shall be either Special or High Grade concrete in accordance with the provision of NZS3104 as amended by this specification, the relevant provisions of NZS3109 and having a performance record consistent with the required grade of concrete.

Site screed concrete may, however, be Ordinary Grade concrete in accordance with the provision of NZS3108.

#### 15. Concrete Strength

The characteristic compressive strength,  $f_c$ , of the concrete required for the various parts of the work shall be stated below unless otherwise required in "Specific Concrete Requirements":

Asset Management Services Ltd  
 Po Box 10.  
 Cromwell

## Loop Road Jetty

	f'c
Blinding or site screed	10 mPa
Structural concrete	25 mPa
Masonry Infill	17.5mPa
Precast concrete	40 mPa

**16. Other Structural Concrete Requirements**

- Maximum water/cement ratio not greater than 0.60
- Slab finishes - Refer Architect's drawing
- Dimensional tolerances are to conform to NZS3109 and to NZS3114.
- Provide and lay 250 micron polythene DPC over sand blinding on hardfill under slab.
- All concrete shall be cured as defined in NZS3109, Clause 7.8.
- Sawcuts in slab to be not less than a quarter of the slab thickness and at maximum 6m centres each way, within 24 hours of pouring. Refer to architects for exact set out's of sawcuts especially in exposed concrete areas

**17. Rib & infill flooring**

Suspended concrete flooring is to be propped in accordance with manufacturers specifications  
 Seatings for Ribs is to be on McDowell bearing strips as per manufacturers specifications  
 Concrete is to 25Mpa for Rib toppings

**18 Information to Be Submitted to the Engineer for Approval**

The Contractor shall submit the following details and information to the Engineer no later than four weeks prior to the commencement of concrete placement.

1. The concrete mix design certified by an independent testing laboratory for each specified concrete type.
2. The mix design details as required by NZS3109 and in addition the target slump, the target water/cement ratio and the sources of cement and aggregate.

**19 Unauthorized Substances**

Without the specific written agreement of the Engineer the following substances shall not be used:

1. Chlorides, sulphates or other salts beyond the limits set by NZS 3109.
2. Rapid hardening cement or high alumina cement
3. Admixtures including accelerants or retardants
4. Aggregate and/or water that does not comply with NZS3121
5. Water and/or admixtures added after batching.
6. Site mixed concrete for structural elements

**20. Delivery Trucks**

All high grade or special grade concrete shall be supplied in agitator trucks.

**21. Records to be Held on Site**

1. The delivery docket of each batch delivered certifying the mix designation, cement type, specified strength, slump, date, mixing time, water added during batching and maximum aggregate size.
2. Daily record of concrete placement relating delivery dockets to locations of pours.

Asset Management Services Ltd  
 Po Box 10.  
 Cromwell

## 22 Records to be given to the Engineer

Test reports shall be given to the Engineer regularly not exceeding weekly intervals containing the information, in tabular form, required by NZS3109 and any other information required by this Specification including air tests for when air entrained concrete is required.

## 23. Concrete Testing

The Contractor shall supply all the materials, labour and equipment required to prepare test samples of concrete delivered to the site.

Concrete acceptance tests shall be carried out in accordance with NZS 3109 and NZS 3112 with the following variations.

1. Slump tests shall be taken for each delivery of concrete and the results recorded by the Contractor.
2. Compression testing shall be carried out at the cost of the Contractor by an independent laboratory to which the Engineer has no objection. A set of specimens for concrete tests shall consist of four specimens from each major pour of concrete, one of which shall be tested at 7 days and the remaining three at 28 days after casting.
3. Cylinders made for the purpose of determining stripping times or the influence of the weather on strength shall be treated as required in NZS 3112, except where accelerated curing is employed. In that case they shall be subjected to the same curing regime as the part of the structure they represent.

## 24. Rejection of Concrete

1. Concrete having a site measured slump outside the tolerance limits stated in NZS 3109 will be liable for rejection at the discretion of the Engineer.
2. Where, in the opinion of the Engineer, the results of the 7 day compression tests indicate that the 28 day compression strength of a mix may be deficient, the Engineer may direct the Contractor not to place any further concrete until the cause of the low results has been ascertained and the Contractor has taken such steps as may be necessary to ensure the future production of concrete will comply with the Specification.
3. Where the 28 day compression tests are found to be less than the acceptance criteria stated in NZS 3109, the Engineer may
  - Reject the concrete concernedOR
  - At the expense of the Contractor, undertake investigations as the Engineer may deem necessary to determine whether the concrete is structurally acceptable. These investigations may include, but not be limited, to structural calculations and core samples tests. In the case where the structural acceptance is not shown the Engineer shall reject the concrete and require it to be removed at the Contractor's expense.

## 25. Damp Proof Courses/Waterproof Membranes

Damp proof courses and water proof membranes, where required, shall be the type shown/specified and installed, including laps, in accordance with the manufacturer's written instructions. Particular care shall be taken to protect these from damage until the concreting operations are complete. Any damage shall be repaired in an approved manner.

## 26. Construction Joints

1. Pours shall not exceed 9m in either direction unless shown otherwise and/or approved by the Engineer.
2. Joints in columns and walls shall be at a point 25mm above beam and slab soffits, unless shown otherwise.

Asset Management Services Ltd  
Po Box 10.  
Cromwell

## Loop Road Jetty

3. All reinforcement shall be continued across the construction joints and fully lapped to provide continuity, unless shown otherwise.
4. Embedded water stops, where required, shall be of the type shown/specified and located in accordance with the drawings and held in position throughout the concreting operation in accordance with the manufacturer's written instructions. Particular care shall be taken to ensure the water stops are made continuous at their joins and that there is adequate compaction of the concrete around them.
5. Surface water stops, where required, shall be of the type shown/specified and located in accordance with the drawings and installed and cured in accordance with the manufacturer's written instructions.

**27 Core Holes, Services and Attachments**

Prior to the placement of concrete allowance shall be made where holes and embedment of service ducts and lines or attachments are required in the concrete whether or not these are shown on the structural drawings. No cutting of reinforcement shall be permitted and all such installations shall be subject to the approval of the Engineer. No cores shall be cut after the concrete has been placed without the written approval of the Engineer.

**28 Dimensional Tolerances**

In addition to the requirements of NZS 3109 insitu concrete surfaces to provide a bearing for precast concrete work shall be cast with a level tolerance of +0mm and -3mm.

**29 Precast Concrete Elements**

The drawings show the reinforcement and fixings required for the precast concrete elements for their final state of incorporation in the structure and these are not necessarily adequate for lifting the elements from their moulds, transporting, erecting and supporting them on site. The Contractor shall be responsible for the design of the precast concrete elements for all required temporary loads and for the inclusion of any additional reinforcement, temporary support and lifting eyes he deems necessary but subject to the approval of the Engineer. All such measures shall ensure that the temporary concrete stresses developed do not cause cracking or spalling in the elements nor loss of durability long term

The Contractor shall submit shop drawings, erection drawings and all other relevant details to the Engineer for approval prior to any related concrete work being undertaken.

**30. Specific Concrete Requirements****31.Reinforcement**

1. Reinforcing bars and Mesh shall comply with AS/NZS4671:2001.

2. Wash down all steel reinforcement prior to pouring concrete to remove salts.

3. Reinforcement laps and anchorage in concrete to comply with NZS3101 as summarised in tables below. For 25MPa to comply with the table below:

Bar size	10	12	16	20	25	32
O	350	400	500	600	750	1000
H	500	600	800	1000	1250	1600

Reinforcement laps in concrete for 20MPa to comply with the table below:

Bar size	10	12	16	20	25	32
D	350	450	550	700	850	1100
H	600	700	900	1150	1400	1800

Asset Management Services Ltd  
Po Box 10.  
Cromwell

## Loop Road Jetty

Where top horizontal reinforcement is cast over 300mm or more of fresh concrete the values in the table above shall be multiplied by a factor of 1.3.

4. Minimum lap for mesh fabric shall be one mesh bar spacing plus 25mm. For other concrete strengths see NZS3101.
5. Hooks and bends are to be in accordance with NZS 3109
6. Grade 500E reinforcement bars are not to be bent on site unless absolutely necessary and then only with equipment fit for the purpose. Do not re-bend Grade 500E microalloy bars of 16mm or less, unless strict conditions of NZS 3109 can be met. Do not re-bend Grade 500E QT bars.

### 32. Structural Steel

1. **All steel Grade 300**, except RHS and SHS Grade 350, unless noted otherwise. Wash down all steelwork to remove salts prior to closing in. All steelwork shall comply with NZS 3404 Part1:2009.
2. **All fillet welds** GP (general purpose). All butt welds SP (structural purpose). All welding and welding consumables shall comply with AS/NZS 1554.1.

#### 3. Bolts

All bolts shall have at least one washer which shall not be less than twice the nominal bolt size in diameter. The bolt shall be selected so that the projection beyond the nut is not less than two threads and not more than 10mm.

All bolts to be Grade 8.8 UNO.

#### 4. Holes

Holes for the bolts shall be drilled or punched and not gas cut.

Common detailing criteria: Std holes D+2mm Slotted holes D+2mm wide and 2.5D long H.D. bolts 1.22D (standard washer) 1.33D (fabricated washer)

#### 5. Painting:

Interior concealed: Power tool clean in accordance with SSPC SPC3 AS1627.4-2005 to remove all loose mill scale and rust, prime with alkyld zinc phosphate min 75 micron Dft.

Interior Exposed: Preparation as for above. Finish in accordance with Architects specification.

External Exposed: Sandblast to AS1627.4-2005. Hot dip galvanize, etch prime and top coat to Architects specification.

**6.All weld** to be 6 FWAR unless noted otherwise

### 7. Qualifications

Welding operators to be experienced, competent workers, qualified to NZS 4711, familiar with the materials and techniques specified. Comply with NZS 3404 and AS/NZS 1554.1. Welding operators to have passed the qualifications tests covering those welding positions required to complete the work as set out in NZS 4781. Provide evidence of qualifications on request.

Riggers to be experienced and competent workers, familiar with the materials and techniques required.

### 8. Shop Drawings

Provide shop drawings.

### 33. Masonry

1. All masonry for the foundations over 1.6m in height shall be Grade B as defined in NZS4230:2004.
2. Concrete masonry blocks shall have a compressive strength of 15MPa and conform to AS/NZS4455:1997. Density shall be >1750 kg/m.
3. Mortar shall comply with the requirements of NZS4210:2001. 28 day compressive strength of mortar shall not be less than 12.5MPa.
4. All cores shall be grout filled (17.5 MPa) unless noted otherwise on the drawings.
5. In general, walls to be full height before grouting cores. Mortar joints to be 10mm thick with blocks fully bedded and perpend filled. Joints to be tooled at exposed or rendered surfaces. Before placing vertical reinforcement cores are to be cleaned of all mortar fines and dropping through cleanout openings, which are not to be closed until inspected by the Engineer or person suitably qualified to

Asset Management Services Ltd  
Po Box 10.  
Cromwell

## Loop Road Jetty

certify blockwork. Grout to be rodded to ensure filling of cores with a maximum continuous pour height of 3600mm.

6. All placement of masonry units shall be by a registered mason or someone supervised directly by a registered mason. A registered mason shall supervise all grouting operations.

Control joints should be provided at max 6.0m centres with block walls except for retaining walls and where blockwork is used between foundation and slab levels. **Where not shown on the drawings, the joints shall be located to the approval of the Engineer.**

Reinforcement laps in blockwork to comply with NZS4230 as summarised in the table below:

Bar size	10	12	16	20	25
D	400	480	640	800	1000
H	700	840	1120	1400	1750

Where top horizontal reinforcement is cast over 300mm or more of fresh grout the values in the table above shall be multiplied by a factor of 1.3.

The contractor is required to provide and maintain temporary support to block walls until the walls have been filled, the grout filling has cured, and the walls are adequately built into the final structure as shown on the drawings. The block walls will require temporary support at least until after the wall is tied into the floor at the top. Any damage resulting from failure or neglect to provide adequate support to block walls during construction shall be repaired *at* the contractor's expense.

All blocks shall be solid filled. Grouting shall be by the High Lift Grouting Method.

Control joints shall be continuous vertical perpend. Reinforcement and filling grout shall be continuous through joints. Provide vertical joints with Sikaflex B sealant on bond breaking tape.

If not plastered, all blockwalls shall be neatly and expertly pointed with ruled concave joints of mortar as specified in NZS 4210, clause 2.7.7, as the work proceeds. On completion of walls, clean down and remove all mortar projections and irregularities. Patch and make good around all pipes, conduits etc, penetrating the blockwalls. Make good any faults in the pointing.

#### 34. Foundations

Prepare the sub base under slabs and footings by removing all vegetation and topsoil. Compact the trimmed ground and place 150mm of compacted hardfill (existing cut material may be acceptable as hardfill. Confirm with Engineer when excavation commences).

Maintain all cut faces and protect from surface water, until all retaining walls are completed.

Any cut deeper than 2.0m within 2.0m of an adjacent property shall be done in stages leaving soil buttresses. Contractor to discuss with Engineer on site.

. Contractor shall give engineer 48 hours' notice of any engineering inspections required, prior to pouring foundations.

Provide free draining granular metal immediately behind retaining walls compacted in 300mm layers.

Fill in accordance with NZS4431:1989

#### 35. Timber

All structural timber works to comply with NZS 3604:2011, except as specifically detailed otherwise

All bolts to have 50x50 square washers



**ASSET MANAGEMENT SERVICES LTD**

0 2 7 4 3 7 0 0 5 9 P . O . B O X 1 0 C R O M W E L L

**CONSTRUCTION MONITORING RECORD SHEET**

TO: DEANIE JOHNSON

FROM:

A.M.S.Ltd

Engineer Nick Knowles

CLIENT CONTACT:

Deanie

DATE:

26/3/22

COPY

Garry Wright

SHEET/OBSERVATION NO:

1

OBSERVATION DATE 23/3/22

WEATHER

RE:

Jetty Rebuild 23 Loop Rd

PART

Piling

PHOTOGRAPHS ATTACHED

**Observations**

The piling results were similar to expected but on review some changes for weighting are made.

**Bent A** at shore as before type **B** hold down

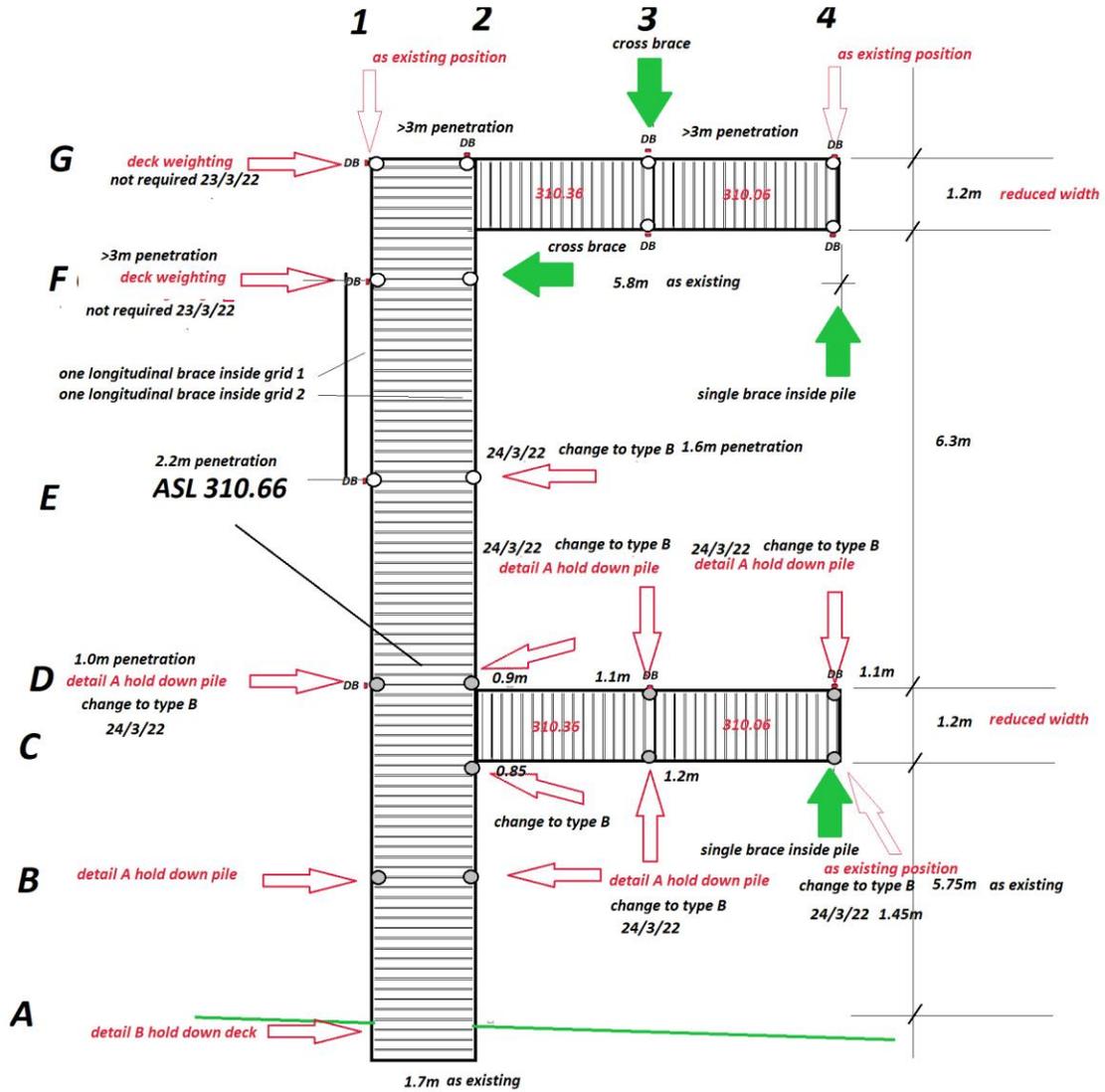
**Bent B** as before type **A** hold down

**Bents C&D** change to type **B** hold down.

**Bent E** now type **B** hold down

**Bent F &G** . 3m penetration- target reached- no weighting. Some relief to this area as deck narrower but piles are larger diameter than ordered so evens out.

Type **A** hold down is drilled into rock anchors. Type **B** is weighted underdeck.



**Pile penetration shown in metres  
Target 3m**

Reporting Engineer





**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

---

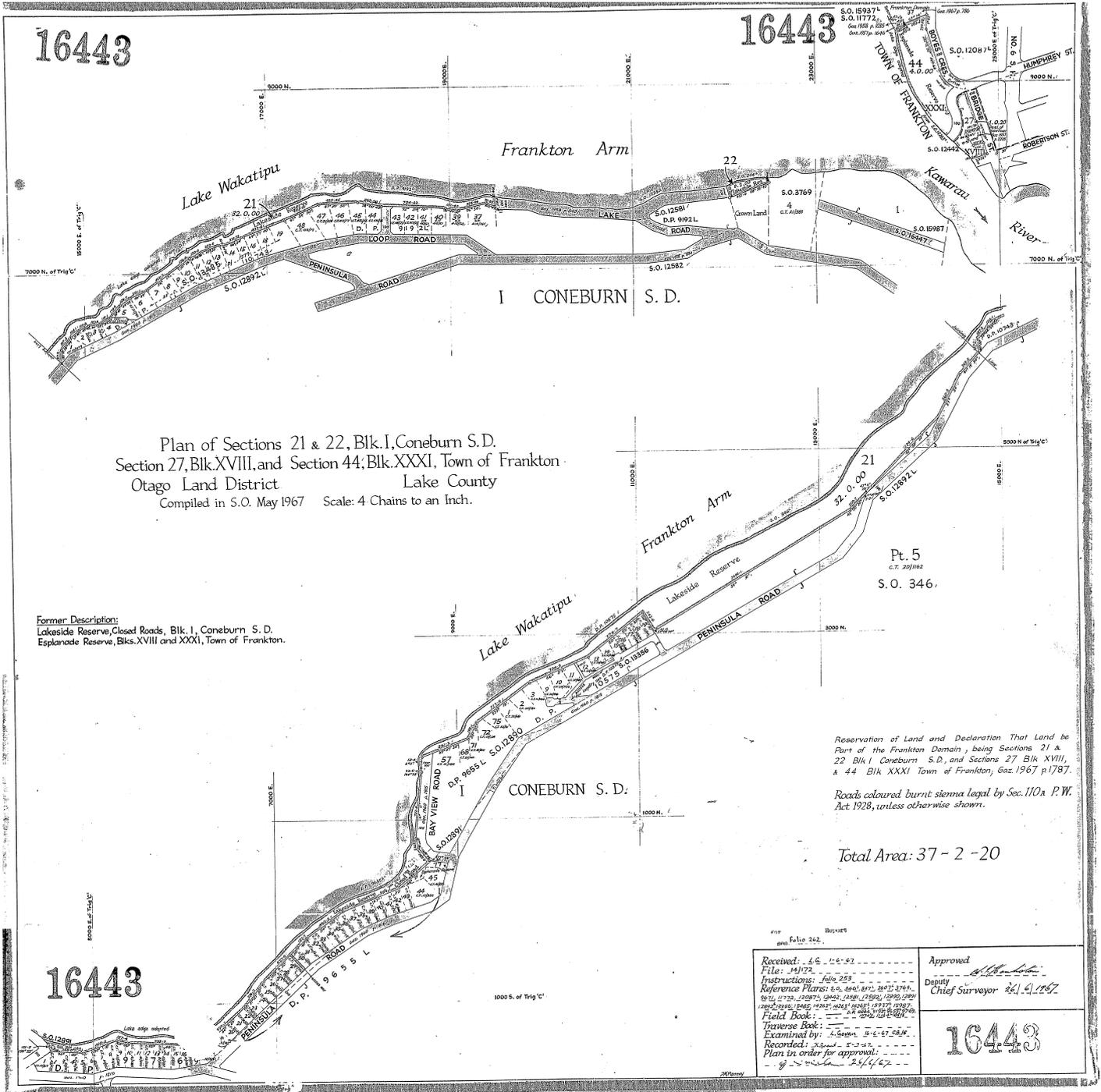
**Estate** Fee Simple  
**Area** 15.2262 hectares more or less  
**Legal Description** Section 21-22 Block I Coneburn Survey  
District and Section 27 Block XVIII and  
Section 44 Block XXXI Town of Frankton  
**Purpose** Recreation Reserve  
**Registered Owners**  
Queenstown Lakes District Council

---

**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



Plan of Sections 21 & 22, Blk. I, Coneburn S.D.  
 Section 27, Blk. XVIII, and Section 44, Blk. XXXI, Town of Frankton  
 Otago Land District Lake County  
 Compiled in S.O. May 1967 Scale: 4 Chains to an Inch.

Former Description:  
 Lakeside Reserve, Closed Roads, Blk. I, Coneburn S. D.  
 Esplanade Reserve, Blks. XVIII and XXXI, Town of Frankton.

Pt. 5  
 C.T. 20/1102  
 S.O. 346.

Reservation of Land and Declaration That Land be  
 Part of the Frankton Domain, being Sections 21 &  
 22 Blk. I Coneburn S.D., and Sections 27 Blk. XVIII,  
 & 44 Blk. XXXI Town of Frankton, Gaz. 1967 p.1787.

Roads coloured burnt sienna legal by Sec. 110A P.W.  
 Act 1928, unless otherwise shown.

Total Area: 37-2-20

Received: 46-1-6-52 File: 14/172 Instructions: folio 253 Reference Plans: S.O. 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 Field Book: Traverse Book: Examined by: L. G. G. 10-1-52 Recorded: 2-3-52 Plan in order for approval: 2-3-52	Approved Deputy Chief Surveyor 26/1/1967  16443
---	---



**Figure 1.** Excerpt of Retrolens Imagery date taken 15/12/1978. Survey No. SN5322. Jetty is identified by red circle.



**Figure 2.** Excerpt of Retrolens Imagery date taken 17/02/1983. Survey No. SN8180. Jetty is identified by red circle.

# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95



### RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Town Planning Group (NZ) on behalf of K Johnstone, R & R McKenzie, M and S Zoll, and J Ward. RM220851



### AFFECTED PERSON'S DETAILS

I/We LINZ

Are the owners/occupiers of  
Lake Wakatipu (NID 2711316)



### DETAILS OF PROPOSAL

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

Retain structure on the bed of Lake Wakatipu, a single jetty

at the following subject site(s):

located on the Frankton Arm of Lake Wakatipu close to 23, 27, and 33 Loop Road, Kawarau



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.

diagrams



# 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) <b>Dale Thompson on behalf of Commissioner of Crown Lands</b>	
	Contact Phone / Email address <b>dthompson@linz.govt.nz</b>	
	Signature <b>Dale Thompson</b> <small>Digitally signed by Dale Thompson Date: 2024.09.09 13:23:34 +12'00'</small>	Date <b>09-09-2024</b>

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.

**Wellington Office**

Radio New Zealand House

155 The Terrace

PO Box 5501

Wellington 6145

New Zealand

T 0800 665 463

F +64 4 472 2244

E [crownproperty@linz.govt.nz](mailto:crownproperty@linz.govt.nz)W [www.linz.govt.nz](http://www.linz.govt.nz)

9/09/2024

Town Planning Group

Dear Mr Ling

**s95E Written Approval - Jetty Application QLDC RM220851**

This approval is specific to the above application and is for the purpose 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.

You are required to obtain authorisation from the Commissioner of Crown Lands in order to undertake any activities on land owned or administered by Land Information New Zealand.

Yours sincerely



Dale Thompson (he/him)

Assessment and Acquisition

Customer Regulatory Specialist / Matanga Ture Kiritaki

Crown Property