APPLICATION AS NOTIFIED

L Exell
(RM260267)

File Number RM260267

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:

L Exell

What is proposed:

To remove an existing swing mooring (M124) from the bed of Lake Whakatipu (Whakātipu-Wai-Māori) and re-establish it in a slightly different location, 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 northern side of the Frankton Arm within Whakātipu-Wai-Māori, to the west of the Frankton Marina, Queenstown, at the following GPS coordinates:

Latitude -45.01986 / 45° 01' 11.50" S
Longitude 168.713537 / 168° 42' 48.73" E

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

https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc or via our edocs website using **RM260267** as the reference https://edocs.qldc.govt.nz/Account/Login

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

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

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

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

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

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

25 November 2026

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

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

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

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

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

Lee Excell
lee@queenstown.com

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 28 October 2026

Address for Service for Consent Authority:

Queenstown Lakes District Council	**Phone**	**03 441 0499**
Private Bag 50072, Queenstown 9348	**Email**	**rcsubmission@qldc.govt.nz**
Gorge Road, Queenstown 9300	**Website**	**www.qldc.govt.nz**



QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

NOTIFICATION ASSESSMENT UNDER s95A AND s95B OF THE RESOURCE MANAGEMENT ACT 1991 (RMA)

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

THE OTAGO REGIONAL COUNCIL

Applicant:	L Exell
RM reference:	RM260267
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consents from the Otago Regional Council (ORC) and the Queenstown Lakes District Council (QLDC) to remove an existing swing mooring (M124) from the bed of Lake Whakatipu (Whakātipu-Wai-Māori) and re-establish approximately 13.5m to the south.
Location:	Bed and surface of Whakātipu-Wai-Māori, within the Frankton Arm to the west of the Frankton Marina.
Legal Description:	N/A (Lakebed)
QLDC Zoning:	**ODP:** Rural General **PDP:** Rural (Water)
QLDC District Plan Notations:	Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu)) Statutory Acknowledgement Area
ORC ORP:W Notations:	MA3 (Waahi tapu and/or Waiwhakaheke) Statutory Acknowledgement Area
Activity Status:	**Restricted Discretionary Activity (QLDC)** **Discretionary Activity (ORC)**
Decision Date	**28 October 2026**

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95E of the RMA, the application seeking consent to lawfully establish a mooring within the Frankton Arm, will be processed under the Queenstown Lakes District Plan on a limited notified basis given the findings of Sections 4.1 and 4.3 of this report. Notice of the application will be served on those parties identified in Section 4.3.3 of this report in accordance with section 2AA of the RMA.

2. Pursuant to sections 95A-95E of the RMA, the application seeking consent under the Otago Regional Plan: Water to remove a structure from the bed, and to place a structure, fixed in, on, under or over the bed of a lake, will be processed by the QLDC in accordance with the deed dated 23 March 1994 on a limited notified basis, given the findings of Sections 4.1 and 4.3 of this report. Notice of the application will be served on those parties identified in Section 4.3.3 of this report in accordance with section 2AA of the RMA.

3. This decision is made by Jane Sinclair, Independent Commissioner as delegate for the Council pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

1.1 Background

Many of the moorings and jetties in the District's lakes have been in place for quite some time. Any mooring or jetty established prior to 1991 likely required a licence under the Harbours Act 1950. Where a Harbours Act licence was obtained, the mooring or jetty was able to continue to rely upon the Harbours Act licence under section 418(3A) of the Resource Management Act 1991 (RMA) until the expiry of the licence. As Harbours Act licences had 14-year-terms, all licences would have expired by 2005 (14 years following the repeal of the Harbours Act), after which authorisation under the RMA is required for a mooring or jetty to be lawful under this legislation.

In 2021, the QLDC undertook a survey of the District's lakes and become aware that a number of moorings and jetties may not be lawfully established under the RMA (because of the transition from the Harbours Act to the RMA). Communication was sent to all mooring and jetty owners, advising them about their responsibilities and requirements under the RMA.

As a result, QLDC have received a number of applications to lawfully establish under the RMA existing moorings and jetties within the District's lakes. These structures need consents under both the QLDC District Plan and the Otago Regional Council's Regional Plan: Water for Otago (ORP:W).

Of relevance to the processing of this application under the OPR:W, on 23 March 1994, a deed was made to transfer the power to determine applications for land use consent for activities / structures affecting lakes from the ORC to the QLDC pursuant to Section 13(1)(a) of the RMA. In accordance with this deed, in emails dated 14.4.26 and 8.9.26, the ORC confirmed that QLDC could process this application seeking consent under the ORP:W on its behalf.

1.2 Summary of Proposal

Consent is sought to lawfully establish under the RMA an existing swing mooring within the Frankton Arm of Whakātipu-Wai-Māori. This proposal related to existing QLDC mooring permit[1] 124 ("M124") located along the northern shoreline of the Frankton Arm, to the west of the Frankton Marina. This mooring is currently located at the following GPS coordinates:

Latitude -45.01976997/ 45° 01' 11.17" S
Longitude 168.71355500 / 168° 42' 48.80" E

The proposal was amended during the processing of this application after a navigational safety hazard was identified by the QLDC Harbourmaster (multiple swing radius conflicts). The amended proposal is to shift M124 to a location approximately 13.5m to the south of where it is currently located to the following GPS coordinates, as shown in Figure 1 below:

Latitude -45.01986 / 45° 01' 11.50" S
Longitude 168.713537 / 168° 42' 48.73" E

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

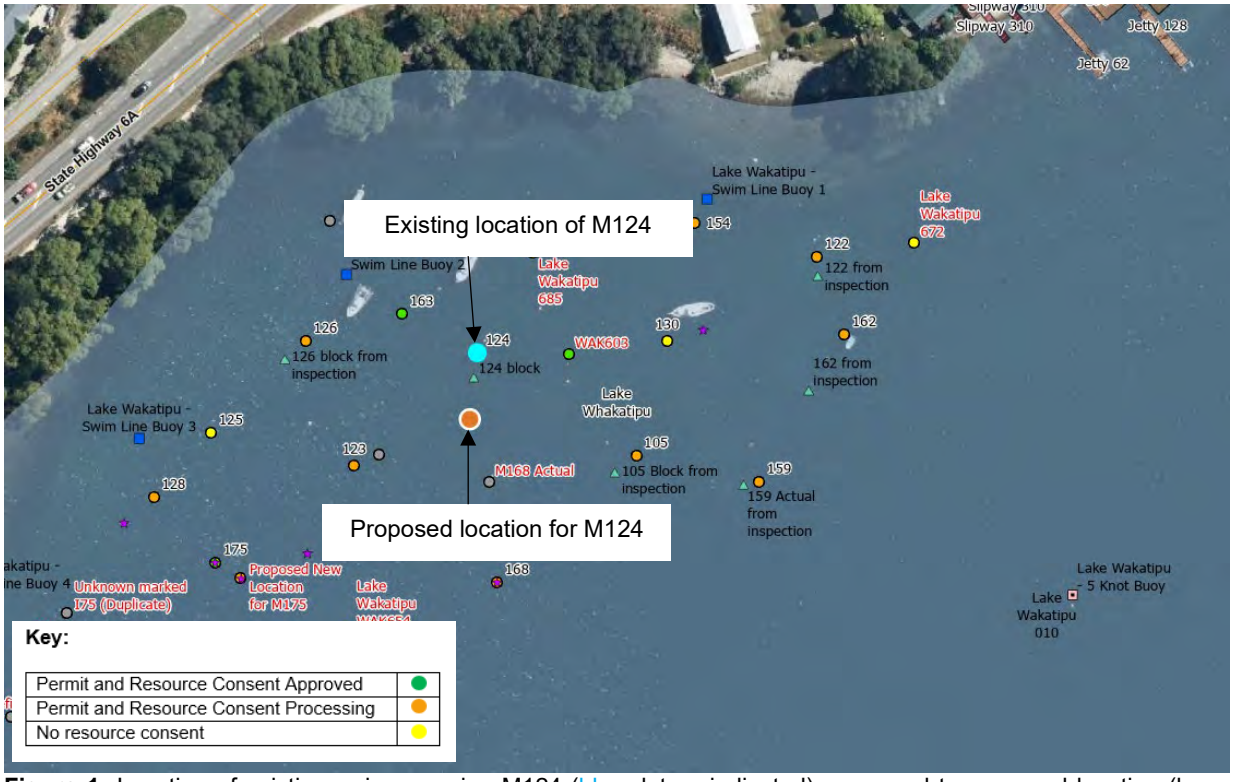


Figure 1: Location of existing swing mooring M124 (blue dot as indicated) compared to proposed location (large orange dot as indicated) located along the northern shoreline of the Frankton Arm to the west of the Frankton Marina, in relation to surrounding lakeside features.

Of note, the GPS coordinates that have been used within the application documents use the WGS84 Decimal Degree ("DD") format or the New Zealand Map Grid Format. The coordinates cited above are taken from the navigational safety report and use both the DD format and the Degrees, Minutes, Seconds ("DMS") format. Regardless of the format used, the existing and proposed locations of M124 are as shown in Figure 1 above.

The Applicant has advised that the mooring has existed in its current location for over 20 years (exact date of establishment is unknown), established by a previous owner. The Applicant has owned the mooring since 2021 and has demonstrated that they hold a QLDC mooring permit the mooring.

Consent is sought to use M124 for a vessel up to 7.0 metres in overall length.

2. ACTIVITY STATUS

The 2007 QLDC Operative District Plan is being reviewed through a series of plan changes commenced in August 2015 known as the Proposed District Plan (PDP). As set out in Chapter 1 of the PDP, the district plan can now be summarised as comprising:

A. Provisions reviewed since 2015 referred to as the PDP that apply in areas mapped in the PDP ePlan maps; and

B. Provisions reviewed since 2007 referred to as the Operative District Plan (ODP) that apply in areas mapped in the ODP ePlan maps, which appear as white in the PDP ePlan maps.

Strategic Chapters 3-6 of the PDP as well as Designations, Heritage and Wāhi Tūpuna apply to all areas.

Where decisions on the PDP have been appealed, the corresponding ODP rules continue to apply. As appeals are resolved, more PDP rules are treated as operative and the equivalent ODP rules are treated as inoperative (s.86F RMA). Currently, resource consent may be required under either, or both the ODP and PDP provisions listed below.

2.1 OPERATIVE DISTRICT PLAN

The subject site is zoned Rural General in the ODP. However, there are no relevant rules under the ODP given the relevant rules under the PDP are treated as operative pursuant to section 86F.

2.2 PROPOSED DISTRICT PLAN

The proposed mooring is located within Wāhi Tūpuna Site 33 (Whakātipu-Wai-Māori (Lake Whakātipu)). Whakātipu-Wai-Māori is also a Statutory Acknowledgement Area under the Ngāi Tahu Claims Settlement Act 1998, as recognised within the PDP. While these provisions do not contain rules that might trigger the need for a resource consent, they are particularly relevant for the assessment of this application and for providing guidance on actual and potential effects.

The subject site is zoned Rural (water) by the PDP. The proposed activity requires resource consent under the PDP for the following reason[2]:

Chapter 21 (Rural):

- A **restricted discretionary** activity pursuant to Rule 21.15.7 in regard to moorings in the Frankton Arm. The proposed mooring is identified within the area located to the east of the Outstanding Natural Landscape line as shown on the District Plan web mapping application. Council's discretion is restricted to the following matters:

    a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;
    b. whether the structure causes an impediment to craft manoeuvring and using shore waters.
    c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;
    d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
    e. whether the structure will be used by a number and range of people and craft, including the general public;
    f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design;
    g. whether the structure enables the use of public water ferry services and/or water based transport.

Overall, the application is considered to be a **restricted discretionary** activity under the PDP.

2.3 THE OTAGO REGIONAL COUNCIL PLAN: WATER

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

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

The proposed activity requires resource consent under the ORP:W for the following reasons:

- A **restricted discretionary** activity pursuant to Rule 13.4.2.1 as the proposal involves the removal of a structure that is fixed in, on, under, or over the bed of any lake or river and does not meet the requirements of a permitted activity in Rule 13.4.1.1, specifically standard 13.4.1.1(c). The Applicant proposes to relocate the existing mooring block associated with M124 from Whakātipu-Wai-Māori, which is identified in Schedule 1D of the ORP:W as MA3 (Waahi tapu). Council's discretion is restricted to the following matters:

[2] All cited rules are treated as operative under s86F.

a) Any adverse effects of the activity on:
   (i) Any natural and human use value identified in Schedule 1 for any affected water body;
   (ii) The natural character of any affected water body;
   (iii) Any amenity value supported by any affected water body; and
   (iv) Any heritage value associated with any affected water body; and
b) Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and
c) Flow and sediment processes; and
d) Any adverse effect on a defence against water; and
e) Any adverse effect on existing public access; and
f) The method of demolition or removal; and
g) The duration of the resource consent; and
h) The information and monitoring requirements; and
i) Any existing lawful activity associated with any affected water body; and
j) Any bond; and
k) The review of conditions of the resource consent; and
l) Any financial contribution for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected.

- A **discretionary** activity pursuant to Rule 13.2.3.1 as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake. It is proposed to place a mooring that passes through the surface of Whakātipu-Wai-Māori and is attached (anchored) to the bed of the lake.

Overall, the application is considered to be a **discretionary** activity under the ORP:W.

2.4 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

- a **restricted discretionary** activity under the PDP; and
- a **discretionary** activity under the ORP:W.

The application as a whole will be considered as a **discretionary** activity.

NOTIFICATION ASSESSMENT AND DETERMINATION DECISION UNDER SECTIONS 95A AND 95B OF THE RESOURCE MANAGEMENT ACT

The below covers both the QLDC and ORC resource consent applications.

3. SECTION 95A – PUBLIC NOTIFICATION

Section 95A of the RMA requires a decision on whether or not to publicly notify an application. The following steps set out in this section, in the order given, are used to determine whether to publicly notify an application for a resource consent.

3.1 Step 1 – Mandatory public notification

The Applicant has not requested public notification of the application (s95A(3)(a)).

Public notification is not required as a result of a refusal by the Applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA (s95A(3)(b)).

The application does not involve an exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c)).

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

Public notification is not precluded by any rule or national environmental standard (s95A(5)(a)).

The proposal is not:

- a controlled activity; or
- a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying;

Therefore, public notification is not precluded under Step 2.

3.3 Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

Public notification is not specifically required under a rule or national environmental standard (s95A(8)(a)).

A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

An assessment in this respect is therefore undertaken, and decision made in sections 3.3.1 - 3.3.4 below:

3.3.1 Effects that must / may be disregarded (s95D(a)-(e))

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*

- *Trade competition and the effects of trade competition (s95D(d)).*

- *Effects on a person who has given written approval to the relevant application. The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

Person (owner/occupier)	Address (location in respect of subject site)
Land Information New Zealand (LINZ)	N/A

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 17 April 2026, Maritime NZ confirmed they had no comment on the application.

Effects that may be disregarded:

- *An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) – referred to as the "permitted baseline". The relevance of a permitted baseline to this application is provided in section 3.3.2 below.*

3.3.2 Permitted Activities (s95D(b))

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, all permanent structures and moorings within a lake require resource consent under the PDP, and the ORP:W. As such, there is no permitted baseline relevant to the placement of a structure on the lake bed.

As for the effects of lake-bed disturbance associated with the removal and placement of a mooring under ORP:W Rule 13.5.1.1, it is a permitted activity to disturb the bed of a lake associated with the erection, placement, extension, alteration, replacement, reconstruction, repair, maintenance, demolition or removal of any structure that is fixed in, on, under or over the bed of any lake or river, or the wetland, provided the following standards are met:

i) Except in the case of the demolition or removal of a structure, the structure is lawfully established; and
ii) Except in the case of (i), there is no increase in the scale of the existing structure; and
iii) If work is undertaken between 1 May and 30 September inclusive, the Department of Conservation and the relevant Fish and Game Council are notified as soon as reasonably practicable in advance; and
iv) the bed or wetland disturbance is limited to the extent necessary to undertake the work; and
v) the bed or wetland disturbance does not cause any flooding or erosion; and
vi) the time necessary to carry out and complete the whole of the work within the wetted bed of the lake or river does not exceed ten (10) hours in duration; and
vii) All reasonable steps are taken to minimise the release of sediment to the lake or river during the disturbance, and there is no conspicuous change in the colour or visual clarity of the water body beyond a distance of 200m downstream of the disturbance; and
viii) no lawful take of water is adversely affected as a result of the bed or wetland disturbance; and
ix) the site is left tidy following completion of the activity; and
x) specific rules relating to Regionally Significant Wetlands.

In terms of the ongoing use of a structure, it is noted that through this consent, the proposed mooring will become lawfully established under the RMA, and therefore its ongoing use will be able to rely on permitted activity Rule 13.1.1.1 of the ORP:W, provided it is maintained in good repair. This is a relevant consideration in the assessment that follows. Similarly, if this consent is approved, the mooring will become authorised under the PDP and its ongoing use will essentially be "permitted" as a result.

It is considered the permitted baseline as it relates to the disturbance of the lakebed associated with the installation of the mooring, the ongoing use of this structures once lawfully established, and the maintenance and repair of the moorings to be of some relevance to the proposal. In an email dated 26.10.26, the Applicant confirmed that the work required to relocate M124 will comply with the permitted standards under the ORP:W[3]. As such this will be taken into consideration in the assessment that follows.

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

3.3.3 Assessment: Effects On The Environment

Taking into account sections 3.3.1 and 3.3.2 above, the following assessment determines whether the proposed activity will have, or is likely to have, adverse effects on the environment that are more than minor that will require public notification (s95A(8)(b)).

The Applicant seeks resource consent under both the ORP:W and the PDP to lawfully establish an existing swing mooring within the Frankton Arm of Whakātipu-Wai-Māori. An assessment relevant to each Council plan follows.

Expert reports

The following expert reports have been provided to assist the assessment of effects below:

- A navigational safety report for M124, prepared by QLDC's Waterways Regulatory Services Manager & Harbourmaster, Mr Craig Fahey, attached as *Appendix 1*.

A] Assessment under the QLDC Proposed District Plan

A restricted discretionary consenting pathway is provided for moorings and jetties located within the Frankton Arm of Whakātipu-Wai-Māori, where Council's discretion is restricted to the matters in Rule 21.15.7, which for completeness are repeated as follows:

a. whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;
b. whether the structure causes an impediment to craft manoeuvring and using shore waters.
c. the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;
d. the effects associated with congestion and clutter around the shoreline. Including whether the structure contributes to an adverse cumulative effect;
e. whether the structure will be used by a number and range of people and craft, including the general public;
f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design;
g. whether the structure enables the use of public water ferry services and/or water based transport.

Under the PDP, the proposed mooring is considered to raise actual or potential effects on the environment relating to the following matters:

i. Landscape, visual and amenity effects (relevant to matters of discretion a), d) and f) of PDP Rule 21.15.7).
ii. Navigation and water safety (relevant to matters of discretion b) of PDP Rule 21.15.7).
iii. Effects on recreation (matters of discretion c) and e) of PDP Rule 21.15.7).

i. Landscape, visual and amenity effects;

The Applicant seeks to lawfully establish an existing swing mooring system approximately 13.5m to the south of its current location, which is to the west of the Frankton Marina. Although the mooring will be visible to a wide catchment area, including from the surface of Whakātipu-Wai-Māori and the adjoining shoreline, as can be seen in Figure 1 above, being able to see the mooring or a berthed vessel in this location (adjacent to the Marina) is not unusual or unexpected. Many of these moorings have been lawfully established through the RMA (green dots within Figure 1) or have formed part of the environment for a long period. Lawfully establishing M124 under the RMA will not alter this.

On this basis, it is accepted that the proposal is in keeping with what can be reasonably expected in a location which provides boat access to the lake. The mooring is located over 80m from the shoreline and will not obstruct any public views nor dominate the shore scape. The proposed mooring is compatible with the scenic and amenity values associated with this part of Whakātipu-Wai-Māori. As such, the

proposal will have a negligible effect on the natural character of this bay and is considered to be compatible with the existing scenic and amenity values at this location.

Overall, it is considered that the proposed mooring will result in adverse effects that are no more than minor in terms of landscape, visual and amenity values associated with Whakātipu-Wai-Māori.

ii. Navigation and water safety

As outlined in the QLDC Swing Mooring Booklet 2026 and within the mooring permit, the safety and maintenance of a mooring is the responsibility of the registered mooring owner. The whole system must be inspected every two years to remove kinks and replace worn components. Further, inspection must be conducted by a suitably qualified professional. These requirements are consistent with the ORC permitted activity standards outlined in Section 3.3.2 above.

An inspection of the mooring was carried out on 20.5.26 by Mr Mark Hodren of Marine Services NZ, who is accepted as being suitably qualified and experienced to undertake this work. Based on the mooring specifications detailed within the inspection report, a maximum swing radius for M124 was able to be calculated. Swing radius is a circle on the water in which a vessel will rotate around its mooring block or anchor and takes into consideration the length of the berthed vessel, the depth of the mooring block, and the total length of "tackle". The maximum swing radius is calculated at low water level, which is when the mooring "tackle" will be fully extended in high winds (or a high tidal flow), representing the maximum distance the vessel is from the mooring block.

Although initial concern was raised by the QLDC Harbourmaster regarding the location of M124 including potential swing radius conflicts with surrounding moorings, some of which have been lawfully established under the RMA[4], to remedy these concerns, the application has since been amended to relocate M124 approximately 13.5m to the south of its current location and limit its use to a vessel no greater than 7m in overall length. A revised navigational safety assessment of the amended proposal has since been undertaken using the updated GPS coordinates, proposed mooring block location, survey specifications, and a vessel length of up to 7 metres overall whereby, the QLDC Harbourmaster has confirmed that any swing radius overlaps with surrounding moorings M163[5] and WAK603[6], both of which have obtained resource consent, are within acceptable limits. On this basis, the QLDC Harbourmaster has confirmed there are no longer any navigational safety concerns relating to the proposed location of this mooring or its use by a vessel up to 7m in overall length. This conclusion is accepted for the purposes of this report.

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

Overall, it is considered that the Applicant has sufficiently demonstrated that adverse navigational safety effects on Whakātipu-Wai-Māori can be adequately mitigated such that they are no more than minor.

iii. Effects on recreation;

As shown in Figure 1 above, the Frankton Marina, public boat ramps, and other maritime features are located in the immediate vicinity of M124. The mooring is also located near the Coastguard and Scout den, Harbourmaster's Office and various other commercial boating operations and services (located land-side).

Given the existing environment and pattern of development, the proposed mooring is located at a sufficient distance from the shoreline not to affect or diminish the recreational experience of people using these facilities and public areas around the shoreline.

The proposed mooring is privately owned by the Applicant and is not available for the general public.

Overall, adverse effects on recreation are considered to be no more than minor.

---

[4] Refer to the initial navigational safety report dated 16.7.26, publicly accessible within the "Superseded" folder within QLDC's eDocs system, searching under the reference "RM260267".
[5] RM240027
[6] RM230507 noting WAK603 is not a permit number, rather a survey identification tag.

iv. Summary of effects under the PDP

Overall, given the assessment above, it is considered that any adverse effects on the environment relating to an assessment under the matters of discretion outlined within the PDP will be no more than minor.

B] Assessment under the ORP:Water for Otago (ORP:W)

Under the ORP:W, the subject mooring is considered to raise actual or potential effects on the environment relating to the following matters:

i. Effects on the lake bed/ecological values
ii. Effect on any natural and human use value identified in Schedule 1 of the ORP:W

i. Effects on the lake bed/ecological values;

Consent is sought under the ORP:W to place a permanent structure on the lake bed (a mooring block), as well as remove an existing structure (the mooring block associated with M124 which will be relocated). As noted in Section 3.3.2 above, the disturbance of the bed associated with the removal and placement of the mooring block is a permitted activity, and will not be considered further.

In terms of ecological values, it is acknowledged that aquatic pest species are present in the lakes, including Lagarosiphon which is identified and controlled by the ORP:W. Lagarosiphon has the potential to be caught on vessels and transferred to other waterbodies, or be transferred to the Districts lakes where moorings are used by vessels that are also used in other waters. Moorings may encourage this transfer. Additionally, discharge of contaminants from vessels could also affect water quality including from fuel, oil or wastewater if discharged when moored. In an email dated 8.10.26, the Applicant has volunteered conditions of consent to ensure that all reasonable precautions are taken to minimise the spread of pest plants and aquatic weed, and ensuring no waste product enters the lake when the mooring is in use. Adverse effects on the environment in this regard are therefore considered to be no more than minor and appropriately remedied/mitigated.

Overall, taking into consideration the volunteered conditions of consent which will ensure that no waste or toxins enter the lake, and that the spread of aquatic pest species is controlled, adverse effects on the environment in terms of lake bed disturbance and ecological values are considered to be no more than minor.

ii. Effect on the recognised values listed in the ORP:W

The ORP:W outlines the natural and human use values of various watercourses throughout the Otago Region. Whakātipu-Wai-Māori is identified within Schedule 1 of the ORP:W, as having specific values needing to be protected.

Schedule 1A of the ORP:W identifies the natural values associated with Whakātipu-Wai-Māori. It is recognised that the mooring subject to this application will alter the natural character of the lake, however this effect is considered to be less than minor. The proposed works will not affect ecology, natural flow characteristics or water quality of the lake.

Schedule 1B of the ORP:W identifies lakes and rivers where the water taken is used for public water supply purposes. There is one water supply within the Frankton Arm of Whakātipu-Wai-Māori, as identified in Schedule 1B of the ORP:W. However, the subject mooring is not located within the vicinity of this, being separated by a considerable distance (this supply is located on the southern shoreline of the lake whereas the proposed mooring is located along the northern shoreline).

Schedule 1C lists registered historic places. For the purposes of an assessment under the ORP:W, there are no historic places/features listed within Schedule 1C of the ORP:W within the vicinity of the subject mooring.

However, for completeness, it is noted that PDP maps identify Historic Heritage Feature 16 as being within the vicinity of M124 (landside), comprising “Boatshed, Slipway and original Old Ticket Office,

Frankton Marina Recreation Reserve", which collectively, are a Category 2 listed item. The PDP recognises Category 2 Heritage Features as warranting "*permanent protection because they are very significant to the District and/or locally*". This item is not listed within Schedule 1C of the ORP:W.

Schedule 1D identifies the spiritual and cultural beliefs, values and uses associated with water bodies of significance to Kāi Tahu. The proposal can be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Kāi Tahu.

The application does not contain any information from Kāi Tahu on the effects its mooring may or may not have on Kāi Tahu cultural values. Without input from Kāi Tahu on cultural effects, the proposal has to be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua. In considering the existing and proposed location of this mooring located adjacent to an already modified environment (which includes the Frankton Marina, walking trails, as well as other surrounding moorings and lakeside features), it is considered that adverse cultural effects on the environment are minor.

iii. Summary of effects under the ORP:W

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

3.3.4 Decision: Effects On The Environment (s95A(8))

On the basis of the above assessment, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor. Therefore, public notification is not required under Step 3.

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

Section 95B(1) requires a decision on whether there are any affected persons (under s95E). The following steps set out in this section, in the order given, are used to determine whether to give limited notification of an application for a resource consent, if the application is not publicly notified under section 95A.

4.1 Step 1: certain affected groups and affected persons must be notified

Determination under s95B(2)

The proposal does not affect protected customary rights groups, and does not affect a customary marine title group; therefore, limited notification under s 95B(2) is not required.

Determination under s95B(3)

The consent authority must determine –

(a) whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and

(b) whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.

The proposed mooring is to be located in and attached to the lakebed of Whakātipu-Wai-Māori, which is subject to a statutory acknowledgement made in accordance with the Ngāi Tahu Claims Settlement Act 1998 (which is an Act specified in Schedule 11 of the RMA).

In determining if the person to whom the statutory acknowledgement is made is an affected person under section 95E, the consent authority is not required to necessarily find Kāi Tahu affected but requires the

acknowledgement to be taken into account in determining whether they are affected (that is whether they are affected in a manner different from the public generally).

An assessment on whether Kāi Tahu is considered to be adversely affected follows:

Te Rūnanga / Rūnaka o Ngāi Tahu

The assessment contained within Section 3.3.3 against Schedule 1D values under the ORP:W is relevant to an assessment of whether Ngāi Tahu (or Kāi Tahu) is considered to be adversely affected. Both the ORP:W and the QLDC PDP recognise Kāi Tahu as a partner in the management and protection of the Region/District's water resources through the implementation of these Plans, whereby it is acknowledged that input from Kāi Tahu (who are the Manawhenua of this District) is required in order to fully understand the effects that the proposed mooring within statutory acknowledgement and wāhi tūpuna areas have on cultural/spiritual values. As stated in section 3.3.3 of this report, the application does not contain information from Kāi Tahu on the effects its mooring may or may not have on Kāi Tahu cultural values.

The proposal involves the removal of an existing structure from the lakebed, and the (re)placement of a permanent structure on the bed of Whakātipu-Wai-Māori. The proposal can therefore be seen as a potential threat to the values that Whakātipu-Wai-Māori holds for Manawhenua.

Based on the conclusions reached within Section 3.3.3 of this report, and taking into consideration the statutory acknowledgement of Whakātipu-Wai-Māori, the effects on Kāi Tahu will be minor for the purposes of section 95E of the RMA.

Accordingly, Kāi Tahu, whose interests in the Queenstown Lakes District are represented by Aukaha and Te Ao Marama Incorporated, is determined to be an affected person under section 95E (s95B(3)).

4.2 Step 2: if not required by Step 1, limited notification precluded in certain circumstances

Limited notification is not precluded under Step 2 as the proposal is not subject to a rule in the District Plan or is not subject to a NES that precludes notification (s95B(6)(a)).

Limited notification is not precluded under Step 2 as the proposal is not for a controlled activity (s95B(6)(b)).

4.3 Step 3: if not precluded by Step 2, certain other affected persons must be notified

If limited notification is not precluded by Step 2, a consent authority must determine, in accordance with section 95E, whether the following are affected persons:

Boundary activity

The proposal is not a boundary activity.

Any other activity

The proposal is not a boundary activity and therefore the proposed activity falls into the *'any other activity'* category (s95B(8)), and the adverse effects of the proposed activity are to be assessed in accordance with section 95E.

4.3.1 Considerations in assessing adverse effects on Persons (S95E(2)(a)-(c))

a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a "permitted baseline"). Section 3.3.2 above sets out the relevance of the permitted baseline to this application.
b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.

4.3.1 [ii] Persons who have provided written approval (s95E(3))

The persons identified in Section 3.3.1 above have provided their **written approval** and as such adverse effects on these parties are disregarded for the purpose of s95E(3).

4.3.2 Assessment: Effects on Persons

Taking into account the exclusions in sections 95E(2) and (3) as set out in section 4.3.1 above, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor:

Surrounding land owners:

There are no residential properties directly overlook M124. The proposed mooring forms an anticipated part of the Frankton Arm, being located within a cluster of existing moorings and adjacent to nearby maritime features. The proposed mooring is a small element in the context of the surrounding landscape.

Overall, adverse effects associated with landscape and amenity values on owners and occupiers of surrounding properties will be less than minor.

Adjacent mooring permit holders:

As noted earlier in this report under navigational safety (Section 3.3.3 above), the QLDC Harbourmaster initially raised concern regarding the original proposal and the existing location of M124 which was identified as having a swing radius conflict with a number of surrounding moorings, some of which had been consented. To remedy these concerns, the Applicant has amended the proposal to relocate M125 approximately 13.5m to the south of its current location.

Based on the new mooring block location and specifications, although the QLDC Harbourmaster has identified that a swing radius overlap remains with adjacent moorings M163 and WAK603, both of which have obtained a resource consent, this overlap is within acceptable limits and therefore no navigational concerns are raised in relation to the new proposed location for M124. On this basis, adjacent mooring permit holders M163 and WAK603 are not considered to be adversely affected by the proposal.

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

4.3.3 Decision: Effects on Persons (s95E(1))

The persons considered affected pursuant to section 95E of the RMA and therefore to be served notice of the application are illustrated and tabled as follows:

Person (owner/occupier)	Address (location in respect of subject site)
Aukaha	N/A
Te Ao Marama Incorporated	N/A

4.4 Step 4 – Further Notification in Special Circumstances (s95B(10))

Special circumstances do not apply that require limited notification.

5. NOTIFICATION DETERMINATION

For the reasons set out in sections 3 and 4 of this notification decision report, under s95A and s95B of the RMA, the application is to be processed on a limited notified.

Prepared by Decision made by





Rebecca Holden
CONSULTANT PROCESSING PLANNER

Jane Sinclair
INDEPENDENT COMMISSIONER

6.0 APPENDICES LIST

APPENDIX 1 – Navigational Safety Report – M124

APPENDIX 1 – NAVIGATIONAL SAFETY REPORT FOR M124

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

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

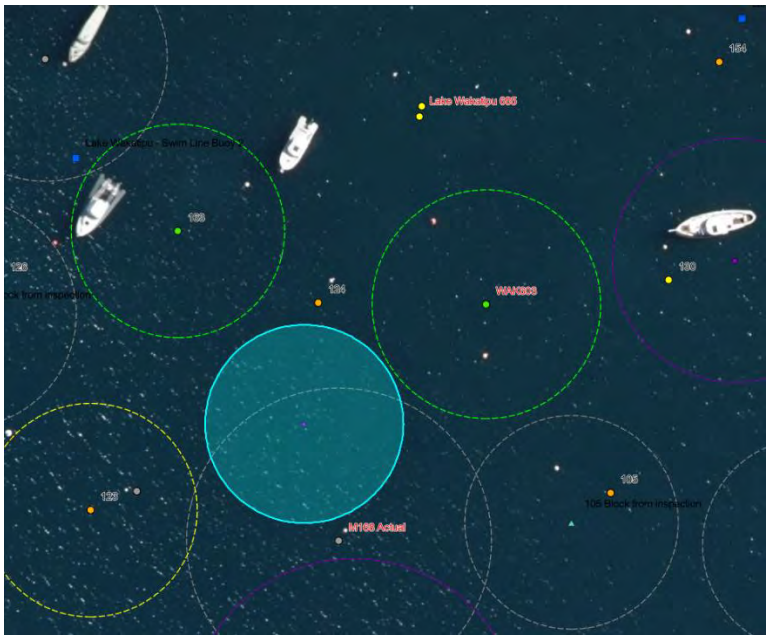
DATE: 08.09.26

APPLICATION DETAILS	
REFERENCE	RM260267
APPLICANT	L Exell
APPLICATION TYPE & DESCRIPTION	Applicant to lawfully establish an existing swing mooring (M124 located to the west of the marina, Lake Wakatipu.
ADDRESS	Lake Wakatipu, to the west of the marina
ZONE	Rural (PDP) RURAL General (ODP)
SITE ADDRESS	N/A
ACTIVITY STATUS	Restricted Discretionary
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	29.06.2026
WORKING DAYS AT TIME OF REQUEST	6
FINAL DATE FOR FURTHER INFORMATION REQUESTS	07.07.2026
DATE REPORT REQUIRED BY:	ASAP
INDICATION OF NOTIFICATION	Limited Notification
TYPE OF COMMENT REQUIRED	Memo
REQUESTED AREAS OF COMMENT	Navigational safety matters including: a) Any navigational safety concerns (e.g. swing radius clash, depth of lake) b) Whether the mooring design is fit for purpose and structurally sound.

MOORING LOCATION DIAGRAM – M124

Latitude -45.01986 / 45° 01' 11.50" S
Longitude 168.713537 / 168° 42' 48.73" E



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

1.0 OVERVIEW

Brief Description of Proposal	A resource consent application has been submitted in respect of an existing swing mooring, **M124**, located within the Frankton Arm of Lake Wakatipu. The purpose of this resource consent application is to lawfully establish the existing mooring at the above location. The application requires Harbourmaster comment on navigational safety, including mooring spacing, potential swing-radius conflict, water depth, and whether the mooring arrangement is fit for purpose. The applicant supplied a subsurface mooring inspection survey completed by Mark Hodren from Marine Services NZ. Mark is an experienced commercial diver with relevant survey experience, and, on that basis, the report is considered suitable for informing this navigational safety review.
History	
Waterbodies	Location: Frankton Arm, Lake Wakatipu.

2.0 SAFETY MANAGEMENT

Safety Management comments	A resource consent application for mooring **M124** was lodged with Queenstown Lakes District Council. The applicant-supplied mooring inspection report has been reviewed to inform Harbourmaster comment on navigational safety matters. **Assessment approach** For moorings in congested areas, the assessment considers whether the mooring arrangement provides adequate separation from nearby moorings having regard to the applicant-supplied survey information, vessel length, mooring design, water depth and separation between mooring blocks. **Mooring Swing Radius** Based on the applicant-supplied sub-surface mooring survey, the assessed swing radius for **M124** overlaps with surrounding moorings **M163 (consented) and WAK603 (consented)** Using the supplied GPS coordinates, mooring block location, survey specifications, and a vessel length of up to **7.0** metres overall, **M124** has been assessed as falling within acceptable overlap limits with these neighbouring moorings. This assessment was informed by an accepted methodology, developed with input from a recognised naval engineer, for assessing safe permitted swing overlap between moorings. **Please note:** The applicant has agreed to relocate the mooring to the identified position to resolve an existing swing-radius conflict. Approval is therefore contingent on relocation to the coordinates identified in this report. Based on the information provided, the application can be supported from a navigational safety perspective.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	Planner to address

3.0 LEGISLATION

- Maritime Transport Act 1994
- Navigation Safety Bylaw 2025

4.0 RECOMMENDED CONDITIONS/ADVICE NOTES

Advice Note:
The use of a mooring is at the occupier's risk. Compliance with spacing criteria does not guarantee that boat-to-boat contact will never occur, and Council is not liable for any damage to occupying boats or for damage to a third party arising from the use of a mooring by the occupier or mooring owner. The mooring owner is responsible for maintaining and keeping the mooring in good order in accordance with all technical specifications for operation and maintenance, mooring rules, approved consent requirements, permit conditions, and all relevant regulations and legislation. The mooring owner must understand and follow good mooring practice at all times and must safely navigate in accordance with all regulations and bylaws. The consent holder must obtain and maintain an annual QLDC mooring permit as required by the Navigation Safety Bylaw 2025.

Conditions:
Maximum vessel size allowance: **7.5.M** (length overall)
Approval is contingent on relocation of the mooring from its current position to the coordinates identified above in this report.

5.0 FINAL COMMENT

On the information currently provided, the assessed mooring arrangement does not raise navigational safety concerns that would prevent the application from being supported contingent upon the above conditions.

Prepared By:
Craig Fahey, Waterways Regulatory Services Manager | QLDC Harbourmaster

TechnologyOne ECM Document Summary

Printed On 28-Oct-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Application Form	9491879	1	01-Apr-2026
PUB_ACC	QLDC AEE support document	9606854	1	20-May-2026
PUB_ACC	Mooring location	9491877	1	01-Apr-2026
PUB_ACC	Mooring Permit 124 2025 - 2026	9515617	1	14-Apr-2026
PUB_ACC	Waterways Transfer Form 21.09.22	9491883	1	01-Apr-2026
PUB_ACC	2026 Record of Mooring Inspection M124 Lake Wakatipu - Lee Exell	9653873	1	04-Jun-2026
PUB_ACC	Exell Mooring Inspection Report	9719092	1	29-Jun-2026
PUB_ACC	LINZ APA	9653876	1	04-Jun-2026

APPLICATION FOR RESOURCE CONSENT

FOR A WATER-BASED ACTIVITY

QUEENSTOWN LAKES DISTRICT COUNCIL

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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

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

*All trustee names (if applicable):

Contact Name if Company or Trust: LEE EXELL

*Postal Address: 133 ESSEX AVE, BUTEL PARK ARROWTOWN

*Post code: 9302

*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: LEE@QUEENSTOWN.COM

*Phone Numbers: Day 021819118 Mobile: 021819118

The Applicant is:

- [/] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other - Please Specify

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

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

Name & Company:

Phone Numbers: Day Mobile:

Email Address:

INVOICING DETAILS //

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

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

Applicant: (•) Agent: ( ) Other, please specify:

Email: (•) Post: ( )

*Attention: LEE EXELL

*Postal Address: 133 ESSEX AVE, BUTEL PARK ARROWTOWN

*Post code: 9302

*Please provide an email AND full postal address.

*Email: LEE@QUEENSTOWN.COM

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

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:

M124 GPS COORDINATES - N5567694 | E2172261

NEAR BOAT SHED BY THE MARINA

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)

GPS - N5567694 | E2172261

For any land based areas:

Legal Description: N/A - LAKE BED

Owners/Occupiers: LEE EXELL

District Plan Zone: RURAL ZONE (WATER)

Permit Number: If you have a current permit for your activity from QLDC (i.e. an existing mooring permit), specifiy your permit number and the name of the person / entity that the permit is issued to

M124 SWING MOORING QLDC - WAK603

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? YES ◯ NO ⊘

If 'yes' please provide information below

THE MOORING IS LOCATED IN LAKE WAKATIPU 25-30 M off THE SHORELINE

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:

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

CONSENT(S) APPLIED FOR

- [x] 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 / River)

The activity will operate _____ (dates / duration)

to provide for _____ (number persons)

Brief description of activity:

CONSENT IS SOUGHT TO:

ESTABLISH MOORING # M124 ON THE BED OF LAKE WAKATIPU

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?

- [x] 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:	Consultation required where relevant:
Aukaha	Guardians of Lake Wanaka
Te Ao Marama INC	Guardians of Lake Hawea
Fish & Game New Zealand	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.

- [x] 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

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

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.

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

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 and use the application reference on the invoice for your payment.

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

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

Amount to Pay

Please select

APPLICATION & DECLARATION

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

If lodging this application as the Applicant:

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

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

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

PLEASE TICK

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

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

Full name of person lodging this form LEE EXELL

Firm/Company Dated 31/03/26

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

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

A1

APPENDIX 1 // RMA requirements for an application for Resource Consent

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).

  (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.

  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)):

QUEENSTOWN LAKES DISTRICT COUNCIL
Queenstown Lakes District Council
Private Bag 50072, Queenstown 9348
Gorge Road, Queenstown 9300
P: 03 441 0499
E: resourceconsent@qldc.govt.nz
www.qldc.govt.nz

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

ASSESSMENT OF ENVIRONMENTAL EFFECTS

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.

Document Set ID: 9491879
Version: 1, Version Date: 01/04/2026

A2 APPENDIX 2 // Development Contributions

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

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

Click here for more information on development contributions and their charges

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

Development Contribution Estimate Request Form

A3 APPENDIX 3 // Naming of documents guide

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

- Application Form
- Assessment of Environmental Effects (AEE)
- Affected Party Approval/s
- Safety Management Plan
- Traffic Report

Document Set ID:
Version: 1, Version Date: 01/04/2026

From: "Lee Exell" <lee@queenstown.com>
Sent: Tue, 19 May 2026 08:25:57 +1200
To: "Rebecca Holden" <rebecca.holden@qldc.govt.nz>
Subject: QLDC AEE support document

Hi Rebecca

Can you check below and see if your happy with this for the AEE.

Regards

Lee

Updated AEE Statement – Mooring M124:

This Assessment of Environmental Effects relates to **Mooring M124**, located at approximate GPS coordinates **N5567694, E2172261**, positioned near the Queenstown Marina and adjacent to the boatsheds along Frankton Road. The mooring sits within an established cluster of similar swing moorings in the Frankton Arm and forms part of the existing character of the marina environment.

Mooring M124 has a long and well-documented history. Prior to its current ownership, the mooring was owned and managed by **SMS Limited (Southern Monitoring Services)**, the organisation contracted to undertake Harbour Master functions for the Queenstown Lakes region at the time. Former SMS employee **Dave Black** has confirmed that Mooring M124 has been in situ in its current location for **well over 20 years**, providing clear evidence that it is an **historic mooring** with longstanding use.

The mooring was purchased by **Lee Exell in 2021**, and since that time—over a period of approximately five years—he has used the mooring to berth a **6.6-metre vessel** during the summer seasons. No changes to the structure, position, or scale of the mooring have occurred during his ownership, and its use has remained consistent with historic patterns.

The purpose of this application is to **regularise the existing mooring** and obtain the necessary resource consent for its continued use. Mooring M124 has operated for decades without recorded adverse environmental effects. It does not impede navigation, restrict public access, or alter the

recreational or visual amenity of the area. No additional structures, lakebed disturbance, or environmental modifications are proposed as part of this application.

Granting consent for Mooring M124 will formalise an established and longstanding mooring, ensure compliance with current council requirements, and support the orderly management of moorings within the Frankton Arm.

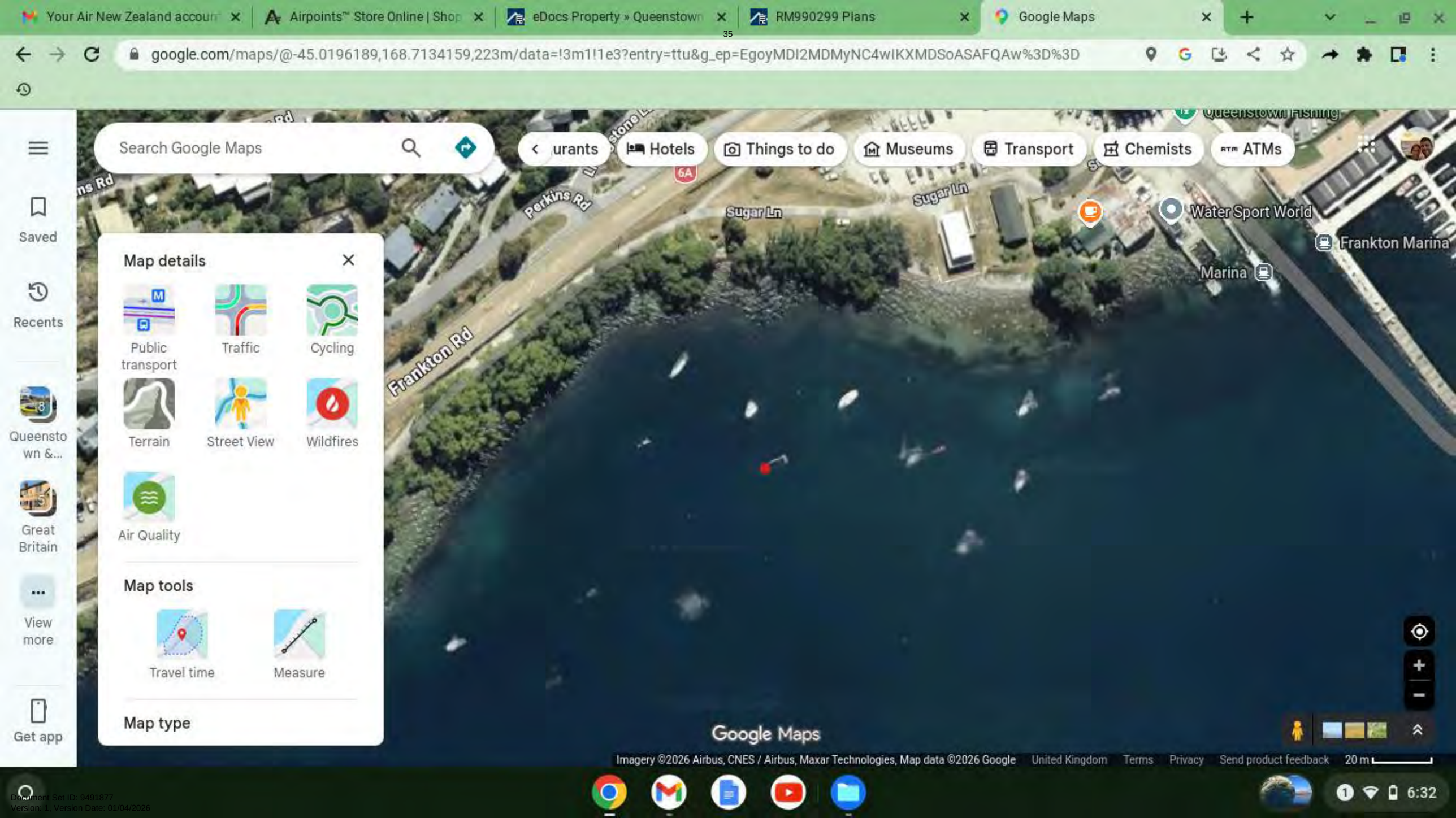
Thank you for your assistance.

Lee Exell

Queenstown | New Zealand

Mobile: 021 819 118

Document Set ID: 9606854
Version: 1, Version Date: 20/05/2026



Document Set ID: 9491877
Version: 1, Version Date: 01/04/2026

Search Google Maps

Share

Coastguard Queenstown

K T Lim

Photo - Jul 2025



Google Maps

Image capture: Jul 2025 Images may be subject to copyright. United Kingdom Terms Privacy Report a problem

Document Set ID: 9491877
Version: 1, Version Date: 01/04/2026

6:29



QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

MOORING PERMIT

Issued under the Navigation Safety Bylaw 2018

Mooring Number: 124

Description of mooring: Swing Mooring

Name to whom permit is granted: Lee Exell

Waterway: Lake Wakatipu

Status: Unconsented

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 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

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.

Document Set ID: 9515617
Version: 1, Version Date: 14/04/2026

WATERWAYS TRANSFER FORM

QUEENSTOWN LAKES DISTRICT COUNCIL

Application Date: 21/09/22 Type: - SWING MOORING

Permit number: Lake: WAKATIPU

GPS Coordinates: N5567694 E2172261

Resource Consent:

Further comments:

CURRENT OWNER DETAILS

Name: SMS LTD Company:

Address: SOUTHERN MONITORING SERVICES

Phone: 027 414 2270 Email: DAVE.BLACK@SMSL.CO.NZ

Current use status: -FOR A BOAT

NEW OWNER DETAILS

Name: LEE EXELL Company:

Address: 133 ESSEX AVE ARROWTOWN 9302 NZ

Phone: 021819118 Email: LEE@QUEENSTOWN.COM

New use status: - FOR A BOAT

INFORMATION REQUIRED

☐ Photo of mooring, jetty or boatshed including identification number clearly displayed

☑ Waterways Transfer Application Form

QLDC
17 OCT 2022

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

Document Set ID: 9491883
Version: 1, Version Date: 01/04/2026

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 invoice/s 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: - 133 ESSEX AVE ARROWTOWN 9302

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 ✓

$200 INC GST Commercial use

17 OCT 2022
QUEENSTOWN

SUBMISSION

Unless otherwise requested, all applications are to be lodged to **services@qldc.govt.nz**

Email titled: ***WATERWAYS TRANSFER APPLICATION***

DECLARATION

By signing this form, the **new owner** is agreeing to comply with all requirements as detailed in the **Navigation Safety Bylaw 2018 & Resource Management Act 1991**

Signed by **Current Owner:** SMS pp Dave Black.

Name: Dave Black.

Date: 21-09-22.

Signed by **New Owner:**

Name: LEE EXELL

Date: 21/09/22

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

Document Set ID: 9491883
Version: 1, Version Date: 01/04/2026

Marine Services NZ Limited
Specialists in Screw Anchors, Moorings, Jetties & Construction Diving

May 2026 Record of Mooring Inspection

NAME: M124 WAK603

MOORING: Lake Wakatipu

Co-ordinates (NZTM): N5005909.1 E1262278.7

Mooring Inspection Completed: 20th May 2026

Comments:

Dove mooring with shot line to attach vertically - Block marked at surface with Emlid.
Tackle consisted of;
Concrete block measured- 1m x 1m x 0.4m approx - Approx 1 ton, half buried.
Top eye was a square steel eye 50mm wide x 16mm which had 12mm of substance through the centre of the eye.
There was a 10m piece of 12mm chain doubled back on itself then shackled to a single 14m piece of 12mm chain with both 12 and 16mm shackles.
There is a 1.5T swivel shackled into the top chain just before it reaches the windy buoy.
Windy buoy was in good condition and marked with appropriate signage #124 - WAK603.
Shackled into the end of the 12mm chain was a 2m section of 10mm chain with attached foam handled float.
The pad eye was showing 16mm down to 12mm.
The top chain was measuring 7mm down from 10mm.
Suggest replacing 2m piece of 10mm chain which can be done form the surface at the owner's discretion. (Client has since reported chain has been replaced)
All other components appeared in good order.
All shackles were tight and securely moused with S/S mousing wire.
Total Tackle length 24m
Water Depth on 20th May 2026 - 7.5m

Over the following two years, it is your responsibility to closely check the condition of the mooring ropes and floatation to prevent the weight of marine growth sinking the mooring system. Friction points can quickly wear ropes, it is important that these areas are checked regularly - fairleads, bollards, cleats, anchor rests. Of equal importance is the vessel's electrical system, please ensure the system is in good working order to prevent electrolysis affecting the life of your mooring.

Marine Services NZ Limited (MSNZ)

11 Auckland Street, Picton 7220, New Zealand
phone. 03 573 8045 | mobile. 021 222 6174

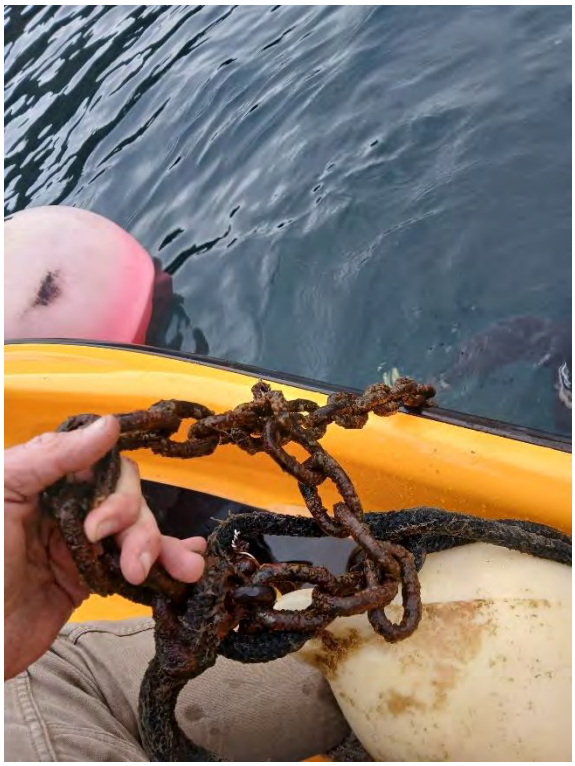
Document Set ID: 9653873
Version: 1, Version Date: 04/06/2026

Marine Services NZ Limited
Specialists in Screw Anchors, Moorings, Jetties & Construction Diving

Photos







11 Auckland Street, Picton 7220, New Zealand
phone. 03 573 8045 | mobile. 021 222 6174

Document Set ID: 9653873
Version: 1, Version Date: 04/06/2026

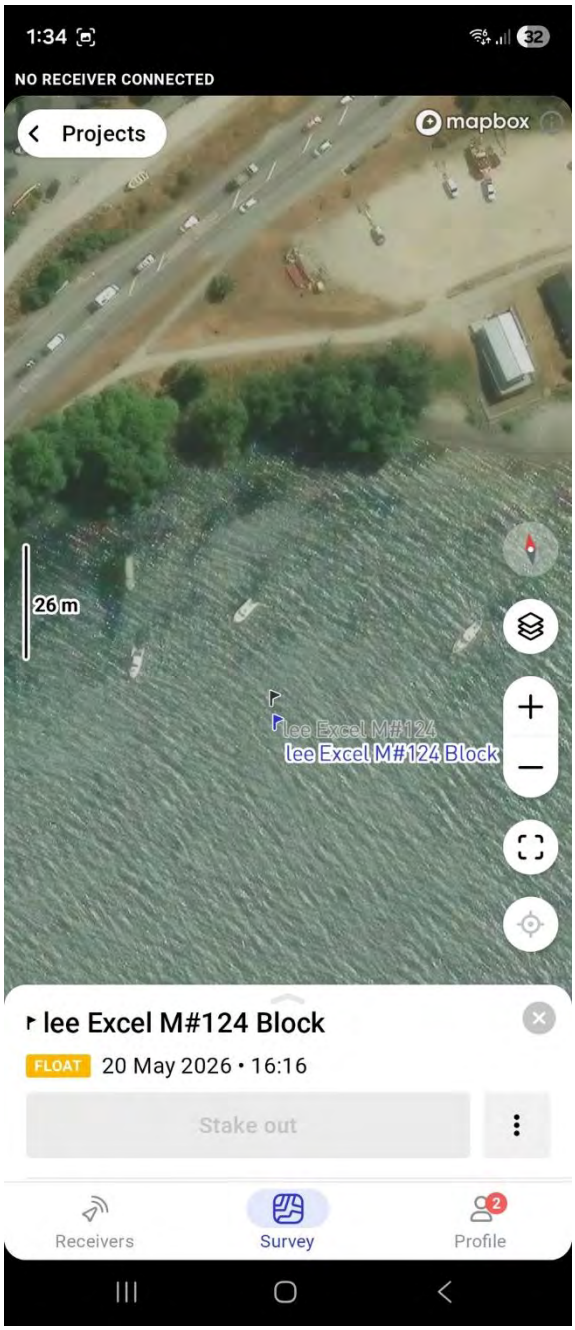
Marine Services NZ Limited
Specialists in Screw Anchors, Moorings, Jetties & Construction Diving



Document Set ID: 9653873
Version: 1, Version Date: 04/06/2026

Marine Services NZ Limited
Specialists in Screw Anchors, Moorings, Jetties & Construction Diving



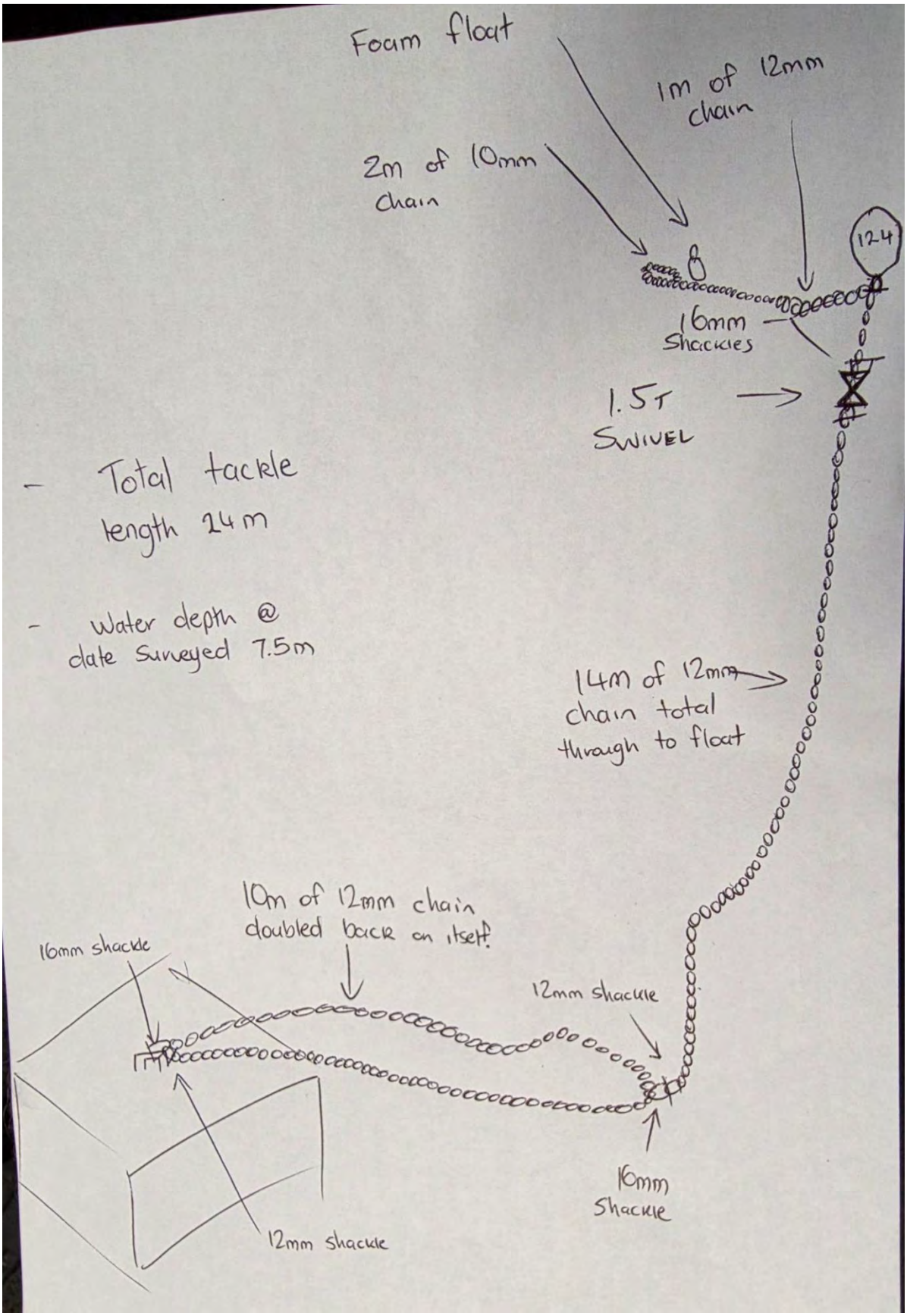


11 Auckland Street, Picton 7220, New Zealand
phone. 03 573 8045 | mobile. 021 222 6174

Document Set ID: 9653873
Version: 1, Version Date: 04/06/2026

Marine Services NZ Limited
Specialists in Screw Anchors, Moorings, Jetties & Construction Diving

Mooring Drawing



11 Auckland Street, Picton 7220, New Zealand
phone. 03 573 8045 | mobile. 021 222 6174

Document Set ID: 9653873
Version: 1, Version Date: 04/06/2026

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):

Mooring Permit #: M124 WAK603

Mooring Owners Name: Lee Exell

Mooring Owners Address:133 Essex Ave, Butel Park, Arrowtown, 9302

Mooring Owners Postal Address (if different): Click or tap here to enter text.

Mooring Owners Phone No: 021819118

Mooring Owners Email Address: Click or tap here to enter text.

Emergency contact Number: 021819118

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

Name of vessel using mooring: DX2250

Vessel MNZ Registration Number: Vessel Identification: DX2250

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

If "Other" please outline type of vessel **:** Click or tap here to enter text.

Length of Vessel: 6.5m Weight of Vessel: 1.8t

Vessel Colour(s): White/Black/Grey

Does the vessel have a mooring number clearly visible from outside of the vessel ? DX2250

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Please Use WGS40 Decimal Degrees):

LAT: 168.71355500

LON: -45.01976997

IS THIS A CONFIRMED TRUE BLOCK LOCATION? Yes

Inspection Date: Click or tap to enter a date. 20.5.26
Water Depth at location at time of inspection: 7.5m
Calculated total swing radius of mooring at lowest lake level: 29.5 including vessel
What is the estimated life expectancy of the mooring prior to upgrades/replacements being needed? 15 years provided thorough biannual inspections are conducted.
Was vessel on mooring at time of inspection: No

Document Set ID: 9719092
Version: 1, Version Date: 29/06/2026

Checklist – (Mooring Inspector to Complete

Note: If non-traditional mooring system is in use and this table is not fit for purpose, details and observations can be provided on a separate page

	Checked Y/N	COMPONENT	DETAILS		Condition (% & notes)	Existing	Replaced
TOP SECTION	☒	Float	Numbered: 124	Yes☒ No☐ M124:	Pink A4 Polyform and orange foam float.	X	☐
			Colour: Pink	Type: e.g. A4 Polyform			
	☒	Shackle	Number:1 Diameter:12	Moused: Yes	Click or tap here to enter text.		☐
	☒	Top chain	Length: 2m total	Diameter: 10	2m of 10mm - replaced		☒
	☒	Shackle	Number: 1 Diameter: 12	Moused: Yes☒ No☐	Click or tap here to enter text.	X	☐
MIDDLE	☐	Swivel	Diameter:		Click or tap here to enter text.		☐
	☒	Shackle(s)	Number:1 Diameter:16	Moused: Yes☒ No☐	Click or tap here to enter text.	X	☐
	☒	Riser chain	Length: 2m	D:12 Min D:12	Top float shackled in halfway through with 16mm Shackle	X	☐
	☒	Shackle(s)	Number: 1	Moused: Yes☒ No☐	16mm	X	☐
	☒	swivel	Diameter: 20mm		Click or tap here to enter text.	X	☐
	☒	Intermediate chain	Length:13m	D: 12 Min D: 12	Click or tap here to enter text.	X	☐
	☒	Shackle(s)	Number: 2 Diameter:12 and 16mm	Moused: Yes☒ No☐	Click or tap here to enter text.	X	☐
BOTTOM	☒	Ground chain 10m of 12mm chain doubled back on itself	Length: 5m	D: 12 Min D:12	Click or tap here to enter text.	X	☐
	☒	Block Shackle	Diameter:16mm	Moused: Yes☒ No☐	Click or tap here to enter text.	X	☐
	☒	Block Ring	Diameter: 16mm		50mm wide square by 16mm with down to 12mm	X	☐
	☒	Block	Is block visible?: Yes	Weight (dry): 1 ton	Block is exposed on seabed, sat in approx 150mm		☐
			Dimesions: 1m x 1m x 0.4m	Type: Square concrete block			

Inspectors Observations

Has Block Shifted or become buried? Block is exposed on seabed, sat in approx 150mm

Document Set ID: 9719092
Version: 1, Version Date: 29/06/2026

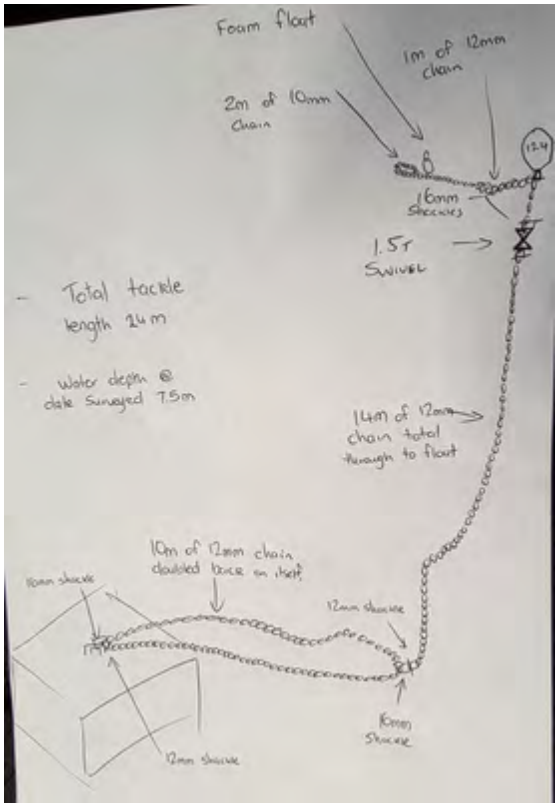
Inspectors Further Comments: Client replaced top 2m of 10mm chain as it was measuring 7mm, all other components were in good order, all shackles were tight and securely moused with S/S mousing wire

Total Tackle length 24m

Mooring Diagram – (Mooring Inspector To Complete)

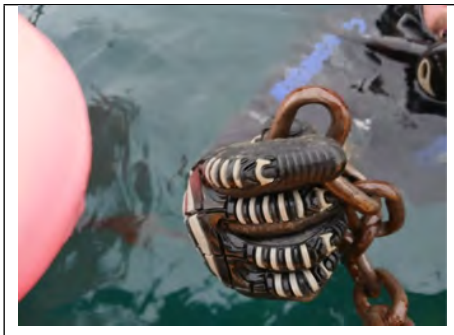
Insert Diagram of complete mooring showing each section and current average diameters here:

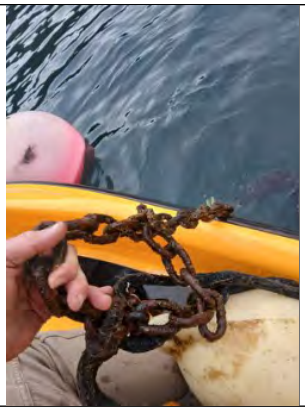
As per table above



Pictures – (Mooring Inspector To Complete)

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







Document Set ID: 9719092
Version: 1, Version Date: 29/06/2026

Declaration – (Mooring Inspector To Complete)

This is to certify that I have inspected the mooring as detailed above and that the information supplied above is true and correct. Click or tap here to enter text.

Company Undertaking inspection – Marine Services NZ

Company physical address: 11 Auckland Street, Picton
Company Postal Address: Click or tap here to enter text.
Name of person completing inspection: Mark Hodren, Dive Supervisor, ADAS #09797
Signature of person completing inspection: Mark Hodren
Date: 26-6-26

Document Set ID: 9719092
Version: 1, Version Date: 29/06/2026

Harbourmasters Document Review – (To Be Completed By Harbourmaster)

Document Reviewed on: (Inset Date):Click or tap to enter a date.

Document Reviewed by: Click or tap here to enter text.

Harbourmaster Comments: Click or tap here to enter text.

Harbourmaster Signoff

Name: Click or tap here to enter text.

Signature:_____

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

Resource Consent Application considerations

Will the system be upgraded? Click or tap here to enter text.
Will upgraded system differ from current system? (if yes, please detail, please include implications to swing radius) Click or tap here to enter text.
Will block be replaced? Click or tap here to enter text.
Will existing Block be removed? Click or tap here to enter text.
Vessel Length: Click or tap here to enter text.

Additional Comments: Click or tap here to enter text.

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

Document Set ID: 9719092
Version: 1, Version Date: 29/06/2026

AFFECTED PERSON'S APPROVAL

FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Lee Exell

AFFECTED PERSON'S DETAILS

I/We Commissioner of Crown Lands

Are the owners/occupiers of

Bed of Lake Wakatipu

DETAILS OF PROPOSAL

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

Retrospective resource consent to lawfully establish an existing swing mooring (M124) to the west of the Frankton Marina, Whakātipu-wai-Māori (Lake Wakātipu).

at the following subject site(s):

The mooring is located to the west of the Frankton Marina, Whakātipu-wai-Māori (Lake Wakātipu).

☑ 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.

Document Set ID: 9653876
Version: 1, Version Date: 04/06/2026

APPROVAL OF AFFECTED PERSON(S)

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

A

Name (PRINT) ~~LEE EXELL~~

Contact Phone / Email address ~~021819118 LEE@QUEENSTOWN.COM~~

Signature ~~[signature]~~ Date ~~20/04/26~~

B

Name (PRINT) Linda Chandler

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

Signature [signature] Date 3/6/2026

C

Name (PRINT)

Contact Phone / Email address

Signature Date

D

Name (PRINT)

Contact Phone / Email address

Signature Date

Note to person signing written approval

Conditional written approvals cannot be accepted.
There is no obligation to sign this form, and no reasons need to be given.
If this form is not signed, the application may be notified with an opportunity for submissions.
If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

Document Set ID: 9653876
Version: 1, Version Date: 04/06/2026