

APPLICATION AS NOTIFIED

**A Fea
(RM260653)**

File Number RM260653

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:

A Fea

What is proposed:

To remove an existing swing mooring (M85) from the bed of Lake Whakatipu (Whakātipu-Wai-Māori), and to re-establish this mooring approximately 13m to the west, 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:

On the southern side of the Frankton Arm to the north of 15-17 Mincher Road, Kelvin Heights, Queenstown within Whakātipu-Wai-Māori at the following GPS coordinates:

-45.037352 S 168.695933 E (WGS84 Decimal Degrees Format)

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 **RM260653** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 021 170 1496 or e-mail at rebecca.holden@qldc.govt.nz

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

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

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

27 August 2026

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

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

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

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

You must serve a copy of your submission to the applicant as soon as reasonably practicable after serving your submission to Council:

Roger McRae
roger@mcracscs.com

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: 30 July 2026

Address for Service for Consent Authority:

Queenstown Lakes District Council
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**NOTIFICATION ASSESSMENT UNDER s95A AND s95B OF THE RESOURCE
MANAGEMENT ACT 1991 (RMA)**

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

THE OTAGO REGIONAL COUNCIL

Applicant:	A Fea
RM reference:	RM260653
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 (M85) from the bed of Lake Whakatipu (Whakātipu-Wai-Māori), and to re-establish this mooring approximately 13m to the west.
Location:	Bed and surface of Whakātipu-Wai-Māori, on the southern shoreline of the Frankton Arm, to the north of 15-17 Mincer Road, Kelvin Heights, 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	29 July 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 15.6.26 and 23.7.26, the ORC confirmed that QLDC could process this application seeking consent under the OPR:W on its behalf.

1.2 Summary of Proposal

The Applicant has provided a brief description of the site and the proposal at Sections 2-3 of the application report dated 10/06/2026, 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 summary:

The proposal relates to existing mooring permit¹ 85 ("M85") which is currently located on the southern shoreline of the Frankton Arm within Whakātipu-Wai-Māori, to the north of 15-17 Mincher Road, Kelvin Heights at the following GPS coordinates (as confirmed by the inspection report submitted with the application, and shown in Figure 1 below):

- 45.037333 S 168.696091 E (WGS84 Decimal Degrees Format)

Consent is sought to relocate and lawfully establish this mooring to the following GPS coordinates, which are approximately 13m to the west of where it is located currently:

-45.037352 S 168.695933 E (WGS84 Decimal Degrees Format)

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



Figure 1: Location of existing swing mooring M85 (blue dot), and approximate proposed location (orange dot), to the north of 15 Mincher Road (the Applicant's property marked by red star), in relation to surrounding moorings and features.

Of note, the GPS coordinates that have been used within the application documents use the Degrees, Minutes, Seconds ("DMS") format (e.g. within the mooring inspection report). In accordance with the standard (and preferred) QLDC mooring inspection form, all coordinates have been converted to the WGS84 Decimal Degree ("DD") Format for the purposes of this report. Whether the DMS or DD format are used, M85 is in the location shown in Figure 1 above.

The Applicant has advised that the mooring has been in place for over 25 years. The Applicant has demonstrated that they hold a current QLDC mooring permit for the mooring.

As detailed within the AEE, the vessel currently using M85 is a recreational powered vessel, approximately 7.5m in length, however consent is sought for a vessel up to 9m to use this mooring.

1.3 Site and surrounds

The shoreline surrounding the Frankton Arm is highly modified, framed by walking tracks, urban residential development and roads which are the predominant features adjacent to the shoreline.

As noted above, M85 is located in the Frankton Arm of Whakātipu-Wai-Māori to the north of 15-17 Mincer Road. In this location, residential properties are separated from the lake by the Kelvin Peninsula Trail and Council Recreation Reserve.

Whakātipu-Wai-Māori is a Statutory Acknowledge Area under the Ngai Tahu Claims Settlement Act 1998. It is also identified as being subject to a Wāhi Tūpuna overlay by the QLDC PDP (Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu))), and is identified in Schedule 1D of the Otago Regional Plan: Water for Otago (ORP:W) as being MA3 (Waahi tapu and/or Waiwhakaheke). Accordingly, both the PDP and ORP:W recognise Whakātipu-Wai-Māori as holding spiritual significance to Kāi Tahu.

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 subject site is zoned Rural (water) by the PDP. 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.

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 reason²:

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

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 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.
- 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 15 June 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 mooring 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, provided standards are met. The standards are set out below:

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

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 28.7.26, the Applicant confirmed that the replacement of the mooring M85 would comply with the permitted standards under the ORP:W³. As such this will be taken into consideration in the assessment that follows.

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)).

³ Any historic or future non-compliance of the permitted standards under the ORP:W is an Otago Regional Council monitoring and enforcement matter.

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 prepared by QLDC's Harbourmaster, Mr Ricky Campbell, 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:

- 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;*
- 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:

- Landscape, visual and amenity effects (relevant to matters of discretion a), d) and f) of PDP Rule 21.15.7).
- Navigation and water safety (relevant to matters of discretion b) of PDP Rule 21.15.7).
- 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 approximately 13m from its current location, which is to the north of 15-17 Mincher Road, Kelvin Heights. The PDP Planning Maps show the Frankton Arm as being located outside of the wider Whakātipu-Wai-Māori Outstanding Natural Landscape (ONL), which is reflected in the PDP rule framework.

Although visible to a wide catchment area, including the surface of Whakātipu-Wai-Māori and at elevated public and private viewpoints either side of the Frankton Arm (including the shoreline), the mooring subject to this resource consent application (M85) forms an existing part of the Frankton Arm shore scape and have been a feature of this shoreline for many years. The proposed mooring in its new location remains within a wider cluster of existing moorings and jetties located within a stretch of shoreline accessed from directly from the Kelvin Heights Peninsula Trail walking track (see Figure 1 above), therefore being able to see a mooring or berthed vessel is not unusual or unexpected in this location. The proposed mooring will not obstruct any public views nor dominate the shore scape.

Overall, it is considered that the mooring is compatible with the scenic and amenity values associated with this part of Whakātipu-Wai-Māori. The proposal will not result in a change to the number of stationary boats on the water (as it is not a new mooring), and therefore will have a negligible effect on the natural character of the shore line. The proposal is considered to be compatible with the scenic and amenity

values of this part of the Frankton Arm. Adverse effects on the environment relating to landscape, visual and amenity effects are considered to be no more than minor.

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 24 April 2026 by Mr Garry Wright, 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 M85 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 18 metres (including vessel), the QLDC Harbourmaster initially identified that there was a swing radius conflict with mooring M86. However, the Harbourmaster has also confirmed that the proposed location for M85 is clear of the conflict, and that there are no navigational safety concerns regarding the proposed new location of this mooring.

Of note, when relocated M85 will need to be upgraded to meet the minimum specifications outlined in the QLDC Moorings Booklet, particularly given the current mooring block is identified as a tyre filled with concrete. The Applicant is aware of this requirement and has advised that the new mooring block will be fully compliant with the Guidelines.

On this basis, it is considered that lawfully establishing M85 in its current location 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, other maritime features are located in the immediate vicinity of M85, including other jetties and moorings. M85 is also located to the north of land containing a Recreation Reserve (Kelvin Heights track), as well as being to the north of residential development. A public boat ramp is located to the west, accessed from Bay View Road (refer to Figure 1).

Given the existing environment and pattern of development, the proposed mooring in its new location will be located at a sufficient distance from the shoreline not to affect or diminish the recreational experience of people using the lake for recreational purposes 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. 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 use⁴. 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.

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.

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 other existing moorings, lakeside features, and residential development to the south), it is considered that adverse cultural effects on the environment are minor.

⁴ Refer to email dated 23.7.26 publicly accessible via QLDC's eDocs system: <https://edocs.qldc.govt.nz/>

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:

The properties accessed from Mincher Road may overlook the proposed mooring location, although they are separated from the lake by the foreshore reserve containing the Kelvin Heights track, as can be seen in Figure 1 above.

As outlined in Section 3.3.3 above, M85 forms an anticipated part of the Frankton Arm, being located within a cluster of existing moorings and adjacent to nearby features such as jetties and the boat ramp to the west. 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 concerns associated with M85, including any swing radius conflicts with surrounding moorings.

No other mooring permit holder is considered to be adversely affected under this application.

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

Decision made by




Rebecca Holden
CONSULTANT PROCESSING PLANNER

Jane Sinclair
INDEPENDENT COMMISSIONER

6.0 APPENDICES LIST

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

APPENDIX 1 – APPLICANT’S AEE

Application For Resource Consent

10/06/2026

Annette Fea, 15 Mincher Road, Kelvin Heights

Assessment of Effects of Mooring No. 85

1. Introduction

This statement of effects provides an assessment of the actual and/or potential effects on the environment of an existing mooring (no. 85) which has been in place in Frankton Arm for over 25 years.

2. Description of the site

The site is the Frankton Arm of Lake Whakatipu, immediately in front of 15-17 Mincher Road, Kelvin Heights. There are two moorings located out in the lake from Jetty S022A, with Mooring no. 85 located north-west of the jetty and Mooring No. 86 located north-east of the jetty. Refer google earth maps of the area attached.

3. Description of the proposal

This proposal is to apply retrospectively for a resource consent for Mooring No. 85 as it has no resource consent and was installed before there was a requirement for moorings to have a resource consent.

4. Consultation

Consultation has been undertaken with both adjacent landowners at 17 Mincher Road and 19 Mincher Road, both of whom share ownership of Jetty No. S022A, and both of whom are supportive of Mooring no. 85 having a resource consent, even though 19 Mincher Road has no mooring.

5. Assessment of Effects

The mooring is used for securing my boat overnight for periods when boating activities are being carried out. This is mainly in the summer but the mooring is used periodically throughout the year. My boat length is approximately 7.5m long, although I would like to be able to moor a larger boat (say up to 9m in length) in the future.

The mooring is regularly inspected by Garry Wright, from Wright Diving Services, to ensure it is in good working order. The nearest mooring is Mooring No. 86, owned by Roger McRae at 17 Mincher Road. The two moorings are approximately 50m apart and both moorings have operated successfully and without incident for several years since the moorings were installed.

There are several moorings along the south side of Frankton Arm from in front of Mincher Road around to Kelvin Grove, and also from 295 Peninsula Road through to the Hilton Hotel near the Kawarau Bridge. Some of the moorings are in permanent use but most are temporary. All moorings along the south side of Frankton Arm have been in place for many years and have little to no visual impact from Kelvin Heights landowners or lake boat users.

APPENDIX 2 – NAVIGATIONAL SAFETY REPORT FOR M85

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

FROM: Ricky Campbell, QLDC Harbourmaster

DATE: 28th July 2026

APPLICATION DETAILS	
REFERENCE	RM260653
APPLICANT	A. Fea
APPLICATION TYPE & DESCRIPTION	Applicant to lawfully establish an existing swing mooring (M85) located on the southern side of the Frankton Arm, Kelvin Grove, Lake Wakatipu.
ADDRESS	Within the Frankton Arm of Lake Wakatipu, in front of 15-17 Mincher Road Kelvin Heights
ZONE	Rural (PDP) RURAL General (ODP)
SITE ADDRESS	N/A
ACTIVITY STATUS	Non-Complying
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	22.06.2026
WORKING DAYS AT TIME OF REQUEST	1
FINAL DATE FOR FURTHER INFORMATION REQUESTS	29.06.2026
DATE REPORT REQUIRED BY:	ASAP
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 – M85

(-45°02'14.40, 168°41'45.93)



PROPOSED RELOCATION COORDINATES

(-45°02'14.47 168°41'45.36)



1.0 OVERVIEW

Brief Description of Proposal	A. Fea has made a Resource Consent application in respect of their existing mooring (M85) 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. A. Fea has had Garry Wright from Wright Building and Dive Services complete a subsurface mooring inspection survey on the identified mooring M85 on 24.04.2026, Garry Wright is held in high regards as a commercial diver and experienced in this type of surveying, based on this I accept his report as being accurate and complete.
History	RM:260653
Waterbodies	Location: In the Frankton Arm, Lake Wakatipu

2.0 SAFETY MANAGEMENT

SAFETY MANAGEMENT Comments	A Resource Consent application in regard to the mooring M85 was filed with the Queenstown Lakes District Council on 15.06.2026. As part of this process, the applicant submits a mooring survey document from a recent mooring inspection carried out on the mooring to show it is fit for purpose and meets the requirements under the Navigational Safety Bylaw 2025, after having the applicant supplied mooring survey document forwarded to myself for a desktop review and comment. Note for applicants in congested mooring areas. The resource consent application process requires navigational safety confirmation & mooring subsurface survey from a suitably qualified professional that the mooring is not in conflict with another in terms of swing radius. As part of the processing of a resource consent application, the Harbourmaster's office reviews the navigational safety information provided by the applicant, to ensure that the mooring(s) is positioned to minimise conflict. This assessment considers vessel length, mooring design and water depth to ensure there is sufficient swing room between moorings. Mooring Swing Radius Using updated mooring information regarding surrounding moorings and utilising the coordinates supplied by the applicant within the mooring survey document, I note that there is ONE swing radius conflict with a surrounding mooring M86. When considering the supplied mooring swing radius as outlined within the applicant supplied mooring survey document consisting of, mooring swing radius 9.0 metres and a vessel up to 9.0 metres in overall length totalling 18.0m. (Please see map above). Proposed Mooring Relocation I have reviewed the proposed mooring relocation along with recently updated information from surrounding moorings, the proposed relocation will clear the conflict with the surrounding mooring M86, Based on the above relocation taking place I would be in a position to be in support of this application. Notes I note that the mooring above will need to be upgraded to meet the minimum specifications as outlined QLDC Moorings guide.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	No Comment Required from Maritime NZ

3.0 LEGISLATION

- Maritime Transport Act 1994
- Navigation Safety Bylaw 2025

4.0 RECOMMENDED CONDITIONS/ADVICE NOTES

Please see notes above.

5.0 FINAL COMMENT

Prepared by: Ricky Campbell
Harbourmaster
Queenstown Lakes District Council

Kind Regards

Ricky

Ricky Campbell

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

TechnologyOne ECM Document Summary

Printed On 29-Jul-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Annette Fea Mooring application-form-waterbased-july-2025	9682713	1	10-Jun-2026
PUB_ACC	Mooring No. 85 Resource Consent Application	9682711	1	10-Jun-2026
PUB_ACC	M85 Mooring Permit	9682712	1	10-Jun-2026
PUB_ACC	Mooring Hamish.Ryan.85.WAK567.24.4.2026.Inspection Report	9682715	1	10-Jun-2026
PUB_ACC	Mincher Road Moorings	9682714	1	10-Jun-2026
PUB_ACC	LINZ APA	9727418	1	02-Jul-2026



APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

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

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: **15 Mincher Road, Kelvin Heights, Queenstown**

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

*Post code:

9300

*Email Address: **annette@feagt.nz**

*Phone Numbers: Day **0276444444**

Mobile: **0276444444**

The Applicant is:



Owner



Lessee



Occupier



Other - Please Specify



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

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

Name & Company: **Roger McRae**

Phone Numbers: Day **021 801 391**

Mobile: **021 801 391**

Email Address: **roger@mcraecs.com**

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: **Annette Fea**

*Postal Address: **15 Mincher Road, Kelvin Heights,
Queenstown**

*Please provide an email AND full postal address.

*Post code:

9300

*Email: **annette@feagt.nz**



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above



Applicant:

☐☐

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

Frankton Arm, Lake Whakatipu

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)

LAT 45° 02' 14.230S, LON 168 41 46.311E

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), specify your permit number and the name of the person / entity that the permit is issued to

Mooring Licence No. M85, WAK567 Annette Fea

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



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

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

YES

☐

NO

☒

Is there a dog on the property?

YES

☐

NO

☒

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

If 'yes' please provide information below

YES

☐

NO

☒

PRE-APPLICATION MEETING

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

☐

Yes

☒

No

☐

Copy of minutes attached

If 'yes', provide the reference number:



CONSENT(S) APPLIED FOR

29



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

Swing Mooring



Erect or place a new structure



Alter / extend an existing structure



Replace / demolish an existing structure



Transfer of consent(s):

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



BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on **Lake Whakatipu**

(Lake / River)

The activity will operate **Permanently**

(dates / duration)

to provide for **Boat Mooring**

(number persons)

Brief description of activity:

Swing mooring for boat

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



OTHER CONSENTS

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

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



Yes



No



N/A

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



Yes



No



N/A



APPLICATION NOTIFICATION

Are you requesting public notification for the application?



Yes



No

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



INFORMATION REQUIRED TO BE SUBMITTED //

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

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



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



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



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



A Safety Management Plan



Noise report (if relevant)



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

Consultation required with:
Aukaha
Te Ao Marama INC
Fish & Game New Zealand

Consultation required where relevant:
Guardians of Lake Wanaka
Guardians of Lake Hawea
Department of Conservation
Land Information New Zealand



An Assessment of Effects (AEE).

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



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

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

Each document should be no greater than 10mb



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.



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

Please select

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) ** 67299e6f-a0eb-4e9f-be07-290bb63f57eb

Digitally signed by 67299e6f-a0eb-4e9f-be07-290bb63f57eb
Date: 2026.06.10 11:46:22 +12'00'

Full name of person lodging this form **Roger George McRae**

Firm/Company

Dated **6/10/26**

**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.

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

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

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

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

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

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



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

Application Form

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report

Application For Resource Consent

10/06/2026

Annette Fea, 15 Mincher Road, Kelvin Heights

Assessment of Effects of Mooring No. 85

1. Introduction

This statement of effects provides an assessment of the actual and/or potential effects on the environment of an existing mooring (no. 85) which has been in place in Frankton Arm for over 25 years.

2. Description of the site

The site is the Frankton Arm of Lake Whakatipu, immediately in front of 15-17 Mincher Road, Kelvin Heights. There are two moorings located out in the lake from Jetty S022A, with Mooring no. 85 located north-west of the jetty and Mooring No. 86 located north-east of the jetty. Refer google earth maps of the area attached.

3. Description of the proposal

This proposal is to apply retrospectively for a resource consent for Mooring No. 85 as it has no resource consent and was installed before there was a requirement for moorings to have a resource consent.

4. Consultation

Consultation has been undertaken with both adjacent landowners at 17 Mincher Road and 19 Mincher Road, both of whom share ownership of Jetty No. S022A, and both of whom are supportive of Mooring no. 85 having a resource consent, even though 19 Mincher Road has no mooring.

5. Assessment of Effects

The mooring is used for securing my boat overnight for periods when boating activities are being carried out. This is mainly in the summer but the mooring is used periodically throughout the year. My boat length is approximately 7.5m long, although I would like to be able to moor a larger boat (say up to 9m in length) in the future.

The mooring is regularly inspected by Garry Wright, from Wright Diving Services, to ensure it is in good working order. The nearest mooring is Mooring No. 86, owned by Roger McRae at 17 Mincher Road. The two moorings are approximately 50m apart and both moorings have operated successfully and without incident for several years since the moorings were installed.

There are several moorings along the south side of Frankton Arm from in front of Mincher Road around to Kelvin Grove, and also from 295 Peninsula Road through to the Hilton Hotel near the Kawarau Bridge. Some of the moorings are in permanent use but most are temporary. All moorings along the south side of Frankton Arm have been in place for many years and have little to no visual impact from Kelvin Heights landowners or lake boat users.



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2018

Mooring Number	M85	Description of mooring	Lake Wakatipu
Name to whom permit is granted	Hamish Ryan & Annette Fea		Swing Mooring
	15 Mincher Road	Position of mooring	45 02 14.230 S
	Kelvin Heights		168 41 46.311 E
	Queenstown	Date of issue	1 July 2019
	9300	Expiry of permit	30 June 2020

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 APL Property: queenstown@aplproperty.co.nz or 03 442 7133

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 2018.

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. APL Property, 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 craft which have 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 APL Property, PO Box 1586, Queenstown or by email to queenstown@aplproperty.co.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.

Swing mooring inspection & Information form

Please complete all details below, if an incomplete form is submitted this may be returned to you if any information shown below is missing or has been incorrectly entered, please take time to make sure all details are accurate and that all areas have been fully completed.

Please Print All Details Clearly

Owner / Contact Person Details – (Mooring Owner To Complete)

Mooring Location (Lake): Wakatipu – near Mincher Road

Mooring Permit #: **85 / WAK567**

Mooring Owners Name: Annette Fea

Mooring Owners Address: 15 Mincher Road, Queenstown 9300

Mooring Owners Phone No: 0276444444

Mooring Owners Email Address: annette@feagt.nz

Emergency contact Number:

Details of Primary Vessel Using Mooring – (owner To Complete)

Name of vessel using mooring: None currently

Vessel MNZ Registration Number: Vessel Identification:

Vessel Type: Commercial Powered Craft ☐ Recreational Powered Craft Yacht ☐ Other ☐

If "Other" please outline type of vessel _____

Length of Vessel: Weight of Vessel:

Vessel Colour(s):

Does the vessel have a mooring number clearly visible from outside of the vessel?

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (WGS84 Decimal Degrees):

LAT: 45*02' 14.40S

LON: 168*41'45.93E

IS THIS A CONFIRMED TRUE BLOCK LOCATION?: Yes

Inspection Date: 24/4/2026 Water Depth at location at time of inspection: 6m

Calculated total swing radius of mooring at lowest lake level: 9m

Lake level at time of inspection: 309.867m

What is the estimated life expectancy of the mooring prior to upgrades/replacements being needed? Concrete Block is permanent (approx. 50 years ?) Block attachment could last 25 years? Chains and components will have to be inspected every 2 years. See condition of parts at time of this inspection further on in report

Has been upgraded with this inspection: No

Was vessel on mooring at time of inspection: No

Checklist – (Mooring Inspector To Complete)

Note: If non-traditional mooring system is in use and this table is not fit for purpose,

	Checked Y/N	COMPONENT	DETAILS		Condition (% & notes)	Exist ing	Replaced
TO P SE CTI ON	✓	Floats	Numbered: Yes	Type: Pink A4	OK some UV damage	✓	
			Colour: n/a	Type: n/a	No small buoy		
	✓	Shackle(s)	Number: 1st Diameter: 20mm std	Moused: Y	Condition: OK	✓	
	✓	Shackle(s)	Number: 2nd Diameter: 13mm tested	Moused: Y	Condition: OK	✓	
	✓	Chain	Length: 3m	Diameter: 13mm Min D: 12mm	Condition: Good	✓	
MI DD LE /RI SE R/R IDE	✓	Shackle(s)	Number: 3rd Diameter: 13mm tested	Moused: Y	Condition: Good	✓	
	✓	Swivel	Diameter: 20mm	Steel	Condition: Good	✓	
	✓	Shackle(s)	Number: 4th Diameter: 13mm tested	Moused: Y	Condition: OK	✓	
	✓	Riser/Ride/Mid dle chain	Length: 2m	D: 13mm Min D: 12mm	Condition: Good	✓	
	✓	Shackle(s)	Number: 5th Diameter: 13mm tested	Moused: Y	Condition: OK	✓	
BO TT OM	✓	Ground chain	Length: 6m	D: 16mm Min D: 5mm	Condition: Poor	✓	
	✓	Block Shackle	Diameter: 16mm tested	Moused: Y	Condition: OK	✓	
	✓	Block Ring	Diameter: 30mm rebar cast into concrete		Condition: Good	✓	
	✓	Block(s)	Is block visible?: Yes	Weight (dry) est : 650kgs approx	Good	✓	
			Dimensions: 1200mm x 300mm	Type: Tyre filled with Concrete			

details and observations can be provided on a separate page.

Inspectors Observations:

Has Block Shifted or become buried? **Yes – there is a possibility that this mooring block has moved over time**

Inspectors Further Comments:

Boat attachment is 500mm x 13mm chain, 20mm std shackle and 2m of 25mm rope.

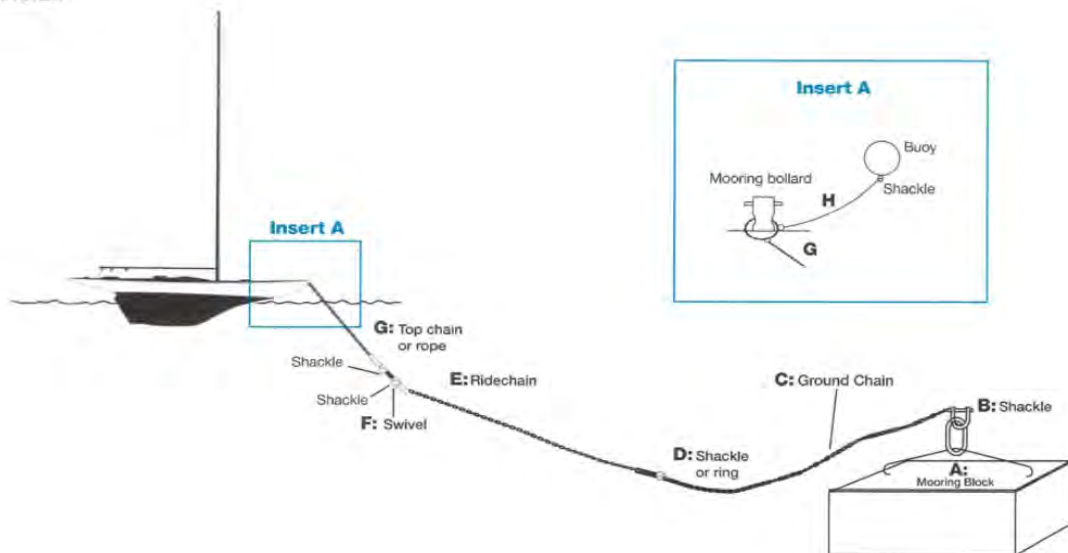
NB: If your mooring has components that have been identified as being in poor condition at the time of this inspection, I do not recommend a boat be attached to it until those issues are repaired/replaced.

Mooring Diagram – (Mooring Inspector To Complete)

Insert Diagram of complete mooring showing each section and current average diameters here:

As per table below for a standard system – this may vary

FIGURE 1
MOORING SYSTEM



Pictures – (Mooring Inspector To Complete)

Insert Pictures of mooring components here, please include updated photo of vessel intending to be moored on this morning if available:

This first picture shows standard mooring components used on most standard moorings but can vary.

The second photo is components that are needed for a larger vessel



Mooring 85 / WAK567



Declaration – (Mooring Inspector To Complete)

This is to certify that I have completed a visual inspection ONLY to the above mooring and that I deem it to be fit for purpose, and that the information supplied above is true and correct at the time of inspection.

Anything above the waterline is the owners responsibility to inspect, maintain and repair/replace.

Company Undertaking inspection -

Company undertaking Inspection: ___Wright Building and Diving Services Ltd_____

Company physical address: ___10 Elizabeth Place, Kelvin Heights, Queenstown_____

Company PostaAddress: ___a/a_____

Name of person completing inspection: ___Garry Wright_____

Signature of person completing inspection: _____

Date: ____24/4/2026____.

Harbourmasters Document Review – (To Be Completed By Harbourmaster)
--

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Harbourmaster Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____

Part 2: To be used if this document is supporting a resource consent application.

Resource Consent Application considerations

Will the system be upgraded?

Will upgraded system differ from current system? (if yes, please detail, please include implications to swing radius)

Will block be replaced?

Will existing Block be removed?

Vessel Length:

Vessel length Note: In assessing the location of a swing mooring the Harbourmaster's Office undertakes an assessment that ensures moorings are spaced at a suitable distance apart to minimise any possible conflicts between moored vessels. Vessel length, mooring system design, and depth range information is used to ensure sufficient swing room is available and thus mitigate possible damage to vessels. Resource Consents will specify the vessel length allowable for the individual mooring. Due to the congested nature of some areas within our lakes, gaining or altering resource consent to accommodate larger vessels may not be viable. We all want vessels

to be securely moored and remain un-damaged.







AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

RM260653 - A Fea



AFFECTED PERSON'S DETAILS

I/We Land Information New Zealand

Are the owners/occupiers of



DETAILS OF PROPOSAL

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

Resource consent on a retrospective basis for a mooring (QLDC permit number 85) located on the southern side of the Frankton Arm of Lake Wakatipu in front of 15-17 Mincher Road.

at the following subject site(s):

Attached to the bed of Lake Wakatipu, Queenstown
GPS Position of mooring: (WGS84 Decimal Degrees):
45°02'14.40 S
168°41' 45.93 E



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.

AEE Resource Consent Documents



APPROVAL OF AFFECTED PERSON(S)

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The written consent of all owners / occupiers who are affected. If the site that is affected is jointly owned, the written consent of all co-owners (names detailed on the title for the site) are required.

A

Name (PRINT)

Mark Hayden on behalf of the Commissioner of Crown Lands

Contact Phone / Email address

0800 665 463

Signature

Date

26/06/2026

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.

