

# **APPLICATION AS NOTIFIED**

**S Holyoake**

**(RM220782)**

File Number: RM220782

## **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:**

S Holyoake

**What is proposed:**

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

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

On the southern side of the Frankton Arm near 611 Peninsula Road, Kelvin Heights within Whakātipu-Wai-Māori at the following GPS coordinates:

-45.04291 S, 168.68819 E (Decimal Degree Format)

**A full copy of this Limited Notified package is available for you to download on the following link:**

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using **RM220782** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

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

**Tuesday 20<sup>th</sup> January 2026**

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

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

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

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

You must serve a copy of your submission to the applicant (Scott Holyoake, [scoth@holyoake.nz](mailto:scoth@holyoake.nz)) as soon as reasonably practicable after serving your submission to Council:

C/- Jorja Hunt  
[jorja@townplanning.co.nz](mailto:jorja@townplanning.co.nz)  
 Town Planning Group

#### QUEENSTOWN LAKES DISTRICT COUNCIL




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

**Date of Notification:** 2<sup>nd</sup> December 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](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)

## TechnologyOne ECM Document Summary

Printed On 28-Nov-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	application-form-9 updated November 2025	9194098	1	28-Nov-2025
PUB_ACC	AEE	7349457	1	06-Sep-2022
PUB_ACC	Mooring 62 Location	7361097	1	16-Sep-2022
PUB_ACC	Mooring Permit 62 2025 - 2026	9179127	1	20-Nov-2025
PUB_ACC	RM220782 - Corrected Swing Mooring Report - 62 Holyoake	8041216	1	23-May-2024
PUB_ACC	[C] Waterways Transfer Form	7349460	1	06-Sep-2022
PUB_ACC	[D] Photo of mooring 62	7349591	1	06-Sep-2022
PUB_ACC	[E] Aukaha Correspondence	7349595	1	06-Sep-2022
PUB_ACC	[F] Te Ao Marama Correspondence	7349594	1	06-Sep-2022
PUB_ACC	2024-08-22 Scott Holyoake Mooring - LINZ Form 8A Written Approval	8335801	1	15-Oct-2024





APPLICATION FOR RESOURCE CONSENT OR  
FAST TRACK RESOURCE CONSENT

# FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 of the Resource Management Act 1991 (Form 9)

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

Please make sure that you are completing the correct form for your consent application type. This form provides mandatory contact information and details of your application and must be completed in full. If the incorrect form is used, or if information or supporting materials are missing (as per Appendix 5), your application will be rejected, and you will need to resubmit your application in full.

## APPLICANT //

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

\*Applicant's Full Name / Company / Trust:  
(Name decision is to be issued in)

All trustee names (if applicable): **Scott Noel Holyoake**

\*Contact name for company or trust:

\*Postal Address: **23 Burwood Crescent, Remuera, Auckland**

\*Post code:

**1050**

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

\*Email Address: **scotth@holyoake.nz**

\*Phone Numbers: Day

Mobile: **021 739 600**

\*The Applicant is:



Owner



Prospective Purchaser (of the site to which the application relates)



Occupier



Lessee

Other - Please Specify:



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

## CORRESPONDENCE DETAILS //

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

\*Name & Company: **Jorja Hunt - Town Planning Group**

\*Phone Numbers: Day

Mobile: **027 302 1898**

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

\*Postal Address: **123 Victoria Street, Christchurch Central**

\*Postcode:

**8014**

## INVOICING DETAILS //

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

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



\*Attention:

\*Postal Address:

\*Post code:

\*Please provide an email AND full postal address.

\*Email:



## OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

Owner Email:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



## 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.

\*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:

☐

Landowner:

☐

Other, please specify:

\*Attention:

\*Email:

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



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

\*Address / Location to which this application relates:

Bay View, Frankton Arm, Lake Wakatipu

\*Legal Description: Can be found on the Record Title or Rates Notice – e.g Lot DP xxx (or valuation number)

District Plan Zone(s):



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

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

YES

☐

NO

☒

Is there a dog on the property?

YES

☐

NO

☒

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

YES

☒

NO

☐

If 'yes' please provide information below

Water based site



## PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

Have you had a pre-application meeting with QLDC or attended the urban design panel regarding this proposal?

☐

Yes

☒

No

☐

Copy of minutes attached

If 'yes', provide the reference number and/or name of staff member involved:



## CONSENT(S) APPLIED FOR // \* Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

☒

Land Use Consent

☐

Land Use Consent includes earthworks

☐

Land Use Consent combined with s127 and/or s221

☐

Subdivision Consent

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

s127 Change or Cancellation of Consent Condition

s221 Change or Cancellation of Consent Notice

Boundary / Marginal or Temporary Activity Notice

Outline Plan

Designations

These forms can be downloaded here



## QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity Land Use

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

☐

## BRIEF DESCRIPTION OF THE PROPOSAL //

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

\*Consent is sought to:

consent sought to undertake mooring at Lake Wakatipu



## 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



## OTHER CONSENTS

### Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

➔ <https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

☒

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m<sup>3</sup> per 500m<sup>2</sup>). Therefore the NES does not apply.

☒

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



## OTHER CONSENTS // CONTINUED

☐

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☐

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

☒ Any other National Environmental Standard

☐

Yes

☒

N/A

### Do you need any consent(s) from Otago Regional Council?

☐

Yes

☒

N/A

If Yes have you applied for it?

☐

Yes

☐

No

If Yes supply ORC Consent Reference(s)

If ORC Earthworks Consent is required would you like a joint site visit ?

☐

Yes

☐

No



## INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1 - 5).

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

☒

Record of Title for the property (no more than 3 months old) and copies of any consent notices and covenants (Must be official order copy from LINZ <https://www.linz.govt.nz/>).

☒

A plan or map showing the locality of the site, topographical features, buildings etc.

☒

A site plan at a convenient scale.

☒

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

☒

An AEE (Assessment of Effects).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. 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.



Your application must be submitted via our online Community Portal. Please see **Appendix 5 - Requirements for Naming of Documents** for how documents should be named.



## PRIVACY INFORMATION

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

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

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



## FEES INFORMATION

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

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

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

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

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits.

If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

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

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

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

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

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

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



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

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

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

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

Amount to Pay - Land Use and Subdivision Resource Consent fees - please select from drop down list below

Please select

## APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

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



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

Firm/Company **Town Planning Group**

Dated **27/11/2025**

\*\*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;

Information provided within the Form above

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

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

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

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

- (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.

### 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.





## UNDER THE FOURTH SCHEDULE TO THE ACT:

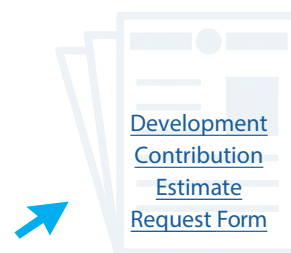
- An application for a subdivision consent must also include information that adequately defines the following:
  - (a) the position of all new boundaries:
  - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
  - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
  - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
  - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
  - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
  - (g) the locations and areas of land to be set aside as new roads.

## 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 Roding)

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

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



Please note that some land use consents can be dealt with as fast-track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10-day processing time applies to a fast-track consent.

If the consent authority determines that 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.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

It's important that all your documents are named correctly - it helps us to process your application quickly and efficiently.

**If you do not follow the required naming convention, your application will be rejected.**

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

AEE (Assessment of Environmental Effects)

Landscape Report

Engineering Report

Affected Party Approval/s

Ecological Report

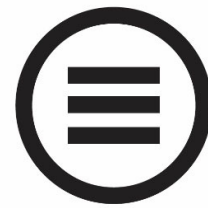
Traffic Report

**Record of Title including the title identifier at the end and to be separate documents if multiple titles** i.e. Record of Title 12345, Record of Title 678910  
Must be official order copy from Land Information New Zealand (LINZ) and includes copy of LT.

**Covenants, Consent Notices, Easement Instruments etc including the title identifier at end and to be separate documents**  
i.e. Consent Notice 123456, Easement Instrument 123456, Covenant 123456

Geotechnical Report

Urban Design Report



TOWNPLANNING  
GROUP

Application for Resource Consent to  
the Queenstown Lakes District Council:

Scott Holyoake

*SWING MOORING RESOURCE CONSENT*

Date: August 2022

Document prepared by:

**Town Planning Group (NZ) Limited**

**Phone:** 0800 22 44 70

**Email:** [office@townplanning.co.nz](mailto:office@townplanning.co.nz)

**Web:** [www.townplanning.co.nz](http://www.townplanning.co.nz)

**Offices in Tāhuna, Wānaka, Ōtautahi & Tāmaki Makaurau**



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## Supporting information

- [A] Application Form
- [B] Mooring Permit 62
- [C] Waterways Transfer Form
- [D] Photo of Mooring
- [E] Aukaha Correspondence
- [F] Te Ao Marama Correspondence



# 1 Executive summary

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Scott Holyoake (“**the Applicant**”) applies for retrospective resource consent from Queenstown Lakes District Council (“**QLDC**”) to continue using an existing swing mooring on the Frankton Arm of Lake Wakatipu (positioned N 5564015 E 2170406) (“**site**”), near 611 Peninsula Road. The Otago Regional Council has delegated its responsibilities under ~~Wigner\$79,6-g-\$~~ of the RMA to the Queenstown Lakes District Council (“**Council**”). An Application Form is appended as **Attachment [A]**.

The site is located within **Rural Zone** under both the Operative Queenstown Lakes District Plan (“**ODP**”) and the Proposed Queenstown Lakes District Plan (“**PDP**”). This proposal triggers Rule 21.15.8, as the site lies within the “Surface Water and Queenstown Trail Annotations” zone. Overall, resource consent is required for a **Non-Complying Activity** under the ODP.

It is acknowledged by Council that no known resource consent has been granted, and hereby we could argue that existing use rights would apply, however for compliance a water-based activity resource consent is sought.

This Assessment of Environmental Effects (“**AEE**”) report considers the effects of the proposal on the surrounding environment including visual, safety and navigational effects. Any adverse effects of this proposal will be less than minor.

The proposal is consistent with the key objectives and policies of the Otago Regional Plan Water (“**ORPW**”), ODP, and the PDP. The proposal achieves the purpose and principles of the Resource Management Act 1991 (“**RMA**”) and accords with the definition of sustainable management under Part 2.



## 2 Site and surrounds

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### 2.1 Site details and description

The existing mooring, known as Mooring No. 62, is located on the Frankton Arm of Lake Wakatipu positioned N 5564015 E 2170406, and in proximity of 611 Peninsula Road. The approximate location of the mooring is marked on the aerial photograph in (Figure 1).



**Figure 1** Location of the existing mooring illustrated by red pin (Google Earth)

We have been unable to source historic information of the mooring, however it is understood to have been in place for a number of years.

### 2.2 Existing consents

It is acknowledged by Council that there is no known Resource Consent for the mooring. Ownership and valid permit are held by the applicant granted by Council, appended as **Attachment [B]** and **[C]**.

## 2.3 Surrounding environment

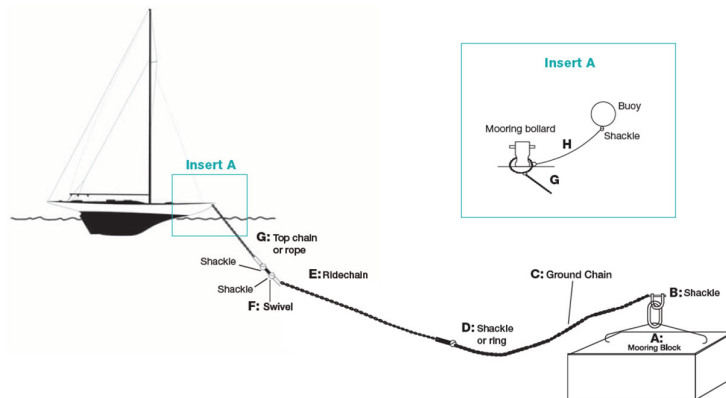
The site is located between Bay view and Kelvin Grove in the Frankton Arm of Lake Wakatipu. There are numerous other swing moorings in the general vicinity of the site, as well as a jetty.





### 3 Description of the proposal

The Applicant applies for retrospective resource consent from QLDC to continue using an existing swing mooring on Lake Wakatipu. A diagram of the anticipated configuration used for the existing mooring is illustrated within **Error! Reference source not found..**



**Figure 2** Diagram of a simple mooring system – QLDC Swing Moorings Booklet

The coordinates as pre the QLDC permit are as follows N5564015 E2170406. The mooring sits approximately 25m from the shore line at approximately 611 Peninsula Road.

The mooring will be used for personal use to anchor the clients boat.

## 4 Statutory provisions

### 4.1 District & Regional Plans

The proposal, as the conclusions reached in the below assessment lead to the same conclusion under both the ODP and PDP, no weighting assessment is required.

### 4.2 Operative District Plan

The existing mooring is located within the **Rural Zone** under the ODP (**Figure 3**).



**Figure 3** Mooring #62 location in relation to the QLDC Operative District Plan

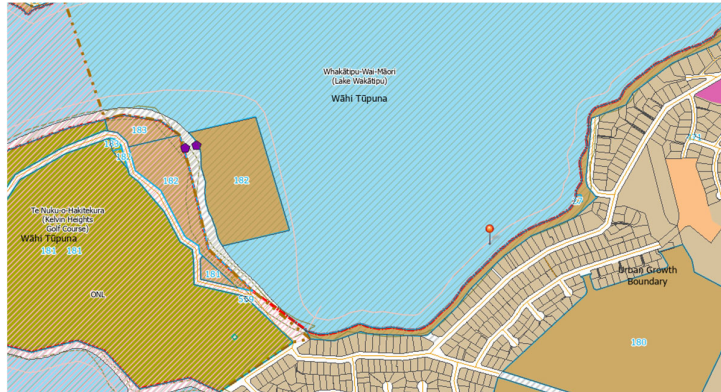
Resource consent is required under the ODP for the following:

- **Non-Complying Activity** pursuant to Rule 5.3.3.4(a)ii(b) as this proposal is for a mooring which passes across or through the surface of Lake Wakatipu or is attached to the bank of Lake Wakatipu and located within the area shown as being non-complying for moorings.

### 4.3 Proposed District Plan

The existing mooring is located within the **Rural Zone** under the PDP (**Figure 4**) and is subject to the overlays listed below.

- Wāhi Tūpuna
- Surface Water
- Queenstown Trail Annotations Specific Control Lines



**Figure 4** Mooring #62 location in relation to the QLDC Proposed District Plan

Resource consent is required under the PDP for the following:

**Non-Complying Activity** pursuant to Rule 21.15.8 as

- this proposal is for a mooring which passes across or through the surface of Lake Wakatipu and is located within the area shown as being non-complying for moorings.

#### 4.4 Otago Regional Plan: Water

Resource consent is required for a **Discretionary Activity** under the ORPW pursuant to Rule 13.2.3.1 as this proposal includes the placement of a structure on the lakebed. It is understood that this component of the regional plan is administered by QLDC.

#### 4.5 Overall activity status

Overall, the proposal is to be treated as a **Non-Complying Activity**.

#### 4.6 National Environmental Standards

This proposal is regarded to be not applicable in terms of compliance or otherwise with National Environmental Standards.

#### 4.7 Resource Management Act 1991 -s95-95E and s104-104D

In terms of notification considerations in sections 95A-95E of the Act the following matters are noted:

- public notification is not requested by the applicant;
- there are no special circumstances necessitating public notification.

## 4.8 Consultation

It is understood that Council will approach Maritime NZ directly, and also the QLDC Harbour Master. The applicant therefore has not approached those parties.

As the mooring is existing and in close proximity to other moorings and jetty, no consultation with Fish and Game or any other party is considered necessary.

A copy of this application has been sent to relevant Iwi for their consideration.

## 5 Assessment of effects

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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.

This assessment is addressed under the following headings:

- Effects related to water quality
- Effects related to landscape
- Effects related to ecology
- Effects related to navigational safety
- Cultural effects

### 5.1 Effects related to water quality

No discharges occur from boats utilising the moorings, and as such adverse water quality effects are considered to be negligible and generally not more than typically be expected from recreational boat usage in Lake Wakatipu. As the mooring structure is existing there are no expectant effects on water quality.

### 5.2 Effects related to landscape

The mooring has been in existence for several years, and its use therefore an established part of the landscape in this part of Lake Wakatipu. The buoy is the only visual element which is expected and required as the nature of this activity. The mooring is in close proximity to other moorings and a jetty. Potential adverse landscape effects are therefore considered to be less than minor. When in use, it will present as a boat on the lake which is an expected occurrence in this part of the lake.

### 5.3 Effects related to ecology

The mooring is existing, and its ongoing maintenance is unlikely to adversely affect the aquatic and avian ecology of the area.



## 5.4 Effects to navigational safety

The mooring is located within 200m of the shore, where speeds are not to exceed 5 knots. No issues are known to have arisen to date from the use of the mooring and its effects are less than minor.

## 5.5 Cultural effects

The site is within the Wahi Tapuna overlay and the applicant is seeking comment from Te Ao Marama and Aukaha and will forward this on receipt (**Attachments [E] & [F]**). Notwithstanding this, it is not considered to have any related effects.

## 5.6 Conclusion

In consideration of the above mentioned, any potential for adverse effects can be appropriately avoided, remedied, or mitigated, and will be negligible in the context of the receiving environment.

## 6 Statutory assessment

---

### 6.1 Proposed District Plan

The relevant Objectives and Policies are considered to be focused on those associated with the quality of the residential environment, with these identified and assessed as follows:

#### (a) Chapter 3 | Strategic Direction

3.2.1 The development of a prosperous, resilient and equitable economy in the District

3.2.4 The distinctive natural environments and ecosystems of the District are protected

3.2.5 The retention of the District's distinctive landscapes

#### (b) Chapter 6 | Landscapes and Rural Character

##### Section 6.3.5 Managing Activities on Lakes and Rivers

**Policy 6.3.5.1** *Manage the location, intensity and scale of structures on the surface and margins of water bodies including jetties, moorings and infrastructure recognising the functional needs of these activities, and the importance of lakes and rivers, including as a commercial recreation, tourism, transport and recreational resource, and ensure these structures are at a scale or in a location that, as far as practicable:*

- a. *protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and*
- b. *maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values.*

**Policy 6.3.5.2** *Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion.*

**Policy 6.3.5.4** *Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures.*

The swing mooring is an existing mooring, serving the recreational needs of the applicant. The mooring is in a location that is clustered with other existing mooring and jetty activity, to minimise adverse effects on the landscape of Lake Wakatipu. No new structures will be established as a result of this proposal. The proposal is therefore consistent with these policies.

#### (c) Chapter 21 | Rural

**Objective 21.2.12** *The natural character of lakes and rivers and their margins is protected, maintained or enhanced, while providing for appropriate activities on the surface of lakes and rivers, including recreation, commercial recreation and public transport.*

**Policy 21.2.12.1** *Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.*



**Policy 21.2.12.2** Enable people to have access to a wide range of recreational experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.

**Policy 21.2.12.5** Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.

**Policy 21.2.12.6** Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.

**Policy 21.2.12.7** Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.

The swing mooring is an existing mooring, serving the recreational needs of the applicant. The mooring is in a location that is clustered with other existing mooring and jetty activity, to minimise adverse effects on the landscape of Lake Wakatipu. No new structures will be established as a result of this proposal. The proposal is therefore consistent with these policies.

## 6.2 Operative District Plan

Considering as it relevant, the objectives and policies of Part 4.6 of the Operative District Plan see similar outcomes to those of the proposed District Plan, being the enablement of a range of recreational uses of the Lakes, enhancement and protection of nature conservation values associated with waterbodies and the protection of landscape values. For the reasons set out above in the assessment of the effects and in relation to the Proposed District Plan, the proposal is consistent with the relevant objectives and policies.

The mooring will continue to be used for private recreational purposes which meets the intent of the above policies. As the mooring has been existing for many years, it is already part of the lake landscape. The mooring is located near other moorings of a similar nature, and so is well integrated into the existing environment. Public access to the margin of Lake Wakatipu will be unaffected.

Overall, the proposal is considered to be consistent with the objective and its policies.

## 6.3 Otago Regional Plan – Water

The relevant objectives and policies of the Regional Plan are found within Part 8 (Beds and Margins Lake and River). Those objectives and policies see to maintain the stability of beds and banks of lakes and rivers. The proposed mooring is an existing activity that will not result in any additional disturbance of the lakebed. In addition, the long-term effects that may result on the bed of the lake are sufficiently limited, given



the very small area of the lake that is occupied by the mooring structure. Overall, it is considered that the proposal will be consistent with Part 8 of the Otago Regional Plan: Water.

## 6.4 Resource Management Act

### Part 2 (sections 5-8)

The Operative and Proposed District Plans are considered valid, complete, and certain planning documents. They have already given substance to the principles in part 2 of the RMA as the plans have been prepared in a manner that reflects part 2, therefore no further assessment against Part 2 matters is required for this application (R J Davidson Family Trust v Marlborough District Council [2018] NZCA 316).

Regardless, the proposed development is considered to recognise and provide for the relevant matters of Sections 6, 7 and 8 and to represent a sustainable management of the land resource and achieve the purpose of the RMA, as well as give substance to Part 2 of the RMA.

## 6.5 Conclusion

In consideration of the above-mentioned, it is considered that the activity is not contrary to the relevant Objectives and Policies of the Plans and the effects are less than minor (s104D of the RMA), and the mooring meets all the requirements to be approved.





## MOORING PERMIT

*Issued under the Navigation Safety Bylaw 2025*

**Mooring Number:** 62

**Description of mooring:** Swing Mooring

**Name to whom permit is granted:** Scott Noel Holyoake and Tatiana Monique Holyoake

**Waterway:** Lake Wakatipu

**Position of mooring:** Longitude 168.68829

**Resource Consent:** RM220782

**Latitude** -45.043025

**Status:** Processing

**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](mailto: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 2018.

**Maintenance and construction requirements**

- (1) The owner of a swing mooring or a pile mooring must maintain his or her mooring in a proper state of condition and repair and must comply with any guidelines adopted by Council.
- (2) A mooring owner may carry out maintenance after removing the mooring from the water, provided the inspection fee has been paid and arrangements are made by the mooring owner for inspection of the mooring by suitably qualified person and the payment of any permit fee prior to the mooring being reinstated.
- (3) The Council or the Harbourmaster may require the mooring owner to remove the mooring in a specified time frame if:
  - a. the permit has been cancelled, or
  - b. where the mooring permit fee is unpaid for a period greater than 2 months from the due date,
  - c. the mooring does not comply with the Resource Management Act 1991.
- (4) All costs associated with the inspection, maintenance and replacement of moorings or mooring components must be borne by the mooring permit holder.

**Liability of the Council**

- (1) Permit holders shall take all care to ensure that the mooring is used in a lawful manner and use moorings at their own risk.
  - a. 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](mailto: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): Wakatipu

Mooring Resource Consent No: RM 220782

Mooring Owners Name: Scott Holyoake

Mooring Owners Address: 23 Burwood Crescent, Remuera, Auckland 1050

Mooring Owners Postal Address: 23 Burwood Crescent, Remuera, Auckland 1050

Mooring Owners Phone No: 021 739 600

Emergency contact Number: 0210 833 5771

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

Name of vessel using mooring: **Buccaneer**

Vessel MNZ Registration Number: NA Vessel Regional Identification Number: NA

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

If "Other" please outline type of vessel :

**Buccaneer 635** Length of Vessel: 7.2      Weight of Vessel: 1500kg      Number of Engines: 1

Vessel Colour(s): White

Does Vessel Have Mooring Number attached and clearly visible from outside of the vessel? Yes

Is the above vessel the only vessel intending to use this mooring: Yes

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):

DD

45.0430° S 168.6882° E

Inspection Date: 22/2/24 Inspection Time 3.45 pm

Water Depth at location at time of inspection: 5m

Calculated total swing radius of mooring at lowest lake level: 6 (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 14m (7m vessel)

Type of Mooring: Block QLDC SPEC 1.2T

Type of Mooring Block: concrete

Dimensions of Mooring Block: Weight 1.2 tonne

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)1000(kg) (Submerged weight) est 630(kg)

Chain Length Bottom: 2(m) Middle: 0(m) Top: 6 (m)

Chain Diameter Bottom: 32 (mm) Middle: 20 (mm) Top:13 (mm)

Swivel Diameter: 19mm swivel at buoy

Shackle Diameter(s) 16mm rated (mm) Shackle Locations (s): At all chain and swivel connections as per diagram

Headline Length: 1.0 (m)

Headline Diameter: 8 strand Multiplait Nylon 20 (mm)

Headline Chafe Protection Type: NA Checked: Yes

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 48(Months)+

Life Expectancy of Block: 50 plus years under normal conditions.

Life Expectancy of Chain: 48(Months)+

Life Expectancy of Rope: 18 months + Note: rope to be visually checked by vessel operator each use

Life Expectancy of Swivel: 48(Months)+

Life Expectancy of Shackles: 48(Months)+

Life Expectancy of Buoy: 48(Months)+

### Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? Unknown. No evidence that the block has shifted.

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

No action required

### Checklist – (Mooring Inspector To Complete)

Checked		Item Replaced		Specify / Comments		
	Checked Y/N	COMPONENT	DETAILS		Condition ( % & notes )	Replaced
	✓	Float	Numbered:	Yes 62		✓

T O P  S E C T I O N			Colour:	pink A4 Polyform		
	✓	Shackle(s)	Number: 1 16mm dee	Moused: Yes	Condition = new	✓
	✓	Top rope	Length: 1.5m	8 strand Multiplait Nylon 20 (mm)	Condition = new	✓
	✓	Shackle(s)	Number: 2	Moused: Yes	Condition = new	✓
M I D D L E	✓	Swivel	Diameter:	19mm	Condition = New	✓
	✓	Shackle(s)	Number: 2	Moused: Yes	16mm rated Condition =new	✓
	✓	Riser chain	Length: 6	Av D: 13mm Min D: 13mm	As New Chain Condition =100% Integrity	✓
	✓	Shackle(s)	Number: 2 - 16mm	Moused: Yes	Condition = new	✓
	✓	swivel	22 mm	Moused: Yes	Condition = new	✓
	✓	Shackle(s)	Number: 2 16 mm 3.5t rated dee	Moused: Yes	Condition = New	✓
B O T T O M	✓	Ground chain 32mm blackened	Length: 2.5	Av D: 32mm Min D:32mm	Condition = New	✓
	✓	Block Shackle	Diameter: 20mm Dee	Moused: Yes	Condition = New	✓
	✓	Block Ring	Diameter: 32mm			✓
	✓	Block(s)	Visible: yes	Weight est 650kg wet	New  Old tackle removed from lake.	✓
				Type: Concrete New QLDC SPEC 1200x1200		

## Inspectors Observations

Block Showing Damage / Wear? None

Has Block Shifted or become buried? No

Is the Ground chain causing scouring of the lake bed? Minimal disturbance due to design. Short ground chain of heavier weight to reduce ground disturbance.

Please note that life expectancies requested by QLDC are given using best judgement under normal conditions. It is not possible to accurately guarantee these items for a timeframe. System has been designed for a limited swing radius. To achieve this, heavier than spec ground chain (32mm stud link) has been used at a reduced length.

### Inspectors Further Comments:

No impediments/potential snags found on lakebed in swing area..

Replacement mooring system new condition. Old tackle removal from lake.

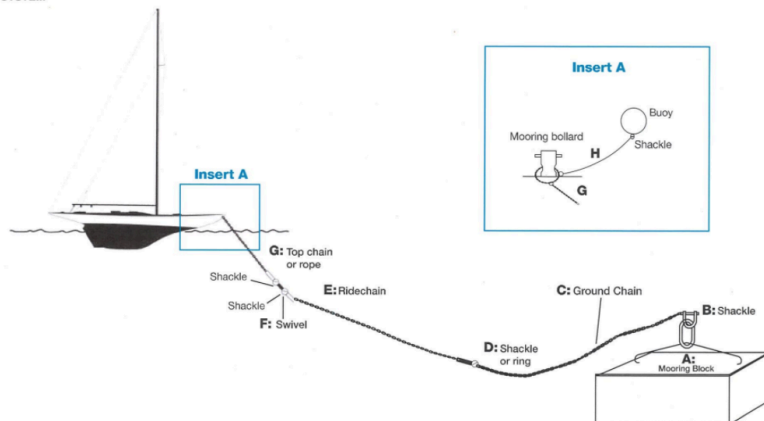
*Note: Shortened ground tackle system to minimise disturbance (heavy ground chain to compensate)*

### Mooring Diagram – (Mooring Inspector To Complete)

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

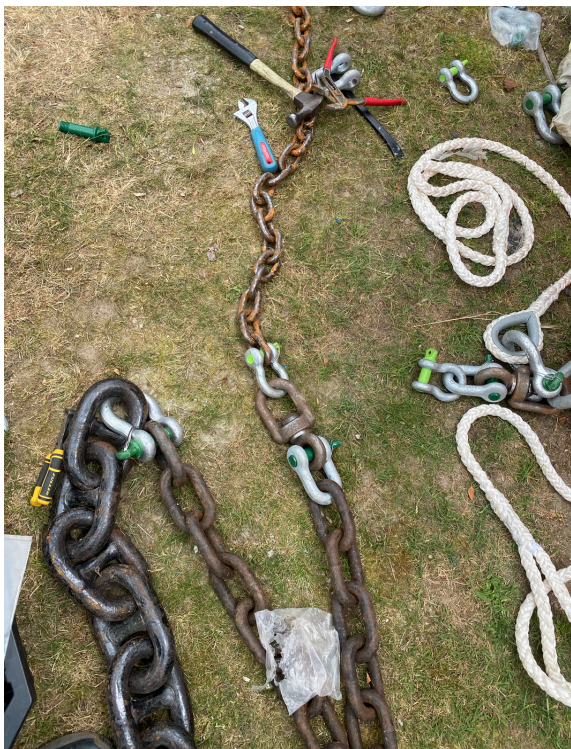
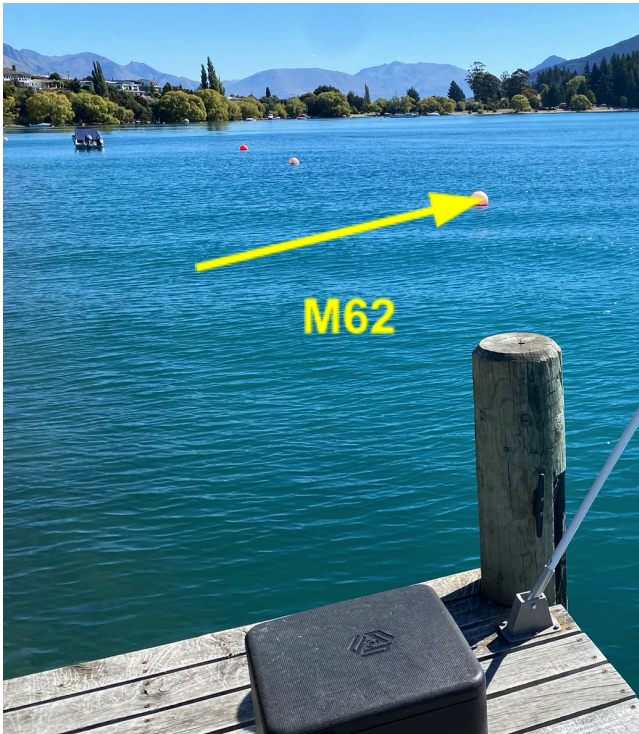
As per table above

FIGURE 1  
MOORING SYSTEM



### Pictures – (Mooring Inspector To Complete)

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



Components used in mooring construction.



**Declaration – (Mooring Inspector To Complete)**



This is to certify that I have inspected and serviced 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: Craig Fahey, Lakes Marine Limited

Company physical address: 13 Arklow St, Albert Town

Company Postal Address: AS above

Name of person completing inspection: Craig Fahey

Signature of person completing inspection:



Date: 23/2/24

<b>Harbourmasters Document Review – (To Be Completed By Harbourmaster)</b>
--

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) \_\_\_\_\_

\_\_\_\_\_

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Person Inspecting Mooring Checklist Complete (Yes / No)  
(Comment)\_\_\_\_\_

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Harbourmaster Additional Comments:

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Harbourmaster Signoff

Name:\_\_\_\_\_

Signature:\_\_\_\_\_

Date:\_\_\_\_\_

	<b>WATERWAYS TRANSFER FORM</b>	
---	------------------------------------	---

Application Date:  Type:  Mooring

Permit number:  62 Lake:  62

GPS Coordinates:  N 5564015 E 2170406

Resource Consent: ☒ NO KNOWN EXISTING RESOURCE CONSENT ACKNOWLEDGED BY BOTH PARTIES.

Further comments: ☒ GRANTED MOORING PERMIT INDICATES EXISTING USE RIGHTS.

Swing Mooring Number 62 issued 1 July 2021 and expires 30 June 2022

### CURRENT OWNER DETAILS

Name:  Alica M Macdonald Company:

Address:  Estate of A M Macdonald C/- D Graze, 7 Perry Way, Mapua, 7005

Phone:  03 540 3105 Email:  mardeko@gmail.com

Current use status:  Private

### NEW OWNER DETAILS

Name:  Scott Noel Holyoake and Tatianna Monique Holyoake Company:

Address:  23 Burwood Cres, Remuera, Auckland 1050

Phone:  021739600 Email:  scoth@holyoake.nz

New use status:  Private

### INFORMATION REQUIRED

- ☐ Photo of mooring, jetty or boatshed including identification number clearly displayed
- ☒ Waterways Transfer Application Form

### PRIVACY INFORMATION

The information you have provided on this form is required so that your application can be processed. The information and application documents will be stored on a public register and may be made available to the public on request or on the Council's websites.

P: 03 441 0499  
E: services@qldc.govt.nz  
www.qldc.govt.nz

**LIABILITY FOR PAYMENT** - Please note that by signing and lodging this application form you are acknowledging that the below indicated party is responsible for payment of the transfer fee and all future 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.

Please indicate where the transfer fee will be addressed:

New Owner

23 BURWOOD CRES, REMUERA, AUCKLAND 1050

On payment of the transfer fee an amended permit will be issued in the new owner's name

Fees Prescribed \$120 INC GST Private use ☒

\$100 INC GST Commercial use

## SUBMISSION

Unless otherwise requested, all applications are to be lodged to [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

Email titled: WATERWAYS TRANSFER APPLICATION

## DECLARATION

By submitting this form, the new owner is placing to QLDC with all requirements as detailed in the Navigation Safety Bylaw 2018 & Resource Management Act 1991

Signed by Current Owner:

Shona Thoday  
D. Thoday  
Alan Thoday

Name: Shona Marie Cameron Thoday  
David Inglis Thoday  
John Cameron Macdonald  
Derek John Craze

Date: 26 May 2022

Signed by New Owner:

SCOTT NOEL HOLYOAKE  
TATIANA MONIQUE HOLYOAKE

Date: 30 MAY 2022

P 03 441 0409  
E [services@qldc.govt.nz](mailto:services@qldc.govt.nz)  
W [www.qldc.govt.nz](http://www.qldc.govt.nz)

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**From:** [Dalice McGregor](#)  
**To:** ["tania@aukaha.co.nz"](mailto:tania@aukaha.co.nz)  
**Subject:** Land Use Consent: Existing Mooring, Frankton Arm, Queenstown  
**Date:** Tuesday, 6 September 2022 10:08:00 AM  
**Attachments:** [image001.png](#)  
[2847-22 Swing Mooring AFE-DRAFT for consultation.pdf](#)  
[\[D\] Photo of mooring #62.jpg](#)

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Kia Ora

We act as agents for Scott Holyoake who has an existing mooring located in Frankton Arm, at approximately 611 Peninsula Road, Kelvin Heights. The mooring is within the Lake Wakatipu Statutory Acknowledgement Area under the Ngai Tahu Claims Settlement Act. We would like to consult with Te Ao Marama on this mooring, please.

The mooring is historic, has been in use for many years, holds a council permit, but does not have a resource consent. Going forward QLDC are requiring all historic moorings consent in order to renew the mooring permits from QLDC annually. We are in the process of drafting a resource consent application and the details of the mooring are as follows:

Mooring No: M62

Location: N 5564015 E2170406

Mooring structure: block and chain structure

Consent is required as a non-complying activity as the mooring is located in an area where all moorings and jetties are non-complying under both the operative and proposed district plan.

If you have any questions, please don't hesitate to contact me

Dalice



**Dalice McGregor – Planning Administrator**

Cell: [027 293 0044](tel:0272930044) | Email: [dalice@townplanning.co.nz](mailto:dalice@townplanning.co.nz)

Town Planning Group | [www.townplanning.co.nz](http://www.townplanning.co.nz)

Offices in Queenstown, Wānaka, Christchurch & Auckland

**From:** [Dalice McGregor](#)  
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# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95



### RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #

Scott Holyoake, RM220782



### AFFECTED PERSON'S DETAILS

I/We **Toitī Te Whenua - Land Information New Zealand (on behalf of the Crown).**

Are the owners/occupiers of

The Frankton Arm of Lake Wakatipu (positioned N 5564015 E 2170406)



### DETAILS OF PROPOSAL

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

The retrospective establishment and continued use of a mooring positioned N 5564015 E 2170406 on the Frankton Arm of Lake Wakatipu. Refer to AEE provided to affected person.

at the following subject site(s):

The Frankton Arm of Lake Wakatipu (positioned N 5564015 E 2170406).



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.

21-08-2024





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: 2024.09.10 10:30:22 +12'00'

Date

10-09-2024

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.

