

APPLICATION AS NOTIFIED

**Walter Peak Corporate Trustee
Limited**

(RM240003)

File Number RM240003

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:

Walter Peak Corporate Trustee Limited

What is proposed:

To lawfully establish an existing jetty within Whakātipu-Wai-Māori (Lake Whakātipu) requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council.

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

Bed of Whakātipu-Wai-Māori, at Beach Bay, Walter Peak

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 **RM240003** 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

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:

17 November 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/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant (Walter Peak Corporate Trustee Limited, jack@walterpeakstation.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Amanda Leith
amanda@remarkableplanning.nz
Remarkable Planning Limited
PO Box 2023, Wakatipu, 9349

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 17 October 2025

Address for Service for Consent Authority:

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

Phone
Email
Website

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

TechnologyOne ECM Document Summary

Printed On 15-Oct-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9 - updated 17.09.25	9021284	1	17-Sep-2025
PUB_ACC	AEE	7877282	1	08-Jan-2024
PUB_ACC	Structure Permit S087 2025 - 2026	9053581	1	07-Oct-2025
PUB_ACC	Appendix B - Site plan and jetty photo	7877280	1	08-Jan-2024
PUB_ACC	Sketch of jetty	8903213	1	21-Jul-2025
PUB_ACC	Jetty inspection report, 11.7.25	8903212	1	21-Jul-2025
PUB_ACC	QLDC Affected Persons Approval Form 8A - Walter Peak Corporate Trustee Limited	8409093	1	11-Dec-2024
PUB_ACC	APA TAMI	9026213	1	22-Sep-2025
PUB_ACC	Aukaha APA	9051523	1	06-Oct-2025

APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENTFORM 9: GENERAL
APPLICATION

Under Section 87AAC, 88 & 145 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 may not be accepted for processing.

APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Walter Peak Corporate Trustee Limited**
(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Jack Robertson**

*Postal Address: **Walter Peak Station , PO Box 62, Queenstown**

*Post code:
9349

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

*Email Address: **jack@walterpeakstation.co.nz**

*Phone Numbers: Day

Mobile: **027 739 9002**

*The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify:



Our preferred methods of corresponding with you are by **email** and **phone**.
The decision will be sent to the Correspondence Details by **email** unless requested otherwise.

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

*Name & Company: **Amanda Leith; Remarkable Planning Limited**

*Phone Numbers: Day

Mobile: **021621759***Email Address: **amanda@remarkableplanning.nz***Postal Address: **PO Box 2023, Wakatipu**

*Postcode:
9349

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: **As per Applicant details above**

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



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

Owner Name:

Owner Address:

Owner Email:

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

Date:

Names:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

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

Details are the same as for invoicing



Applicant:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

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



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

*Address / Location to which this application relates:

Jetty #87 - Beach Bay, Lake Whakatipu

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

No legal description for the lake or the unformed legal road that the jetty is attached to

District Plan Zone(s): Rural and Unformed Road



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

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

YES

☐

NO

☒

Is there a dog on the property?

YES

☒

NO

☐

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

YES

☐

NO

☒

If 'yes' please provide information below



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

☐

Yes

☒

No

☐

Copy of minutes attached

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



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

☒

Land use consent

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate

☐

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

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

☐

BRIEF DESCRIPTION OF THE PROPOSAL //

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

*Consent is sought to:

Resource consent is sought to retain an existing jetty (#87) at Beach Bay, Lake Whakatipu.



APPLICATION NOTIFICATION

Are you requesting public notification for the application?

☐

Yes

☒

No

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



OTHER CONSENTS

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

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

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

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

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

☐

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

☒

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

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



OTHER CONSENTS // CONTINUED

8

☐

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

☐

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

☒ Any other National Environmental Standard

☐

Yes

☒

N/A

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

☐

Yes

☒

N/A

If Yes have you applied for it?

☐

Yes

☐

No

If Yes supply ORC Consent Reference(s)

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

☐

Yes

☐

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

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

☐

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).

☒

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

☐

A site plan at a convenient scale.

☐

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

☒

An Assessment of Effects (AEE).

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



We prefer to receive applications electronically – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. 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.



FEES INFORMATION // CONTINUED

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 \$273 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. Unless you have requested an invoice.

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 and included on the invoice.

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 00 (If paying from overseas swiftcode is – BKNZNZ22)

☒

Invoice for initial fee requested and payment to follow

☐

Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

Reference

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

\$2541 - Discretionary (overall consent status)



(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.



PLEASE TICK

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

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

Full name of person lodging this form **Amanda Leith**

Firm/Company **Remarkable Planning Limited**

Dated **8/1/24**

**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;

Information provided within the Form above

- (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).

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

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

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

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

UNDER THE FOURTH SCHEDULE TO THE ACT:

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

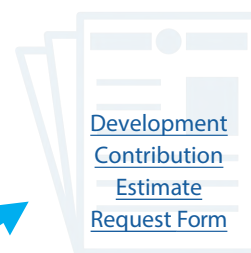
APPENDIX 3 // Development Contributions

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

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

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

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



APPENDIX 4 // Fast - Track Application

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

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

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

APPENDIX 5 // Naming of documents guide

While it is not essential that your documents are named the following, it would be helpful if you could title your documents for us. You may have documents that do not fit these names; therefore below is a guide of some of the documents we receive for resource consents. Please use a generic name indicating the type of document.

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report



Retention of Existing Jetty

Beach Bay, Lake Whakatipu, Walter Peak

December 2023

I Key Information

Address:	Beach Bay, Walter Peak
Legal Description:	None applicable
Applicant:	Walter Peak Corporate Trustee Ltd
Zoning:	Rural Resource Area and Unformed Road Wahi tupuna (33 – Whakātipu-Wai-Maori - Lake Whakātipu), Outstanding Natural Landscape

2 Introduction

Resource consent is sought to retain an existing jetty (#87) at Beach Bay, Lake Whakatipu. The jetty provides boat access to Walter Peak Station by the farm managers and staff.

3 Resource Management Background

Since 1 July 2021, the QLDC's in-house property team has taken responsibility for processing and issuing jetty permits. This shift has allowed Council to conduct a review of historical information held on jetties across the District. QLDC are currently going through a process of validating all existing information held on jetties in the District.

The existing jetty as a permit issued under the Navigation Safety Bylaw 2018 (see **Appendix A**).

The RMA (through the Queenstown Lakes Operative and Proposed District Plans, and Otago Regional Plan: Water) regulates jetties in the District/Region and requires a resource consent to be granted for these.

No records of the resource consent for the existing jetty have been found. This is not to say that the existing jetty was constructed without consent as there are difficulties in locating historic resource consents for water-based structures and activities due to QLDC's past filing system.

Notwithstanding, the Applicant has been advised that they require a new resource consent for the existing jetty by the QLDC.

4 Site Description

Beach Bay is a bay in Lake Whakatipu that is located to the north of Walter Peak. This bay is also utilised by Real NZ for transporting people to the Walter Peak Homestead via the Earnslaw for farm tours and functions.



The jetty is one of three existing jetties in Beach Bay. The jetty that is the subject of this application is the only one located on the eastern side of the bay, located around -45.111817 latitude and 168.547723 longitude. It is shown in the aerial in Figure 1 below.

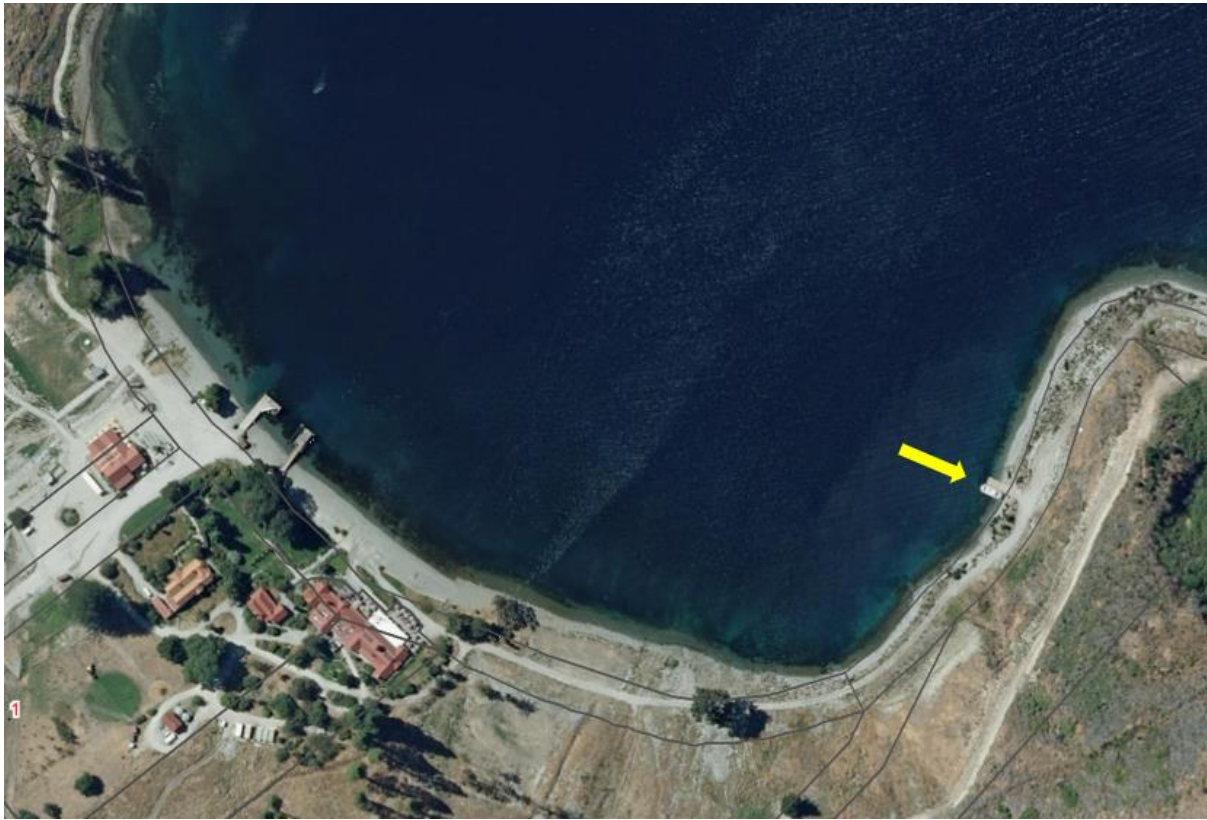


Figure 1: Location of the jetty identified by yellow arrow

The jetty is attached to and accessed from a portion of unformed public road being Mount Nicholas-Beach Bay Road. A view of the jetty from Mount Nicholas-Beach Bay Road is shown in Figure 2 below.

The jetty has existed in the subject location for years/decades. Figure 3 below has been sourced from QLDC's GIS system and shows the jetty in historical aerals from the early 2000s. Anecdotally the jetty has existed much longer than this.

As can be seen in Figure 3 below, there used to be another jetty to the south of the jetty. The timber piles and some of this structure still exists and can be seen below in Figure 4. The Applicant may in the future seek the reinstatement of this second jetty to assist their high country farming activities on Walter Peak Station.





Figure 2: the subject jetty from Mount Nicholas-Beach Bay Road



Figure 3: Historic Image of Beach Bay, Walter Peak, circa 2005-2008 [source QLDC GIS].





Figure 4: Remnants of the second jetty on the eastern side of Beach Bay

5 Receiving Environment

The jetty is located approximately 320m and 345m away from the other two jetties in Beach Bay. As noted above, Beach Bay is utilised by other boats associated with the Real NZ operation of the Walter Peak homestead and these other jetties are utilised for the docking of the TSS Earnslaw as well as other smaller boats.

From time to time, recreational boats also access Beach Bay, however these boats typically pull up to the shoreline.

The subject jetty is attached to an unformed legal road that extends along the margin of the eastern side of Beach Bay. A farm track has been formed within the road reserve and this is used for access and parking associated with the jetty.

There is existing vegetation growing either side of the jetty along the shoreline as can be seen in Figures 2 and 4 above. This vegetation is of low to medium height.

To the southeast of the unformed legal road is Part Section 19 Block III Mid Wakatipu SD which is a vested Recreation Reserve.

The topography of the land that comprises the Recreation Reserve and the land further to the east rises rapidly to form part of Walter Peak. This provides the backdrop to the jetty as viewed from Lake Whakatiapu.



6 Zoning

The jetty is located on Lake Whakatipu, which is zoned Rural Resource Area under the District Plan. It is also adjacent to land zoned Unformed Road.

The site is within an ONL and within the Whakātipu-Wai-Maori - Lake Whakātipu wahi tupuna area.

7 Proposal

Resource consent is sought to retain an existing jetty in Beach Bay, Lake Whakatipu, associated with the Walter Peak Station.

The Applicant is the registered owner of the jetty #S87 and holds current permits for it from the Council. The most recent permit is attached as **Appendix A**.

The jetty is approximately 3.6m wide by 15.55m long and is of timber construction as shown in Figure 2 above (and in **Appendix B**).

No changes or alterations to the existing jetty are proposed.

The jetty is used by the farm managers for Walter Peak High Country Station and is a strategic asset for the running of the station. The farm managers and staff dock their boat at the jetty and transport their children from the station to school each day by boat, pick up groceries and other household essentials by boat, all via this jetty. The alternative travel option is to travel to by road, which is a three-hour one-way journey.

8 Consents Sought

8.1 Operative District Plan

No consents are required under the ODP as the applicable rules in the PDP are treated as operative.

8.2 Proposed District Plan

Consent is sought under the Proposed District Plan (PDP) for the following:

- A **discretionary** activity consent pursuant to Rule 21.15.8 for any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river, other than where fences cross lakes and rivers.

8.3 Otago Regional Council Plan: Water

Consent is sought under the ORC Regional Water Plan for the following:



- A **discretionary** activity consent pursuant to Rule 13.2.3.1 as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake.

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

8.4 Overall Activity Status

The overall activity status for the proposed retention of the existing jetty is **discretionary** under both Plans.

9 Statutory Considerations

Section 104(1) of the Act requires the Council to have regard to the following matters, subject to Part 2 of the Act when considering an application for resource consent. It states:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of—*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

10 Assessment of Effects on the Environment

Landscape, visual and amenity effects

An important consideration for structures on lakes is whether they are a dominant or obtrusive element in the shoreline or lake view, particularly when viewed from any public place.



The jetty has existed within Beach Bay for decades and has very much become an established part of the landscape.

The jetty is not positioned on a headland and it is not readily visible, unless a boat is attached. Even if a boat is attached, the resulting effects on the landscape and visual amenity values will be easily absorbed by the surrounding environment – being trees, foreshore, the Walter Peak Homestead and associated buildings and the wider mountainous landscape.

The size of the jetty does not permit a large vessel to be attached, and the scale of the landscape when viewed from the lake naturally draws the eyes up and towards the mountain peaks rather than focusing on the boat and jetty to the east of the bay.

The timber construction and low profile of the jetty make it recessive along the shoreline.

Furthermore, the large separation from the other two jetties in the bay ensure that the potential cumulative effects upon the landscape values are mitigated.

Taking the above into account, the adverse effects on the environment relating to landscape, visual effects and amenity are less than minor.

Navigation and water safety

It is anticipated that once this application is in process with Council, the Processing Planner will seek comment from the Queenstown Harbourmaster and Maritime New Zealand with respect to navigation and water safety.

The jetty does not hinder boats manoeuvring or using the lake and the jetty is not located in a main path of movement for vessels, but rather is discretely placed in an area of the bay that is well separated from other key uses/demand for water navigation.

Accordingly, adverse effects on the environment are less than minor with respect to navigation and water safety.

Effects on recreation

In terms of water-based recreation (i.e. boating, swimming, water skiing etc activities), the jetty is not located within a well-used area of the lake. Notwithstanding, the position of the jetty does not conflict with recreation activities on the lake.

One matter of discretion that is relevant is “whether the structure will be used by a number and range of people and craft, including the general public”. Although the jetty is located in an area of public interest, it's not expected that there will be a consistent demand from the public to use this jetty. Generally, the majority of people accessing the area arrive as part of the Real NZ offerings, however as noted above, from time to time, recreational boaties pull up to the shoreline and utilise the beach.



As the subject jetty is a distance from the beach people are wanting to visit, and consequently there has never been demand for use of the subject jetty by recreational boaties.

It is noted that there is a walking trail located in the Recreation Reserve to the east. This trail currently terminates not too far from the jetty. The position of the jetty does not result in an impediment to the users of the track in any manner.

Taking the above into account, the adverse effects on the environment associated with recreational values are less than minor.

Effects on the lake bed

The proposed retention of the existing jetty will result in insignificant adverse effects on the lakebed. No physical works to the jetty are proposed beyond the usual maintenance as it becomes required.

If the subject consent is not granted and the existing jetty is required to be removed, there would be more adverse effects upon the lakebed and water quality (temporary) compared to the proposal to retain the jetty.

Effects on public access

The proposed retention of the existing jetty will not adversely affect public access to the lake or along the unformed road from which the jetty is attached. The presence of the jetty in its current location does not impede public access to and enjoyment of the margins of the lake. Effects on public access are less than minor.

Cultural Values

Chapter 39 of the PDP outlines that structures are a threat to manawhenua values within Whakātipu-wai-Māori.

Notwithstanding, the jetty structure is already existing and has been existing for decades. No physical changes are proposed to the jetty. Consequently, the retention of the jetty is not anticipated to impact upon the values identified in Chapter 39 for Whakātipu-wai-Māori.

Furthermore, the subject jetty does not adversely effect the gathering of food and practice of mahika kai as it only relates to a very small portion of the bay.

The removal of the jetty, if the current consent is not approved, would result in greater adverse effects upon cultural values due to the disturbance of the lakebed and temporary water quality effects.

The potential cultural effects as a result of the subject application are therefore anticipated to be less than minor.



Cumulative effects

The proposed jetty has existed in the subject location of Walter Peak for a long time and has become a well-settled feature of the landscape. There are two other jetties in Beach Bay however they are a significant distance away and therefore there is no unnecessary clutter or congestion around the shoreline in this location.

The jetty is of a size that will accommodate two vessels (one on either side), however there is typically no more than one. This is also used for private rather than commercial use. The scale of use will therefore be low, minimising cumulative effects.

Therefore, the proposal does not lead to congestion or clutter around the shoreline and will have less than minor cumulative effects.

Summary – Adverse Effects on the Environment

Overall, the proposed retention of an existing jetty is considered to have less than minor adverse effects on the environment.

Positive Effects

The existing jetty is a strategic asset for the operators and staff of the Walter Peak high country station. Queenstown is the closest town to the station and travel by boat to Queenstown is significantly faster than via road.

The jetty allows ready boat access by the station managers, staff and their families to Queenstown for schooling, medical needs, groceries and other supplies, appointments and the like. Without this ease of access, the station would have trouble recruiting and retaining staff and providing for their day to day needs.

II Assessment of Effects on People

As at time of writing, consultation with the Commissioner for Crown Lands (LINZ), Aukaha, and Te Ao Marama Incorporated is ongoing and will be forwarded to Council when a response is received.

As per standard QLDC practice, it is expected that the QLDC Planner will request comment from the Queenstown Harbourmaster and Maritime New Zealand.

Neighbouring Jetty Owners

There are two other jetties located in the Beach Bay area. The proposed retention of the jetty will not adversely affect the functioning of these structures in any manner. As such, adverse effects on Real NZ as owner of nearby jetties will be less than minor.



Fish & Game New Zealand

Fish & Game New Zealand is responsible for managing most of New Zealand's game bird hunting and freshwater fishing for species such as trout and salmon.

The jetty is existing and therefore there is no disturbance to the lakebed proposed and no adverse effects upon water quality will occur. It is therefore considered that Fish and Game are not affected by the proposal.

Summary – Effects on Persons

Overall adverse effects on persons are considered to be less than minor. No person is considered adversely affected.

12 Public and Limited Notification Assessment

Section 95 of the Act sets out the statutory tests (steps) for determining whether a resource consent application requires public or limited notification. These are addressed below.

12.1 Public Notification

The following is an assessment of the proposal against the steps within Section 95A of the Act.

Step 1 – Mandatory public notification

This is not required as:

- The Applicant does not request public notification.
- Provided a request is reasonable, the Applicant is unlikely to refuse to provide further information or refuse the commissioning of a report under Section 92(2)(b) of the Act.
- The application does not seek to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

Step 2 – Public notification precluded

Public notification of this resource consent application is not precluded as:

- Public notification of this resource consent application is not precluded by any rule or national environmental standard.
- The proposal is not for a controlled or boundary activity.
- The proposal is not a prescribed activity.

Step 3 – Public notification is required in certain circumstances

There are no circumstances which require public notification of this proposal as:

- There is no National Environmental Standard which requires public notification.



- As detailed below, the adverse effects of the activity on the environment will not be more than minor.

Step 4 – Public notification required in special circumstances

No special circumstances are considered to exist in relation to the proposal.

Overall, it is considered that the proposal can be processed without public notification.

12.2 Limited Notification

The following is an assessment of the proposal against the steps within Section 95B of the Act.

Step 1 – Notification of certain groups and affected persons

While there are no protected customary rights groups or customary marine title groups related to this proposal to retain an existing jetty on Lake Whakatipu, the lake itself is subject to a statutory acknowledgement - Whakatipu-wai-māori. As aforementioned, consultation is underway with Aukaha and Te Ao Marama Incorporated.

Step 2 – Limited notification precluded

Limited notification of this resource consent application is not precluded as:

- Public notification of this resource consent application is not precluded by any rule or national environmental standard.
- The proposal is not for a controlled activity.

Step 3 – Notification is required in certain circumstances

There are no circumstances which require limited notification of this proposal as:

- The proposal is not a boundary activity.
- As detailed above, the adverse effects of the activity on people will not be minor or more than minor.

Step 4 – Notification in special circumstances

No special circumstances are considered to exist in relation to the proposal.

Overall, it is considered that the proposal can be processed on a non-notified basis.



13 Assessment against Policy Framework

13.1 Operative District Plan

The chapters of relevance to this proposal under the Operative District Plan (ODP) are Chapters 4 (District-Wide Issues) and 5 (Rural Areas).

Chapter 4 – District-Wide Issues

The proposed retention of the existing jetty will align with Objective 1 - Nature Conservation Values and Policy 1.13, as it will not adversely affect the natural character of the lake.

The proposal will also align with the objectives and policies regarding landscape and visual amenity values (4.2.5), as the jetty will not adversely affect the visual coherence and amenity of the ONL and its low profile, location and scale, combined with the timber construction, ensure that it harmonises with the local character and landscape values.

Chapter 5 – Rural Areas

The proposal will align with Objective 1 - Character and Landscape Value and Policy 1.7 as the retention of the existing jetty will not adversely affect the visual coherence of the surrounding landscape. The proposal is also consistent with Objective 4 - Life Supporting Capacity of Water and Policy 4.1, as the retention of the existing jetty will not adversely affect the life-supporting capacity of the lake.

Summary ODP Objectives and Policies

The proposal is assessed as being consistent with the relevant ODP provisions.

13.2 Proposed District Plan

The chapters of relevance to this proposal under the Proposed District Plan (PDP) are Chapters 3 (Strategic Direction), 5 (Tangata Whenua), 6 (Landscapes and Rural Character), 21 (Rural) and 39 (Wāhi Tūpuna).

Chapter 3 – Strategic Direction

Strategic Objective 3.2.4.3 seeks the natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development. While the existing jetty does not represent the lake margin in its natural state, it is an existing structure which has been present for decades without causing increased environmental degradation since its establishment. The jetty does not represent an inappropriate development of the lake bed/margin as it is an anticipated feature within a lake and is a required asset for the operation of a high country station located on the other side



of the lake from the nearest township. The proposal is not inconsistent with this objective.

Strategic Objectives 3.2.4.4 and 3.2.4.5 seek to maintain or enhance the water quality and functions of the District's lakes, rivers and wetlands and to maintain or enhance public access to the natural environment, whilst 3.3.20 seeks to "*manage subdivision and / or development that may have adverse effects on the natural character and nature conservation values of the District's lakes, rivers, wetlands and their beds and margins so that their life-supporting capacity is safeguarded; and natural character is maintained or enhanced as far as practicable*". These outcomes are achieved by this proposal to retain the existing jetty. The jetty is an existing structure and thus the natural character of the lakebed and margin have already been altered. The maintaining of the existing jetty will not degrade the water quality or water function of the lake.

Strategic Objective 3.2.6 seeks to ensure that "*the District's residents and communities are able to provide for their social, cultural and economic wellbeing and their health and safety*", and more specifically at 3.2.6.1 "*the accessibility needs of the District's residents and communities to places, services and facilities are met*". The proposal in this report aims to gain consent to retain the existing jetty, the key infrastructure allowing the high country station to facilitate their children's transportation to school and obtain essential household and farm supplies from Queenstown via boat. This directly achieves the outcomes sought through this strategic objective.

Overall, the proposal to retain the existing jetty at Beach Bay is consistent with the objectives in Chapter 3.

Chapter 5 – Tangata Whenua

Objective 5.3.1 aims to ensure that consultation with tangata whenua takes place. Consultation is underway on this proposal with tangata whenua.

The proposal is consistent with Objective 5.3.5, which seeks that wāhi tūpuna are appropriately protected from adverse effects of subdivision, use and development. While the jetty is located within a wāhi tupuna, it is considered for the reasons outlined above in this report, that the any adverse effects from the existing jetty on wāhi tupuna will be less than minor. Therefore, the proposal is consistent with this objective.

Chapter 6 – Landscapes and Rural Character

The proposal to retain an existing jetty on Lake Whakatipu is consistent with Policy 6.3.3.1 as the landscape values will not change and the structure will not change the physical appearance of the land. Furthermore, given the scale and the materials and its location, the jetty is difficult to see from a distance. For these same reasons the proposal is also consistent with Policy 6.3.2.7.

The proposal is consistent with 6.3.3.2 as consultation is underway with tangata whenua.



Section 6.3.5 deals with managing activities on lakes and rivers. The proposal to retain the existing jetty at Beach Bay at Walter Peak on Lake Whakatipu is consistent with Policy 6.3.5.1 as the jetty allows for a strategic asset for the high country station, without which access to Queenstown for schooling, supplies, emergencies and the like would be a lot more difficult. Travel would necessitate a six hour return drive over the roads which service the remote station.

The relatively small size of the jetty and its timber construction blend in with the wider landscape and protect the values of the ONL it is within.

For these reasons the proposal to retain the existing jetty is consistent with Chapter 6 of the PDP.

Chapter 21 – Rural

Objective 21.2.3 and associated policies seek that the life supporting capacity of water is safeguarded through the integrated management of the effects of activities. The retention of the existing jetty will not interfere with the life supporting capacity of water.

Objective 21.2.12 seeks that the natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the water's surface. The proposal achieves the relevant policies as follows:

- Policy 21.2.12.1 - Statutory obligations, wāhi tūpuna and the spiritual beliefs and cultural traditions of tangata whenua have been considered through consultation with iwi (ongoing).
- Policy 21.2.12.5 - The proposal for the retention of the existing jetty is highly unlikely to affect nesting and spawning areas of fish, the intrinsic value of ecosystem services and areas of indigenous fauna habitat, nor due to its location and scale, recreational values.
- Policies 21.2.12.2 and 21.2.12.6 – The proposal will not affect public access to and enjoyment of the margins of the lakes.
- Policy 21.2.12.7 – The location and design of the existing jetty is such that any adverse effects on visual qualities, safety and conflicts with recreational activities will be less than minor.

Chapter 39 – Wāhi Tūpuna

The proposal will occur within a wāhi tūpuna area. Policy 39.2.1.4 encourages consultation with manawhenua (as at time of writing, consultation is ongoing) however as detailed above, it is considered that the proposal is unlikely to adversely affect manawhenua values.

Summary PDP Objectives and Policies

Overall, the proposal is consistent with the relevant objectives and policies of the PDP.



13.3 Otago Regional Plan: Water

The Otago Regional Plan: Water became operative on 1 January 2004, and is the primary document that manages water within Otago Regional Council's jurisdiction.

Chapter 5 provides for the natural and human use values supported by Otago's lakes and rivers and their margins. The relevant objectives and policies seek to maintain or enhance the natural and human use values, to maintain and enhance amenity values of the lakes and rivers and to maintain and enhance public access, while protecting lakes and rivers and their margins from inappropriate subdivision, use or development.

As detailed above through the discussion on the objectives and policies of the PDP, which are extremely similar to those in Chapter 5 of the Water Plan, this proposal is consistent with these outcomes sought, and is therefore consistent with the objectives and policies of the Operative Regional Water Plan.

14 Other Matters

14.1 Iwi Management Plans

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

As outlined above, consultation with Aukaha is on-going and the outcome of such will be forwarded to Council once received.

Chapter 5 of the KTKO NRMP relates to the Otago catchments in general, while Chapter 10 relates to the Clutha/Mata-au Catchments, which the jetty location is in.

The relevant provisions of Chapter 5 (Wai Māori General Issues – 5.3.3) seeks to recognise the spiritual and cultural significance of water; ensure healthy water quality with minimal contaminants and no human waste; and resolve water ownership issues.

With regard to Chapter 10, Policy 10.5.3 (Cultural landscapes policies in the Clutha/Mata Au catchments) contains specific provisions relating to jetties. Specifically, these include a requirement for jetties to be at a fixed location, and any effects of earthworks or from the ongoing operation of jetties and be remedied or mitigated, as well as a requirement for jetties to be located where they will not impede or restrict access to lakes, rivers and wetlands.

The proposal to retain the jetty will be consistent with this plan as it will be at a fixed location, and available for temporary public use. No earthworks are proposed. The jetty will not impede or restrict access to the lake. As such the proposal aligns with the relevant provisions of the KTKO NRMP.



Te Tangi a Tauria, 2008 (Ngāi Tahu ki Murihiku Natural Resource Management Plan)

As outlined above, consultation with Te Ao Marama Incorporated is on-going and the outcome of such will be forwarded to Council once received.

This management plan does not directly address jetties outside of the Coastal Marine Area or Fiordland. However, provisions 3.5.10-3.5.20 are applicable to High Country Lakes and Waterways and therefore is the most relevant in the context of this application. Specific policies seek to protect and enhance the mauri of freshwater resources throughout Murihiku; to manage our freshwater resources wisely, promote the management of freshwater according to the principle of ki uta ki tai, and thus the flow of water from source to sea; promote catchment management planning (ki uta ki tai); and to protect and enhance the customary relationship of Ngāi Tahu ki Murihiku with freshwater resources.

The proposal to retain the existing jetty will not affect either water quality, or the flow of water to the sea. The proposal will not affect Ngāi Tahu ki Murihiku's relationship with the freshwater resource. As such the proposal will align with the relevant provisions of Te Tangi a Tauria.

14.2 Consultation

Consultation with LINZ, Aukaha, and Te Ao Marama Incorporated is ongoing and will be forwarded to Council when a response is received.

14.3 Consideration of Alternatives

As assessed above, the proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Consideration of alternative locations are therefore not considered necessary.

15 Part 2 of the Act

The proposed retention of the existing jetty is considered to recognise and provide for matters outlined within Part 2 and achieve the purpose of the Act being sustainable management.

The assessment undertaken throughout this report has found that the proposal will not adversely affect the natural character of Lake Whakatipu. While located within an ONL, the above assessment above has found that adverse effects on the ONL will be less than minor, and appropriate in the context.

The proposal will not affect public access to the lake or rivers.

Both Te Ao Marama Incorporated and Aukaha have been consulted on the proposal,



ensuring adequate consideration of the effects on Māori values.

Overall, the proposed jetty retention is considered to be consistent with Part 2 of the RMA.

16 Conclusion

Consent is sought to retain an existing jetty at Beach Bay, Lake Whakatipu.

The proposal is a discretionary activity and consents are required under the PDP and Water Plan.

As outlined above, the proposal is expected to result in potential adverse effects upon the environment and people that are less than minor. The proposal has also been assessed as being consistent with the relevant objectives and policies of the Operative and Proposed District Plans, as well as the Operative Regional Water Plan.

Overall, it is sought that consent is granted unnotified and as proposed.

Attachments

Appendix A – Jetty Permit

Appendix B – Site Plan and Jetty Photo





STRUCTURE PERMIT

Issued under the Navigation Safety Bylaw 2025

Structure Number: S087

Name to whom permit is granted: Walter Peak Corporate Trustee Limited

Description of structure: Jetty

Nominated use: Private

Location: Wakatipu

GPS co-ordinates: -45.111817000000002 168.54772399999999

Date of issue: 01 July 2025

Expiry of permit: 30 June 2026

Signed for and on behalf of Queenstown Lakes District Council:



Duty of Permittee

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

Conditions of permit

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

Location and specifications

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

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

Maintenance and construction requirements

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

Access

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

Transfer of permit

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

Surrender of permit

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

Liability of the Council

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

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

Land Classification

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

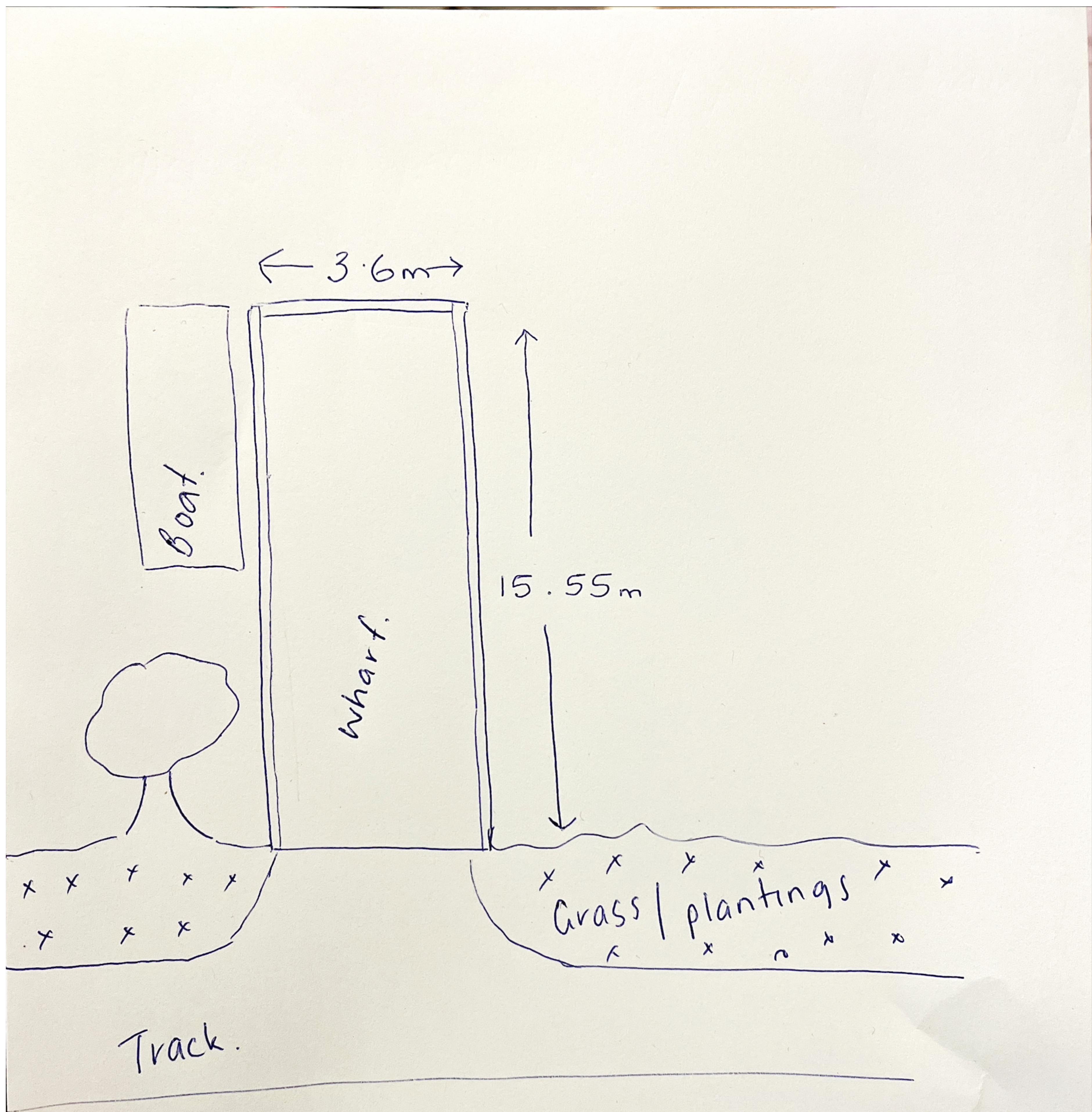
Permits for structures located wholly or partially on legal road have been issued to authorise the use of the road in accordance with section 357 of the Local Government Act 1974.



Site Plan



Jetty





ELEMENT BUILD LIMITED

11 July 2025

Jack Robertson
WalterPeak station

To whom this may concern

Element build was contacted by Jack Robertson (manager) of Walter peak station to do a visual inspection of their jetty.

On Tuesday the 8th July we carried out an impartial, technically knowledgable and thorough account of the wharfs general state. The inspection was carried out solely on a visual basic and found to be a sound structure and worthy for purpose.

Hope this meets your requirements.

If you have any queries please contact me.

Regards,

Steven Jackson

25 Runholder Rise Jackspoint
Queenstown

Element Build Ltd
Info@elementbuild.nz
027 2797 333



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Walter Peak Corporate Trustee Limited



AFFECTED PERSON'S DETAILS

I/We Commissioner of Crown Lands

Are the owners/occupiers of
Lake Wakatipu Bed



DETAILS OF PROPOSAL

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

Continue the use of a Jetty as described in the

at the following subject site(s):

Lake Wakatipu



PLEASE TICK

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



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

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



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)

Linda Chandler

Contact Phone / Email address

lchandler@linz.govt.nz

Signature

Date

02/12/2024

B

Name (PRINT)

Contact Phone / Email address

Signature

Date

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

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





TE AO MĀRAMA INC.

17/09/2025

Walter Peak Corporate Trustee Limited
C/o: Amanda Leith
amanda@remarkableplanning.nz

Tēnā koe,

Attention: Queenstown Lakes District Council – Coastal Permit.

Thank you for contacting us regarding an application for resource consent to lawfully establish an existing Jetty on Lake Whakatipu.

Te Ao Mārama Inc. write this letter on behalf of the kaitiaki rūnanga whose takiwā includes the site the application is within. Rūnanga representatives have been informed and accept the proposal outlined in the application received. We have reviewed the following documents:

- **AEE Jetty Walter Peak.pdf**
- **Appendix A - Structure Permit S87 2021-2022.pdf**
- **Appendix B - Site plan and jetty photo.pdf**

It is considered that the application is not inconsistent with Te Tangi a Tauria, 2008 (Ngāi Tahu ki Murihiku Natural Resource Management Plan). Please be advised the rūnanga provide their unconditional written approval to the application and understand that the consent authority must decide the rūnanga are no longer an affected person, and the consent authority must not have regard to any adverse effects on rūnanga.

This reply is specific to the above application and any changes to the above application will require further consultation.

We trust the information contained within this letter is sufficient; however, should you wish to discuss any aspect further, please do not hesitate to contact me, riria@tami.maori.nz

I have authority to sign on behalf of the Rūnanga

Nāku noa nā,



TE AO
MĀRAMA INC.

Environmental Advisor
Te Ao Marama Inc.
Cc: Ōraka Aparima Runanga.





Aukaha ref: J005543

29th September 2025**Attention:** Amanda Leith; Remarkable Planning Limited**Email:** amanda@remarkableplanning.nz**The Application**

Te Rūnanga o Moeraki, Te Rūnanga o Ōtākou, Kati Huirapa Rūnaka ki Puketeraki and Hokonui Rūnanga (**Kā Rūnaka**) understand that Walter Peak Corporate Trustee Ltd are applying to Queenstown Lakes District Council (QLDC) for resource consent to retain an existing jetty at Beach Bay, Walter Peak, Whakatipu.

Kā Rūnaka understand that the purpose of this jetty is to provide boat access to Walter Peak Station by the farm managers and staff.

The Affected Party

Aukaha writes this letter on behalf of Kā Rūnaka, the kaitiaki rūnaka whose takiwā includes the subject site and the landscape in which it is situated. Kā Rūnaka exercise rakatirataka and kaitiakitaka over all the natural resources within their takiwā.

Te Rūnanga o Moeraki, Te Rūnanga o Ōtākou, Kati Huirapa Rūnaka ki Puketeraki and Hokonui Rūnanga has provided direction on this application.

Decision

Kā Rūnaka provide their written approval as an affected party to the proposal outlined in the application received on the 08/01/2024.

This written approval is based on the agreement by the applicant to include the following consent conditions in the application:

- A 15-year consent duration

Nāku noa, nā



Chris Rosenbrock

Interim Chief Executive, Aukaha

cc: Te Rūnanga o Moeraki, Te Rūnanga o Ōtākou, Kati Huirapa Rūnaka ki Puketeraki and Hokonui Rūnanga