APPLICATION AS NOTIFIED

Willow Place Trust
(RM260512)

File Number RM260512

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:

Willow Place Trust

What is proposed:

To lawfully establish an existing swing mooring (M98) on the bed and surface of Lake Wakatipu (Whakātipu-Wai-Māori) requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council.

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

On the southern side of the Frankton Arm within Whakātipu-Wai-Māori, to the north of 22 Willow Place, Kelvin Heights, Queenstown, at the following GPS coordinates:

Latitude -45.028469 / 45° 01' 42.49" S
Longitude 168.722972 / 168° 43' 22.70" 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 **RM260512** 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:

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 as soon as reasonably practicable after serving your submission to Council:

Willow Place Trust
C/- Dallas Bruce Lucas and Kay Lucas
dallas.lucas@pb.co.nz; and dallas.kay.lucas@gmail.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: 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:	Willow Place Trust
RM reference:	RM260512
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 lawfully establish an existing swing mooring (M98) on the southern shoreline of the Frankton Arm, Lake Whakatipu (Whakātipu-Wai-Māori).
Location:	Bed and surface of Whakātipu-Wai-Māori, to the north of 22 Willow Place, 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	**28 October 2026**

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95E of the RMA, the application seeking consent for a mooring within the Frankton Arm, 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 place 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 an email dated 18.5.26, 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 site and the proposal at Sections 1-3 of the application report 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:

Consent is sought to lawfully establish under the RMA an existing swing mooring for a single vessel, located on the southern shoreline of the Frankton Arm within Whakātipu-Wai-Māori. The proposal relates to existing mooring permit[1] 98 ("M98") which is currently located at the following GPS coordinates (as shown in Figure 1 below):

Latitude -45.028469 / 45° 01' 42.49" S
Longitude 168.722972 / 168° 43' 22.70" E

[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 M98 (large **orange** dot, as indicated), in relation to surrounding moorings and features. Applicant's property is marked by red star.

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) Both the DMS and WGS84 Decimal Degree ("DD") format have been used within the navigational safety report (*Appendix 2*), and are cited above. Whether the DMS or DD format are used, M98 is in the location shown in Figure 1 above.

The Applicant has advised that although it is unknown when the mooring was originally established, they have owned the mooring since 26 November 1999, being the date they purchased the property at 22 Willow Place. The Applicant has demonstrated that they hold a QLDC mooring permit for the mooring.

Although the AEE states that this mooring is primarily used for securing a single jet ski, consent is sought for a vessel up to 9m in length to use this mooring.

1.3 Site and surrounds

Further to the description of the site contained at Section 2 of the AEE, 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, M98 is located in the Frankton Arm of Whakātipu-Wai-Māori to the north of 22 Willow Place. In this location, residential properties are separated from the lake by Willow Place itself. Further to the east and west, residential properties are separated from the lake by the Foreshore Reserve which contains the Kelvin Peninsula Trail.

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 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[2]:

- 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

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 reason:

- 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.

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

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 18 May 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 standards 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 because it is assumed that the Applicant will comply with the permitted standards under the ORP:W given they have not sought consent to the contrary[3]. As such this will be taken into consideration in the assessment that follows.

[3] 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 21 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 completes 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 to the north of 22 Willow Place, 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 (M98) forms an existing part of the Frankton Arm shore scape and have been a feature of this shoreline for many years. There are a number of existing moorings, jetties and established boatsheds located along this stretch of shoreline accessed from directly from the Kelvin Peninsula Trail (noting the section of trail immediately adjacent to M98 joins Willow Place rather than being located within the Council's foreshore reserve, as can be seen in Figure 1 above). As such, 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 is 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 13 September 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 M98 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.

Using the supplied GPS coordinates, mooring block location, survey specifications, and a vessel length of up to 9.0 metres overall, the QLDC Harbourmaster has advised that M98 has been assessed as having no conflicts with neighbouring moorings. Based on the information provided, the application can be supported from a navigational safety perspective, a conclusion which is accepted for the purposes of this report.

Overall, it is considered that lawfully establishing M98 in its existing 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 M98, including other jetties, moorings and boatsheds. M98 is also located to the north of residential development, with the Kelvin Heights track which is popular with walkers and bikers joining Willow Place itself along this particular section of trail.

Given the existing environment and pattern of development, the proposed mooring 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.

It is noted at the time the inspection was undertaken on M98, the water depth was 2.8m. In shallower areas of the lake, there is the potential for lakebed scour to occur associated with the ground chain rubbing on the bed of the lake. The ORC considers any ongoing disturbance of the lakebed to be a sign of an unmaintained mooring, which would not accord with the permitted activity standards outlined in Section 3.2.2 above. The Applicant has been made aware of the potential for lakebed scour associated with shallow-water moorings. Any ongoing lakebed disturbance from scour may require a further resource consent from ORC (and is not a QLDC consenting matter).

Overall, for the purposes of this consent application and the consent matters over which QLDC has jurisdiction and delegation from ORC for, the adverse effects on the environment are considered to be no more than minor.

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 12.10.26, 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.

Overall, 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 effects on the lakebed 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 situated 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.

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 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 involved the placement 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 Willow Place overlook the proposed mooring location, although they are separated from the Lake by the foreshore reserve or Willow Place itself, as can be seen in Figure 1 above.

As outlined in Section 3.3.3 above, mooring M98 forms an anticipated part of the Frankton Arm, being located within the context of existing moorings and adjacent to nearby features such as a jetties and boatsheds. 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 swing radius conflicts with surrounding moorings. On this basis, none of the surrounding mooring permit holders are considered to be adversely affected.

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.

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 – M98

APPENDIX 1 – APPLICANT'S AEE

Assessment of Environmental Effects

Resource Consent Application – Existing Mooring 22 Willow Place

1. Introduction

The mooring was already established when the property was purchased in 1999 and has remained in the same location for at least 27 years.

The purpose of this application is to formalise the continued use of this longstanding mooring and obtain the necessary resource consent.

2. Description of the Site

The mooring is located in the lake adjacent to 22 Willow Place and forms part of the established recreational use of the lake environment.

Having been in place since at least 1999, the mooring is an existing feature of the area rather than a new development.

3. Description of the Proposal

The proposal is to obtain resource consent for the continued use of the existing mooring, primarily for securing a single jet ski.

The mooring will be used predominantly during late spring, summer and early autumn, coinciding with the recreational boating season.

No additional structures, changes to the existing mooring location or lakebed disturbance are proposed.

4. Consultation and Safety

The mooring has undergone a safety inspection, and consultation has been undertaken with the local Harbourmaster and identified affected parties.

The necessary written approvals have been obtained in support of the application.

5. Assessment of Environmental Effects

The actual and potential environmental effects associated with the continued use of the mooring are considered to be less than minor.

The mooring has been established in its current location for at least 27 years and forms part of the existing lake environment. Its continued use will not introduce any new structures or require additional disturbance to the lakebed.

The mooring is intended to accommodate a single jet ski, primarily during late spring, summer and early autumn. The limited scale and seasonal nature of this use minimise potential visual and recreational effects.

The mooring has remained in the same position since at least 1999. Its continued use is not expected to materially alter the existing visual character of the area or adversely affect navigation and other recreational activities.

Appropriate care will be taken to prevent fuel or other contaminants entering the lake.

6. Conclusion

Given its longstanding presence, limited scale, seasonal recreational use and the absence of proposed physical alterations, the continued use of the mooring is considered to have less than minor adverse environmental effects.

Granting resource consent will provide for the continued safe and appropriate use of an established mooring within the existing lake environment.

Signed,



Dallas Lucas

Trustee Willow Place Trust

APPENDIX 2 – NAVIGATIONAL SAFETY REPORT FOR M98

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

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

DATE: 21 September 2026

APPLICATION DETAILS	
REFERENCE	RM260512
APPLICANT	Willow Place Trust
APPLICATION TYPE & DESCRIPTION	Land use consent to lawfully establish an existing swing mooring (M98) within the Frankton Arm of Lake Whakatipu.
ADDRESS	Within the Frankton Arm of Lake Whakatipu, to the north of 22 Willow Place, Kelvin Heights.
ZONING	Rural (PDP) Rural General (ODP)
SITE AREA	N/A
ACTIVITY STATUS	Restricted Discretionary
REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	18.09.26
WORKING DAYS AT TIME OF REQUEST	9
FINAL DATE FOR FURTHER INFORMATION REQUESTS	25.9.26
DATE REPORT REQUIRED BY:	ASAP
INDICATION OF NOTIFICATION	Limited notified
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 – M98

Latitude	-45.028469 / 45° 01' 42.49" S
Longitude	168.722972 / 168° 43' 22.70" E



Please note: Circles projected represent calculated zero allowable overlap limit (ZOL)

1.0 OVERVIEW

Brief Description of Proposal	A resource consent application has been submitted in respect of an existing swing mooring, **M98**, located within the Frankton Arm of Lake Wakatipu. The purpose of this resource consent application is to lawfully establish the existing mooring at the above location. The application requires Harbourmaster comment on navigational safety, including mooring spacing, potential swing-radius conflict, water depth, and whether the mooring arrangement is fit for purpose. The applicant supplied a subsurface mooring inspection survey completed by Garry Wright of Wright Building and Dive Services on 13.09.2026. Garry Wright is an experienced commercial diver with relevant survey experience, and, on that basis, the report is considered suitable for informing this navigational safety review.
History	
Waterbodies	Location: Frankton Arm, Lake Wakatipu.

2.0 SAFETY MANAGEMENT

Safety Management comments	A resource consent application for mooring **M98** 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** Using the supplied GPS coordinates, mooring block location, survey specifications, and a vessel length of up to **9.0** metres overall, M98 has been assessed as having no conflicts with 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. Based on the information provided, the application can be supported from a navigational safety perspective.
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: **9.0m** (length overall)

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 | QLDC Harbourmaster
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	9554402	1	04-May-2026
PUB_ACC	Assessment of Environmental Effects	10418225	1	28-Oct-2026
PUB_ACC	Location of Mooring	9554400	1	04-May-2026
PUB_ACC	Mooring Permit 98 2025 - 2026	9606846	1	20-May-2026
PUB_ACC	Mooring Inspection report, 98, 13.9.2026	10301292	1	18-Sep-2026
PUB_ACC	LINZ APA	10363334	1	12-Oct-2026

APPLICATION FOR RESOURCE CONSENT
OR RMA FAST-TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION

QUEENSTOWN LAKES DISTRICT COUNCIL

Section 87AAC, 88 of the Resource Management Act 1991 (Form 9)

Please make sure that you are completing **the correct form** for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing, your application will be returned, and you will need to resubmit your application in full.

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 [Name decision is to be issued in]

Willow Place Trust

All trustee names (if applicable)

Dallas Bruce Lucas, Kay Lucas

Authorised person for company or trust

As above

Postal address

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

97 Woodlands Morton Mains Road, RD1, Invercargill 9871

Email address

dallas.lucas@pb.co.nz dallas.kay.lucas@gmail.com

Phone number (daytime)

Phone number (mobile)

0274 325 774 - Dallas

The applicant is:

☑ Owner ☐ Occupier ☐ Prospective Purchaser [of the site to which the application relates] ☐ Lessee

☐ Other [Please specify]

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

Document Set ID: 9554402
Version: 1, Version Date: 04/05/2026

INVOICING DETAILS // Information on payments and the costs involved with different application types can be found on our charges and fees webpage.

Invoices will be sent out via email unless you specifically request to receive via post.

First name: Dallas

Surname: Lucas

Authorised company/trust (if applicable): Willow Place Trust

Email address: dallas.lucas@pb.co.nz

Postal address: 97 Woodlands Morton Mains Road, RD1, Invercargill

Postcode: 9879

Address/location to which this application relates to: 22 Willow Place, Kawarau Falls, Queenstown

Postcode: 9300

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

Name and company

Postal address

Email address

Phone number

Phone number (mobile)

CONSENT(S) APPLIED FOR // Identify all consents sought.

- [x] Land Use Consent
- [ ] Land Use Consent including earthworks
- [ ] Land Use Consent combined with s127 and/or s221
- [ ] Subdivision Consent

If the application type you are applying for is not listed it is because it has its own application form which you will need to complete instead of using this form i.e.:

- s127 Change or Cancellation of Consent Condition
- s221 Change or Cancellation of Consent Notice
- Boundary / Marginal or Temporary Activity Notice
- Outline Plan
- Designations

These forms can be downloaded here.

If you are applying for a Land Use and s127, please indicate your applicable RM Number:

QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

- [ ] Controlled Activity Land Use

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

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BRIEF DESCRIPTION OF THE PROPOSAL //

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

Consent is sought to:

Obtain resource consent for an existing mooring in front of 22 Willow Place Kawarau Falls Queenstown.

DETAILS OF SITE //

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

Address / location to which this application relates

Lake in front of 22 Willow Place as per attached map.

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

Latitude -45.03 Longitude 168.72

District Plan zone(s)

OWNER DETAILS //

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

Owner name Willowplace Trust - Trustees Dallas Bruce & Kay Ivcas

Owner address 97 Woodlands Morton Mains Rd. RD 1 Invercargill 9871

Owner email address dallas.ivcas@xtra.co.nz

If the property has recently changed ownership, please indicate on what date (approximately) AND the name(s) of the previous owner(s):

Date	Name(s)

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

Question	Yes	No
Is there a gate or security system restricting access by council?	☐	☑
Is there a dog on the property?	☐	☑
Are there any other hazards or entry restrictions that council staff need to be aware of? If 'yes' please provide information below.	☐	☑

PRE-APPLICATION MEETING

Have you had a pre-application meeting with Council regarding this proposal? ☐ Yes ☑ No

If 'yes' please provide the reference number and/or name of staff member involved.

NATIONAL ENVIRONMENTAL STANDARDS (NES) // For assessing and managing contamination in soil to protect human health.

This site may be subject to or covered by the NES for assessing and managing contamination in soil to protect human health regulations 2011. The applicant is required to address the NES regarding the past use of the land. Activities on the Hazardous Activities and Industries List (HAIL) can be found on the **MFE website**.

If the land subject to this application been used for (including its present use) an activity on the HAIL, your application involved subdividing or changing the use of the land, sampling or disturbing soil, or removing or replacing a fuel storage system, then the NES may apply and you may need to seek consent for this concurrently in your application.

Does the proposed activity require resource consent under the NES? ☐ Yes ☑ No

If 'yes' an assessment of the application under the NES must be provided as part of your Assessment of Effects on the Environment, a detailed site investigation may be required.

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OTHER CONSENTS

HAVE YOU APPLIED FOR OR OBTAINED ANY OTHER RESOURCE CONSENT(S) FROM OTAGO REGIONAL COUNCIL (ORC)?

☐ Yes ☑ No

If 'yes' please indicate what type of consent and supply the application number.

HAVE YOU APPLIED FOR A PROJECT INFORMATION MEMORANDUM (PIM) OR A BUILDING CONSENT FOR THIS PROJECT?

☐ Yes ☑ No

If 'yes' please supply the BC number.

DECLARATION OF INFRINGEMENT HISTORY

Select one of the following statements:

CORPORATION/TRUST/INCORPORATED SOCIETY/UNINCORPORATED SOCIETY:

☑ I declare that I am a person authorised to make this declaration on behalf of the Applicant. The Applicant has not been the subject of any abatement notices, enforcement orders, infringement notices, or convictions under the Resource Management Act 1991.

☑ I declare that I am a person authorised to make this declaration on behalf of the Applicant. The Applicant has been the subject of the following abatement notices, enforcement orders, infringement notices, and convictions under the Resource Management Act 1991 (list all matters and the date of each):

NATURAL PERSON:

☑ I declare that I am a natural person and that in the past 7 years I have not been the subject of any abatement notices, enforcement orders, infringement notices, or convictions under the Resource Management Act 1991.

☑ I declare that I am a natural person and that in the past 7 years I have been the subject of the following abatement notices, enforcement orders, infringement notices, and convictions under the Resource Management Act 1991:

A natural person is an identifiable individual. A non-natural person is not an identifiable individual, and includes companies, trusts, and unincorporated persons.

PAYMENT // An initial fee is payable upon receiving the initial fee invoice following the submission 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 - LAND USE AND SUBDIVISION RESOURCE CONSENT FEES

Please select from drop down list below: Unsure

Please select

The initial fee is made up of an administration lodgement fee of $300.00 and monitoring fee of $287.00 (for land use consent applications and designation related applications) if applicable. It also includes a charge reflective of the overall activity status of your application or the type of application you are applying for, this charge is treated as the application deposit.

The initial fee amounts are a minimum initial charge, and any further costs incurred will be invoiced monthly until processing is complete. The actual costs of your application will be calculated as the application progresses.

Please refer to our **charges and fees webpage** for more information.

INFORMATION REQUIRED TO BE SUBMITTED // Attach to this form any information required (see below).

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

- ☐ Form 9: General Application (this form).
- ☐ Record of Title for the property (no more than 3 months old). To be named Record of Title with the title identifier at the end and to be separate documents if multiple titles (i.e. Record of Title 12345, Record of Title 678910).
- ☐ Copies of any Covenants, Consent Notices, Easement Instruments etc. These are to be named Consent Notice or Easement Instrument with the title identifier at end and to be separate documents (i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456). These can be obtained from Land Information NZ.
- ☐ A plan or map showing the locality of the site, topographical features, buildings etc.
- ☐ A site plan at a convenient scale.
- ☐ Written approval of every person who may be adversely affected by the granting of consent (s95E).
- ☐ Acknowledgment that written approval has not been supplied from all affected parties.
- ☐ An AEE (Assessment of Effects). An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed.
- ☐ The AEE includes the relevant provisions of the District Plan and affected parties including who has or has not provided written approval.

Your application must be submitted via our online **Community Portal**.

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.
If you do not follow the required naming convention, your application will be rejected.

Please name your documents as per the guide below.

- Application Form
- AEE (Assessment of Environmental Effects)
- Landscape Report
- Engineering Report
- Affected Party Approval/s
- Ecological Report
- Traffic Report
- Record of Title including the title identifier at the end and to be separate documents if multiple titles (i.e. Record of Title 12345, Record of Title 678910)
- Covenants, Consent Notices, Easement Instruments etc. including the title identifier at end and to be separate documents (i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456)
- Geotechnical Report
- Urban Design Report
- Wastewater Assessment

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DECLARATION // Please note: all boxes must be checked and a signature provided in order for your application to be processed.

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.

- [x] I 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.
- [ ] I am/we are aware as the applicant, 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 **charges and fees section** and **Council's other guidance for resource consent applications**.
- [ ] I/we agree, to make payment of all Additional Charges under s36(5) by the 20th of the month following the invoicing of the charges **(the Agreed Date)**.
- [ ] In accordance with s92AA(1)(a)(iii), I/we acknowledge that this declaration constitutes written notice that the charges under s36(5) are to be paid by the Agreed Date.
- [ ] I/we accept that failing to make payment by the Agreed Date may result in the application being treated as incomplete and returned, in accordance with the process under s92AA(1)(b) and (c).
- [ ] I/we understand that after an application has been returned under this section, if the application is lodged again with the consent authority, it is to be treated as a new application.

Authorised signatory

D J Lucas Kay Lucas

Date: 22-4-26

Full name: Dallas Bruce Lucas & Kay Lucas as Trustees of Willowplace Trust.

DECLARATION OF AUTHORITY TO ACT ON BEHALF // Please sign this section if you are acting on behalf of the applicant.

- [x] I 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 as an authorised agent of the Applicant

D J Lucas for Willowplace Trust Kay Lucas.

Date: 22-4-26

Full name and title of person lodging this form: Michelle Kay Lucas daughter & beneficiary

Company name and address

Document Set ID: 8554402
Version: 1, Version Date: 04/05/2026

APPLICATION FEES - IMPORTANT INFORMATION

When you lodge an application, an initial fee must be paid before any processing can begin.
This initial fee is a deposit and represents the minimum charge for your application.

The initial fee includes:

- a deposit based on the overall activity status of the application you are applying for,
- an administration and lodgement fee, and
- a monitoring fee, where applicable.

This deposit contributes toward the total cost of processing your application. Your application will not be accepted or processed until the initial fee has been paid.

If your application is notified or requires a hearing, you will be required to pay a notification deposit and/or a hearing deposit. If unpaid, the processing of an application will be suspended until the sum is paid.

Any further costs incurred through the processing of your application are additional charges.
They will be charged on an hourly basis, and can be found listed on our **charges and fees webpage**.

Additional fees will be invoiced monthly until the processing of your application is complete.
The actual total cost of your application will be calculated progressively as work is carried out.

Please note that by signing and lodging this form you are acknowledging that the details in the applicant section represent the person or entity 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 Council related to the recovery of any debt and that you are agreeing to the payment date which will be a monthly invoice of additional fees.

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.

Document Set ID: 9554402
Version: 1, Version Date: 04/05/2026

Assessment of Environmental Effects

Resource Consent Application – Existing Mooring 22 Willow Place

1. Introduction

The mooring was already established when the property was purchased in 1999 and has remained in the same location for at least 27 years.

The purpose of this application is to formalise the continued use of this longstanding mooring and obtain the necessary resource consent.

2. Description of the Site

The mooring is located in the lake adjacent to 22 Willow Place and forms part of the established recreational use of the lake environment.

Having been in place since at least 1999, the mooring is an existing feature of the area rather than a new development.

3. Description of the Proposal

The proposal is to obtain resource consent for the continued use of the existing mooring, primarily for securing a single jet ski.

The mooring will be used predominantly during late spring, summer and early autumn, coinciding with the recreational boating season.

No additional structures, changes to the existing mooring location or lakebed disturbance are proposed.

4. Consultation and Safety

The mooring has undergone a safety inspection, and consultation has been undertaken with the local Harbourmaster and identified affected parties.

The necessary written approvals have been obtained in support of the application.

5. Assessment of Environmental Effects

The actual and potential environmental effects associated with the continued use of the mooring are considered to be less than minor.

The mooring has been established in its current location for at least 27 years and forms part of the existing lake environment. Its continued use will not introduce any new structures or require additional disturbance to the lakebed.

The mooring is intended to accommodate a single jet ski, primarily during late spring, summer and early autumn. The limited scale and seasonal nature of this use minimise potential visual and recreational effects.

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The mooring has remained in the same position since at least 1999. Its continued use is not expected to materially alter the existing visual character of the area or adversely affect navigation and other recreational activities.

Appropriate care will be taken to prevent fuel or other contaminants entering the lake.

6. Conclusion

Given its longstanding presence, limited scale, seasonal recreational use and the absence of proposed physical alterations, the continued use of the mooring is considered to have less than minor adverse environmental effects.

Granting resource consent will provide for the continued safe and appropriate use of an established mooring within the existing lake environment.

Signed,



Dallas Lucas

Trustee Willow Place Trust



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Version: 1, Version Date: 04/05/2026



QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 98

Name to whom permit is granted: DB & K Lucas

Waterway: Lake Wakatipu

Status: Unconsented

Description of mooring: Swing Mooring

Position of mooring: Longitude 168.722917

Latitude -45.02849

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 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 – Willow Place

Mooring Permit #: **98 / WAK679**

Mooring Owners Name: Dallas Lucas

Mooring Owners Address:

Mooring Owners Postal Address (if different):

Mooring Owners Phone No:

Mooring Owners Email Address:

Emergency contact Number:

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

Name of vessel using mooring:

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*01' 42.49S

LON: 168*43' 22.70E

IS THIS A CONFIRMED TRUE BLOCK LOCATION?: Yes

Inspection Date: 13/9/2026 Water Depth at location at time of inspection: 2.8m

Calculated total swing radius of mooring at lowest lake level: 7.5m

Lake level at time of inspection: 310.210m

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

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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)	Existing	Replaced
TOP SECTION	✔	Floats	Numbered: Yes	Type: A4 Pink	OK	✔	
			Colour: Orange	Type: Foam Filled	OK	✔	
	✔	Shackle(s)	Number: 1st Diameter: 20mm std	Moused: Y	Condition: Good	✓	
	✔	Shackle(s)	Number: 2nd Diameter: 13mm tested	Moused: Y	Condition: Good	✓	
	✔	Chain	**Length: 2m**	D: 13mm Min D: 13mm	Condition: Good	✓	
MIDDLE/RISER/RIDE	✔	Shackle(s)	Number: 3rd Diameter: 13mm tested	Moused: Y	Condition: Good	✔	
	✔	Swivel	Diameter: 16mm	Stainless Steel	Condition: Good	✓	
	✔	Shackle(s)	Number: 4th Diameter: 13mm tested	Moused: Y	Condition: Good	✔	
BOTTOM	✔	Ground chain	**Length: 6m**	D: 20mm Min D: 19mm	Condition: Good	✓	
	✔	Block Shackle	Diameter: 20mm tested	Moused: Y	Condition: Good	✓	
	✔	Block Ring	Diameter: 20mm chain wrapped around wheel		Condition: Good	✔	
	✔	Block(s)	Is block visible?: Yes	Weight (dry) est : 500kg	Good	✔	
			Dimensions: 1200mm dia x 250mm	Type: Steel wheel			

details and observations can be provided on a separate page.

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Inspectors Observations:

Has Block Shifted or become buried? No

Inspectors Further Comments:

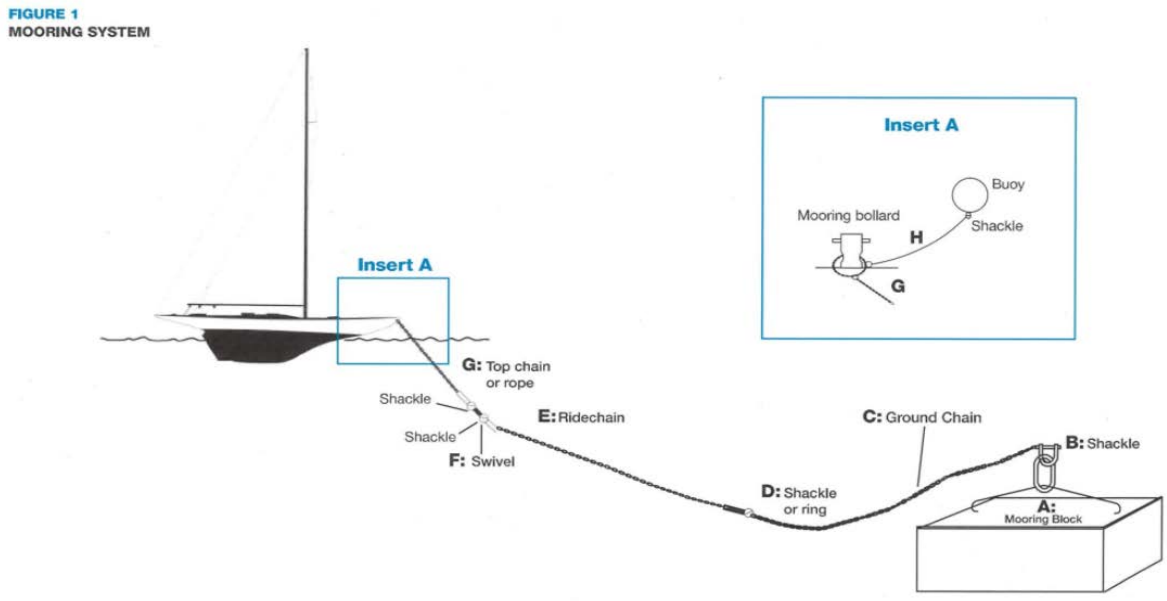
Boat attachment is 2m x 10mm chain with a 13mm tested and 13mm std moused shackles.

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



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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 compenents used on most standard moorings but can vary.

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





Mooring 98 / WAK679





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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:____13/9/2026_____.

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.

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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.

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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

RM260512 - Willow Place Trust

AFFECTED PERSON'S DETAILS

I/We Commissioner of Crown Lands

Are the owners/occupiers of

Bed of Lake Wakatipu

DETAILS OF PROPOSAL

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

Retrospective resource consent to lawfully establish an existing swing mooring (M98) on the southern shoreline of the Frankton Arm, Lake Whakatipu, to the north of 22 Willow Place, Kelvin Heights.

at the following subject site(s):

The mooring is located on the southern shoreline of the Frankton Arm, Lake Whakatipu, to the north of 22 Willow Place, Kelvin Heights.

☑ 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.

Inspection Report 13.09.2026

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Version: 1, Version Date: 12/10/2026

APPROVAL OF AFFECTED PERSON(S)

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

A

Name (PRINT)
Mark Hayden on behalf of the Commissioner of Crown Lands

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

Signature 

Date
8/10/2026

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.

Document Set ID: 10363334
Version: 1, Version Date: 12/10/2026