

APPLICATION AS NOTIFIED

A JOHNSTON

(RM260775)

File Number RM260775

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:

Angus Johnston

What is proposed:

To lawfully establish an existing swing mooring 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:

To the east of the Kelvin Grove Recreation Reserve, Queenstown, within the Frankton Arm of Whakātipu-Wai-Māori at the following GPS coordinates:

-45.041213 S, 168.677815 E (WGS84 Decimal Degree 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 **RM260775** 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:

8 October 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:

Angus Johnston
gusjohnston54@hotmail.com
360 Bainfield Road, Invercargill, 9872

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: 10 September 2026

Address for Service for Consent Authority:

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

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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 Johnston
RM reference:	RM260775
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 (M29) within the Frankton Arm of Lake Wakatipu (Whakātipu-Wai-Māori).
Location:	Bed and surface of Whakātipu-Wai-Māori, to the east of the Kelvin Grove Recreation Reserve, Queenstown.
Legal Description:	Section 26 Block I Coneburn SD
QLDC Zoning:	ODP: Rural General PDP: Open Space and Recreation (Informal Recreation)
QLDC District Plan Notations:	Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu)) Designation #182 (Recreation Reserve)
ORC ORP:W Notations:	MA3 (Waahi tapu and/or Waiwhakaheke)
Activity Status:	Non-Complying Activity (QLDC) Discretionary Activity (ORC)
Decision Date	10 September 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95E of the RMA, the application seeking consent for an existing mooring located 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.

1.0 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 24.7.26 the ORC confirmed that QLDC could process this application seeking consent under the ORP:W on its behalf.

1.2 Summary of Proposal

Consent is sought to lawfully establish under the RMA an existing swing mooring for a single vessel within Whakātipu-Wai-Māori, located on the eastern side of the Kelvin Peninsula Recreation Reserve, south of the historic slipway. The proposal relates to existing mooring permit¹ 29 ("M29") which Council records show is currently located at the following GPS coordinates (as shown in Figure 1 below):

-45.041213 S, 168.677815 E (WGS84 Decimal Degree 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 M29 (blue dot as shown on QLDC GIS) to the east of the Kelvin Grove Recreation Reserve, in relation to surrounding lakeside 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, the location of M29 is correctly shown in Figure 1 above.

The Applicant has advised that they purchased the mooring approximately 15 years ago from a previous owner, who had owned the mooring for approximately 20 years prior to this. Although the exact date it was established is unknown, the Applicant has demonstrated that they hold a QLDC mooring permit for the mooring.

As detailed within the mooring inspection report, the vessel currently using M29 is a recreational power craft, approximately 9m in length and weighing three tonnes.

2.0 ACTIVITY STATUS

QLDC currently has an Operative District Plan (ODP) and a Proposed District Plan (PDP).

Council notified its decisions on Stage 1 of the PDP on 7 May 2018, notified its decisions on Stage 2 of the PDP on 21 March 2019 and notified its decisions on Stages 3 and 3B of the PDP on 1 April 2021. There are a number of appeals on these decisions.

Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the PDP rules which are listed below (noting no consent is required under the ODP).

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)) and Lake Wakatipu is a Statutory Acknowledgment Area under the Ngāi Tahu Claims Settlement Act 1998. 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.

M29 is located within part of the lake zoned Open Space (Informal Recreation) (water) by the PDP. The relevant rules of the PDP that require consideration can be found in Chapter 38 (Open Space and Recreation Zones). The proposed activity requires resource consent under the PDP for the following reason²:

- A **non-complying** activity pursuant to Rule 38.9.1 for any activity not listed in Table 38.1. Moorings are not specifically identified in Table 38.1 of the PDP.

Overall, the application is considered to be a **non-complying** activity under the PDP.

2.3 THE OTAGO REGIONAL COUNCIL PLAN: WATER

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

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

The proposed activity requires resource consent under the ORP:W for the following 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 **non-complying** activity under the PDP; and
- a **discretionary** activity under the ORP:W.

² All cited rules are treated as operative under s86F.

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.

3.0 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)
QLDC Parks and Reserves Team as both landowner and requiring authority	Recreation Reserve and Designation #182

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 24 July 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. These include the following:

- 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 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 contrary³. 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 prepared by QLDC's Waterways Regulatory Services Manager & Harbourmaster, Mr Craig Fahey, attached as *Appendix 1*.

A] Assessment under the QLDC Proposed District Plan

Mooring M29 is located within an area of the lake zoned Open Space (Informal Recreation) and requires a non-complying activity under Rule 38.9.1. However, it is noted that moorings located in other areas of the Frankton Arm require consent as a restricted discretionary activity under Rule 21.15.7 which lists the following matters of discretion:

- 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.*

It is considered that these listed matters provide some helpful guidance on relevant matters to consider under the overall non-complying activity status. However, it is noted that as a non-complying activity the assessment is not limited to these matters of discretion. Also of relevance to an assessment under the PDP are the potential threats listed in Schedule 39.6 of the PDP

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;
- ii. Navigation and water safety;
- iii. Effects on recreation;
- iv. Cumulative effects;
- v. Cultural effects.

i. Landscape, visual and amenity effects:

The Applicant seeks to lawfully establish a swing mooring system approximately to the east of the Kelvin Grove Recreation Reserve, 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 (M29) forms an existing part of the Frankton Arm shore scape and has been a feature of this shoreline for many years. The proposed mooring is located within a wider cluster of existing moorings located within a stretch of shoreline accessed from directly from the Kelvin Grove Recreation Reserve (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 shoreline. 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. Inspection must be conducted by a suitably qualified professional. This requirement is consistent with the ORC permitted activity standards outlined in Section 3.3.2 above.

An inspection of M29 was carried out on 1 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 M29 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 swing radius associated with M29 was assessed as having an overlap with the swing radius associated with nearby moorings M24 and M26, however was determined to be within the allowable overlap limit. As such, it is accepted that lawfully establishing M29 in its current location does not raise navigational safety concerns that would be more than minor.

Although a potential overlap with M28 was also identified by the QLDC Harbourmaster, as this adjacent mooring has not been lawfully established under the RMA and accurate information including confirmation of block location and specifications have not been confirmed, the QLDC Harbourmaster has advised that it is not possible to undertake a reliable assessment of whether a conflict exists or to what level. This conclusion is accepted for the purposes of this report.

The mooring will be marked with a buoy to make them clearly visible, and its location will not impede any craft manoeuvring in this area.

Overall, it is considered that lawfully establishing M29 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 M29, including other moorings and nearby features. M29 is also located to the east of land containing a Recreation Reserve (Kelvin Grove Recreation Reserve) and the Queenstown Golf Course.

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. Cumulative effects:

The proposal seeks to lawfully establish an existing swing mooring system located to the east of the Kelvin Grove Recreation Reserve. Given the proposal is not for an additional new mooring, any cumulative effect resulting from congestion and clutter around the shoreline is considered to be negligible and will not give rise to any adverse cumulative effect on the environment.

v. Cultural effects:

The PDP recognises Ngāi Tahu as a partner in the management of the District's natural and physical resources through the implementation of the District Plan. As well as being a Statutory Acknowledgement Area, the PDP also identifies Whakātipu-Wai-Māori as being located within Wāhi Tūpuna Site 33 within Schedule 39.6. Whakātipu-Wai-Māori is described as being key in numerous Kāi Tahu⁴, pūrakau (stories) and has a deep spiritual significance for the mana whenua whose takiwā includes the lake. For generations, the Lake also supported nohoaka, kāika, mahika kai as well as transportation routes for pounamu.

Although Schedule 39.6 of the PDP provides some guidance, it is acknowledged that input from Kāi Tahu (who are the manawhenua of this District) is required in order to fully understand the effects the proposed moorings within statutory acknowledgement and wāhi tūpuna areas have on cultural values. Of relevance, some of the threats to wāhi tūpuna Site 33 include activities affecting water quality, and buildings and structures.

The application does not contain any information from Kāi Tahu on the cultural effects its mooring may or may not have on Kāi Tahu cultural values.

Without input from Kāi Tahu on cultural effects, the proposal can be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua. In considering the location of this mooring within an already modified environment (which includes the Kelvin Grove Recreation Reserve and Queenstown Golf Course to the west, walking trails, the Wakatipu Yacht Club, and other surrounding moorings and lakeside features), it is considered that adverse cultural effects on the environment are minor.

vi. 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 PDP in terms of landscape, visual and amenity effects (including cumulative effects), navigation and water safety, and recreation values, will be no more than minor. Adverse effects on cultural values will be 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*

⁴ A Māori Term defined in the PDP as meaning "the collective of individuals who descend from Ngāi Tahu, Kāti Māmoe and Waitaha who are Manawhenua in the Queenstown Lakes District".

i. Effects on the lake bed/ecological values;

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

In terms of ecological values, it is acknowledged that aquatic pest species are present in the lakes, including Lagarosiphon which is identified and controlled by the ORP:W. Lagarosiphon has the potential to be caught on vessels and transferred to other waterbodies, or be transferred to the Districts lakes where moorings are used by vessels that are also used in other waters. Moorings may encourage this transfer. Additionally, discharge of contaminants from vessels could also affect water quality including from fuel, oil or wastewater if discharged when moored. In an email dated 12.8.26, the Applicant 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 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. Of note, there is a PDP listed Historic Heritage Feature (Item 3b – Slipway and Cradle) to the north of the proposed mooring location. This item is a QLDC Category 3 listed Heritage Feature, meaning it has significance to the District and/or locally, and its retention is warranted. The proposed mooring will not affect this listed heritage item.

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.

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

iii. Summary of effects under the ORP:W

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

4.0 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 PDP and 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 permanent structures 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 [iii] 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 proposed mooring is located to the east of the Kelvin Peninsula which contains the Queenstown Golf Course, walking trails, and the Wakatipu Yacht Club. There are no residential properties directly overlooking the proposed mooring.

The proposed mooring forms an anticipated part of the Frankton Arm, both being located within a cluster of existing moorings and adjacent to nearby features such as the TSS Earnslaw slipway. Further, the proposed mooring is a small elements 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 there are no navigational safety issues relating to the location of M29, and any swing radius overlap with surrounding moorings are within acceptable limits.

The exception to this is a potential swing radius overlaps associated with M28. However, as set out earlier in this report, this mooring does not hold a resource consent and its location has not been confirmed. As such, although there is the potential for a real world conflict that exists between M29 and nearby mooring M28, this mooring owner is not considered to be adversely affected under this application because they are not legally entitled to occupy the lakebed⁵, and the location of this mooring has not been confirmed.

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

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.

5.0 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

Decision made by




Rebecca Holden
CONSULTANT PROCESSING PLANNER

Jane Sinclair
INDEPENDENT COMMISSIONER

⁵ They do not hold private ownership rights, and they do not hold a resource consent for their moorings.

6.0 APPENDICES LIST**APPENDIX 1 – Navigational Safety Report**

APPENDIX 1 - NAVIGATIONAL SAFETY REPORT FOR M29

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

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

DATE: 11 August 2026

APPLICATION DETAILS	
REFERENCE	RM260775
APPLICANT	A Johnston
APPLICATION TYPE & DESCRIPTION	Land use consent to lawfully establish an existing swing mooring (M29) within the Frankton Arm, Queenstown
ADDRESS	Within the Frankton Arm of Lake Wakatipu, Queenstown
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	24.07.2026
WORKING DAYS AT TIME OF REQUEST	8
FINAL DATE FOR FURTHER INFORMATION REQUESTS	ASAP
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 – M29

Latitude -45.041213 / 45° 02' 28.37" S

Longitude 168.677815 / 168° 40' 40.13" E



Please note: M29 circle projected represents calculated zero allowable overlap limit (ZOL)

1.0 OVERVIEW

Brief Description of Proposal	A Resource Consent application has been filed in respect of their existing mooring (M29) located within the Frankton Arm, Lake Wakatipu. The purpose of this resource Consent application is to legalise an existing mooring located at the above location. The application requires Harbourmaster comment on navigational safety, including mooring spacing, potential swing-radius conflict, and whether the mooring arrangement is fit for purpose. The applicant supplied a subsurface mooring inspection survey completed by Wright Building and Dive Services on 01.04.2026. The Harbourmaster's assessment relies on the information supplied in that report, including the reported mooring location, configuration and vessel length assumptions.
History	RM260775
Waterbodies	Location: Lake Wakatipu
SAFETY MANAGEMENT COMMENTS	A resource consent application for mooring M29 was lodged with Queenstown Lakes District Council. The applicant-supplied mooring inspection report has been reviewed to inform Harbourmaster comment on navigational safety matters.

	Assessment approach For moorings in congested areas, the assessment considers whether the mooring arrangement provides adequate separation from nearby moorings having regard to the applicant-supplied survey information, vessel length, mooring design, water depth and separation between mooring blocks. Mooring Swing Radius Based on the applicant-supplied sub-surface mooring survey, the assessed swing radius overlaps with surrounding moorings M24 and M26 (processing). Using the supplied GPS coordinates, mooring block location, survey specifications, and a vessel length of up to 9.0 metres overall, the mooring has been assessed as remaining within the allowable overlap limit for these neighbouring moorings. This assessment was informed by an accepted methodology, developed with input from a recognised naval engineer, for assessing safe permitted swing overlap between moorings. Please note: The potential for overlap with existing Mooring(s) M28 has been identified. However, as these moorings are not lawfully established under the RMA at the time of this report, accurate location information and mooring system design details have not been provided for this mooring and it is not possible to undertake a reliable assessment of whether a conflict exists or to what level. On the information currently provided, the assessed mooring arrangement does not raise navigational safety concerns that would prevent the application from being supported.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	No Comment Required from Maritime NZ

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 occupiers 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.

Conditions:

Please see notes above.

5.0 FINAL COMMENT

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

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

TechnologyOne ECM Document Summary

Printed On 10-Sep-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Application form	9984678	1	13-Jul-2026
PUB_ACC	AEE	9984651	1	13-Jul-2026
PUB_ACC	Inspection Report	9984677	1	13-Jul-2026
PUB_ACC	QLDC Parks s176 Authorisation Letter	10261316	1	01-Sep-2026
PUB_ACC	QLDC Parks Landowner Approval Letter	10261315	1	01-Sep-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



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: Angus Alexander Johnston
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: 360 Bainfield Road Invercargill

*Post code:
9872

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

*Email Address: gusjohnston54@hotmail.com

*Phone Numbers: Day 027 554 5730

Mobile: 0275545730

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:

Phone Numbers: Day

Mobile:

Email Address:



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:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above



Applicant:

☐☐

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

The Mooring is no 29 and is located on Lake Wakatipu within Kelvin Grove near the TSS Earnslaw slipway. Permit no WAK618

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)

WGS84 Decimal degrees Lat 45*02' 28.37S Lon 168* 40' 40. 13E

[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

WAK618

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



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

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 Wakatipu

(Lake / River)

The activity will operate on all days of the year

(dates / duration)

to provide for Mooring of pleasure craft for 1

(number persons)

Brief description of activity:

Static mooring .

I have owned the Mooring for approx 17 years and in that time have put a new concrete Block and Chain and have engaged Gary Wright of Wright Building and Diving to make repairs .

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



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

28

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) **

Full name of person lodging this form

Angus Alexander Johnston

Firm/Company

Dated 24/6/26

**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.



QUEENSTOWN
LAKES DISTRICT

Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348

P: 03 441 0499
E: resourceconsent@qldc.govt.nz

From: "Gus johnston" <gusjohnston54@hotmail.com>
Sent: Thu, 9 Jul 2026 19:41:10 +1200
To: "Resource Consent" <resourceconsent@qldc.govt.nz>
Subject: Re: Resource consent application for mooring 29
Categories: Laura

Hi Laura

Thanks for confirming my resource application .

With regards to the EE the following is a history of m29

I purchased the mooring approx 15 years ago .unfortunately I can't remember who I purchased it from but from memory the previous owner owned it for approx 20 plus years .i bought it through a 3rd party hence don't remember the name .

During my ownership I have upgraded the mooring with new chain and block and bouys .

Hope that's enough information on the EE for you to process the consent Application

Cheers

Gus

Gus Johnston
AREINZ
B.Ag.Com. VFM
M 0275545730

On 9 Jul 2026, at 3:20 PM, Resource Consent <resourceconsent@qldc.govt.nz> wrote:

Good afternoon Gus

Thank you for your application for a resource consent for your mooring, and my sincere apologies for the delay in getting back to you.

To help us process your application and enter it into our system, we require a brief Assessment of Environmental Effects (AEE). This does not need to be a complex or lengthy document.

As part of the AEE, would you please provide a summary of the known history of the mooring in its current location? This could include details such as:

- When the mooring was first established (if known)
- Any known changes in ownership or transfer history
- Any other relevant background information about the mooring

Once you have sent this information through, we will be able to progress your application and enter it into our system.

Thank you for your assistance.

Kind regards,
Laura Mitchell

Laura Mitchell | P&D
Technical Support Officer
| Planning &
Development
Queenstown Lakes District
Council
P: +64 3 441 0499
E:
laura.mitchell@qldc.govt.nz



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

From: Gus Johnston <gusjohnston@me.com>
Sent: Monday, 29 June 2026 9:58 PM
To: Resource Consent <resourceconsent@qldc.govt.nz>
Cc: gusjohnston54@hotmail.com
Subject: Resource consent application for mooring 29

Hi Please find resource application for my mooring no 29 skin g with an inspection i had commissioned recently which was done by Gary Wright of Write Building and Diving .
Cheers
Gus

Gus Johnston
AREINZ
B.Ag.Com. VFM
M 0275545730

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

Mooring Permit #: 29 / WAK618

Mooring Owners Name: Gus Johnston

Mooring Owners Address:

Mooring Owners Postal Address (if different):

Mooring Owners Phone No: 027 554 5730

Mooring Owners Email Address:

Emergency contact Number:

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

Name of vessel using mooring: Real Time

Vessel MNZ Registration Number: Vessel Identification:

Vessel Type: Commercial Powered Craft ☐

Powered Craft Yacht ☐ Other ☐

Recreational

If "Other" please outline type of vessel

Length of Vessel: 8.75m Weight of Vessel: 2.9T

Vessel Colour(s): white

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

Details of Mooring – (Mooring Inspector To Complete) No

GPS Position of mooring: (WGS84 Decimal Degrees):

LAT: 45*02' 28.37S

LON: 168*40' 40.13E

IS THIS A CONFIRMED TRUE BLOCK LOCATION?: Yes

Inspection Date: 01/4/2026

Water Depth at location at time

of inspection: 5m

Calculated total swing radius of mooring at lowest lake level: 10m

Lake level at time of inspection: 309.669m

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, details and observations can be provided on a separate page.

	Checked Y/N	COMPONENT	DETAILS		Condition (% & notes)	Existing	Replaced
TOP SECTION	✓	Floats	Numbered: Yes	Type: Orange A4 x 2	One flat one good	✓	
					Broken handle and badly damaged but still afloat	✓	
			Colour: Yellow	Type: Foam filled buoy			
	✓	Shackle(s)	Number: 1 st Diameter: 2 x 16m std	Moused: N	Condition: OK	✓	
	✓	Shackle(s)	Number: 2nd Diameter: 13mm tested	Moused: Y	Condition: OK	✓	
	✓	Chain	Length: 3m	Diameter: 13mm Min D: 9mm	Condition: OK	✓	
MIDDLE / RISER / RIDE	✓	Shackle(s)	Number: 3rd Diameter: 13mm tested	Moused: Y	Condition: OK	✓	
	✓	Swivel	Diameter: 16mm	Steel	Condition: OK	✓	
	✓	Shackle(s)	Number: 4th Diameter: 13mm tested	Moused: Y	Condition: OK	✓	
	✓	Riser/Ride/Middle chain	Length: 3m	D: 13mm Min D: 3mm	Condition: Poor	✓	
	✓	Shackle(s)	Number: 5th Diameter: 13mm tested	Moused: Y	Condition: Poor	✓	
BOTTOM	✓	Ground chain	Length: 5-6m	D: 20mm Min D: 8m	Condition: Poor	✓	
	✓	Block Shackle	Diameter: Buried	Moused: ?	Condition: Buried	✓	
	✓	Block Ring	Diameter: Buried		Condition: Buried	✓	
	✓	Block(s)	Is block visible?: No	Weight (dry) est : ??	Buried	✓	
			Dimensions: U/K	Type: U/K			

Inspectors Observations

Has Block Shifted or become buried? **Buried**

Inspectors Further Comments:

Boat attachment is 1.5m of 13mm chain connected to the good A4 buoy and then 1m of chain connected to the foam filled buoy. All in poor condition.

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

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 time³³
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 Postal

Address: a/a

Name of person completing inspection: Garry
Wright

Signature of person completing
inspection: 

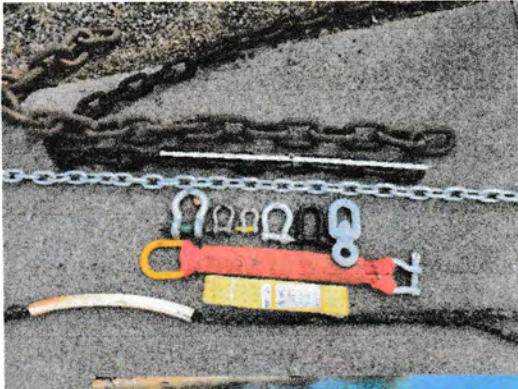
Date: 01/4/2026

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

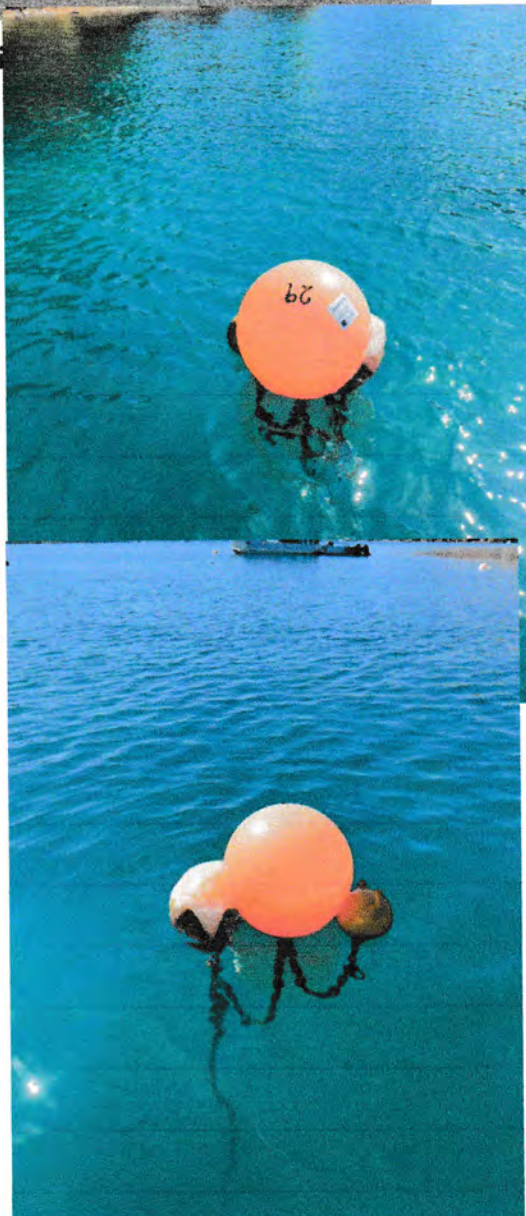
Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Harbourmaster Comments:



Mooring



Declaration – (Mooring Inspector To Complete)

This is to certify that I have completed a visual inspection ONLY

27 August 2026

Queenstown Lakes District Council
C/- Rebecca Holden
rebecca.holden@qldc.govt.nz

Dear Rebecca,

RM260775 A Johnston: Retrospective consent of an existing mooring at Kelvin Grove – Queenstown Lakes District Council (QLDC) s176 requiring authority approval

The QLDC Parks and Reserves Team received a resource consent application (RM260775), to retrospectively approve an existing swing mooring within Kelvin Grove recreation reserve (Section 26 Block I Coneburn SD). It is understood the mooring was first established approximately 35 years ago, but it is unclear when or by whom as there are no clear records of its approval available. The mooring is known as M29 (WAK618 in Council records) and A Johnston has owned it for approximately 15 years.

The application is subject to designation #182, which is designated as the Kelvin Peninsula Recreation Reserve. The location of the mooring is shown in blue below:



In accordance with s176(b) of the Resource Management Act (RMA) 1991, QLDC Parks and Reserves as the requiring authority over designation #182, provide approval for A Johnston to retrospectively establish a swing mooring as described in resource consent RM260775.

Should you have any queries please contact the Parks and Reserves team on phone (03) 450 0499.

Yours sincerely, Nāku noa nā

Christine Skipworth
Team Leader – Parks Planning

27 August 2026

Queenstown Lakes District Council
C/- Rebecca Holden
rebecca.holden@qldc.govt.nz

Dear Rebecca,

RM260775 A Johnston: Retrospective consent of an existing mooring at Kelvin Grove – Queenstown Lakes District Council (QLDC) landowner approval

This letter gives written landowner approval to A Johnston for the activity that is the subject of Queenstown Lakes District Councils resource consent application RM260775. The activity comprises the following activity requiring resource consent on reserve land administered by QLDC:

- To retrospectively approve an existing swing mooring (#M29) within Kelvin Grove recreation reserve (Section 26 Block I Coneburn SD).

It is understood the mooring was first established approximately 35 years ago, but it is unclear when or by whom as there are no clear records of its approval available. The mooring is known as M29 (WAK618 in Council records) and A Johnston has owned it for approximately 15 years.

Landowner approval is granted based on the application for resource consent, including the application submitted and the location of the mooring, shown in blue on the aerial below:



Please note that any amendments to the application and location described above, require updated landowner approval from QLDC.

Should you have any queries please contact the Parks and Reserves team on phone (03) 450 0499.

Yours sincerely, Nāku noa nā

Christine Skipworth
Team Leader – Parks Planning