APPLICATION AS NOTIFIED

A Dickens
RM260090

File Number RM260090

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:

Aaron Dickens

What is proposed:

To remove an existing swing mooring (M168) from the bed of Lake Whakatipu (Whakātipu-Wai-Māori), and to re-establish this mooring approximately 25m to the south, requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council.

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

Bed and surface of Whakātipu-Wai-Māori, within the Frankton Arm, to the west of the Frankton Marina, Queenstown:

Latitude -45.020219 / 45° 01' 12.79" S
Longitude 168.713593 / 168° 42' 48.93" E

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 **RM260090** 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:

25 November 2026

The submission must be dated, signed by you and must include the following information:

a) Your name and postal address and phone number/fax number.
b) Details of the application in respect of which you are making the submission including location.
c) Whether you support or oppose the application.
d) Your submission, with reasons.
e) The decision you wish the consent authority to make.
f) Whether you wish to be heard in support of your submission.

You may make a submission by sending a written or electronic submission to Council (details below). The submission should be in the format of Form 13. Copies of this form are available Council website:

https://www.qldc.govt.nz/services/resource-consents/notified-consents/current-notified-resource-consents/

You must serve a copy of your submission to the applicant (Aaron Dickens, trees@adcts.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Kristy Jennings
kristy@centralrm.co.nz
Central Resource Management Limited

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 28 October 2026

Address for Service for Consent Authority:

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



QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

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

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

THE OTAGO REGIONAL COUNCIL

Applicant:	A Dickens
RM reference:	RM260090
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consents from the Otago Regional Council (ORC) and the Queenstown Lakes District Council (QLDC) to remove an existing swing mooring (M168) from the bed of Lake Whakatipu (Whakātipu-Wai-Māori), and to re-establish this mooring approximately 25m to the south.
Location:	Bed and surface of Whakātipu-Wai-Māori, within the Frankton Arm, to the west of the Frankton Marina, Queenstown.
Legal Description:	N/A (Lakebed)
QLDC Zoning:	**ODP:** Rural General **PDP:** Rural (Water)
QLDC District Plan Notations:	Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu)), Statutory Acknowledgment Area
ORC ORP:W Notations:	MA3 (Waahi tapu and/or Waiwhakaheke)
Activity Status:	**Discretionary**
Decision Date	**28 October 2026**

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95E of the RMA, the application seeking consent for a mooring located within the Frankton Arm of Whakātipu-Wai-Māori, will be processed under the Queenstown Lakes District Plan on a limited notified basis given the findings of Sections 4.1 and 4.3 of this report. Notice of the application will be served on those parties identified in Section 4.3.3 of this report in accordance with section 2AA of the RMA.

2. Pursuant to sections 95A-95E of the RMA, the application seeking consent under the Otago Regional Plan: Water to remove a structure from the bed of Whakātipu-Wai-Māori, and to replace this with a structure, fixed in, on, under or over the bed of a lake, will be processed by the QLDC in accordance with the deed dated 23 March 1994 on a limited notified basis, given the findings of Sections 4.1 and 4.3 of this report. Notice of the application will be served on those parties identified in Section 4.3.3 of this report in accordance with section 2AA of the RMA.

3. This decision is made by Jane Sinclair, Independent Commissioner as delegate for the Council pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

1.1 Background

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

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

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

Of relevance to the processing of this application under the OPR:W, on 23 March 1994, a deed was made to transfer the power to determine applications for land use consent for activities / structures affecting lakes from the ORC to the QLDC pursuant to Section 13(1)(a) of the RMA. In accordance with this deed, in emails dated 11.2.26 and 7.9.26, the ORC confirmed that QLDC could process this application seeking consent under the ORP:W on its behalf.

1.2 Summary of Proposal

The Applicant has provided a brief description of the proposal and the site and locality in Sections 3.1 and 3.2 of the report entitled "*Aaron Dickens, Resource Consent Application, Frankton Arm, Lake Wakatipu, February 2026*", prepared by Kristy Jennings of Central Resource Management Limited, and submitted as part of the application (hereon referred to as the Applicant's AEE and attached as *Appendix 1*). This description is considered adequate and is adopted in part for the purpose of this report with the following clarifications/additions:

The proposal relates to existing mooring permit[1] 168 ("M168") which is currently located to the west of the Frankton Marina within the Frankton Arm of Whakātipu-Wai-Māori at the following GPS coordinates (as confirmed by the inspection report submitted with the application, and shown in Figure 1 below):

Latitude -45.020011 / 45° 01' 12.04" S
Longitude 168.713572 / 168° 42' 48.86" E

During the processing of this application, the QLDC Harbourmaster raised navigational safety concerns regarding the existing location of M168. The Applicant has subsequently confirmed[2] that the new proposal is to relocate the existing swing mooring system approximately 25m to the south of its existing location in order to avoid a number of identified swing radius conflicts with surrounding moorings (detailed further in Section 3.3.3 below). The proposed GPS coordinates for the mooring are now as follows, as shown in Figure 1:

Latitude -45.020219 / 45° 01' 12.79" S
Longitude 168.713593 / 168° 42' 48.93" E

[1] Issued under the QLDC Mooring Permit system which is administered by Councils Property team and is not an authorisation under the RMA.
[2] Refer to email dated 2.9.26, publicly viewable in QLDC's eDocs system under the reference "RM260090"): https://edocs.qldc.govt.nz/

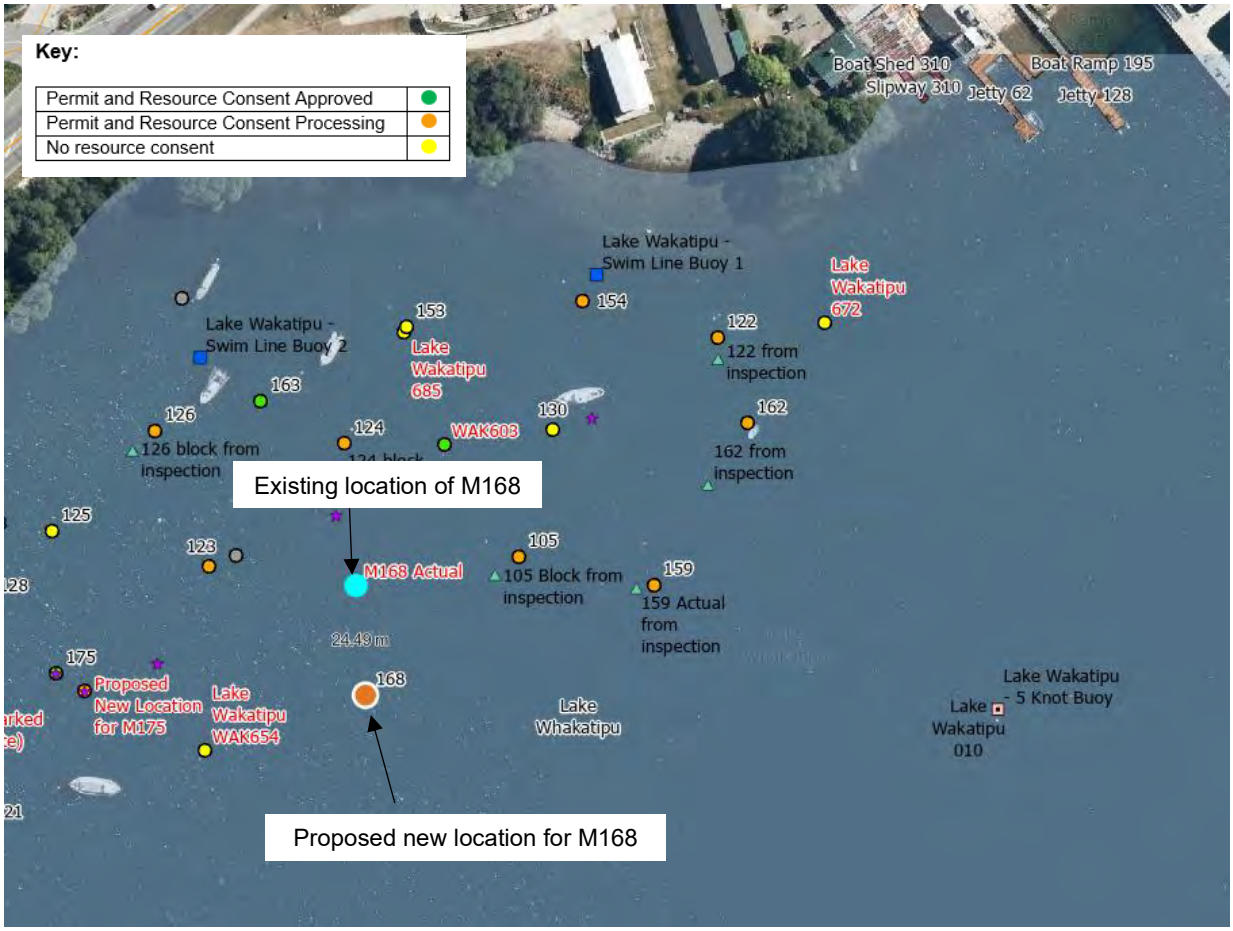


Figure 1: Location of existing swing mooring M168 (blue dot), and proposed location (orange dot), to the west of the Frankton Marina, in relation to surrounding moorings and features.

Of note, the GPS coordinates that have been used within the application documents use either the WGS84 Decimal Degree ("DD") format (e.g. the AEE), or the Degrees, Minutes, Seconds ("DMS") format (e.g. within the mooring inspection report). Whether the DMS or DD format are used, the existing and proposed locations for M168 are correctly shown in Figure 1 above, noting both formats are cited within the navigational safety report and above (*Appendix 2*).

The Applicant has advised that the mooring has been in place for many years, although the exact date it was established is unknown. The Applicant has demonstrated that they hold a current QLDC mooring permit for the mooring.

Consent is sought for a vessel up to 14m to use this mooring.

2. ACTIVITY STATUS

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

A. Provisions reviewed since 2015 referred to as the PDP that apply in areas mapped in the PDP ePlan maps; and

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

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

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

2.1 OPERATIVE DISTRICT PLAN

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

2.2 PROPOSED DISTRICT PLAN

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

The relevant rules of the PDP that require consideration can be found in Chapter 21 (Rural). The proposed activity requires resource consent under the PDP for the following reason[3]:

- A **restricted discretionary** activity pursuant to Rule 21.15.7 in regard to moorings in the Frankton Arm. The proposed mooring is identified within the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application. Council's discretion is restricted to the following matters:

    a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;
    b. whether the structure causes an impediment to craft manoeuvring and using shore waters.
    c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;
    d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
    e. whether the structure will be used by a number and range of people and craft, including the general public;
    f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design;
    g. whether the structure enables the use of public water ferry services and/or water based transport.

Overall, the application is considered to be a **restricted discretionary** activity under the PDP.

2.3 THE OTAGO REGIONAL COUNCIL PLAN: WATER

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

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

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

- A **restricted discretionary** activity pursuant to Rule 13.4.2.1 as the proposal involves the removal of a structure that is fixed in, on, under, or over the bed of any lake or river and does not meet the requirements of a permitted activity in Rule 13.4.1.1, specifically standard 13.4.1.1(c). The

[3] All listed PDP rules are treated as operative under s86F.

Applicant proposes to remove the existing swing mooring from Whakātipu-Wai-Māori, which is identified in Schedule 1D of the ORP:W as MA3 (Waahi tapu). Council's discretion is restricted to the following matters:

a) Any adverse effects of the activity on:
   (i) Any natural and human use value identified in Schedule 1 for any affected water body;
   (ii) The natural character of any affected water body;
   (iii) Any amenity value supported by any affected water body; and
   (iv) Any heritage value associated with any affected water body; and
b) Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and
c) Flow and sediment processes; and
d) Any adverse effect on a defence against water; and
e) Any adverse effect on existing public access; and
f) The method of demolition or removal; and
g) The duration of the resource consent; and
h) The information and monitoring requirements; and
i) Any existing lawful activity associated with any affected water body; and
j) Any bond; and
k) The review of conditions of the resource consent; and
l) Any financial contribution for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected.

Advice Note: As the proposal has been amended since the application was first lodged, this rule is not triggered within the AEE.

- A **discretionary** activity pursuant to Rule 13.2.3.1 as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake. It is proposed to place a mooring that passes through the surface of Whakātipu-Wai-Māori and is attached (anchored) to the bed of the lake.

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

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

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

The application as a whole will be considered as a **discretionary activity**.

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

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

3. SECTION 95A – PUBLIC NOTIFICATION

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

3.1 Step 1 – Mandatory public notification

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

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

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

Therefore, public notification is not precluded under Step 2.

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

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

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

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

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

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

- *Trade competition and the effects of trade competition (s95D(d)).*

- *Effects on a person who has given written approval to the relevant application. The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

Person (owner/occupier)	Address (location in respect of subject site)
Land Information New Zealand (LINZ)	N/A – LINZ is the administrator of the bed of the lake which is Crown Land.

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 11 February 2026, Maritime NZ confirmed they had no comment on the application.

Effects that may be disregarded:

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

3.3.2 Permitted Activities (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all permanent structures and moorings within a lake require resource consent under the PDP, and the ORP:W. As such, there is no permitted baseline relevant to the placement of a structure on the lake bed.

As for the effects of lake-bed disturbance associated with the removal and placement of a structure under ORP:W Rule 13.5.1.1, it is a permitted activity to disturb the bed of a lake associated with the erection, placement, extension, alteration, replacement, reconstruction, repair, maintenance, demolition or removal of any structure that is fixed in, on, under or over the bed of any lake or river, or the wetland, provided the following are met:

i) Except in the case of the demolition or removal of a structure, the structure is lawfully established; and
ii) Except in the case of (i), there is no increase in the scale of the existing structure; and
iii) If work is undertaken between 1 May and 30 September inclusive, the Department of Conservation and the relevant Fish and Game Council are notified as soon as reasonably practicable in advance; and
iv) The bed or wetland disturbance is limited to the extent necessary to undertake the work; and
v) The bed or wetland disturbance does not cause any flooding or erosion; and
vi) The time necessary to carry out and complete the whole of the work within the wetted bed of the lake or river does not exceed ten (10) hours in duration; and
vii) All reasonable steps are taken to minimise the release of sediment to the lake or river during the disturbance, and there is no conspicuous change in the colour or visual clarity of the water body beyond a distance of 200m downstream of the disturbance; and
viii) No lawful take of water is adversely affected as a result of the bed or wetland disturbance; and
ix) The site is left tidy following completion of the activity; and
x) Specific rules relating to Regionally Significant Wetlands.

In terms of the ongoing use of a structure, it is noted that through this consent, the proposed mooring will become lawfully established under the RMA, and therefore its ongoing use will be able to rely on permitted activity Rule 13.1.1.1 of the ORP:W, provided it is maintained in good repair. This is a relevant consideration in the assessment that follows. Similarly, if this consent is approved, the mooring will become authorised under the PDP, and its ongoing use will essentially be "permitted" as a result.

It is considered that the permitted baseline as it relates to the disturbance of the lakebed associated with the installation of the mooring, and the ongoing use of this structure once lawfully established to be of some relevance to the proposal. In an email dated 27.10.26, the Applicant confirmed that the replacement of the mooring M168 would comply with the permitted standards under the ORP:W[4]. As such this will be taken into consideration in the assessment that follows.

[4] Any historic or future non-compliance of the permitted standards under the ORP:W is an Otago Regional Council monitoring and enforcement matter.

3.3.3 Assessment: Effects On The Environment

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

The Applicant seeks resource consent under both the ORP:W and the PDP to lawfully establish a swing mooring within the Frankton Arm of Whakātipu-Wai-Māori. An assessment relevant to each Council plan follows.

Expert reports

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

- A navigational safety report dated 7 September 2026, prepared by QLDC's Waterways Regulatory Services Manager and Harbourmaster, Mr Craig Fahey, attached as *Appendix 2*.

A] Assessment under the QLDC Proposed District Plan

A restricted discretionary consenting pathway is provided for moorings and jetties located within the Frankton Arm of Whakātipu-Wai-Māori, where Council's discretion is restricted to the matters in Rule 21.15.7, which for completeness are repeated as follows:

a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;
b. whether the structure causes an impediment to craft manoeuvring and using shore waters.
c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;
d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
e. whether the structure will be used by a number and range of people and craft, including the general public;
f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design;
g. whether the structure enables the use of public water ferry services and/or water based transport.

Under the PDP, the proposed mooring is considered to raise actual or potential effects on the environment relating to the following matters:

i. Landscape, visual and amenity effects (relevant to matters of discretion a), d) and f) of PDP Rule 21.15.7).
ii. Navigation and water safety (relevant to matters of discretion b) of PDP Rule 21.15.7).
iii. Effects on recreation (matters of discretion c) and e) of PDP Rule 21.15.7).

i. Landscape, visual and amenity effects;

The Applicant seeks to lawfully establish a swing mooring system along the northern shoreline of the Frankton Arm, to the west of the Frankton Marina. Although the mooring will be visible to a wide catchment area, including from the surface of Whakātipu-Wai-Māori and the adjoining shoreline, as can be seen in Figure 1 above, being able to see the mooring or a berthed vessel in this location (adjacent to the Marina) is not unusual or unexpected. Many of these moorings have been lawfully established through the RMA (green dots within Figure 1) or have formed part of the environment for a long period. Lawfully establishing M168 under the RMA will not alter this.

On this basis, it is accepted that the proposal is in keeping with what can be reasonably expected in a location which provides boat access to the lake. The mooring will be located over 100m from the shoreline and will not obstruct any public views nor dominate the shore scape. The proposed mooring is compatible with the scenic and amenity values associated with this part of Whakātipu-Wai-Māori. As such, the

proposal will have a negligible effect on the natural character of this part of the Frankton Arm and is considered to be compatible with the existing scenic and amenity values at this location.

Overall, it is considered that the proposed mooring will result in adverse effects that are no more than minor in terms of landscape, visual and amenity values associated with Whakātipu-Wai-Māori.

ii. Navigation and water safety

As outlined in the QLDC Swing Mooring Booklet 2026 and within the mooring permit, the safety and maintenance of a mooring is the responsibility of the registered mooring owner. The whole system must be inspected every two years to remove kinks and replace worn components. Further, inspection must be conducted by a suitably qualified professional. These requirements are consistent with the ORC permitted activity standards outlined in Section 3.3.2 above.

Submitted with the application was a mooring inspection report, carried out on 10 December 2025 by Mr Luke Simeon, who is accepted as being suitably qualified and experienced to undertake this work. Based on the mooring specifications detailed within the inspection report, a maximum swing radius for M168 was able to be calculated. Swing radius is a circle on the water in which a vessel will rotate around its mooring block or anchor and takes into consideration the length of the berthed vessel, the depth of the mooring block, and the total length of "tackle". The maximum swing radius is calculated at low water level, which is when the mooring "tackle" will be fully extended in high winds (or a high tidal flow), representing the maximum distance the vessel is from the mooring block.

Based on a total swing radius of 24 metres (including vessel), the QLDC Harbourmaster initially identified that the swing radius associated with M168 (in its current location and its use by a vessel up to 14m in length) conflicted with the swing radius associated with a number of surrounding moorings, some of which had been consented or had resource consents processing[5]. To address this navigational safety concern, the Applicant proposes to shift M168 approximately 25m to the south of where it is currently located. A revised navigational safety assessment has been prepared for the new proposed location of M168 and has assessed that even though the swing radius associated with M168 will overlap with surrounding moorings M105, M123 and WAK603, any overlap is within acceptable limits, a conclusion which is accepted for the purposes of this report.

As the mooring is to be used by a vessel over 12m, in accordance with the guidelines contained within the QLDC Moorings Booklet, the Applicant will need to have the mooring system certified by a suitably qualified marine engineer to confirm it is suitable for use by a vessel up to 14m in length. The Applicant has been made aware of this requirement.

Of note, a potential swing radius overlap was also identified with surrounding mooring WAK654 (noting this is not a QLDC permit number, rather a survey tag identification number). This adjacent mooring is currently unconsented and as accurate information including confirmation of block location and specifications have not been confirmed, the QLDC Harbourmaster has advised that it is not possible to undertake a reliable assessment of whether a conflict exists between M168 and this mooring, or to what level. This conclusion is accepted for the purposes of this report.

Overall, based on M168 being relocated to its new proposed location, it is considered that its use by a vessel up to 14m in overall length will result in no more than minor adverse effects on navigational safety on Whakātipu-Wai-Māori.

iii. Effects on recreation;

As shown in Figure 1 above, the Frankton Marina, public boat ramps, and other maritime features are located in the immediate vicinity of M168. M168 is also located to the south of land containing a Recreation Reserve (Frankton track), as well as being adjacent to the Coastguard and Scout den, Harbourmaster's Office and various other commercial boating operations and services (located land-side).

[5] Including moorings M123 (resource consent processing under RM260223), M124 (resource consent processing under RM260267), M105 (consented by RM260227), WAK603 (consented RM230507) as well as two un-numbered moorings visible on Council's GIS.

Given the existing environment and pattern of development, the proposed mooring is located at a sufficient distance from the shoreline not to affect or diminish the recreational experience of people using these facilities and public areas around the shoreline.

The proposed mooring is a private mooring owned by the Applicant and is not available for the general public.

Overall, adverse effects on recreation are considered to be no more than minor.

iv. Summary of effects under the PDP

Overall, given the assessment above and that within the AEE, it is considered that any adverse effects on the environment relating to an assessment under the matters of discretion outlined within the PDP will be no more than minor.

B] Assessment under the ORP:Water for Otago (ORP:W)

Under the ORP:W, the subject mooring is considered to raise actual or potential effects on the environment relating to the following matters:

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

i. Effects on the lake bed/ecological values;

Consent is sought under the ORP:W to place a permanent structure on the lake bed (swing mooring). As noted in Section 3.3.2 above, the disturbance of the bed associated with the removal and placement of the mooring block is a permitted activity and will not be considered further.

In terms of ecological values, it is acknowledged that aquatic pest species are present in the lakes, including Lagarosiphon which is identified and controlled by the ORP:W. Lagarosiphon has the potential to be caught on vessels and transferred to other waterbodies, or be transferred to the Districts lakes where moorings are used by vessels that are also used in other waters. Moorings may encourage this transfer. Additionally, discharge of contaminants from vessels could also affect water quality including from fuel, oil or wastewater if discharged when moored. In an email dated 27.10.26, the Applicant has volunteered conditions of consent to ensure that all reasonable precautions are taken to minimise the spread of pest plants and aquatic weed, and ensuring no waste product enters the lake when the mooring is in use. Adverse effects on the environment in this regard are therefore considered to be no more than minor and appropriately remedied/mitigated.

Taking into consideration the volunteered conditions of consent which will ensure that no waste or toxins enter the lake, and that the spread of aquatic pest species is controlled, adverse effects on the environment in terms of lake bed disturbance and ecological values are considered to be no more than minor.

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

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

Schedule 1A of the ORP:W identifies the natural values associated with Whakātipu-Wai-Māori. It is recognised that the mooring subject to this application will alter the natural character of the lake, however this effect is considered to be less than minor. The proposed works will not affect ecology, natural flow characteristics or water quality of the lake.

Schedule 1B of the ORP:W identifies lakes and rivers where the water taken is used for public water supply purposes. There is one water supply within the Frankton Arm of Whakātipu-Wai-Māori, as identified in Schedule 1B of the ORP:W. However, the subject mooring is not located within the vicinity of

this, being separated by a considerable distance (the water supply is located on the southern shore of the Frankton Arm).

Schedule 1C lists registered historic places. For the purposes of an assessment under the ORP:W, there are no historic places/features listed within Schedule 1C of the ORP:W within the vicinity of the subject mooring.

However, for completeness, it is noted that PDP maps identify Historic Heritage Feature 16 as being within the vicinity of M168 (landside), comprising "Boatshed, Slipway and original Old Ticket Office, Frankton Marina Recreation Reserve", which collectively, are a Category 2 listed item. The PDP recognises Category 2 Heritage Features as warranting "*permanent protection because they are very significant to the District and/or locally*". This item is not listed within Schedule 1C of the ORP:W.

Schedule 1D identifies the spiritual and cultural beliefs, values and uses associated with water bodies of significance to Kāi Tahu. The proposal can be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Kāi Tahu.

The application does not contain any information from Kāi Tahu on the effects its mooring may or may not have on Kāi Tahu cultural values. Without input from Kāi Tahu on cultural effects, the proposal has to be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua. In considering the location of this mooring located adjacent to an already modified environment (which includes the Frankton Marina, walking trails, as well as other surrounding moorings and lakeside features), it is considered that adverse cultural effects on the environment are minor.

iii. Summary of effects under the ORP:W

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

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

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

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore, limited notification under s 95B(2) is not required.

Determination under s95B(3)

The consent authority must determine –

(a) whether the proposed activity is 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; and
(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

The proposed mooring is to be located in and attached to the lakebed of Whakātipu-Wai-Māori, which is subject to a Statutory Acknowledgement Area made in accordance with the Ngāi Tahu Claims Settlement Act 1998 (which is an Act specified in Schedule 11 of the RMA).

In determining if the person to whom the statutory acknowledgement is made is an affected person under section 95E, the consent authority is not required to necessarily find Kāi Tahu affected but requires the acknowledgement to be taken into account in determining whether they are affected (that is whether they are affected in a manner different from the public generally).

An assessment on whether Kāi Tahu is considered to be adversely affected follows:

Te Rūnanga / Rūnaka o Ngāi Tahu

The assessment contained within Section 3.3.3 against the Schedule 1D values under the ORP:W is relevant to an assessment of whether Ngāi Tahu (or Kāi Tahu) is considered to be adversely affected. Both the ORP:W and the QLDC PDP recognise Kāi Tahu as a partner in the management and protection of the Region/District's water resources through the implementation of these Plans, whereby it is acknowledged that input from Kāi Tahu (who are the Manawhenua of this District) is required in order to fully understand the effects that the proposed mooring within statutory acknowledgement and wāhi tūpuna areas have on cultural/spiritual values. As stated in section 3.3.3 of this report, the application does not contain information from Kāi Tahu on the effects its mooring may or may not have on Kāi Tahu cultural values.

Establishing the mooring (existing and proposed new location) involved/s the replacement of a permanent structure on the bed Whakātipu-Wai-Māori in the form of a swing mooring system. The proposal can therefore be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua.

Based on the conclusions reached within Section 3.3.3 of this report, and taking into consideration the statutory acknowledgement of Whakātipu-Wai-Māori, the effects on Kāi Tahu will be minor for the purposes of section 95E of the RMA.

Accordingly, Kāi Tahu, whose interests in the Queenstown Lakes District are represented by Aukaha and Te Ao Marama Incorporated, is determined to be an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not for a controlled activity (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the *'any other activity'* category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.

4.3.1 [ii] Persons who have provided written approval (s95E(3))

The persons identified in Section 3.3.1 above have provided their **written approval** and as such adverse effects on these parties are disregarded for the purpose of s95E(3).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

Surrounding land owners:

There are no properties directly overlooking the proposed mooring, being separated from the lake a considerable distance by the Frankton Track, State Highway 6A (Frankton Road) and Perkins Road.

As outlined in Section 3.3.3 above, mooring M168 forms an anticipated part of the Frankton Arm, being located within a cluster of existing moorings and adjacent to nearby features such as the Frankton Marina, coastguard and historic boatshed, slipway and ticket office. Further, the proposed mooring is a small element in the context of the surrounding landscape.

Overall, adverse effects associated with landscape and amenity values on owners and occupiers of surrounding properties will be less than minor.

Adjacent mooring permit holders:

As noted earlier in this report under navigational safety (Section 3.3.3 above), the QLDC Harbourmaster has confirmed that there are no navigational safety issues relating to the proposed new location for M168 and its use by a vessel up to 14m in overall length, with any swing radius overlaps with surrounding moorings being within acceptable limits.

The exception to this is a potential swing radius overlaps associated with WAK654. However, as set out earlier in this report, this mooring does not hold a resource consent (or a QLDC mooring permit) and its location has not been confirmed. As such, although there is the potential for a real world conflict to exist between M168 and the mooring identified as WAK654, this mooring owner is not considered to be adversely affected under this application because they are not legally entitled to occupy the lakebed[6], and the location of this mooring has not been confirmed.

Accordingly, there are no adjacent mooring permit holders that are considered to be adversely affected.

[6] They do not hold private ownership rights, and they do not hold a resource consent for their moorings.

4.3.3 Decision: Effects on Persons (s95E(1))

The persons considered affected pursuant to section 95E of the RMA and therefore to be served notice of the application are illustrated and tabled as follows:

Person (owner/occupier)	Address (location in respect of subject site)
Aukaha	N/A
Te Ao Marama Incorporated	N/A

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a limited notified basis.

Prepared by



Rebecca Holden
CONSULTANT PROCESSING PLANNER

Decision made by



Jane Sinclair
INDEPENDENT COMMISSIONER

6. APPENDICES LIST

APPENDIX 1 – Applicant's AEE
APPENDIX 2 – Navigational Safety Report

APPENDIX 1 – APPLICANT'S AEE

CENTRAL
RESOURCE MANAGEMENT

Aaron Dickens

Resource Consent Application

Frankton Arm, Lake Wakatipu

February 2026

Document Set ID: 9340386
Version: 1, Version Date: 06/02/2026

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1.0 APPLICATION DETAILS

Applicant:	Aaron Dickens
Site Location:	Frankton Arm, Lake Wakatipu, Queenstown
Legal Description:	Bed and Surface of Lake Wakatipu
Computer Freehold Register:	N/A
Area:	N/A
Zone:	Rural (Wahi Tapuna overlay)

Resource Consent is sought to legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

The following assessment of environmental effects has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

Under the Queenstown Lakes District Council Proposed District Plan the subject site is zoned Rural and requires resource consent for the following reasons:

- A **restricted discretionary** resource consent pursuant to rule 21.15.7 for jetties and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application.

- Discretion is restricted to:
    - 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;
    - the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
    - whether the structure will be used by a number and range of people and craft, including the general public;
    - the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and
    - whether the structure enables the use of public water ferry services and/or water based transport.

Under the Otago Regional Council Regional Plan: Water, resource consent is required for the following reasons:

- A **discretionary** resource consent pursuant to rule 13.2.3.1 which relates to the placement of a structure on the lake bed.

The Otago Regional Council has delegated its responsibilities under Section 13(1)(a) of the RMA to the Queenstown Lakes District Council (QLDC).

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3.0 DESCRIPTION OF PROPOSAL

3.1 Proposal

Resource Consent is sought to legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

The mooring (M168) is located at the coordinates (Decimal Degrees) as follows (see Figure 1 below):

Longitude 168.713575 Latitude -45.02001

A mooring report has been undertaken by Mr Luke Simeon and is attached to this application.

3.2 Site Description

The site is located within a cluster of moorings to the west of the Frankton Marina, within the Frankton Arm, Lake Wakatipu as can be seen below in Figure 1.

Figure 1: Aerial image of the subject site (yellow pin).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Visibility and Amenity

It is considered that the existing mooring is in keeping with other moorings within the general vicinity. The mooring is located within a cluster of other moorings and is therefore appropriately located from a visual perspective, as it reads as part of the surrounding environment.

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The mooring has existed for many years and therefore has been a part of the landscape and a generally accepted view within the lake.

4.2 Water and Navigational Safety

M168 is in an area that does not conflict with other current moorings or present navigational hazards. It is located near to, but far enough away from other moorings and the Frankton Marina. The mooring will not interfere with water-based traffic to the marina.

4.3 Recreational Effects

The mooring has existed in this location for many years. The mooring is located within a cluster of other mooring but not in a high recreational use area. The mooring is located far enough offshore to not infer with swimmers and far enough away from the marina to allow for safe use.

4.4 Cumulative Effects

There are a number of moorings located around M168. Most of these have existed for many years and therefore there is no increase in terms of cumulative effects.

4.5 Affected Parties and Consultation

Maritime NZ have indicated that they would like to be approached for comment by Council. It is therefore requested that the Council Planner seek the approval on the applicant's behalf.

The lake is identified as being Wahi Tupuna. Aukaha and Te Ao Marama have not been approached for approval/comment due to a total lack of response from other similar applications. It is accepted that limited notification to the Iwi may be required.

With regards to Fish and Game, comment has not been sought. The mooring is existing and therefore there is no disturbance to the lakebed or further effects on the passage of fish. It is therefore considered that Fish and Game are not affected by the application.

LINZ have been approached for their approval.

QLDC have advised that the planning team will liaise with Cougar Security – QLDC Harbour Master/QLDC property team as necessary therefore approval has not been sought.

No other parties are considered to be adversely affected by this application.

5.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outlined above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected.

The applicant has not requested public notification (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special

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circumstances that exist in relation to the application that would requires public notification (s95A(4)).

The application should therefore proceed on a non-notified basis.

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

Rural

21.2.11 Objective - The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.

Policies

21.2.11.1 Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.

21.2.11.2 Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.

21.2.11.3 Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.

21.2.11.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.

21.2.11.6 Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.

21.2.11.7 Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.

21.2.11.8 Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.

21.2.11.9 Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.

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21.2.12.10 Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.

Aukaha and Te Ao Marama have not been approached for their approval on behalf of the Iwi as in similar applications they have not provided any response even after a substantial fee has been paid for the service.

The mooring is going to continue to be used for recreational purposes which meets the above policies. The mooring has adequate manoeuvring space around it for the safe passage of boats.

As the mooring has been existing for a number of years, it is already part of the visual landscape. There are other moorings of a similar nature in the surrounding area and so is suitably integrated into the environment.

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

The proposal is consistent with Part 2 of the Resource Management Act 1991, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosytems, and avoiding, remedying or mitigating adverse effects on the environment.

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APPENDIX 2 – NAVIGATIONAL SAFETY REPORT FOR M168

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

FROM: Craig Fahey, QLDC Waterways Regulatory Services Manager & Harbourmaster

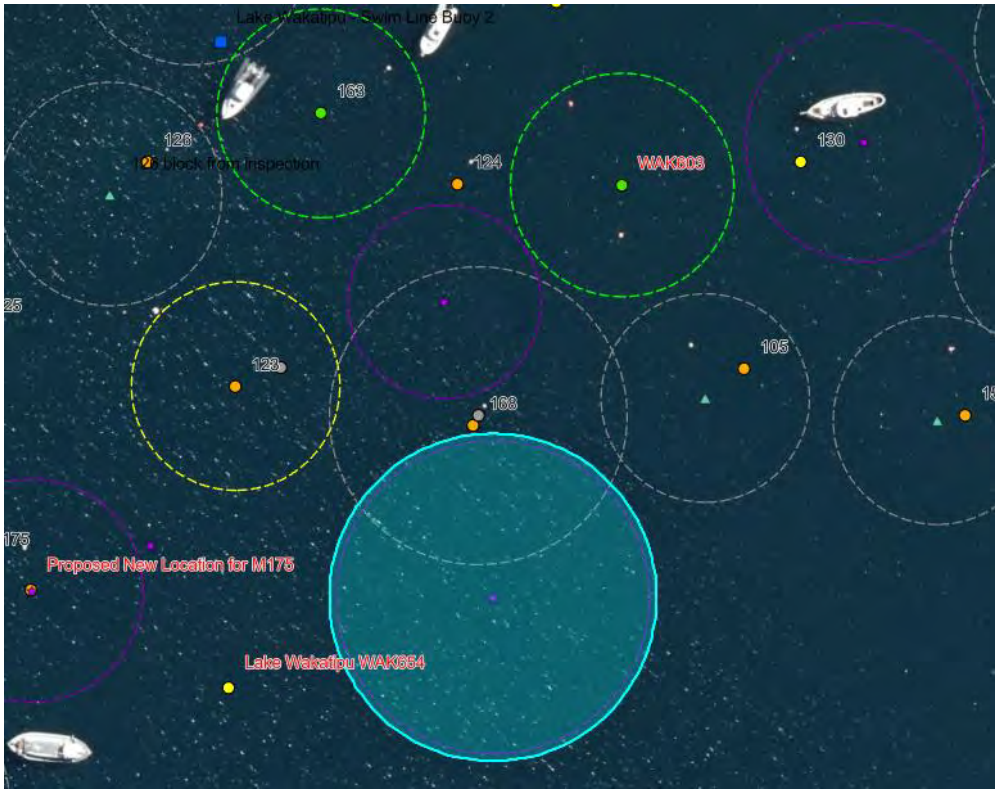
DATE: 7 September 2026

APPLICATION DETAILS	
REFERENCE	RM260090
APPLICANT	Aaron Dickens
APPLICATION TYPE & DESCRIPTION	To lawfully establish an existing swing mooring (M168) to the west of the Frankton Marina. Lake Wakatipu.
ADDRESS	Within the Frankton Arm of Lake Wakatipu, to the west of the marina.
ZONE	Rural (PDP) RURAL General (ODP)
SITE ADDRESS	N/A
ACTIVITY STATUS	Restricted discretionary
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	11.02.2026
WORKING DAYS AT TIME OF REQUEST	1
FINAL DATE FOR FURTHER INFORMATION REQUESTS	18.02.2026
DATE REPORT REQUIRED BY:	25.022026
INDICATION OF NOTIFICATION	Limited Notification
TYPE OF COMMENT REQUIRED	Memo
REQUESTED AREAS OF COMMENT	Navigational safety matters including: a) Any navigational safety concerns (e.g. swing radius clash, depth of lake) b) Whether the mooring design is fit for purpose and structurally sound.

MOORING LOCATION DIAGRAM M168

Latitude -45.020219 / 45° 01' 12.79" S
Longitude 168.713593 / 168° 42' 48.93" E



1.0 OVERVIEW

Brief Description of Proposal	A Resource Consent application has been filed in respect of their existing mooring **(M168)** located within the Frankton Arm, Lake Wakatipu. The purpose of this resource Consent application is to legalise an existing mooring located at the above location. The application requires Harbourmaster comment on navigational safety, including mooring spacing, potential swing-radius conflict, and whether the mooring arrangement is fit for purpose. The applicant supplied a subsurface mooring inspection survey completed by Luke Simeon of Simeon Diving services Limited based in Stewart Island complete on the identified mooring **M168** on 14.12.2025.. The Harbourmaster's assessment relies on the information supplied in that report, including the reported mooring location, configuration and vessel length assumptions.
History	RM260090
Waterbodies	Location: Lake Wakatipu

2.0 SAFETY MANAGEMENT

SAFETY MANAGEMENT COMMENTS	A resource consent application for mooring **M168** was lodged with Queenstown Lakes District Council. The applicant-supplied mooring inspection report has been reviewed to inform Harbourmaster comment on navigational safety matters. **Assessment approach** For moorings in congested areas, the assessment considers whether the mooring arrangement provides adequate separation from nearby moorings having regard to the applicant-supplied survey information, vessel length, mooring design, water depth and separation between mooring blocks. **Mooring Swing Radius** Based on the applicant-supplied sub-surface mooring survey, the assessed swing radius overlaps with surrounding mooring(s) **M105 –** Processing **M123 –** Processing **WAK603** - Consented Using the supplied GPS coordinates, mooring block location, survey specifications, and a vessel length of up to **14.0 metres** overall, the mooring has been assessed as remaining within the allowable overlap limit for these neighbouring moorings. This assessment was informed by an accepted methodology, developed with input from a recognised naval engineer, for assessing safe permitted swing overlap between moorings. **Please note:** A potential overlap with existing mooring **WAK654** has been identified. However, as it was not lawfully established under the RMA at the time of this report, accurate location and mooring design information has not been provided. As a result, a reliable assessment cannot be made as to whether a conflict exists or its extent. **Mooring System Notes:** The initial navigational safety assessment was based on the information initially supplied by the applicant. As the confirmed vessel length has since been amended from 12 metres to 14 metres, the assessment position has changed. Accordingly, a marine engineer's report is required to confirm that the mooring design is suitable for a 14-metre vessel, consistent with the QLDC Moorings Booklet. **Please note:** The applicant has agreed to relocate the mooring to the identified position to resolve an existing swing-radius conflict. Approval is therefore contingent on relocation to the coordinates identified in this report. On the information currently provided, the assessed mooring arrangement does not raise navigational safety concerns that would prevent the application from being supported.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	Planner to address

3.0 LEGISLATION

- Maritime Transport Act 1994
- Navigation Safety Bylaw 2025

4.0 RECOMMENDED CONDITIONS/ADVICE NOTES

Advice Note:

The use of a mooring is at the occupier's risk. Compliance with spacing criteria does not guarantee that boat-to-boat contact will never occur, and Council is not liable for any damage to occupying boats or for damage to a third party arising from the use of a mooring by the occupier or mooring owner. The mooring owner is responsible for maintaining and keeping the mooring in good order in accordance with all technical specifications for operation and maintenance, mooring rules, approved consent requirements, permit conditions, and all relevant regulations and legislation. The mooring owner must understand and follow good mooring practice at all times and must safely navigate in accordance with all regulations and bylaws. The consent holder must obtain and maintain an annual QLDC mooring permit as required by the Navigation Safety Bylaw 2025.

Conditions:
Maximum vessel size allowance **14m** (length overall)
Approval is contingent on relocation of the mooring from its current position to the coordinates identified above in this report.

5.0 FINAL COMMENT

Based on the information provided, the application can be supported from a navigational safety perspective.

Prepared by: Craig Fahey
Waterways Regulatory Services Manager
Queenstown Lakes District Council

TechnologyOne ECM Document Summary

Printed On 28-Oct-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Application Form	9052072	1	06-Oct-2025
PUB_ACC	Assessment of Environmental Effects (AEE) - 17.11.25	9173404	1	18-Nov-2025
PUB_ACC	Application Form - Form 9	9340387	1	06-Feb-2026
PUB_ACC	Assessment of Environmental Effects (AEE)	9340386	1	06-Feb-2026
PUB_ACC	Mooring Permit	9340384	1	06-Feb-2026
PUB_ACC	Inspection report July 2026	10173059	1	24-Jul-2026
PUB_ACC	LINZ APA	10306914	1	21-Sep-2026

APPLICATION FOR RESOURCE CONSENT

FOR A WATER-BASED ACTIVITY

QUEENSTOWN LAKES DISTRICT COUNCIL

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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust: Clayton Reid, Delwyn Moira Reid and Kenneth Craig Ewington
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: PO Box 58545 Botany

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

*Post code: 2163

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

*Phone Numbers: Day 092746223

Mobile: 0274888104

The Applicant is:

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [x] Other - Please Specify: Owner of adjoining property

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

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

Name & Company: JEA - Charlotte Clouston

Phone Numbers: Day 034500009

Mobile: 0211394952

Email Address: charlotte@jea.co.nz

INVOICING DETAILS //

Invoices will be made out to the applicant but can be sent to another party if paying on the applicant's behalf.
For more information regarding payment please refer to the Fees Information section of this form.

*Please select a preference for who should receive any invoices and how they would like to receive them.

Applicant: (•) Agent: ( ) Other, please specify:

Email: (•) Post: ( )

*Attention: Clayton

*Postal Address: PO Box 58545 Botany

*Please provide an email AND full postal address.

*Post code: 2163

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

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DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above ☑

Applicant: ☐ Other, please specify: ☐

*Attention:

*Email:

Click here for further information and our estimate request form

DETAILS OF SITE

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

Lake Wakatipu - opposite 46 Willow Place, Kawarau Falls

GPS LOCATION OF PROPOSED WORKS //

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

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

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

For any land based areas:

Legal Description: Section 21 Block I Coneburn SD

Owners/Occupiers: QLDC - Recreation Reserve

District Plan Zone: Informal Recreation

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

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

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

Is there a gate or security system restricting access by council? YES ○ NO ◉

Is there a dog on the property? YES ○ NO ◉

Are there any other hazards or entry restrictions that council staff need to be aware of? YES ○ NO ◉

If 'yes' please provide information below

PRE-APPLICATION MEETING

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

○ Yes ◉ No ☐ Copy of minutes attached

If 'yes', provide the reference number:

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CONSENT(S) APPLIED FOR

- [ ] Land use consent to establish and operate a water based activity comprising:
- [x] Erect or place a new structure
- [x] Alter / extend an existing structure
- [x] Replace / demolish an existing structure

- [ ] Transfer of consent(s): (Please provide a letter from both the current & new consent holders authorizing this request)

BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on Lake Wakatipu (Lake / River)

The activity will operate (dates / duration)

to provide for (number persons)

Brief description of activity:

Replace an existing jetty and erect a boatshed

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

OTHER CONSENTS

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

- Otago Regional Council — Use of bed of lake or river (note if has/has not been applied for):
  - (•) Yes ( ) No ( ) N/A
- Are you seeking consent from both QLDC and ORC in this one application (i.e. for a jetty or mooring):
  - (•) Yes ( ) No ( ) N/A

APPLICATION NOTIFICATION

Are you requesting public notification for the application?

- [ ] Yes
- [x] 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:

- [x] 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)
- [x] Details of any associated land based buildings or structures, parking areas. Details of any signage & locations.
- [ ] A Safety Management Plan
- [ ] Noise report (if relevant)
- [x] 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

- [x] An Assessment of Effects (AEE).

  An AEE is a written document outlining how the potential effects of the activity have been considered: safety, noise, traffic and parking, signage and impact on the waterbody including other users. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See Appendix 1 for more detail.

We prefer to receive applications electronically – see Appendix 3 Naming of Documents Guide
Please ensure documents are scanned at a minimum resolution of 300 dpi.
Each document should be no greater than 10mb

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PRIVACY INFORMATION

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

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

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

FEES INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

Please wait for the initial fee invoice to be issued and and use the application reference on the invoice for your payment.

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

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

Amount to Pay

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

APPLICATION & DECLARATION

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

○ If lodging this application as the Applicant:

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

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

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

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

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

Full name of person lodging this form Charlotte Clouston

Firm/Company John Edmonds & Associates

Dated 6/10/25

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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).

(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.

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)):

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Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
    - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:
    - (b) an assessment of the actual or potential effect on the environment of the activity:
    - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:
    - (d) if the activity includes the discharge of any contaminant, a description of—
        - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
        - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:
    - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:
    - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:
    - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:
    - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

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

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

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

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A2 APPENDIX 2 // Development Contributions

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

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

Click here for more information on development contributions and their charges

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



A3 APPENDIX 3 // Naming of documents guide

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

- Application Form
- Assessment of Environmental Effects (AEE)
- Affected Party Approval/s
- Safety Management Plan
- Traffic Report

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JOHN EDMONDS & ASSOCIATES

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

EXECUTIVE SUMMARY OF PROPOSAL

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

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

APPENDICES

Appendix A - Plans

Appendix B - Landscape Assessment

Appendix C - Consultation Records

Appendix D - Affected Party Approval – LINZ

Appendix E - Record of Title (QLDC Reserve)

Appendix F - PDP Decisions Version Map 33 – Frankton

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1 INTRODUCTION

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

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

1.1 Overview

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



Figure 1: Site Location (Site identified in yellow)

1.2 Site Description

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

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

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

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1.3 Legal Description

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

1.4 Natural Hazards

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

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

1.5 Consent History

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

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



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

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

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

QLDC could not provide any information on a structure permit.

2 DESCRIPTION OF PROPOSAL

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

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

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

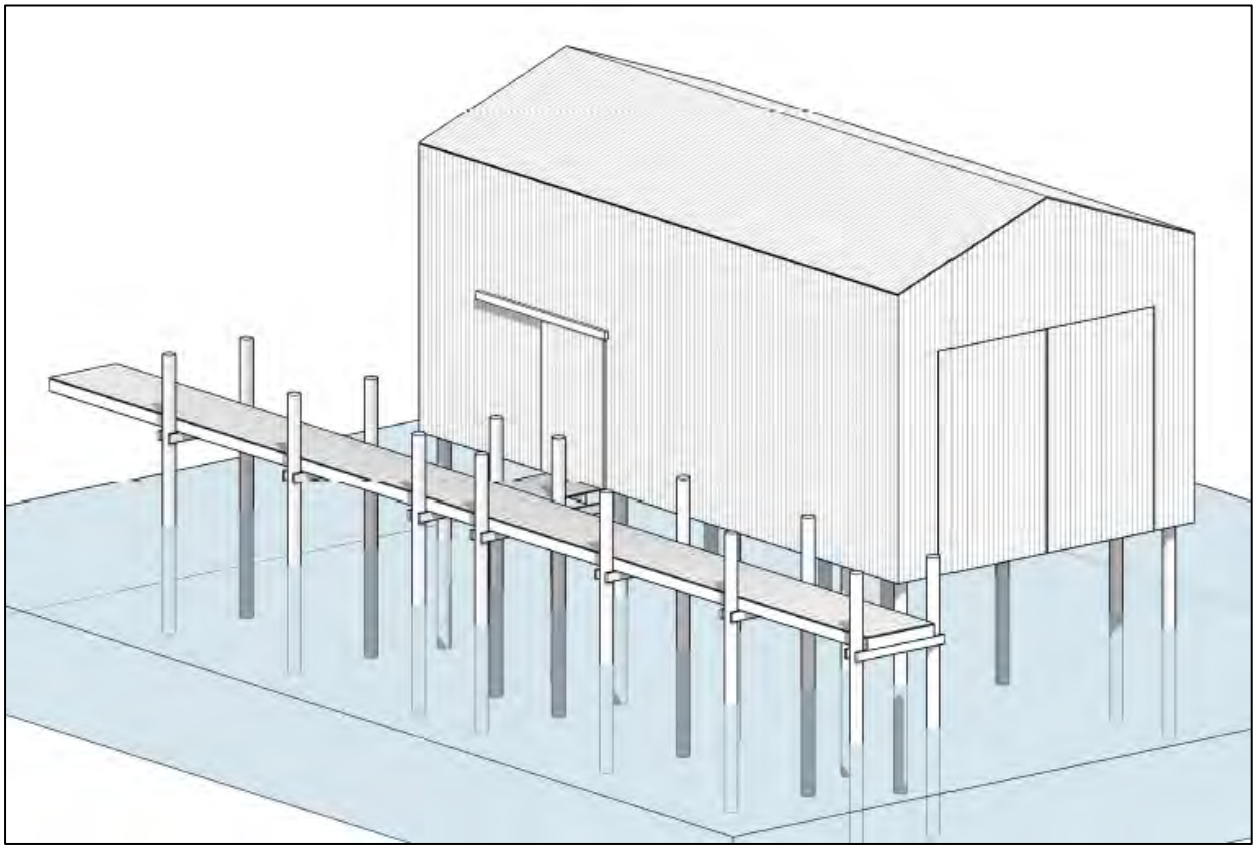


Figure 3: Proposed Jetty and Boatshed

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



Figure 4: Architects Render of proposed boatshed and jetty structures

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

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



Figure 5: Proposed location of swing mooring shown in red

3 DISTRICT PLAN PROVISIONS

3.1 Proposed District Plan

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

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

> *"…enable farming activities and provide for appropriate other activities that rely on rural resources while protecting, maintaining and enhancing landscape values, ecosystem services, nature conservation values, the soil and water resource and rural amenity.*
>
> *…*
>
> *A wide range of productive activities occur in the Rural Zone and because the majority of the District's distinctive landscapes comprising open spaces, lakes and rivers with high visual quality and cultural value are located in the Rural Zone, there also exists a wide range of living, recreation, conservation commercial and tourism activities and the desire for further opportunities for these activities."*

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

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

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

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

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

Chapter 21 – Rural

- A **restricted discretionary** activity resource consent pursuant to Rule 21.15.7 for a jetty in the Frankton Arm. Jetties and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application. Discretion is restricted to:

    a. *whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;*
    b. *whether the structure causes an impediment to craft manoeuvring and using shore waters.*
    c. *the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;*
    d. *the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;*
    e. *whether the structure will be used by a number and range of people and craft, including the general public;*
    f. *the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and*
    g. *whether the structure enables the use of public water ferry services and/or water based transport.*

- A **discretionary** activity resource consent pursuant to Rule 21.15.8 for a boatshed structure within the lake. The location of the boatshed is within a notation on the District Plan maps that states '*All structures and moorings non-complying except for jetties and boatsheds*'.

- A **non-complying** activity resource consent pursuant to Rule 21.15.9 for a mooring within the lake in a location on the District Plan maps where such structures are shown as being non-complying.

- A **non-complying** activity resource consent pursuant to Rule 21.16.2 for a 'new' jetty within the area located to the east of the Outstanding Natural Landscape line that is closer than 200m to any existing jetty. This is a technical non-compliance, as there is an existing jetty in this location that will be replaced.

Chapter 38 – Open Space and Recreation Zones

- A **discretionary** activity pursuant to Rule 38.9.37 for a jetty located within the Informal Recreation Zone. The extent of the jetty located within this zone is approximately 1m^2.

Chapter 39 - Wāhi Tūpuna

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

    a. *Effects on Manawhenua values.*

Chapter 25: Earthworks

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The earthworks required to trench a power cable within the recreation reserve will comply with the maximum volume threshold of 100m^3 for earthworks in Table 25.2 and comply with the relevant standards, including for earthworks in proximity to waterbodies. The earthworks are a permitted activity pursuant to Rule 25.4.1.

3.2 Otago Regional Plan: Water

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

- A **discretionary** activity resource consent pursuant to Rule 13.2.3.1 for the placement of a structure (boatshed and mooring), fixed in, on, under or over the bed of a lake.

- A **restricted discretionary** activity resource consent pursuant to Rule 13.3.2.1 for the replacement and extension of the existing jetty structure. The Consent Authority is precluded from giving public notification of an application for resource consent under this rule.

- A **restricted discretionary** activity resource consent pursuant to Rule 13.4.2.1 for the removal of the existing jetty structure. The Consent Authority is precluded from giving public notification of an application for resource consent under this rule.

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

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

3.3 Activity Status Summary

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

3.4 Resource Management Act 1991

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

4 ACTIVITY STATUS

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

104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to–

(a) any actual or potential effects on the environment of allowing the activity; and

(b) any relevant provisions of—

(i) a national environmental standard:

(ii) other regulations:

(iii) a national policy statement:

(iv) a New Zealand coastal policy statement:

(v) a regional policy statement or proposed regional policy statement:

(vi) a plan or proposed plan; and

(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

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

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

(a) may grant or refuse the application; and

(b) if it grants the application, may impose conditions under section 108.

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104D Particular restrictions for non-complying activities

(1) Despite any decision made for the purpose of notification in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either

(a) The adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or

(b) The application is for an activity that will not be contrary to the objectives and policies of –

(i) The relevant plan, if there is a plan but no proposes plan in respect of the activity; or

(ii) The relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or

(iii) Both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.

5 WRITTEN APPROVALS

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

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

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

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

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

6 ASSESSMENT OF EFFECTS

6.1 Receiving environment

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

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

The receiving environment also includes existing residential development.



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

6.2 General

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

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

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

6.3 Positive Effects

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

6.4 Effects of the Jetty

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

6.4.1 PDP – Matters of Discretion

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

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

Table 1: Assessment of Jetties

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

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

6.4.2 Regional Plan: Water – Matters of discretion

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

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

Table 2: Assessment of Jetty

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

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

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

6.5 Landscape and Visual Effects

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

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

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



Figure 7: Render of boatshed and jetty

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

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

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

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

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

6.6 Recreation, Navigation and Water Safety

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

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

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

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

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

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

6.7 Effects on the Recreation Reserve

The proposal includes approximately 1m^2 of jetty within the recreation reserve. This part of the structure does not meet the definition of building within the Informal Recreation Zone.

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

6.8 Cumulative Effects

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

The Landscape Assessment makes the following assessment at paragraph 6.27:

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

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

6.9 Cultural Effects

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

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

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

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

6.10 Natural Hazards Effects

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

6.11 Effects on Persons / Neighbouring Properties

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

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

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

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

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

7 OBJECTIVES AND POLICIES ASSESSMENT

7.1 Proposed District Plan

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

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

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

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

7.2 Otago Regional Plan: Water

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

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

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

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

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

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

7.3 Otago Regional Policy Statement 2019

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

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

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

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

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

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

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

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

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

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

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

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

i. The rakätirataka and kaitiakitaka of Käi Tahu ki Otago is recognised and supported.

ii. Ki Uta Ki Tai management of natural resources is adopted within the Otago region.

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

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

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

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

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

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

8 NOTIFICATION SUMMARY

8.1 Public notification

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

Under step 1, public notification is not mandatory.

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

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

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

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

8.2 Limited notification

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

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

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

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

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

9 S104D GATEWAY TEST

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

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

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

10 REGULATIONS

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

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

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

11 PART 2 OF THE RESOURCE MANAGEMENT ACT (1991)

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

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

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

- *a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- *b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- *c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

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

6. Matters of National Importance

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

- *(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- *(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- *(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- *(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- *(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- *(f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- *(g) the protection of protected customary rights:*
- *(h) the management of significant risk from natural hazards.*

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

7. Other matters

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

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

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

The proposal is consistent with Part 2 of the RMA.

12 CONCLUSION

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

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

ANNEXURE 1: OBJECTIVES AND POLICIES ASSESSMENT

Proposed District Plan

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

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

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

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

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APPLICATION FOR RESOURCE CONSENT

FOR A WATER-BASED ACTIVITY

QUEENSTOWN LAKES DISTRICT COUNCIL

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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust: Aaron Dickens
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: C/- Findex (NZ) Limited, 24 Main Street, Gore,

*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: 9710

*Email Address: trees@adcts.co.nz

*Phone Numbers: Day 027 203 8596

Mobile:

The Applicant is:

- [x] 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: Kristy Jennings, Central Resource Management

Phone Numbers: Day 021443139

Mobile:

Email Address: kristy@centralrm.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: Aaron Dickens

*Postal Address: C/- Findex (NZ) Limited, 24 Main Street, Gore

*Please provide an email AND full postal address.

*Post code: 9710

*Email: 027 203 8596

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DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above ☑

Applicant: ☐ Other, please specify: ☐

*Attention:

*Email:

Click here for further information and our estimate request form

DETAILS OF SITE

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

Lake Wakatipu near to the Frankton Marina

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)

Longitude 168.713575 Latitude -45.02001

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:

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

M168

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

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

Is there a gate or security system restricting access by council? YES ○ NO ◉

Is there a dog on the property? YES ○ NO ◉

Are there any other hazards or entry restrictions that council staff need to be aware of? YES ○ NO ◉

If 'yes' please provide information below

Waterbased Hazards

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:

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CONSENT(S) APPLIED FOR

- [x] 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

To legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

- [ ] 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 24/7 (dates / duration)

to provide for - (number persons)

Brief description of activity:

To legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

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
- [x] 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:

- [x] 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)
- [x] 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)
- [x] 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

- [x] An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered: safety, noise, traffic and parking, signage and impact on the waterbody including other users. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See Appendix 1 for more detail.

We prefer to receive applications electronically – see Appendix 3 Naming of Documents Guide
Please ensure documents are scanned at a minimum resolution of 300 dpi.
Each document should be no greater than 10mb

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PRIVACY INFORMATION

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

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

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

FEES INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

Please wait for the initial fee invoice to be issued and and use the application reference on the invoice for your payment.

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

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

Amount to Pay

$2426 - Land Use Restricted Discretionary Activity (overall consent status)

APPLICATION & DECLARATION

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

○ If lodging this application as the Applicant:

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

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

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

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

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

Digitally signed by Kristy Jennings
Date: 2026.01.12 11:36:21 +13'00'

Full name of person lodging this form Kristy Jennings

Firm/Company Central Resource Management

Dated 6/2/26

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

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QUEENSTOWN LAKES DISTRICT COUNCIL
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300
P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

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).

(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.

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)):

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Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
    - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:
    - (b) an assessment of the actual or potential effect on the environment of the activity:
    - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use:
    - (d) if the activity includes the discharge of any contaminant, a description of—
        - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
        - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment:
    - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect:
    - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:
    - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved:
    - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

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

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

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

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A2 APPENDIX 2 // Development Contributions

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

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

Click here for more information on development contributions and their charges

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



A3 APPENDIX 3 // Naming of documents guide

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

- Application Form
- Assessment of Environmental Effects (AEE)
- Affected Party Approval/s
- Safety Management Plan
- Traffic Report

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CENTRAL
RESOURCE MANAGEMENT

Aaron Dickens

Resource Consent Application

Frankton Arm, Lake Wakatipu

February 2026

Document Set ID: 9340386
Version: 1, Version Date: 06/02/2026

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1.0 APPLICATION DETAILS

Applicant:	Aaron Dickens
Site Location:	Frankton Arm, Lake Wakatipu, Queenstown
Legal Description:	Bed and Surface of Lake Wakatipu
Computer Freehold Register:	N/A
Area:	N/A
Zone:	Rural (Wahi Tapuna overlay)

Resource Consent is sought to legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

The following assessment of environmental effects has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

Under the Queenstown Lakes District Council Proposed District Plan the subject site is zoned Rural and requires resource consent for the following reasons:

- A **restricted discretionary** resource consent pursuant to rule 21.15.7 for jetties and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application.

- Discretion is restricted to:
    - 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;
    - the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
    - whether the structure will be used by a number and range of people and craft, including the general public;
    - the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design; and
    - whether the structure enables the use of public water ferry services and/or water based transport.

Under the Otago Regional Council Regional Plan: Water, resource consent is required for the following reasons:

- A **discretionary** resource consent pursuant to rule 13.2.3.1 which relates to the placement of a structure on the lake bed.

The Otago Regional Council has delegated its responsibilities under Section 13(1)(a) of the RMA to the Queenstown Lakes District Council (QLDC).

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3.0 DESCRIPTION OF PROPOSAL

3.1 Proposal

Resource Consent is sought to legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

The mooring (M168) is located at the coordinates (Decimal Degrees) as follows (see Figure 1 below):

Longitude 168.713575 Latitude -45.02001

A mooring report has been undertaken by Mr Luke Simeon and is attached to this application.

3.2 Site Description

The site is located within a cluster of moorings to the west of the Frankton Marina, within the Frankton Arm, Lake Wakatipu as can be seen below in Figure 1.

Figure 1: Aerial image of the subject site (yellow pin).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Visibility and Amenity

It is considered that the existing mooring is in keeping with other moorings within the general vicinity. The mooring is located within a cluster of other moorings and is therefore appropriately located from a visual perspective, as it reads as part of the surrounding environment.

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The mooring has existed for many years and therefore has been a part of the landscape and a generally accepted view within the lake.

4.2 Water and Navigational Safety

M168 is in an area that does not conflict with other current moorings or present navigational hazards. It is located near to, but far enough away from other moorings and the Frankton Marina. The mooring will not interfere with water-based traffic to the marina.

4.3 Recreational Effects

The mooring has existed in this location for many years. The mooring is located within a cluster of other mooring but not in a high recreational use area. The mooring is located far enough offshore to not infer with swimmers and far enough away from the marina to allow for safe use.

4.4 Cumulative Effects

There are a number of moorings located around M168. Most of these have existed for many years and therefore there is no increase in terms of cumulative effects.

4.5 Affected Parties and Consultation

Maritime NZ have indicated that they would like to be approached for comment by Council. It is therefore requested that the Council Planner seek the approval on the applicant's behalf.

The lake is identified as being Wahi Tupuna. Aukaha and Te Ao Marama have not been approached for approval/comment due to a total lack of response from other similar applications. It is accepted that limited notification to the Iwi may be required.

With regards to Fish and Game, comment has not been sought. The mooring is existing and therefore there is no disturbance to the lakebed or further effects on the passage of fish. It is therefore considered that Fish and Game are not affected by the application.

LINZ have been approached for their approval.

QLDC have advised that the planning team will liaise with Cougar Security – QLDC Harbour Master/QLDC property team as necessary therefore approval has not been sought.

No other parties are considered to be adversely affected by this application.

5.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outlined above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected.

The applicant has not requested public notification (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special

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circumstances that exist in relation to the application that would requires public notification (s95A(4)).

The application should therefore proceed on a non-notified basis.

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

Rural

21.2.11 Objective - The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.

Policies

21.2.11.1 Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.

21.2.11.2 Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.

21.2.11.3 Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.

21.2.11.5 Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.

21.2.11.6 Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.

21.2.11.7 Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.

21.2.11.8 Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.

21.2.11.9 Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.

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21.2.12.10 Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.

Aukaha and Te Ao Marama have not been approached for their approval on behalf of the Iwi as in similar applications they have not provided any response even after a substantial fee has been paid for the service.

The mooring is going to continue to be used for recreational purposes which meets the above policies. The mooring has adequate manoeuvring space around it for the safe passage of boats.

As the mooring has been existing for a number of years, it is already part of the visual landscape. There are other moorings of a similar nature in the surrounding area and so is suitably integrated into the environment.

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

The proposal is consistent with Part 2 of the Resource Management Act 1991, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosytems, and avoiding, remedying or mitigating adverse effects on the environment.

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QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 168

Name to whom permit is granted: Aaron Dickens

Waterway: Lake Wakatipu

Status: Unconsented

Description of mooring: Swing Mooring

Position of mooring: Longitude 168.713575

Latitude -45.02001

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 mooring 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 mooring permit is granted include, but are not limited to the following:

(1) The mooring must remain in the "position of mooring" described within the permit;
   a. the design, specifications and maintenance of the mooring must comply with any guidelines issued by the Council;
   b. the permit holder must mark the location of the mooring with a buoy or float that displays the permit number;

(2) The permit holder must pay to the Council all permit renewal costs as specified in the Navigation Safety Bylaw 2025.

Maintenance and construction requirements

(1) The owner of a swing mooring or a pile mooring must maintain his or her mooring in a proper state of condition and repair and must comply with any guidelines adopted by Council.

(2) A mooring owner may carry out maintenance after removing the mooring from the water, provided the inspection fee has been paid and arrangements are made by the mooring owner for inspection of the mooring by suitably qualified person and the payment of any permit fee prior to the mooring being reinstated.

(3) The Council or the Harbourmaster may require the mooring owner to remove the mooring in a specified time frame if:
   a. the permit has been cancelled, or
   b. where the mooring permit fee is unpaid for a period greater than 2 months from the due date,
   c. the mooring does not comply with the Resource Management Act 1991.

(4) All costs associated with the inspection, maintenance and replacement of moorings or mooring components must be borne by the mooring permit holder.

Liability of the Council

(1) Permit holders shall take all care to ensure that the mooring is used in a lawful manner and use moorings at their own risk.
   a. The Harbourmaster and Council are not liable for: Any damage to a craft whether the damage is caused by a third party, a natural disaster event, natural processes or by any other cause;
   b. Any damage to a craft which has not been securely moored;
   c. Any damage to a craft which results from any actions taken by the Harbourmaster to secure a craft, in the event of a storm or other adverse event;
   d. Any actions or omissions of the Harbour master or any other officer of the Council in the performance of any duties, functions or powers in respect of this bylaw.

Transfer of permit

(1) The permit may be transferred where application is made and is accompanied by the payment of the application and processing fees along with a completed transfer request form by post to Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348 or by email to property@qldc.govt.nz

Surrender of permit

(1) If no longer required, the permit may be surrendered by returning it to the Council together with confirmation that the mooring has been removed

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SWING MOORINGS INSPECTION & INFORMATION FORM

QUEENSTOWN LAKES DISTRICT COUNCIL

Please complete all details below. If an incomplete form is submitted, it may be returned to you.
Please take time to make sure all details are accurate and that all areas have been fully completed.

DETAILS OF OWNER/CONTACT PERSON // Mooring owner to complete

Mooring location (lake)
Lake Wakatipu

Mooring permit number
168 WAK 592.

Mooring owner's name
Aaron Dickens

Mooring owner's address
480 Bainfield Road, RD2, Invercargill

Mooring owner's postal address (if different from above)
480 Bainfield Road, RD2, Invercargill

Mooring owner's email address
trees@adcts.co.nz

Mooring owner's phone number
027 203 8596

Emergency contact number
027 355 9596

Will this form be supporting a resource consent application? (If yes, please refer to page 4)
[✓] Yes [ ] No

DETAILS OF PRIMARY VESSEL USING MOORING // Mooring inspector/owner to complete

Name of vessel using mooring
Livin the Dream

Vessel MNZ registration number

Vessel identification

Vessel type:
[ ] Commercial powered craft [✓] Recreational powered craft [ ] Yacht
[ ] Other (Please specify)

Length of vessel
12m

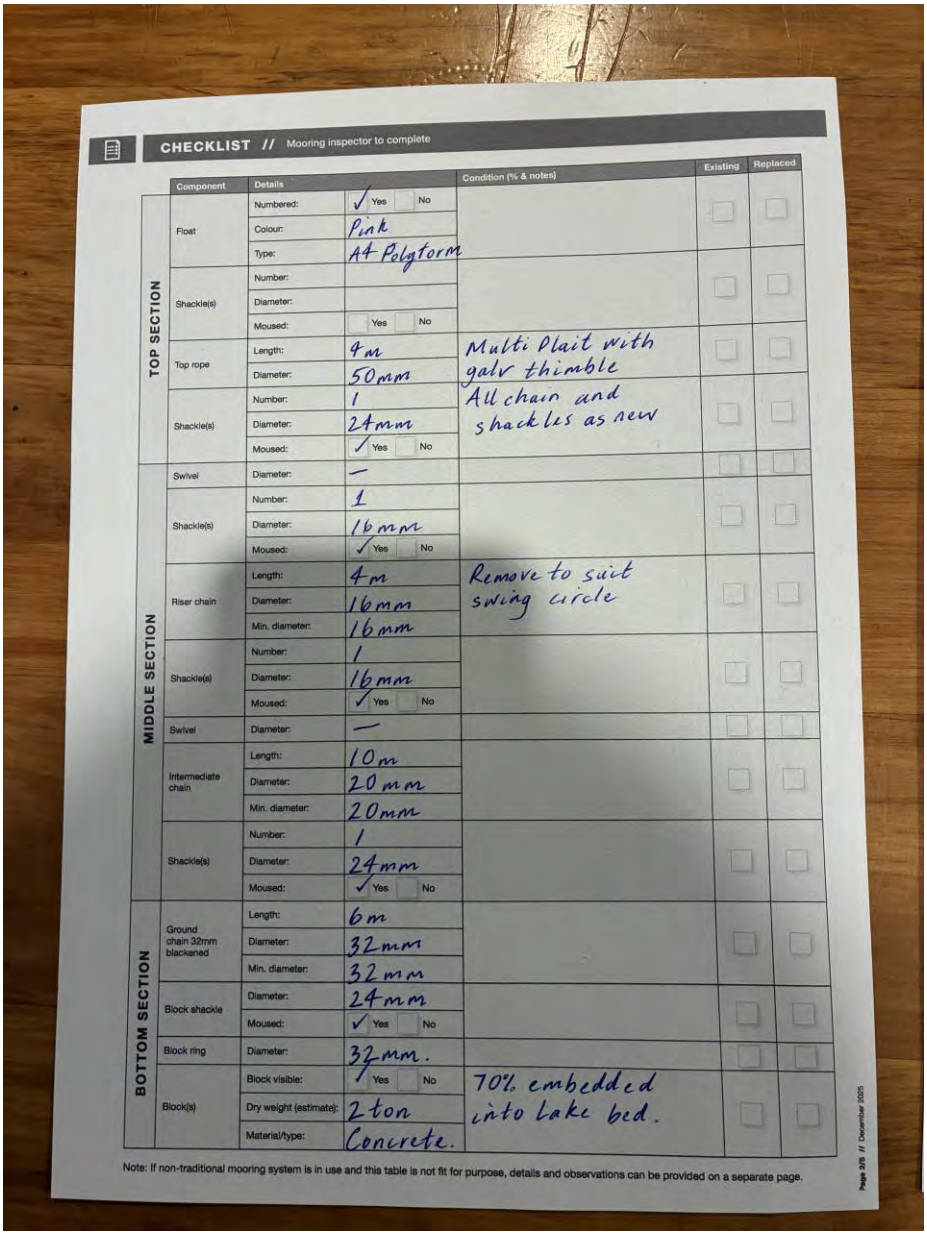
Weight of vessel
10 Tonne

Colour(s) of vessel
White

Does the vessel have a mooring number clearly visible from outside of the vessel?
[ ] Yes [✓] No

QUEENSTOWN LAKES DISTRICT COUNCIL
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300
P: 03 441 0499
E: property@qldc.govt.nz
www.qldc.govt.nz

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CHECKLIST // Mooring inspector to complete

	Component	Details		Condition (% & notes)	Existing	Replaced
TOP SECTION	Float	Numbered:	✓ Yes ☐ No		☐	☐
		Colour:	Pink			
		Type:	A4 Polyform			
	Shackle(s)	Number:			☐	☐
		Diameter:				
		Moused:	☐ Yes ☐ No			
	Top rope	Length:	4m	Multi Plait with galv thimble	☐	☐
		Diameter:	50mm			
	Shackle(s)	Number:	1	All chain and shackles as new	☐	☐
		Diameter:	24mm			
		Moused:	✓ Yes ☐ No			
MIDDLE SECTION	Swivel	Diameter:	—		☐	☐
	Shackle(s)	Number:	1		☐	☐
		Diameter:	16mm			
		Moused:	✓ Yes ☐ No			
	Riser chain	Length:	4m	Remove to suit swing circle	☐	☐
		Diameter:	16mm			
		Min. diameter:	16mm			
	Shackle(s)	Number:	1		☐	☐
		Diameter:	16mm			
		Moused:	✓ Yes ☐ No			
	Swivel	Diameter:	—		☐	☐
	Intermediate chain	Length:	10m		☐	☐
		Diameter:	20mm			
		Min. diameter:	20mm			
	Shackle(s)	Number:	1		☐	☐
		Diameter:	24mm			
		Moused:	✓ Yes ☐ No			
BOTTOM SECTION	Ground chain 32mm blackened	Length:	6m		☐	☐
		Diameter:	32mm			
		Min. diameter:	32mm			
	Block shackle	Diameter:	24mm		☐	☐
		Moused:	✓ Yes ☐ No			
	Block ring	Diameter:	32mm.		☐	☐
	Block(s)	Block visible:	✓ Yes ☐ No	70% embedded into lake bed.	☐	☐
		Dry weight (estimate):	2 ton			
		Material/type:	Concrete.			

Note: If non-traditional mooring system is in use and this table is not fit for purpose, details and observations can be provided on a separate page.

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DETAILS OF MOORING // Mooring inspector to complete

GPS position of mooring (Please use WGS84 decimal degrees) LAT 45°1.200'S LON 168°42.815E

Is this a confirmed true **BLOCK** location? ✓ Yes ☐ No

Inspection date: 14 December 2025

Inspection time: 1000

Water depth (at location at time of inspection): 9m

Calculated total swing radius (at lowest lake level):

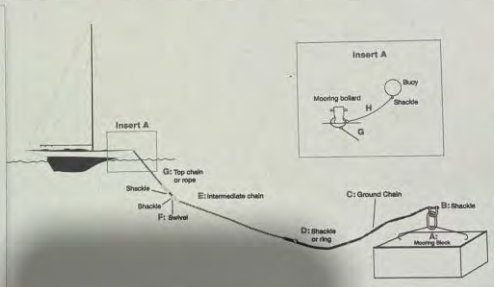
Estimated life expectancy (prior to needed upgrades/replacements): 10yrs - Annual servicing

Vessel on mooring at time of inspection? ☐ Yes ✓ No

PICTURES // Mooring inspector to complete

Please include pictures of mooring components and the vessel intended to be moored on this system (if available) on page 5 of this form. If you experience issues, please submit pictures seperately via email (together with this form).

INSPECTORS OBSERVATIONS // Mooring inspector to complete



DETAILS OF COMPANY UNDERTAKING INSPECTION // Mooring inspector to complete

Company physical address: 11 Bailey Place, Stewart Island, 9818

Company postal address: PO Box 69, Stewart Island, 9818

✓ I have inspected the mooring as detailed above and the information supplied is true and correct at the time of inspection.

Signature of person completing inspection: L Simeon

Date: 14/12/2025

Name of person completing inspection: Luke Simeon

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AFFECTED PERSON'S APPROVAL

FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

A Dickens M168

AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

DETAILS OF PROPOSAL

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

To legalise an existing swing mooring on Lake Wakatipu

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.

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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)
Linda Chandler

Contact Phone / Email address
crownproperty@linz.govt.nz

Signature 

Date
15/09/2026

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.

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