

APPLICATION AS NOTIFIED

H Johnstone & J Scollay

(RM230649)

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:

H. Johnstone and J. Scollay

What is proposed:

To lawfully establish an existing jetty, to remove two existing swing moorings from the bed of Whakātipu-Wai-Māori (Lake Whakātipu) and to re-establish these moorings in more open water, requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council.

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

Bed of Whakātipu-Wai-Māori. The jetty is situated in front of 11-21 Loop Road, Kelvin Heights. The proposed GPS coordinates for the moorings are as follows:

M91: - 45.027828, 168.717432

M92: - 45.027719, 168.717803

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 **RM230649** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 0211701496 or e-mail at rebecca.holden@qldc.govt.nz

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

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

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

17 November 2025

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

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

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

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

You must serve a copy of your submission to the applicant (H. Johnstone and J. Scollay, hanlin@xtra.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Jorja Hunt
jorja@townplanning.co.nz
 Town Planning Group
 PO Box 2559, Whakatipu, 9348

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: 17 October 2025

Address for Service for Consent Authority:

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

Phone
 Email
 Website

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

TechnologyOne ECM Document Summary

Printed On 15-Oct-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Attachment [A] Form 9 updated 3 September 2025	8998593	1	03-Sep-2025
PUB_ACC	AEE	7735307	1	25-Aug-2023
PUB_ACC	Attachment [B] - Jetty replacement letter to QLDC	7735306	1	25-Aug-2023
PUB_ACC	Attachment [E] - Structure Permit	7735303	1	25-Aug-2023
PUB_ACC	Attachment [C] - Jetty design	7735305	1	25-Aug-2023
PUB_ACC	Jetty No.28 Inspection Report	8460778	1	30-Jan-2025
PUB_ACC	Attachment [E] Record of Title 904546 Recreation Reserve	7746619	1	04-Sep-2023
PUB_ACC	Mooring Permit 91 2025 - 2026	8944349	1	06-Aug-2025
PUB_ACC	Mooring Permit 92 2025 - 2026	8944350	1	06-Aug-2025
PUB_ACC	James Scollay No. 91 - Mooring Inspection Report 19.05	8623658	1	19-May-2025
PUB_ACC	Attachment [B] Mooring Report for Mooring No. 92	7934336	1	26-Feb-2024
PUB_ACC	Attachment [C] Mooring Specifications from 1996	7934337	1	26-Feb-2024
PUB_ACC	Rule 13.5.1.1 Assessment Mooring FINAL	9062886	1	13-Oct-2025
PUB_ACC	LINZ APA	8335807	1	15-Oct-2024



APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Hanlin Johnstone and James Scollay**
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: **21 Loop Road, Kawarau Falls, Queenstown**

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

*Post code:
9300

*Email Address: **hanlin.j@xtra.co.nz**

*Phone Numbers: Day

Mobile: **027 331 188**

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: **Jorja Hunt - Town Planning Group**

Phone Numbers: Day

Mobile: **027 302 1898**

Email Address: **jorja@townplanning.co.nz**

INVOICING DETAILS //

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

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

Applicant:



Agent:



Other, please specify:

Email:



Post:



*Attention: **Hanlin Johnstone and James Scollay**

*Postal Address:

*Please provide an email AND full postal address.

*Post code:

*Email: **hanlin.j@xtra.co.nz**



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above

☐

Applicant:

☒☐

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

Loop Road, Frankton Arm, Lake Wakatipu

Jetty: 45.028359 168.717502

Mooring M92: 45 01 40.895 S 168 43 04.756E

Mooring M91: N 5566781 E 2172607

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)

Loop Road, Frankton Arm, Lake Wakatipu Jetty: 45.028359 168.717502 Mooring M92: 45 01 40.

For any land based areas:

Legal Description: Lake Wakatipu

Owners/Occupiers:

District Plan Zone: Rural Zone (PDP)

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

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:



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 **privately**

(dates / duration)

to provide for **private use of the jetty**

(number persons)

Brief description of activity:

establishment and use of existing jetty

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



PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991 and may also be used in statistics collected and provided to the Ministry for the Environment and Queenstown Lakes District Council. The information will be stored on a public register and may be made available to the public on request or on the company's or the Council's websites.



FEES INFORMATION

Section 36 of the Resource Management Act 1991 deals with administrative charges and allows a local authority to levy charges that relate to, but are not limited to, carrying out its functions in relation to receiving, processing and granting of resource consents (including certificates of compliance and existing use certificates).

Invoiced sums are payable by the 20th of the month after the work was undertaken. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid. You may also be required to make an additional payment, or bring the account up to date, prior to milestones such as notification, setting a hearing date or releasing the decision. In particular, all charges related to processing of a resource consent application are payable **prior to issuing of the decision**. Payment is due on the 20th of the month or **prior to the issue date – whichever is earlier**.

If your application is notified or requires a hearing you will be requested to pay a notification deposit and/or a hearing deposit. An applicant may not offset any invoiced processing charges against such payments.

Section 357B of the Resource Management Act provides a right of objection in respect of additional charges. An objection must be in writing and must be lodged within 15 working days of notification of the decision.

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

MONITORING FEES – Please also note that the fee paid at lodgement includes an initial monitoring fee of \$287 for land use resource consent applications and designation related applications, as once Resource Consent is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

A list of Consent Charges is available on the on the Resource Consent Application Forms section of the QLDC website. If you are unsure of the amount to pay, **please call 03 441 0499** and ask to speak to our duty planner.

Please ensure to **reference any banking payments correctly**. Incorrectly referenced payments may cause delays to the processing of your application whilst payment is identified.

If the initial fee charged is insufficient to cover the actual and reasonable costs of work undertaken on the application you will be required to pay any additional amounts and will be invoiced monthly as work on the application continues. Please note that if the Applicant has outstanding fees owing to Council in respect of other applications, Council may choose to apply the initial fee to any outstanding balances in which case the initial fee for processing this application may be deemed not to have been paid.



PAYMENT // An initial fee must be paid prior to or at the time of the application and proof of payment submitted.

Please reference your payments as follows:

Applications yet to be submitted: RM followed by first 5 letters of applicant name e.g RMJONES

Applications already submitted: Please use the RM# reference that has been assigned to your application, this will have been emailed to yourself or your agent.

Please note processing will not begin until payment is received (or identified if incorrectly referenced).

I confirm payment by:



Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – BKNZNZ22)



Invoice for initial fee requested and payment to follow



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

*Reference

*Amount Paid

Please select

(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)

*Date of Payment

APPLICATION & DECLARATION

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



If lodging this application as **the Applicant:**

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

OR:



If lodging this application as **agent of the Applicant:**

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



PLEASE TICK

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

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

Full name of person lodging this form **Jorja Hunt**

Firm/Company **Town Planning Group**

Dated **9/3/25**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

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

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

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

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

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



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

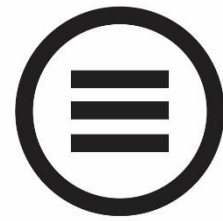
Application Form 9

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report



TOWNPLANNING
GROUP

Application for Resource Consent to the Queenstown Lakes District Council:

H. Johnstone and J. Scollay

*RETROSPECTIVE WATER BASED ACTIVITY
RESOURCE CONSENT FOR AN EXISTING
JETTY AND TWO SWING MOORINGS, LAKE
WAKATIPU, QUEENSTOWN.*

Document prepared by:

Town Planning Group (NZ) Limited

Phone: 0800 22 44 70

Email: office@townplanning.co.nz

Web: www.townplanning.co.nz

Offices in Queenstown and Christchurch

Use and Reliance

This report has been prepared by Town Planning Group (NZ) Ltd on the specific instructions of our Client. It is solely for our Client's use for the purpose for which it is intended in accordance with the agreed scope of work. Town Planning Group (NZ) Ltd does not accept any liability or responsibility in relation to the use of this report contrary to the above, or to any person other than the Client. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by Town Planning Group (NZ) Ltd for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



Contents

1	Executive summary	5
1.1	Introduction	5
2	Site and surrounds	6
2.1	Site details and description	6
2.1.1	Mooring M91	6
2.1.2	Mooring M92	6
2.1.3	Jetty	6
2.2	Existing consents	8
2.3	Surrounding environment	8
3	Description of the Proposal	9
3.1	Proposal	9
4	Statutory Provisions	10
4.1	Queenstown Lakes District Council District Plan	10
4.1.1	Operative District Plan	10
4.1.2	Proposed District Plan	10
4.2	Otago Regional Plan: Water	11
4.3	Overall Activity Status	11
4.4	National Environmental Standards	11
5	Assessment of Effects	12
5.1	Introduction	12
5.2	Operative and Proposed District Plan Assessment Matters	12
5.3	Otago Regional Council Water Plan	17
5.4	Positive Effects	18
5.5	Conclusion	19
6	Statutory Assessment	20
6.1	Section 95, RMA	20
6.1.1	Section 95A assessment	20
6.1.2	Section 95B assessment	20
6.2	Section 104(1), RMA	21
6.3	Section 104(c) Other Matters	23
6.4	Part 2 of the RMA and Conclusion	24

Figures

Figure 1	M91 and M92 (Google Maps)	6
Figure 2	Approximate location of the jetty identified as 45°01'42.1"S 168°43'03.0"E (Google Maps)	7



Figure 3 2004 Frankton Arm Imagery (Source: QLDC Spatial Data Hub)	8
Figure 4 The jetty S28B for which resource consent is sought and Mooring M91 (Applicant) 9	

Supporting information

- [A] Application Form
- [B] Jetty Design
- [C] Jetty Replacement Letter to Council
- [D] Mooring Permit/s
- [E] Structure Permit



1 Executive summary

1.1 Introduction

H. Johnstone and J. Scollay (“**the Applicants**”) apply for retrospective resource consent from Queenstown Lakes District Council (“**QLDC**” or “**Council**”) for the establishment and use of an existing jetty⁽¹⁾ (“**jetty site**”), and two existing swing moorings⁽²⁾⁽³⁾ both located on the Frankton Arm of Lake Wakatipu. An application form is appended as **Attachment [A]**.

The Applicant’s each own a 50% share in the existing jetty, with each Applicant also having ownership of a mooring. The jetty and mooring sites are located in the Rural General zone under the Operative District Plan (“**ODP**”), with resource consent required for a Discretionary Activity pursuant to Rule 5.3.3.3.iv(a). The site is located in the Rural Zone and the adjoining Informal Recreation Zone within the Proposed District Plan (“**PDP**”). Resource consent is required for a Restricted Discretionary Activity under the PDP pursuant to Rule 21.15.7, Rule 38.10.5 and Rule 39.5.3.1, and a Discretionary Activity pursuant to Rule 21.15.8 and 38.9.37. Overall, the proposal is to be treated as a **Discretionary Activity**.

In a retrospective sense, the activity also triggers a **Discretionary Activity** under the Otago Regional Council Water Plan, 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. The Otago Regional Council has delegated its functions pursuant to Section 35(2)(c) of the Resource Management Act (“**RMA**”) to the QLDC.

In summary, this Assessment of Environmental Effects (“**AEE**”) report considers the effects of the proposal on the surrounding environment, determining that any effects of the proposal will be less than minor, by virtue of the scale, design and anticipative nature of the activity within Lake Wakatipu. The structure and activity for which resource consent is sought is entirely appropriate in the context of the receiving environment.

The proposal is consistent with the key objectives and policies of the Operative and Proposed District Plans, and Otago Regional Council Water Plan. The proposal achieves the purpose and principles of the RMA and accords with the definition of sustainable management under Part 2.

¹ Positioned 45.028359 168.717502

² Positioned 45 01 40.895.S 168 43 04.756 E

³ Positioned N 5566781 E 2172607



2 Site and surrounds

2.1 Site details and description

2.1.1 Mooring M91

The existing mooring belonging to Mr Scollay is located on the Frankton Arm of Lake Wakatipu. The mooring is identified as Mooring Number 'M91' within the valid Mooring Permit, position recorded as N 5566781 E 2172607. A copy of the Permit is appended with this Application. The location of the mooring is marked on the aerial photograph in **Figure 1**.

2.1.2 Mooring M92

The existing mooring belonging to Mr Johnstone is located on the Frankton Arm of Lake Wakatipu positioned 45°01'40.895"S 168°43'04.756"E. The mooring is identified as Mooring Number 'M92' within the valid Mooring Permit, a copy of which is appended with this Application. The approximate location of the mooring is marked on the aerial photograph in **Figure 1**.



Figure 1 M91 and M92 (Google Maps)

2.1.3 Jetty

The existing jetty is also located on the Frankton Arm of Lake Wakatipu positioned 45°01'42.1"S 168°43'03.0"E. The approximate location of the jetty is marked on the aerial photograph in **Figure 2**. The jetty has a current Structure Permit, the Structure

Number reference being "S28B". The jetty has a shared ownership arrangement between the two applicants, being the owners of nearby properties on Loop Road, behind the jetty. The jetty is approximately 12 metres in length and extends from the foreshore of the lake.

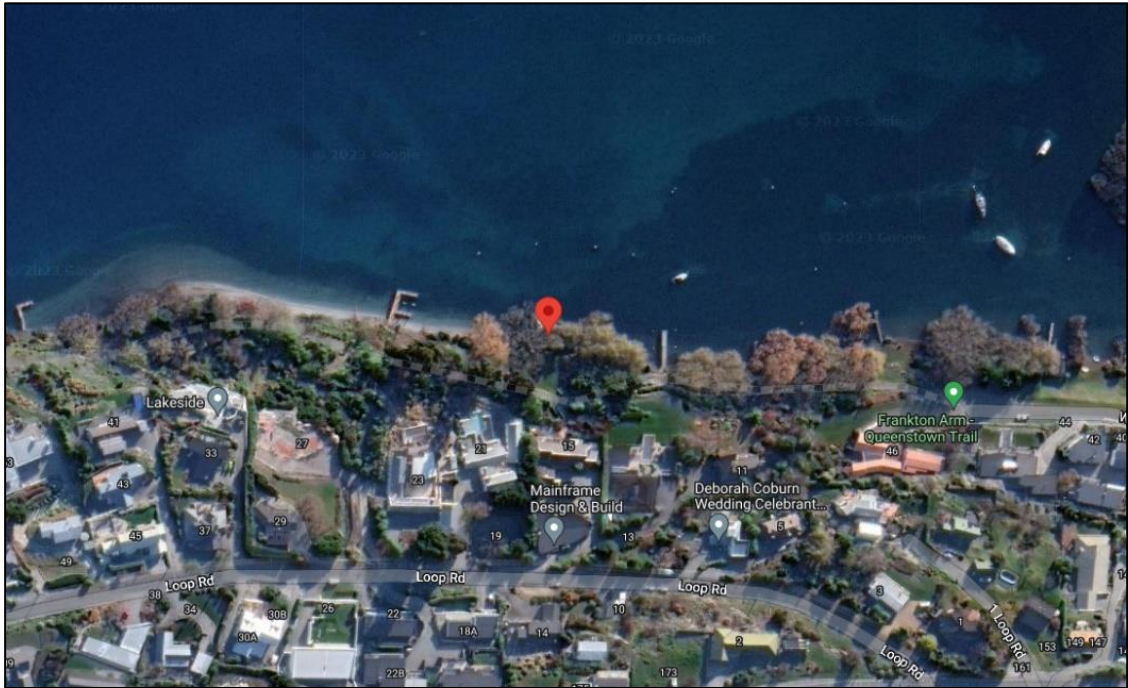


Figure 2 Approximate location of the jetty identified as 45°01'42.1"S 168°43'03.0"E (Google Maps)

It is understood that a jetty has historically been in the same location, with the structure replaced around 2001, however no other information regarding its age has been accessible. At the time of its reconstruction, QLDC was engaged in discussions to replace the previously established aging jetty (**Attachment [B]**). Historical imagery sourced from QLDC Spatial Data Hub identifies the jetty in the same location in approximately 2004 (**Figure 3**). The jetty was rebuilt as per the drawings appended as **Attachment [C]**.





Figure 3 2004 Frankton Arm Imagery (Source: QLDC Spatial Data Hub)

2.2 Existing consents

It is acknowledged by Council that there is no known Resource Consent for the mooring or structure, however this does not mean that one does not exist. We understand that the Council's historic records are not complete.

2.3 Surrounding environment

The shoreline from which the jetty is erected consists of a narrow, quartz gravel beach. This area of the beach is bordered by native and exotic vegetation including grasses and willow, typical of the ecology consistent around the Wakatipu lakefront environment. The lakebed over which the jetty is built upon presents a fine stone and shingle layer, with lake weed apparent as the depth of the lake increases.

Above the jetty, the Queenstown Lakes suburb of Kawarau runs in an east to west direction, with lakefront residential properties prevalent in the area. Established trees provide visual screening from dwellings and the Queenstown Trail located above.

Jetty structures and moorings are common occurrences around the lake, with other jetties of a similar scale present in the vicinity of the site. Multiple swing moorings are also located in the area.



3 Description of the Proposal

3.1 Proposal

The Applicants apply for resource consent from QLDC for an existing jetty and two swing moorings on Lake Wakatipu. The structure and moorings will operate in accordance with the existing permit conditions and will facilitate use to the permit holders.

No additional modifications are proposed to the jetty structure or moorings are proposed.

The configurations of the moorings are consistent with QLDC's Swing Moorings specifications for a 12-metre vessel.



Figure 4 The jetty S28B for which resource consent is sought and Mooring M91 (Applicant)

4 Statutory Provisions

4.1 Queenstown Lakes District Council District Plan

The Council has undertaken the review of the 2007 District Plan (“**ODP**”) by way of a series of plan changes (referred to as a Proposed District Plan (“**PDP**”)), notified in a series of stages from August 2015.

The District Plan consists of two volumes, separated by geographic area, and these areas are categorised by way of separate zones that fall into one of Volume A or Volume B. Volume A is the land that has been reviewed (for convenience referred to as the Proposed District Plan, until such time it is made operative), while Volume B contains land that to date has not been reviewed.

4.1.1 Operative District Plan

The existing moorings and jetty are located within the **Rural General Zone** under the ODP.

Resource consent is required under the ODP for the following:

- **Discretionary Activity** pursuant to Rule 5.3.3.3(iv)(a) as this proposal is for a jetty and mooring which passes across or through the surface of Lake Wakatipu or is attached to the bank of Lake Wakatipu.

4.1.2 Proposed District Plan⁴

The existing moorings and jetty are located within the **Rural Zone** under the PDP and is subject to the overlays listed below.

- Wāhi Tūpuna Overlay
- Surface Water Control Annotation

Resource consent is required under the Proposed District Plan for the following;

Chapter 21 Rural Zone

- **Restricted Discretionary** activity pursuant to Rule 21.15.7⁽⁵⁾ for a jetty and moorings in the Frankton Arm, identified as the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan mapping application.
- **Discretionary** activity pursuant to Rule 21.15.8⁽⁶⁾ for a structure and moorings that passes across or through the surface of any lake or river

⁵ PDP Decisions Version (March 2023)

⁶ PDP Decisions Version (March 2023)



or is attached to the bank of any lake and river, other than where fences cross lakes and rivers.

Chapter 38 Open Space and Recreation Zones

- **Discretionary** activity pursuant to Rule 38.9.37⁽⁷⁾ for the establishment and use of a jetty in the informal recreational zone.
- **Restricted Discretionary** activity pursuant to Rule 38.10.5⁽⁸⁾ for breaching a 10m waterbody setback in the informal recreational zone.

Chapter 39 Wāhi Tūpuna

- **Restricted Discretionary** activity pursuant to Rule 39.5.3.1⁽⁹⁾ for a building (structure) within an identified Wāhi Tūpuna area, which is within the Rural Zone, and less than 20m from a wetland, river or lake.

Discretion is restricted to the effects on Manawhenua values.

Overall, the proposal is to be treated as a **Discretionary Activity** in the Operative and Proposed District Plan.

4.2 Otago Regional Plan: Water

Resource consent is required under the ORC Regional Plan Water (**RPW**) for a **Discretionary** activity pursuant to Rule 13.2.3.1 as the proposal is for the erection of a jetty fixed in, on, under and over the bed of Lake Wakatipu. We understand that the QLDC has taken on the delegation for this matter.

4.3 Overall Activity Status

Overall, the proposal is to be treated as a **Discretionary Activity**.

4.4 National Environmental Standards

In terms of compliance or otherwise with National Environmental Standards ("**NES**"), the only NES that is of potential relevance to this proposal is the NES for Freshwater ("**NESFW**"). The NESFW applies to works within freshwater bodies inclusive of lakes, rivers, and wetlands.

The proposal does not meet the definition of 'specified infrastructure' in accordance with section 3 of the NES and does not trigger any rules within the NESFW as the proposal does not include land disturbance in the specified setbacks of a natural wetland. Accordingly, the NESFW does not apply to this application.

⁷ PDP Decisions Version (March 2023)

⁸ PDP Decisions Version (March 2023)

⁹ PDP Decisions Version (December 2022)



5 Assessment of Effects

5.1 Introduction

In accordance with Section 88 and Schedule 4 of the RMA an assessment of any actual or potential effects on the environment that may arise from the proposal is required with any details of how any adverse effects may be avoided, remedied or mitigated. Accordingly, the below is an assessment of effects relative to the scale and significance of the proposed activity.

5.2 Operative and Proposed District Plan Assessment Matters

5.2.1 Effects related to the establishment and use of a jetty over the surface of Lake Wakatipu (Rural Zone)

The relevant matters of both the ODP and PDP have been considered, including the matters of discretion in Rule 21.15.7 relevant to two moorings and a jetty established in Frankton Arm.

Rule 5.4.2.3(xv) of the ODP lists several assessment matters to be taken into account when making decisions on a Discretionary Activity relating to water-based activities on the surface of lakes and rivers. Similarly Rule 21.15.7 of the PDP lists several matters (a – g) of discretion relevant to the establishment and use of the jetty and moorings in the Frankton Arm area. The relevant assessment matters are identified and assessed as follows, with appropriate regard given to the discrete nature of the activity.

ODP 5.4.2.3(xv) (a) *The extent to which the water-based activity will adversely affect the range of recreational opportunities available in the District or the quality of experience of the people partaking of those opportunities.*

The proposal will have no discernible negative impact on the range of recreational opportunities available in the District, nor on the quality of experience of people partaking in those opportunities. The encroachment of the jetty and moorings into Lake Wakatipu is very small and does not affect users of the Reserve or the Trail. Effects on these matters are less than minor.

ODP 5.4.2.3(xv) (b) *The extent to which the water-based activity is suited to and benefits from the identified natural characteristics of the particular lake or river.*

Jetties and moorings of the scale for which this application addresses are anticipated and frequented within the locale of the site. The proposal is commensurate with and complements the natural characteristics of Lake Wakatipu, with the design and scale of the jetty appropriate for its environment. Effects on the natural characteristics of Lake Wakatipu is less than minor.



ODP 5.4.2.3(xv) (c) *The extent to which the water-based activity will reduce opportunities for passive recreation, enjoyment of peace and tranquillity and, particularly, opportunities for remote experience recreation.*

PDP 21.15.7 (c) *the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;*

The proposal will not detract from the opportunities for passive recreation, enjoyment of peace and tranquillity, nor will the proposal reduce opportunities for remote experience recreation. On the contrary the proposal will offer passive recreation and enjoyment for the owners and anyone who will utilise the jetty with permission of the permit holder/ consent holder. Effects on passive recreation and the other matters described in section (c) above is less than minor.

ODP 5.4.2.3(xv)(d) *The extent to which the water-based activity will compromise levels of public safety, particularly where conflict between operators may make a reasonable level of public safety impossible or difficult to achieve.*

PDP 21.15.7 (b) *Whether the structure causes an impediment to craft manoeuvring and using shore waters.*

The jetty extends laterally over the surface of Lake Wakatipu by approximately 12 metres. QLDC boating bylaws state that vessels within 200 metres of the shore must not exceed a limit of 5 knots. Vessels in the vicinity of the jetty will be travelling at an appropriate speed to avoid any obstructions near the shoreline. The jetty is not obscured by any trees or vegetation when viewed from vessels on the water, and therefore it is reasonable to expect that the structure will be within the sightline of boat craft operators in the area. As discussed above, jetties and moorings are a common feature in the area and will be anticipated by operators on the water. The presence of the jetty and moorings do not pose public safety issues to anyone on land, greater than other jetties in the area, and common sense and precaution prevails to any member of the public undertaking recreational activities near a water feature.

Accordingly, effects on public safety are less than minor.

ODP 5.4.2.3(xv) (e) *Any adverse effects of the proposed activity in terms of:*

- i. noise, vibration and lighting, which is incompatible with the levels acceptable in the particular lake or river environment.*

The jetty itself does not result in unacceptable levels of noise, vibration, and lighting, accordingly this clause is not particularly relevant to the proposal.

- ii. loss of privacy or a sense of remoteness or isolation.*

Frankton Arm is not characterised as remote, this is the reason why it has been excluded from the landscape classifications in the PDP in so far that while the Frankton Arm is zoned rural it is recognised as being part of the Frankton urban environment.



The jetty is not directly observable from Loop Road or dwellings due to the nature of the surrounding topography and low-lying placement of the jetty, though is likely to be partially observable from pedestrians and cyclists utilising the Frankton Arm-Queenstown Trail. Vegetation and trees fronting the nearby properties provide appropriate screening. Viewing of jetties and moorings in this part of the Lake is anticipative of recreational users of the trail. The jetty does not provide direct views into any of the nearby properties. The jetty is not in a location that contributes to a sense of remoteness or isolation. We understand that a jetty of the same scale and similar design has been established in the same location since before the reconstruction of the existing jetty. Accordingly, the jetty is not 'new' to the environment, and does not present a structure that nearby residents nor frequent users of the nearby trail are unfamiliar with. Effects on privacy is less than minor.

- iii. levels of congestion or reduction in levels of lake or river safety, which are unacceptable for the nature of the lake or river.*

The proposal does not result in levels of congestion or reduction in lake levels nor river safety.

- iv. accumulation of litter and waste, and access to toilet facilities.*

Given the jetty and moorings are for private use only, the proposal will not result in accumulation of litter and activity itself does not require toilet facilities.

- v. any cumulative effect from the activity in conjunction with other activities in the vicinity.*

PDP 21.15.7 (d) *the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect.*

Whilst jetties, structures and moorings are frequent within the area, they are intermittent and staggered along the shoreline of Frankton Arm. Boating activities and moorings are commensurate and complementary to jetty structures. Accordingly, no cumulative effects are resultant of the proposal.

Summarising the above, no adverse effects will arise as a result of the activity in terms of noise, loss of privacy, level of congestion, accumulation of litter, and cumulative effects.

ODP 5.4.2.3(xv) (f) *The extent to which the water-based activity is compatible with, and will not adversely affect nature conservation values or wildlife habitat.*

By virtue of the scale and design of the jetty, the proposal is compatible with the surrounding environment and will not adversely affect the nature conservation values or wildlife habitat. The jetty does not present a threat nor adverse effects to surrounding nature conservation or wildlife habitat. Any adverse water quality effects are less than minor and generally not more than typically be expected from recreational jetties in Lake Wakatipu.



PDP 21.15.7(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;*

ODP 5.4.2.3(xv) (g) *In the case of structures or moorings which pass across or through the surface of any lake or river or are attached to the bank of any lake or river, the extent to which the structures or moorings:*

- i. are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place.*

The jetty and moorings do not present an overly dominant or obtrusive obstacle on the shore scape or lake view, resultant of the natural materials and natural colours used in construction. The jetty is visible in part from the public trail above the shoreline however is partially obscured by vegetation and are generally anticipated within the environment. The site is located within a natural bay and not a headland, therefore appropriately located. Thus, the structure is not unexpected by public using the area for various activities and has been constructed with careful consideration given to its design, composition and scale. Accordingly, any effects regarding visual amenity are considered less than minor.

- ii. cause an impediment to craft manoeuvring and using shore waters.*
- iii. diminish the recreational experience of people using public areas around the shoreline.*
- iv. result in congestion and clutter around the shoreline.*

Points *ii* to *iv*. are addressed above, within the assessment of 5.4.2.3(xv) (a) to (f).

- v. are likely to result in demand for craft to be permanently moored outside of permanent marina sites.*

With regard to points (v) and (vi), the nature of this activity is such that it will not generate additional demand for permanently moored vessels outside of permanent marina sites, as private jetty does not in itself generate any public demand for mooring at permanent marina sites. The central concept of the jetty is to provide convenient and accessible use for the owner in a private capacity, with the Applicant's homes being nearby on Loop Road. The application itself does not result in added demand for craft to be permanently moored outside of a permanent marina site, greater than the intended use of mooring private vessels.

ODP 5.4.2.3(xv) (g) (vi) *can be used by a number and range of people and craft, including the general public.*

PDP 21.15.7 (e): *whether the structure will be used by a number and range of people and craft, including the general public.*

The Applicants' current structure and mooring permits authoring private use only. The non-gated and open nature of the jetty does not preclude public usage though the



applicant may establish signage that specifies the private nature of use, in accordance with their permit. Accordingly point (i) is not particularly relevant to the proposal.

ODP 5.4.2.3(xv) (g) (vii) *are compatible with scenic and amenity values, particularly in Queenstown Bay, Frankton Arm and Roys Bay.*

PDP 21.15.6 (e): *the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.*

By virtue of the scale and design of the jetty, the proposal is compatible with the surrounding environment and is not considered obtrusive or overly dominant within the Frankton Arm shoreline environment. Amenity values are enhanced by the ability for users to connect with water-based activities, and the jetty is harmonious with the peaceful and tranquil nature of the surrounds, with views offered of the surrounding landscapes when standing upon the jetty. Equally the jetty and mooring(s) component of the application does not detract from the surrounding scenery. Accordingly effects on scenic and amenity values are less than minor.

ODP 5.4.2.3(xv) (h) *Any effect from the activity on the operation, safety and navigation of the TSS Earnslaw.*

The TSS Earnslaw is non operative in the area that the jetty is erected in, with the TSS Earnslaw travelling daily from its base in Queenstown Bay to Walter Peak.

ODP 5.4.2.3(xv) (i) *Levels of traffic congestion or reduction in levels of traffic safety, which are inconsistent with the classification of the adjoining road.*

The proposal will not create traffic associated with its use as could be expected with a boat ramp or public jetty/marina.

5.2.2 Effects related to the establishment and use of a jetty within the Informal Recreational zone.

No assessment matters are specified for discretionary activities for the establishment and use of a jetty in the informal recreational zone. Given the thorough assessment above, the discrete nature of the activity and very minor encroachment into the informal recreational zone, the effects are considered less than minor.

5.2.3 Effects related to the establishment and use of a jetty within the Wāhi Tūpuna area.

The site is located within the Wāhi Tūpuna area, specifically in the Whakātipu-wai-Māori (Lake Whakātipu) area.

Potential threats to Whakātipu-wai-Māori are listed within schedule 39.6, with those activities relevant to the proposal including the establishment of structures and undertaking of recreational activities. Recreational activities on the lake are permitted and entirely expected activities, structures within identified Wāhi Tūpuna areas are also prescribed as permitted activities.



As discussed in Section 5.2.1 above, the activity is commensurate with the surrounding environment, and will not promote in cumulation of effects of moorings, jetties and structures in the vicinity of the site. The jetty itself will not restrict access to Whakātipu-wai-Māori, for both public and Kāi Tahu descendants. The jetty has been established in the location for a long time and is therefore not a new addition to the environment. Accordingly, no effects on manawhenua values are resultant of the activity, and the ability for Whakātipu-wai-Māori to provide for current and existing generations of Kāi Tahu is un-changed.

We have undertaken a review of similar consents that have been granted on the Lake to ascertain the types of cultural values that have been attributed to such structures and activities, and consider that the assessment above is consistent with the identification of issues. A key cultural effect that we observed was during construction and the impact that can occur to the Laker environment. In this case, all structures are existing and there will be no site works necessary, therefore avoiding any associated effects and cultural impacts.

Accordingly, effects for the use and establishment of the jetty and moorings within the Wāhi Tūpuna area is less than minor.

We have been advised that consultation is ongoing between QLDC, Te Ao Marama and Aukaka with feedback to be provided to the Council in due course. The Applicants will also embark on engagement with Iwi.

5.3 Otago Regional Council Water Plan

Resource consent is also required under the ORC Water Plan for a **Discretionary** activity pursuant to Rule 13.2.3.1 as the proposal is for the erection of a structure fixed in, on, under and over the bed of Lake Wakatipu.

Whilst acknowledging the Discretionary Activity Status of the application, given the focused and specific nature of the non-compliances, Rule 13.2.2.1(a) to (n) is directive of the relevant assessment matters regarding the proposal in accordance with the ORC Water Plan, with the rules providing a comprehensive basis on which to assess the actual and potential adverse effects of those non-compliances. Appropriate regard is given to the positive effects and discrete nature of this proposal.

The relevant assessment matters are listed as follows:

- a) *Any adverse effects of the activity on:*
 - i. *Any natural and human use value identified in Schedule 1 for any affected water body; and*
 - ii. *The natural character of any affected water body; and*
 - iii. *Any amenity value supported by any affected water body; and*
 - iv. *Any heritage value associated with any affected water body; and*

Lake Wakatipu is categorised within Schedule 1A as possessing Outstanding Natural Features and landscapes for its fisheries, scenic characteristics, scientific value, recreational purposes including boating and historical purposes, and significance in accordance with tikanga Māori. By virtue of the scale of the activity, the proposal is entirely compatible in the context of the surrounding environment and associated values. The natural character of Lake Wakatipu will be unchanged, and the amenity values connected to Lake Wakatipu will be negligible. Equally there are no heritage values affected by the proposal, rather boating and ancillary activities (moorings and jetties) are historically connected to and common place in towns and populated areas next to prominent water features. Accordingly adverse effects on the above values are less than minor.

b) Any adverse effect on existing public access; and

Public have unrestricted access to the shoreline onto which the Applicant's jetty is connected to, and the nearby Frankton Reserve and Frankton Arm-Queenstown Trail. Public use to is not restricted in any way as a result of the establishment or ongoing presence of the jetty.

f) Fish passage; and

The passage of fish and other wildlife are not obstructed by the jetty, with large gaps existing between each pile. Similarly, the moorings do not adversely affect fish passage.

g) The method of construction; and

As demonstrated by the supporting documentation, the jetty has been constructed to a high standard. The existing moorings have been established in line with QLDC's Swing Moorings specifications, with the permits held for each indicating that QLDC have previously been satisfied by the presence of the structure and two moorings. The jetty and moorings present a positive outcome.

j) The information and monitoring requirements; and

The jetty and moorings will be maintained in accordance with the requirements of the permits.

k) The existing lawful activity associated with any affected water body.

Throughout recent years the Applicant has been granted various structure and mooring permits issued by QLDC under the Navigation Safety Bylaw 2018 authorising the lawful use. As such the local authority has been aware of the activity and authorised relevant permits.

5.4 Positive Effects

The proposal seeks to minimise any potential adverse effects on the environment and landscape where possible through the low impact design, natural materials, and the

activity is not uncommon or unexpected in the Frankton Arm, Lake Wakatipu area. The jetty and proposal complement the surrounding landscapes and facilitates recreational use of the Lake.

5.5 Conclusion

The proposal seeks resource consent for existing structures on the Lake. In our opinion, any potential for adverse effects can be appropriately avoided, remedied or mitigated, and will be less than minor in the context of the receiving environment.



6 Statutory Assessment

6.1 Section 95, RMA

6.1.1 Section 95A assessment

Section 95A of the RMA considers the need for public notification and sets out four steps in a specific order to be considered in determining whether to publicly notify.

In terms of Step (1), public notification is not requested, Section 95C pertaining to notification in the event that further information is not provided under Section 92 is not applicable, and the application is not being made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In terms of Step (2), Rule 5.3.3.3(iv)(a) none of the Operative District Plan, nor the PDP and RPW rules for which consent is required preclude public notification of the associated non-compliances.

Moving to Step (3), notification is not required by a rule in a Plan or a NES, and as demonstrated in Section 5 of this report, the adverse effects on the environment are considered to be less than minor.

Lastly, in terms of Step (4) as no special circumstances are considered to apply public notification is not required under any of the pathways in Section 95A.

6.1.2 Section 95B assessment

While public notification is not necessary, any effects of the proposal on the local environment and upon particular parties must still be considered. This is addressed through Section 95B of the RMA, which has four steps similar to Section 95A.

In terms of Step (1), there are no affected protected customary rights or customary marine title groups in terms of Subclause (2), and while the proposed activity is on or adjacent to land that is the subject of a statutory acknowledgement (Lake Wakatipu), the person to whom the statutory acknowledgement is made is not determined an affected person under section 95E (s95B(3)).

In terms of Step (2), Rule 5.3.3.3(iv)(a) the Operative District Plan, nor the PDP and RPW rules for which consent is required preclude limited notification of the associated non-compliances.

Step (3) requires the consent authority to determine, in accordance with Section 95E, whether there are any affected parties as a result of this proposal. Section 95E states that a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor). Surrounding property owners are not considered to be affected by the existing structure and their use, for the reasons outlined in the AEE. Land Information New Zealand and Fish & Game New Zealand are not considered affected parties as both



the jetty and moorings form part of the existing environment and there will be no effects on the lake environment.

With regard to seeking written approvals of local iwi, it is understood that QLDC is engaged in consultation with Aukaha and Te Ao Marama at a wider scale, and until such time as QLDC has undertaken a lake wide Cultural Impact Assessment and audit of existing moorings and structures within Lake Wakatipu, we have been advised that the provision of written approvals from these parties are on hold. As such, consultation is ongoing. For the reasons set out in this AEE, any cultural effects are considered to be low.

There are not considered to be any persons adversely affected in this instance for the reasons given in the above assessment of effects.

In terms of Step (4), no special circumstances exist therefore the application may be processed on a non-notified basis.

With respect to the above, in consideration of the conclusions of the AEE, it is concluded that the proposal will result in less than minor adverse effects on the environment, and there are no other circumstances requiring or warranting public or limited notification.

6.2 Section 104(1), RMA

Section 104 (1) of the RMA requires that the consent authority must, subject to Part 2, have regard to a range of matters when considering an application. Section 5 of this AEE addresses the matters contained in Section 104 (1) (a) and (ab).

Section 104(1)(b) of the RMA requires that the provisions of any national policy statement, the Operative Plan, or any other matter the consent authority considers relevant and reasonably necessary, to be considered when assessing an application. In this instance, the most relevant planning document that requires consideration is the Operative and Proposed District Plans, and the ORC Water Plan. No National Environmental Standards are considered relevant to this application. The relevant Objectives and Policies outlined in the abovementioned documents are set out below.

Section 5.2 - ODP

Objective 1 and associated policies relate to protection of character and landscape values. As assessed in Section 5, the completed proposal does not offer any adverse effects pursuant to character and landscape values (1.6), on the grounds that the jetty and mooring is anticipated and commensurate with the surrounding environment. As a jetty has been established in the same location since approximately 2001, it is already part of the existing Lake Wakatipu landscape. The jetty is located near other structures of a similar nature, and so is well integrated into the existing environment (1.7). The proposal is therefore in accordance with the objectives and policies in Section 5 of the ODP.



Chapter 21 – PDP

Similarly, objective 21.2.12 of the PDP and associated policies relate to the protection of natural character of lakes, rivers, and their margins, while providing for appropriate activities. By virtue of the small scale and private ownership of the jetty, the proposal avoids and mitigates adverse effects. The jetty and moorings will not promote high levels of noise, vibration, speed or wash of motorised craft (21.2.12.3) due to the private ownership and accordingly less use than that of a public structure. The proposal allows the owner to utilize the Lake and the experiences that it has to offer (21.2.12.2). The proposal does not have effect on the natural character or nature conservation values of Lake Wakatipu, and the scale of the activity is entirely appropriate in the context of the surrounding environment (21.2.12.5). Public access to the shoreline is not excluded by the establishment and existence of the jetty (23.2.12.6). The location, design and use of the jetty does not affect visual amenity, nor conflict with other recreational activities within the vicinity (21.2.12.7). The proposal is therefore in accordance with the objectives and policies in Chapter 21 of the ODP.

Chapter 38 – PDP

Objective (38.2.4) of the PDP refers to the protection, maintenance, and enhancement of the natural character of waterbodies and their margins, by appropriate management of the interface between activities within the Open Space and Recreation Zone. The activity for which resource consent is required is consistent with Policy 38.2.4.3, in that it enables a small-scale recreational activity, and does not encourage or promote commercial activities. Similarly, the activity does not obstruct public access to, and detract from enjoyment of the margin of the lake (Policy 38.2.4.2). The scale and intensity of the proposal is also commensurate with the purpose of the Informal Recreational Zone (38.4).

Chapter 39 – PDP

As identified in Section 5.1.3 above the proposal recognises manawhenua values identified within the relevant Wāhi Tūpuna area. Whilst it is acknowledged that some activities listed in schedule 39.6 do pose as a potential threat and/or may be incompatible with manawhenua values, by virtue of the small scale of the proposal and its existing use, any potential threat and significant adverse effects on manawhenua values have been avoided (39.2.1.2 and 39.2.1.3(a)(b)).

RPW

The following objectives and policies of the RPW are relevant:

Objective 5.3.3 *To protect the natural character of Otago's lakes and rivers and their margins from inappropriate subdivision, use or development.*

Objective 5.3.4 *To maintain or enhance the amenity values associated with Otago's lakes and rivers and their margins*

Objective 5.3.5 *To maintain or enhance public access to and along the margins of Otago's lakes and rivers*



Policy 5.4.8.8 To have particular regard to the following features of lakes and rivers, and their margins, when considering adverse effects on their natural character: (a) The topography, including the setting and bed form of the lake or river; (b) The natural flow characteristics of the river; (c) The natural water level of the lake and its fluctuation; (d) The natural water colour and clarity in the lake or river; (e) The ecology of the lake or river and its margins; and (f) The extent of use or development within the catchment, including the extent to which that use and development has influenced matters (a) to (e) above.

Policy 5.4.9 To have particular regards to the following quality or characteristics of lakes and rivers, and their margins, when considering adverse effects on amenity values:

- a. Aesthetic values associated with the lake or river; and
- b. Recreational opportunities provided by the lake or river, or its margins.

The jetty is considered appropriate use of the margin of Lake Wakatipu, resultant of the scale, form and design which is complementary of the surrounding environment, thus not detracting from visual amenity. Public access is not prevented on the shoreline adjoining the jetty. In this instance, recreational values associated with private jetty use will not affect quality or characteristics of the Lake. The jetty provides a positive outcome for both the owner and the environment, whilst not promoting any adverse effects. The proposal is in accordance with the objectives and policies of the ORCWP.

Objective 8.3.1 To maintain: (a) The stability and function of existing structures located in, on, under or over the bed or margin of any lake or river...

Objective 8.3.2 To minimise reduction in water clarity caused by bed disturbance.

Objective 8.3.5 To maintain the passage of fish, or improve the passage of fish, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.

Policy 8.5.1 To require, where necessary, desirable, and practicable, any structure in or on the bed of any lake or river to provide for fish migration through or past it, or alternative remedial measures where fish migration is not practicable

Section 8 of the ORCWP more generally addresses the beds and margins of lakes and rivers within the Otago Region, relevant to the proposal being for a structure on and within the bed and margin of Lake Wakatipu, and the subsequent mooring. Both have been suitably constructed and the jetty in particular has a long-life span ahead. Any prior disruption to water clarity would have been of short duration and no additional disruption to the bed by the installation of new piles is expected for the remainder of this structure's lifespan. Policy 8.5.1 is directive of Rule 13.2.2.1(f) assessed in Section 5.2 above, with the migration and passage of fish species of the lake not obstructed by the jetty structure.

6.3 Section 104(c) Other Matters

No particularly relevant other matters have been identified. The Council's Jetties and Moorings in the Frankton Arm non-statutory policy document is considered to be articulated, and given effect to via the PDP and matters of discretion and related policy associated with Rule 21.15.7.



6.4 Part 2 of the RMA and Conclusion

The purpose of the RMA, as set out under Section 5(2) is to promote the sustainable management of natural and physical resources.

The proposal represents an efficient use of natural and physical resources, and will be undertaken in a manner which avoids, remedies and mitigates potential adverse effects on the environment. It is considered that the proposal is consistent with the purpose and principles of the RMA and accords with the definition of sustainable management.



Received call from Mr. [unclear] 16/11/01 1:40pm.
Said okay to go ahead with jetty as planned.
will drop a line to us tomorrow H.

21 Grandovey Rd
Christchurch
8/11/01

Chief Executive
Q.L.D.C.
Brick Bay
Queenstown.

Dear Sir,

re Replacement of Ageing Jetty, Loop Rd.
Thankyou for the time today discussing
the fixing of our jetty. With time the jetty
has become somewhat rickety and we feel unsafe.
This has prompted a look at fixing it versus
a complete rebuild in its current position.

Our view is that a rebuild is the best
option and we ask that this maintenance
programme can happen. To this end I have
included a plan of the site along with
the proposed replacement jetty. The design is the
same as approved by Q.L.D.C. for John Makoffie
on 2/10/01.

We have recently had a site visit with
Marty Black to assess the placement and state
of the existing jetty so he is aware of
the placement. The existing jetty because of
its state we would like to fix before Xmas
depending on hearing back from yourselves.

When we replace the existing it is
planned not to put the 'T' end on it,
to be the same length and position but to
be a little higher out of the water to better
suit mean water levels. The net effect
will lessen the impact from the lake.

I look forward to hearing from yourself
next week as discussed.

Yours faithfully
W H Townsend.



STRUCTURE PERMIT

Issued under the Navigation Safety Bylaw 2018

Structure Number: S28A

Name to whom permit is granted: Hanlin Johnstone

Description of structure: Jetty

Nominated use: Private

Location: Wakatipu

GPS co-ordinates: -45.028359000000002 168.717502

Date of issue: 01 July 2023

Expiry of permit: 30 June 2024

Signed for and on behalf of Queenstown Lakes District Council:



Duty of Permittee

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

Conditions of permit

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

Location and specifications

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

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

Maintenance and construction requirements

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

Access

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

Transfer of permit

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

Surrender of permit

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

Liability of the Council

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

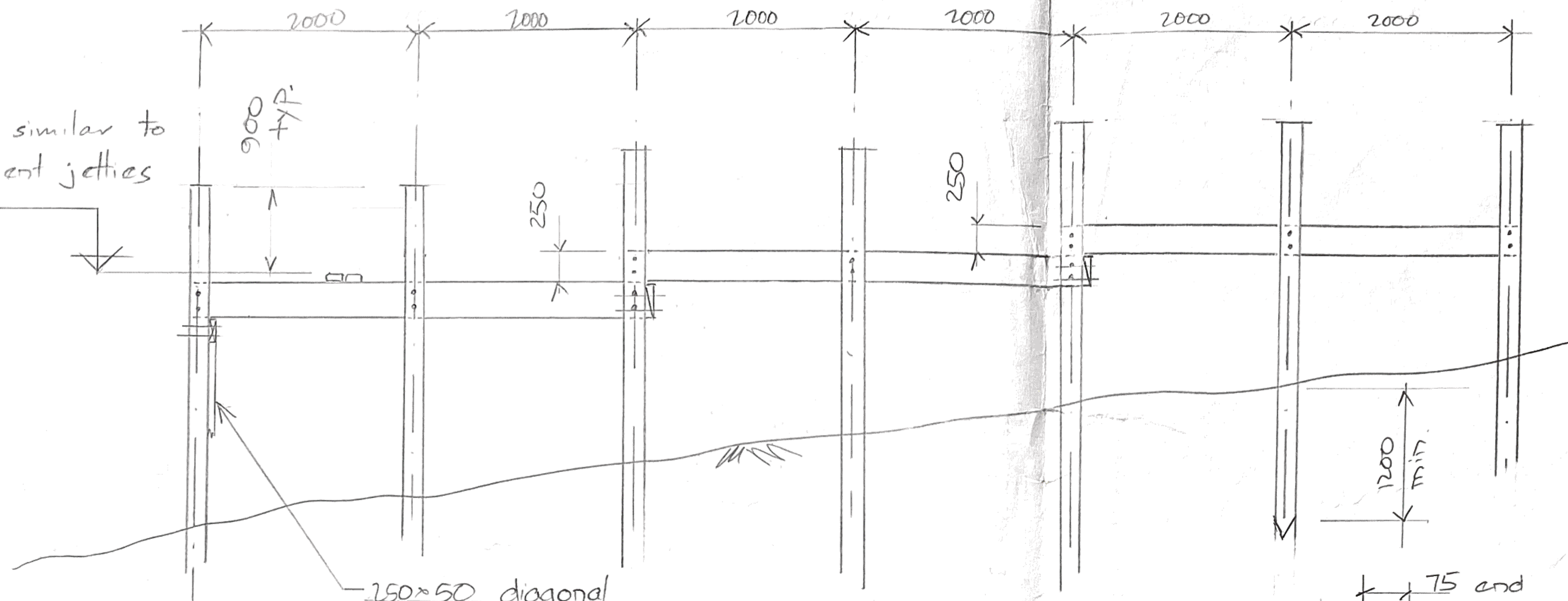
- a. Council and the Harbourmaster are not liable for any damage to craft, or structure whether the damage is caused by a third party, a natural disaster event, natural or gradual processes or by any other cause;*
- b. any damage to craft or structure which have not been securely tethered;*
- c. any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

Land Classification

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

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

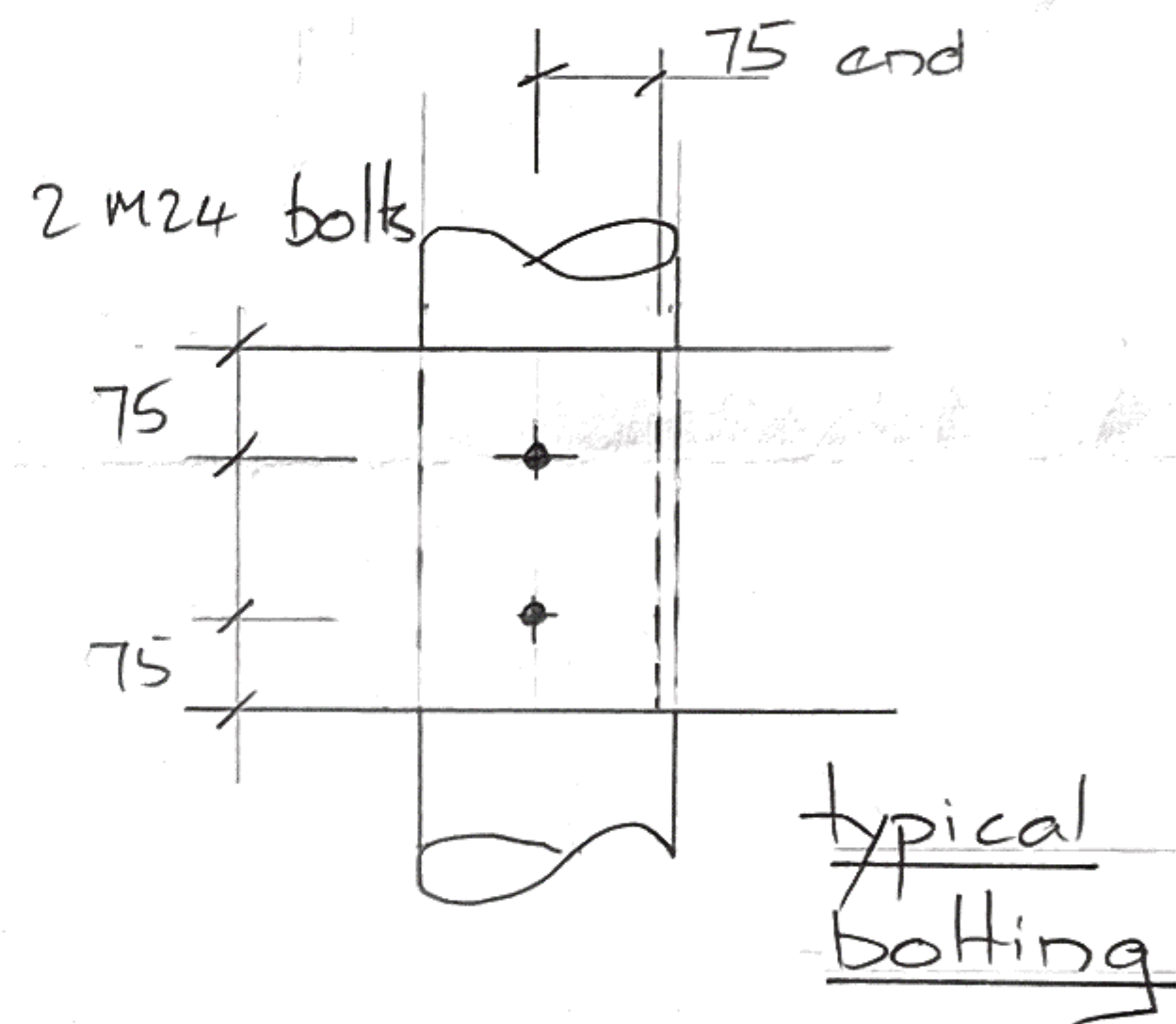
level similar to adjacent jetties



150x50 diagonal brace

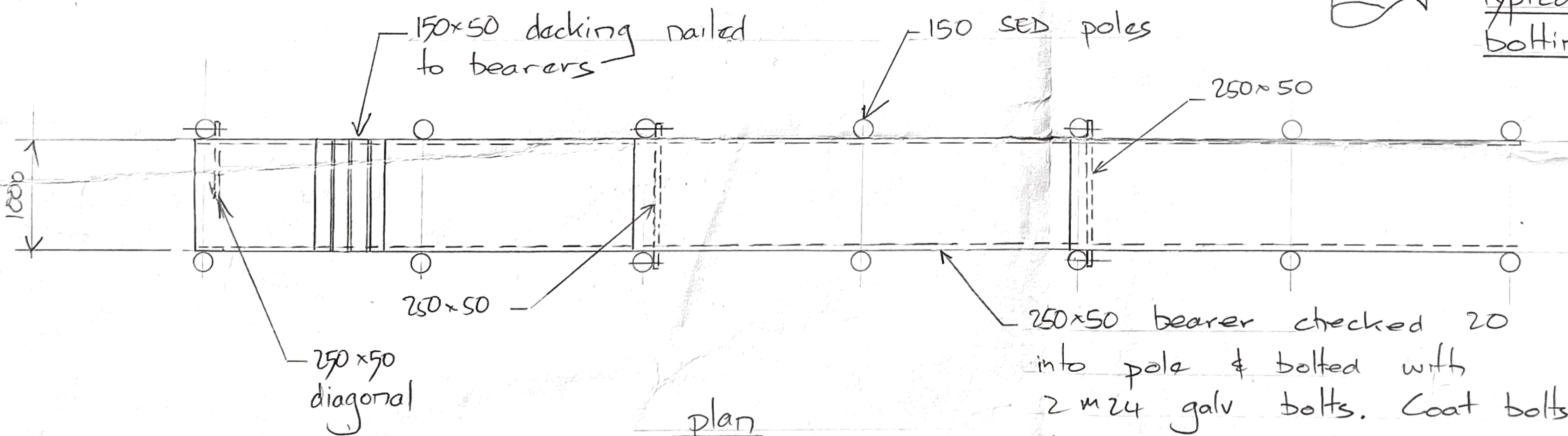
elevation

1:50



notes

1. Poles 150 SED to NZS 3605 treated to H6.
2. Poles to be driven 1200 min into firm ground.
3. All other timber H4 No! FG P.R.



plan

1:50

drawn: Hm
date: 9.9.1
SI

design: T. B. Morrison	BE (Hons) MIPENZ Reg. Eng
<i>T. B. Morrison</i>	

Proposed Jetty
Queenstown

WRIGHT BUILDING AND DIVING SERVICES LTD

Registered Commercial Diver and Qualified (LBP) Builder

10 ELIZABETH PLACE

KELVIN HEIGHTS

QUEENSTOWN

Ph/Fax: 03 442 6805

Cell: 027 221 8778

Hanlin Johnstone & James Scollay
Queenstown

Re: Jetty #28 Loop Road, Kelvin Heights, Lake Wakatipu, Queenstown

On the 15th January 2025 an inspection of Jetty #28 was carried out.

In my experience of Building and Construction Diving I consider this jetty to be well designed and constructed and fit for purpose.

The jetty still has a good life span for the foreseeable future.

It has berthing for 3 vessels.

Yours faithfully

Garry Wright



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




 R.W. Muir
 Registrar-General
 of Land

Identifier **904546**
Land Registration District **Otago**
Date Issued 04 June 2019

Prior References
 9086128.1

Estate Fee Simple
Area 15.2262 hectares more or less
Legal Description Section 21-22 Block I Coneburn Survey
 District and Section 27 Block XVIII and
 Section 44 Block XXXI Town of Frankton
Purpose Recreation Reserve
Registered Owners
 Queenstown Lakes District Council

Interests

Subject to the Reserves Act 1977
 Subject to a right to drain water over part marked B on DP 525283 created by Easement Instrument 11434936.3 - 3.9.2019
 at 4:37 pm



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 91

Description of mooring: Swing Mooring

Name to whom permit is granted: James Dylan Zaarad Scollay

Waterway: Lake Wakatipu

Position of mooring: Longitude: 168.717373

Latitude: -45.028038

Resource Consent:

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.



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 92

Description of mooring: Swing Mooring

Name to whom permit is granted: Hanlin Johnstone

Waterway: Lake Wakatipu

Position of mooring:

Resource Consent:

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.

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): Willow Place, Frankton Arm, Lake Wakatipu

Mooring Resource Consent No: RM230649 Mooring buoy No: 91

Mooring Owners Name: James Scollay

Mooring Owners Residential Address: 15 Loop Road, Queenstown 9300

Mooring Owners Postal Address: 76 Amherst st, Cammeray, NSW 2062, Australia

Mooring Owners Phone No: +61 419607694 (Cell)

If None NZ Resident, contact details for person residing in New Zealand responsible for mooring,

NZ Based Contact Name: Nathan Mandel

NZ Based Contact Address: 9 Derby St, Arrowtown

NZ Based Contact Postal Address: 15 Loop Road, Queenstown 9300

NZ Based Contact Phone No 027 448 6434 (Cell)

Emergency Contact Name: Kina Scollay

Emergency Contact No: 027 233 8884 (Cell)

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

Name of vessel using mooring: _____

Vessel MNZ Registration Number: _____ Vessel Regional Identification Number: _____

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

If "Other" please outline type of vessel : _____

Length of Vessel: 6.4 (m) Beam: 2.3 (m) Draft: 0.6 (m)

Weight of Vessel: 960 kg (m) Number of Engines: 1

Vessel Colour(s): Grey

Does Vessel Have Mooring Number attached and clearly visible from outside of vessel? No _____ (Yes / No)

Is the above vessel the only vessel intending to use this mooring: Yes _____ (Yes / No)

If No, Please name "other" vessels that may or will be using this mooring; _____

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used): 45° 01' 40.90 168° 43' 02.66

Inspection Date: 5/2/2024 Inspection Time: _____

Water Depth at location at time of inspection: 4.7m

Calculated total swing radius of mooring at lowest lake level: 8 (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 8 + vessel (m)

Type of Mooring: Block

Type of Mooring Block: Concrete – as per Duffil Watts & King Ltd engineer details

Dimensions of Mooring Block: _____ (w) _____ (h) _____ (D)

If Concrete Mooring block, when material is submerged, it will lose some of its weight due to buoyancy, please calculate this effect in when giving difference in dry and submerged weights below.

Total Mass Weight of block: (Dry Weight) 500 (kg) (Submerged weight) 400 plus (kg)

Chain Length Bottom: 3.5 (m) Middle: 3 (m) Top: 3 (m)

Chain Diameter Bottom: 22 (mm) Middle: 13 (mm) Top: 13 (mm)

Swivel Diameter: 16 (mm) Swivel Location(s): between middle and top chain

Shackle Diameter(s) 26mm 20mm & 13mm (mm) Shackle Locations (s): as per sketch

Headline Length: 1m of 16mm rope with s/s thimble and .5 of 13mm chain (m) Headline Diameter: _____ (mm)

Headline Chafe Protection Type: _____ Checked: Yes New (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: was broken on first inspection and repaired _____ (Months)

Life Expectancy of Block: 50 years Life Expectancy of Chain: 4-5 years

Life Expectancy of Rope: 4-5 years Life Expectancy of Swivel: 4-5 years

Life Expectancy of Shackles: 4-5 years Life Expectancy of Buoy: 4-5 years

Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? (No)

If yes, what action is being taken to correct this and return it to its correct position, Please outline

Checklist – (Mooring Inspector Toe Complete)

	Checked	Item Replaced	Specify / Comments
Block	X	☐	_____
Bottom Shackle	X	☐	_____
Bottom Chain			
Av Dia: <u>22</u> (mm) Min Dia: <u>20</u> (mm)			
☐			_____
2 nd Shackle	X	☐	_____
Middle Chain			
Av Dia: <u>13</u> (mm) Min Dia: <u>13</u> (mm) X - <u>all new</u>			
3 rd Shackle	X	☐	_____
Top Chain			
Av Dia: <u>13</u> (mm) Min Dia: <u>13</u> (mm) X - <u>all new</u>			_____
Swivel	X		X - new 16mm S/S swivel _____
4 th Shackle	X		X - all new _____
Headline	X		X- all new _____
Mooring Buoy Clearly Labelled	(Checked) X	☐	<u>91</u> written on it _____
Vessel Clearly Labelled with Mooring Number	(Checked)	☐	owner to complete _____

Inspectors Observations

Block Showing Damage / Wear? No

Has Block Shifted or become buried? No

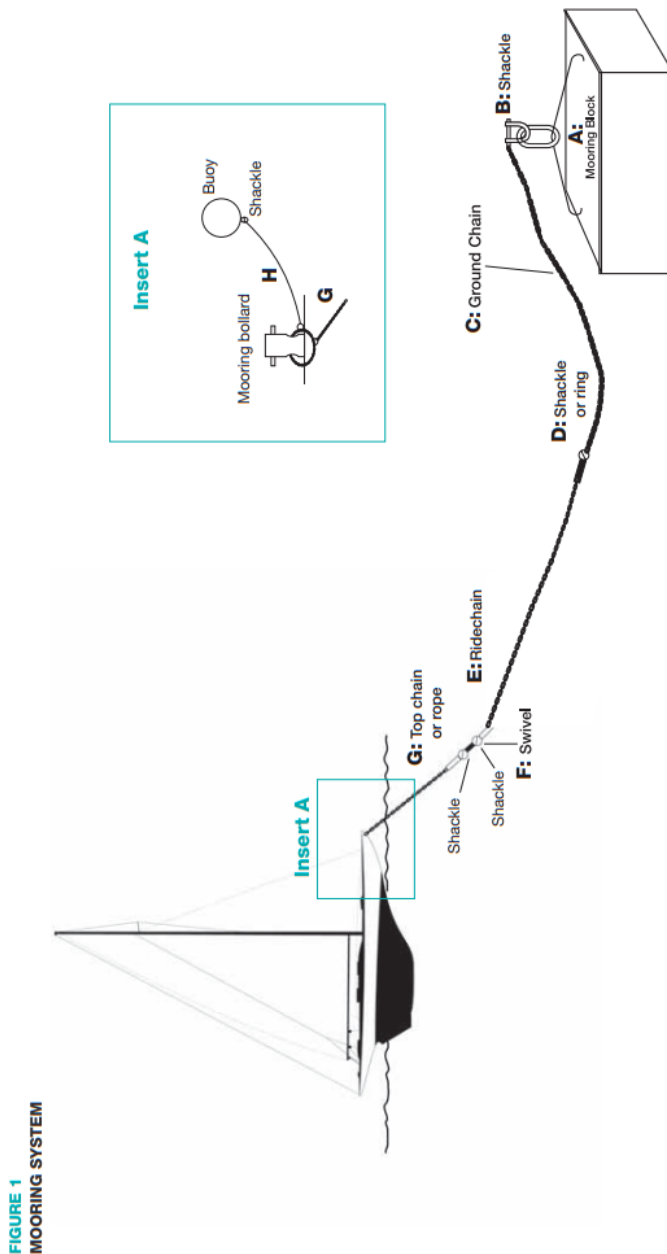
Is the Ground chain causing scouring of the lake bed? Yes

Inspectors Further Comments:

From the existing ground chain up this mooring was fully rebuilt. On the 24th December 2024 the ground chain for this mooring was shortened by 3.5m to minimise lakebed scouring. This is now reflected in the measurements in this report. It would not be possible to go any shorter.

Mooring Diagram – (Mooring Inspector To Complete)

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



Pictures – (Mooring Inspector To Complete)

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



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.

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: _____

Signature of person completing inspection: _____

Date: 5/2/2024



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

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Owner Details Complete (Yes / No)

(Comments) _____

Details of vessel using mooring complete (Yes / No)

(Comments) _____

Details of Mooring Inspection Complete (Yes / No)

(Comment) _____

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) _____

Harbourmaster Additional Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____

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): 19 Willow Place, Frankton Arm, Lake Wakatipu

Mooring Resource Consent No: _____ Mooring buoy No: 92

Mooring Owners Name: Hanlin Johnstone

Mooring Owners Residential Address: 35 Whitewash Head Road, Scarborough, Christchurch 8081

Mooring Owners Postal Address: Same as above

Mooring Owners Phone No: 0274333188 (w) _____ (H) 0274333188 (Cell)

If None NZ Resident, contact details for person residing in New Zealand responsible for mooring,

NZ Based Contact Name: _____

NZ Based Contact Address: _____

NZ Based Contact Postal Address: _____

NZ Based Contact Phone No: _____ (w) _____ (H) _____ (Cell)

Emergency Contact Name: Kate Johnstone

Emergency Contact No: 0274442522 (w) _____ (h) 0274442522 (Cell)

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

Name of vessel using mooring: Haines Hunter 55725

Vessel MNZ Registration Number: _____ Vessel Regional Identification Number: _____

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

If "Other" please outline type of vessel : Haines Hunter 725

Length of Vessel: 7 (m) Beam: _____ (m) Draft: _____ (m)

Weight of Vessel: _____ (m) Number of Engines: 1

Vessel Colour(s): White

Does Vessel Have Mooring Number attached and clearly visible from outside of vessel? No (Yes / No)

Is the above vessel the only vessel intending to use this mooring: No (Yes / No)

If No, Please name "other" vessels that may or will be using this mooring; Friends vessels

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used): 45° 01' 40.90 168° 43' 04.90

Inspection Date: 5/2/2024 Inspection Time: _____

Water Depth at location at time of inspection: 2.1m

Calculated total swing radius of mooring at lowest lake level: 15.6 (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 15.6 + vessel (m)

Type of Mooring: _____ Block

Type of Mooring Block: _____ Large Steel gear cog estimated weight between 800-1000kg _____

Dimensions of Mooring Block: 1m (w) 250mm (h) 1m (D)

If Concrete Mooring block, when material is submerged, it will lose some of its weight due to buoyancy, please calculate this effect in when giving difference in dry and submerged weights below.

Total Mass Weight of block: (Dry Weight) a/a (kg) (Submerged weight) a/a (kg)

Chain Length Bottom: 4.5 (m) Middle: 2 (m)

Top: 2 (m)

Chain Diameter Bottom: 25 (mm) Middle: 13 (mm) Top: 13 (mm)

Swivel Diameter: 16mm S/S (mm) Swivel Location(s): Half
way _____

Shackle Diameter(s) 20mm/16mm/13mm (mm) Shackle Locations (s): as per diagram

Headline Length: 1m of 16mm rope with S/S thimble and .5m of 13mm chain (m) Headline
Diameter: a/a (mm)

Headline Chafe Protection Type: _____ Checked: Yes - new (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 6 (Months)

Life Expectancy of Block: 50 years Life Expectancy of Chain: 4-5 years

Life Expectancy of Rope: 4-5 years Life Expectancy of Swivel: 4-5 years

Life Expectancy of Shackles: 4-5 years Life Expectancy of Buoy: 4-5 years

Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? (No)

If yes, what action is being taken to correct this and return it to its correct position, Please outline;

N/A

Checklist – (Mooring Inspector To Complete)
--

	Checked	Item Replaced	Specify / Comments
Block	X	☐	_____
Bottom Shackle	X	X	_____
Bottom Chain			
Av Dia: __25mm__ (mm) Min Dia: __25mm__ (mm)		X	_____
2 nd Shackle	X	X	_____
Middle Chain			
Av Dia: __13__ (mm) Min Dia: __13__ (mm)		X	_____
3 rd Shackle	X	X	_____
Top Chain			
Av Dia: __13__ (mm) Min Dia: __13__ (mm)		X	_____
Swivel	X	X	_____
4 th Shackle	X	X	_____
Headline	X	X	_____
Mooring Buoy Clearly Labelled	(Checked) X	☐	A2 windy buoy labelled __#92__
Vessel Clearly Labelled with Mooring Number	(Checked) ☐	☐	owner to complete _____

Inspectors Observations

Block Showing Damage /

Wear? _____ No _____

Has Block Shifted or become

buried? _____ No _____

Is the Ground chain causing scouring of the lake

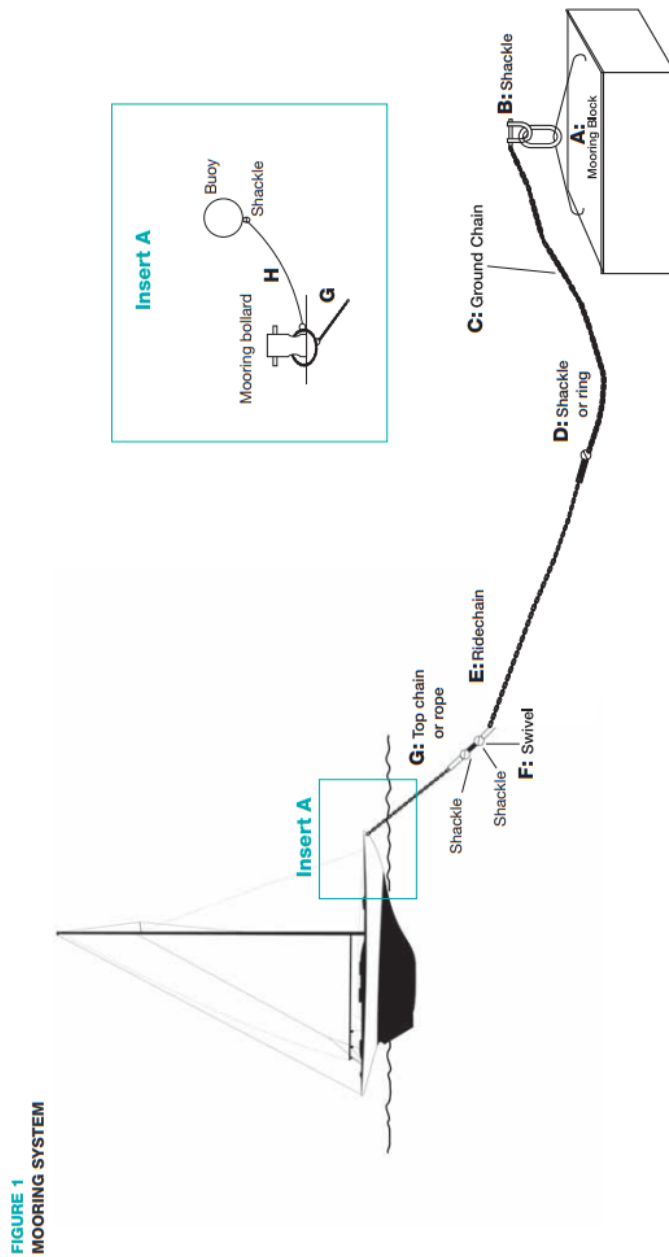
bed? _____ Yes _____

Inspectors Further Comments:

____ This mooring was replaced from the steel wheel to the existing buoys with all new components.

Mooring Diagram – (Mooring Inspector To Complete)

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



Pictures – (Mooring Inspector To Complete)

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



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.

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: _____

Signature of person completing inspection: _____

Date: ___5/2/2024_____

A large, stylized handwritten signature in black ink, written over the signature line. The signature is highly cursive and fluid, with a large loop at the end.

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

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Owner Details Complete (Yes / No)

(Comments) _____

Details of vessel using mooring complete (Yes / No)

(Comments) _____

Details of Mooring Inspection Complete (Yes / No)

(Comment) _____

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) _____

Harbourmaster Additional Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____

20 March 1996

C.H Faul and Co.
13 Industrial Place
QUEENSTOWN

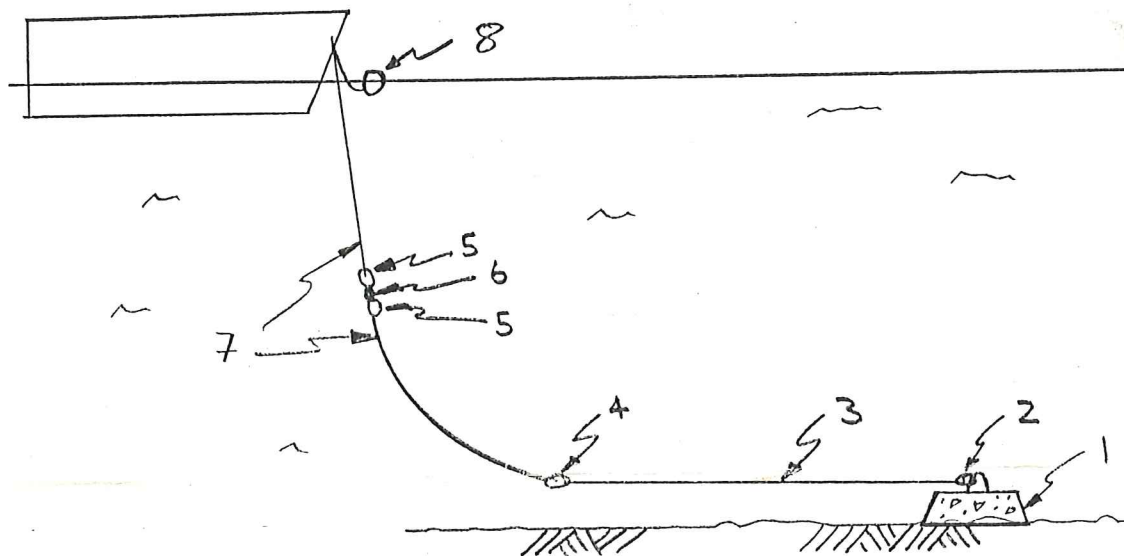
ORIGINAL
OF FAXED DOCUMENT

Attention: Mr Peter Faul

Dear Sir

REF: BOAT MOORING, FRANKTON MARINA

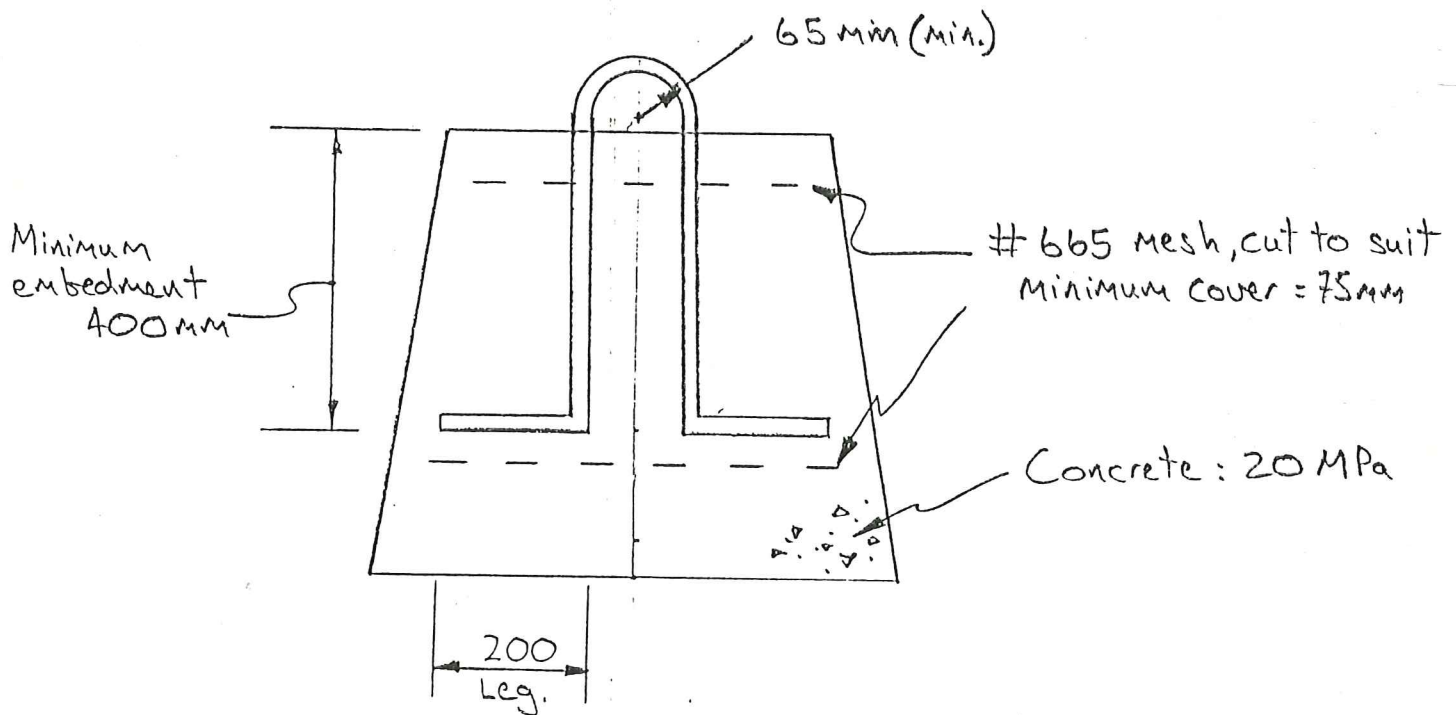
Further to your recent request we have pleasure in providing the following Specification for a new mooring:-



- | | | |
|------|------------------|--------------------------------------|
| 1: | Weight.... | 500kg |
| 2: | Shackle.... | 26mm |
| 3: | Ground Chain.... | 22mm by 9 metres long 7 |
| 4: | Shackle.... | 16mm |
| 5: | Shackle.... | 16mm |
| ? 6: | Swivel.... | 16mm |
| ? 7: | Riding Chain.... | 13mm by 9 metres long (total) 7 |
| 8: | Buoy.... | typically 250mm to 400mm in diameter |

Notes:-

- (a). Buoy rope to be non floatable and 7 metres in length ?
- (b). Buoy to be of sufficient size to remain afloat and clearly visible at all times.
- (c). Swivel to be 1 to 2 metres below water level. ?
- (d). Shackles to be riveted or wired with stainless steel wire.
- (e). Mooring eye to be 25mm diameter 316 stainless steel, as follows:-



We trust that the above is sufficient for your needs but should you have any queries please contact the writer.

Assuring you of our best attention at all times.

Yours faithfully
DUFFILL WATTS & KING LTD

Per: *A. Slater*
(A. Slater)

10 October 2025

Queenstown Lakes District Council
10 George Road
Queenstown 9300
Attn: Rebecca Holden
VIA EMAIL rebecca.holden@qldc.govt.nz



Dear Rebecca,

ASSESSMENT OF PERMITTED ACTIVITY 13.5.1.1 – MOORING

1 BACKGROUND

As per your email request dated 9th October 2025, please see below an assessment of the permitted activity standards outlined in Rule 13.5.1.1 of the Otago Regional Plan Water for lakebed disturbance in relation two moorings within the bed of the lake.

Rule 13.5.1.1 Assessment

Condition	Assessment	Compliance Status
Rule 13.5.1.1 - The disturbance of the bed of any lake or river, or any Regionally Significant Wetland, and any resulting discharge or deposition of bed material associated with: i. 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; or ii. The clearance of debris or alluvium from within, or immediately surrounding, any structure in order to safeguard the function or structural integrity of the structure; or iii. The maintenance or reinstatement of a water intake, in order to enable the exercise of a lawful take of water, is a permitted activity , providing:		
(a) Except in the case of the demolition or removal of a structure, the structure is lawfully established; and	It is understood that ORC consider that once placement consent is granted then it is lawfully established, including retrospectively. The applicant has applied for retrospective consent to place two mooring blocks within the bed of the lake. As such, they do not consider part (a) of this rule.	Complies
(b) Except in the case of (i), there is no increase in the scale of the existing structure; and	In the case that any clearance of debris or alluvium was required it would have been only to safeguard the function of the mooring blocks. It is noted that the two blocks are now required to be moved,	Complies



	however it not expected that any further disturbance to the bed will occur. No demolition will occur when the block are removed and replaced.	
(c) If work is undertaken between 1 May and 30 September inclusive, the Department of Conservation and the relevant Fish and Game Council will be notified as soon as reasonably practicable in advance; and	All maintenance and repair work will be undertaken outside of 1 May and 30 September. If works are to be undertaken within this period, DoC and Queenstown Fish and Game will be notified.	Complies
d) The bed or wetland disturbance is limited to the extent necessary to undertake the work; and	Any disturbance to the bed of the lake was limited to and will be limited to the extent necessary to undertake the installation of the mooring blocks and will be limited to the extent required for any maintenance work.	Complies
(e) The bed or wetland disturbance does not cause any flooding or erosion; and	Repair and maintenance of the mooring will not cause any flooding or erosion, nor did the installation.	Complies
(f) 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 10 hours in duration; and	All repair and maintenance work will take less than 10 hours. The installation of the original moorings would have taken less than 10 hours and so will the installation of the new mooring blocks.	Complies
(g) 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 200 metres downstream of the disturbance; and	All reasonable steps to minimum the release of sediment to the lake during maintenance and repair will be taken and was taken during the installation of the mooring blocks. There was and will be no conspicuous change in the colour or visual clarity of the water body beyond a distance of 200 metres downstream of the disturbance.	Complies
(h) No lawful take of water is adversely affected as a result of the bed or wetland disturbance; and	No lawful take of water will be adversely affected.	Complies
(i) The site is left tidy following completion of the activity; and	The site was left, and will be, left tidy following completion of any repair and maintenance work.	Complies
(j) Except for activities covered by Rules 13.2.1.5, 13.2.1.6, or 13.2.1.8, there is no change to the water level	The mooring block will not be located by or within a Regionally Significant Wetland.	N/A



range or hydrological function of any Regionally Significant Wetland; and		
(k) Except for activities covered by Rules 13.2.1.5, 13.2.1.6, or 13.2.1.8, there is no damage to fauna, or New Zealand native flora, in or on any Regionally Significant Wetland.	The moorings are not located by or within a Regionally Significant Wetland.	N/A

2 CONCLUSION

We trust this assessment confirms compliance with the permitted activity rules. If you have any queries or concerns with the above, please do not hesitate to contact the undersigned at jorja@townplanning.co.nz or 027 302 1898.

Yours sincerely,

Town Planning Group



Jorja Hunt
Planner





AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Town Planning Group (NZ) Limited on behalf of H. Johnstone and J. Scollay



AFFECTED PERSON'S DETAILS

I/We LINZ

Are the owners/occupiers of
Lake Wakatipu (NID 2711316)



DETAILS OF PROPOSAL

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

Retain structures on the bed of Lake Wakatipu, a single jetty and 2 swing moorings

at the following subject site(s):

Located in the Frankton Arm of Lake Wakatipu situated close to 15 Loop Road, Kawarau



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.

diagrams



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)

Dale Thompson on behalf of Commissioner of Crown Lands

Contact Phone / Email address

dthompson@linz.govt.nz

Signature

Dale Thompson

Digitally signed by Dale Thompson
Date: 2024.09.09 13:41:01 +12'00'

Date

09-09-2024

B

Name (PRINT)

Contact Phone / Email address

Signature

Date

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

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



Our Ref 14274

Your Ref Lake Wakatipu

9/09/2024

Town Planning Group on behalf of H Johnstone and J Scollay
james@townplanning.co.nz

Wellington Office

Radio New Zealand House
155 The Terrace
PO Box 5501
Wellington 6145
New Zealand

T 0800 665 463

F +64 4 472 2244

E customersupport@linz.govt.nz

W www.linz.govt.nz

Dear Town Planning Group

**Affected Party Approval for us of Crown Land for a mooring on Lake Wakatipu
#14724 being M91 and M92**

This approval is specific to the above application and is for the purpose of s95 RMA only.

It is not inductive of any associated arrangement with the Commissioner of Crown Lands or other statutory approval which may be required from Land Information New Zealand in regards to the proposed activity.

You are required to obtain authorisation from the Commissioner of Crown Lands in order to undertake any activities on land owned or administered by Land Information New Zealand.

Yours sincerely



Linda Chandler

Senior Customer Regulatory Specialist

Crown Property