

APPLICATION AS NOTIFIED
Queenstown Lakes District Council
(RM250207)

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:

Queenstown Lakes District Council

What is proposed:

To enable three (3) existing safety and navigational devices located within Lakes Wakātipu (Whakātipu-wai-Māori) and Wānaka to be used either as a mooring for vessels in an emergency situation, or to be used by a vessel as a mooring to support community events, up to a total of seven days per annum (each).

To lawfully establish two (2) existing moorings near Pigeon Island (Wāwāhi Waka) located in Whakātipu-wai-Māori, to be used as emergency moorings for up to seven days per annum (each).

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

Bed and surface of Lake Wānaka and Lake Wakātipu (Whakātipu-wai-Māori)

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 RM250207 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 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:

5th December 2025

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

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

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

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

You must serve a copy of your submission to the applicant (Queenstown Lakes District Council) as soon as reasonably practicable after serving your submission to Council:

C/- Aaron Burt
aaron.burt@qldc.govt.nz
11-17 Church Street, Queenstown, 9300

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: 7 November 2025

Address for Service for Consent Authority:

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

Phone
Email
Website

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

TechnologyOne ECM Document Summary

Printed On 05-Nov-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	8542585	1	01-Apr-2025
PUB_ACC	AEE	8542582	1	01-Apr-2025
PUB_ACC	Location Plans	8542583	1	01-Apr-2025
PUB_ACC	Inspection Report - Queenstown Emergency Mooring 1 - Queenstown Bay	8542588	1	01-Apr-2025
PUB_ACC	Inspection Report - Queenstown Emergency Mooring 2 - Kelvin Groove - Rev 2 - 18th June 2024	8855369	1	02-Jul-2025
PUB_ACC	Inspection Report - Pigeon Island Emergency Mooring 1	8542587	1	01-Apr-2025
PUB_ACC	Inspection Report - Pigeon Island Emergency Mooring 2	8542586	1	01-Apr-2025
PUB_ACC	Inspection Report - Lake Wanaka Emergency Mooring - Rev 2 - 14th May 2024	8855370	1	02-Jul-2025
PUB_ACC	LINZ APA Form 8A	8896821	1	17-Jul-2025



APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Queenstown Lakes District Council**
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust: **Aaron Burt (QLDC)**

*Postal Address: **C/- QLDC, 11-17 Church Street, Queenstown.**

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

*Post code:
9300

*Email Address: **aaron.burt@qldc.govt.nz**

*Phone Numbers: Day **03 450 0322**

Mobile: **N/A**

The Applicant is:



Owner



Lessee



Occupier



Other - Please Specify



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



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

Name & Company:

Phone Numbers: Day

Mobile:

Email Address:



INVOICING DETAILS //

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

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

Applicant:



Agent:



Other, please specify: **PO**

Email:



Post:



*Attention: **Aaron Burt**

*Postal Address: **C/- QLDC, 11-17 Church Street, Queenstown.**

*Please provide an email AND full postal address.

*Post code:
9300

*Email: **aaron.burt@qldc.govt.nz**



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above



Applicant:

☐☐

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

Lake Whakatipu and Lake Wanaka

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)

Numerous: Refer Harbourmaster Inspection Reports Provided with Application

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone: ODP: Rural General and Queenstown Town Centre – Waterfront Zone PDP: Rural (Water) and Queenstown Waterfront Subzone

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

Three Navigation Safety Devices. Two new at Pigeon Island for emergency moorings (existing buoys)

Other Users: Identify other occupiers/users in particular consent holders, of the relevant waterbody



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

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

YES ☐ NO ☒

Is there a dog on the property?

YES ☐ NO ☒

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

If 'yes' please provide information below

YES ☐ NO ☒

The Harbourmaster can assist if visits to the specific navigation/safety devices are required.



PRE-APPLICATION MEETING

Have you had a pre-application meeting with QLDC regarding this proposal?

☐

Yes

☒

No

☐

Copy of minutes attached

If 'yes', provide the reference number:



CONSENT(S) APPLIED FOR



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

Temporary Moorings



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 Whakatipu and Lake Wanaka** (Lake / River)

The activity will operate **Temporary moorings** (dates / duration)

to provide for **Safety (and limited community events at two localities)** (number persons)

Brief description of activity:

Application under Section 88 of the Resource Management Act 1991 (RMA) to enable five (5) safety and navigational devices to each be used as emergency moorings for seven days per annum

Also, for the two navigation devices located in Queenstown Bay and Roys Bay, to be used to support Community Events.

Further Description to be provided in an assessment attached. See below.



OTHER CONSENTS

Are any additional consent(s) required that have been applied for separately?

- ☒ Otago Regional Council — Use of bed of lake or river (note if has/has not been applied for):



Yes



No



N/A

- ☒ Are you seeking consent from both QLDC and ORC in this one application (i.e. for a jetty or mooring):



Yes



No



N/A



APPLICATION NOTIFICATION

Are you requesting public notification for the application?



Yes



No

Please note there is an additional fee payable for notification. Please refer to Fees schedule



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendix 1).

To be accepted for processing, your application must include the following information where relevant to your proposed activity:



A site plan or map showing the locality and extent of the activity and the proximity of any nearby activities (e.g. other moorings and the extent of their swing in relation to your proposed mooring)



Demonstrate compliance with the most up to date QLDC Swing Moorings Booklet (if relevant)



Details of any associated land based buildings or structures, parking areas.
Details of any signage & locations.



A Safety Management Plan



Noise report (if relevant)



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

Consultation required with:
Aukaha
Te Ao Marama INC
Fish & Game New Zealand

Consultation required where relevant:
Guardians of Lake Wanaka
Guardians of Lake Hawea
Department of Conservation
Land Information New Zealand



An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered: safety, noise, traffic and parking, signage and impact on the waterbody including other users.
Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



We prefer to receive applications electronically – see Appendix 3 [Naming of Documents Guide](#)

Please ensure documents are scanned at a minimum resolution of 300 dpi.

Each document should be no greater than 10mb



PRIVACY INFORMATION

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



FEES INFORMATION

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

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

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

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

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

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

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

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

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

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



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

Please reference your payments as follows:

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

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

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

I confirm payment by:



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



Invoice for initial fee requested and payment to follow



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

*Reference **Purchase Order P0065286**

*Amount Paid

\$2,668 - Discretionary

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

*Date of Payment **1/5/20**

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 **Aaron Burt**

Firm/Company **QLDC**

Dated **3/31/25**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

Information provided within the Form above

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

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

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

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

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

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

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

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

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



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

Application Form 9

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report

Queenstown Lakes District Council

Application for resource consent

31 March 2025

LIST OF ATTACHED DOCUMENTS

Form 9

Location Plans

Mooring Inspection Reports

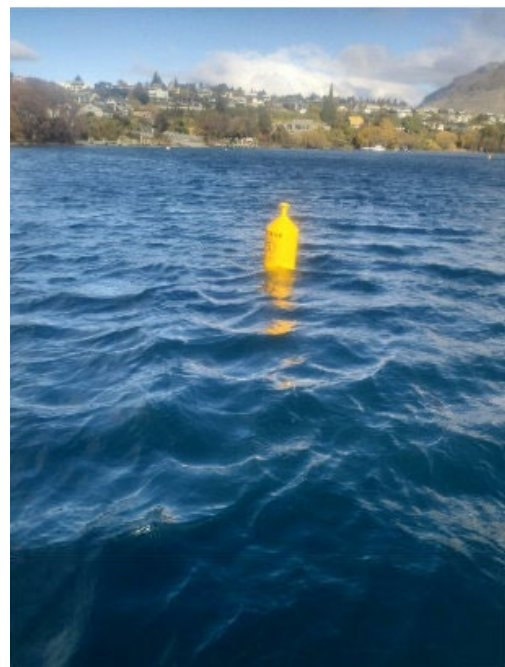
Applicant:	Queenstown Lakes District Council
Landowner:	Minister of Lands (administrator of lake beds)
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) to enable five (5) safety and navigational devices to each be used as emergency moorings for seven days per annum Also, for the two navigation devices located in Queenstown Bay and Roys Bay, to be used to support Community Events.
Location:	Lake Whākatipu and Lake Wānaka
Legal Description:	N/A (lake beds)
Zoning:	ODP: Rural General and Queenstown Town Centre – Waterfront Zone PDP: Rural (Water) and Queenstown Waterfront Subzone
Notations:	Wāhi Tūpuna: Pigeon and Pig Islands (15), Whakātipu-Wai-Māori (33), Wānaka (34) Outstanding Natural Landscapes (ONL)
Activity Status:	Discretionary

1.0 Site Description and Proposal

1.1 The Proposal

Queenstown Lakes District Council (the Council) owns and manages multiple navigational and safety devices located on waterways in the district, as part of the harbourmaster role required by the Maritime Transport Act 1994. The harbourmasters and waterways officers ensure users of lakes and rivers across the district adhere to water safety rules and bylaws, alongside Maritime NZ, Coastguard, and the Police.

The navigational and safety devices include '5 knot' buoys, which inform boat users where speeds are restricted, and markers showing jet ski lanes.



It is proposed to enable three (3) existing navigation/safety devices located on Lake Wākatipu and Lake Wānaka to each be used as temporary moorings for seven (7) days per year.

This is to aid the Harbourmaster to use each device in emergency situations to temporarily secure vessels adrift, or as immediately necessary to provide for the safety of the waterway. This is a critical need, particularly as private vessels often slip their moorings and need to be immediately secured by the Harbourmaster. This is so they do not pose a hazard to navigation/safety/property, or otherwise founder and potentially release fuel or other contaminants into the waterway.

An additional use is also sought for two of these devices (Queenstown Bay and Roys Bay) to secure a fireworks barge/vessel on occasion to support community events.

There are two mooring devices located at Pigeon Island that were not established by Council. It is identified that these are necessary to provide a temporary safe mooring for lake users

in potentially hazardous conditions and have a high public safety value. As such the Harbourmaster seeks to take on their management if consented for that public safety purpose and has recently undertaken a survey of both. This use also being subject to a seven-day per annum emergency use per device (or fourteen days cumulatively for both).

It is important to note the distinction for use of the devices as moorings, is for short-term emergency purposes and public safety (such as during unsafe lake conditions for Pigeon Island), or if an adrift vessel must be temporarily secured by the Harbourmaster. It is also proposed to use the navigational aids in Queenstown Bay and Roys Bay as a mooring to support occasional community events (e.g. to secure a barge/vessel for community event fireworks displays), given the greater benefit to the District/community of such events.

This means they are a short-term temporary use that is distinct from more traditional moorings, that might otherwise have a vessel present for much longer periods of time. They are also for purposes to support the safety of lake users and the community.

The Harbourmaster has surveyed all the devices to determine if they meet the necessary standards and are suitable to also be used as potential temporary moorings.

Mooring inspection reports are attached.

1.2 Site Description & History

There is no known consenting history associated with the devices. The devices are located at:

Roy's Bay, Lake Wānaka:

Wāhi Tūpuna – Wānaka (34)

Outstanding Natural Landscape

Water – Rural Zone

Kelvin Heights, Lake Wakatipu:

Kelvin Grove

Wāhi Tūpuna –Whakātipu-Wai-Māori (33)

Outstanding Natural Landscape

Water – Rural Zone

Queenstown Bay, Lake Wakatipu:

Wāhi Tūpuna –Whakātipu-Wai-Māori (33)

Queenstown Waterfront Zone

Pigeon Island, Lake Wakatipu:

Wāhi Tūpuna – Pigeon and Pig Islands (15) and Whakātipu-Wai-Māori (33)

Outstanding Natural Landscape

Water – Rural Zone

Location maps are attached.

2.0 Activity Status

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

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

Where there are rules in the PDP that are treated operative under s.86F of the RMA, corresponding rules in the ODP are treated as inoperative. Consent is required under Section 9(3) of the RMA, pursuant to the ODP and PDP rules which are listed below.

2.1 Operative District Plan (ODP)

The subject sites are zoned Water and Queenstown Town Centre – Waterfront Zone in the ODP. There are no relevant rules under the ODP as the relevant rules under the PDP can be treated as operative pursuant to s86F.

2.2 Proposed District Plan (PDP)

The subject sites are zoned Water (Rural) and Queenstown Waterfront Sub-Zone under the PDP and the proposed activity requires resource consent for the following reasons:

Rules that are treated as operative under s86F:

Rural Zone: Pigeon Island, Kelvin Heights, Roy's Bay

- A **discretionary** activity pursuant to Rule 21.15.8 for any structure or mooring that passes across or through the surface of any lake or river. Three existing buoys are attached (anchored) to the bed of Lake Wakatipu Whakātipu-Wai-Māori, two at Pigeon Island and one at Kelvin Heights. A fourth buoy is attached to the bed of Lake Wānaka at Roy's Bay. It is proposed to use the buoys as moorings for 7 days per year, each.

Queenstown Waterfront Sub-Zone: Queenstown Bay

- A **restricted discretionary** activity pursuant to Rule 12.4.12 in regard to moorings within the Queenstown Bay Waterfront Subzone. An existing buoy that is attached (anchored) to the bed of Lake Wakatipu Whakātipu-Wai-Māori in Queenstown Bay is proposed to be used as a mooring for 7 days per year. Council's discretion is restricted to:
 - 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; and
- f. the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.

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

2.3 ORC Regional Plan: Water

In 1993 a deed was made to transfer the power to determine applications for land use consent for activities / structures affecting lakes from the Otago Regional Council (ORC) to the Queenstown Lakes District Council (QLDC) pursuant to Section 13(1)(a) of the RMA. In accordance with the aforementioned deed the application has been considered under the relevant provisions of the Regional Council Plan: Water.

The proposed activity requires resource consent for the following reason:

- A **discretionary** activity pursuant to Rule 13.2.3.1 as the proposal involves the (retrospective) placement of a structure, fixed in, on, under or over the bed of a lake. The five (5) proposed moorings will pass through the surface of Lake Wakatipu Whakātipu-Wai-Māori and Lake Wānaka (respectively) and will be attached (anchored) to the bed of the lakes. For the navigation devices in Roys Bay, Kelvin Grove, Queenstown Bay, consent is sought to attach vessels to them.

Overall, the application is considered to be a **discretionary** activity under the ORC Regional Water Plan.

2.4 Activity Status Summary

Overall, the application is considered to be:

- a **discretionary** activity under the PDP; and
- a **discretionary** activity under the ORC Regional Water Plan.

The overall (bundled) activity status is considered to be a **discretionary** activity.

3.0 Assessment of Effects on the Environment (s95D)

3.1 Mandatory Exclusions from Assessment (s95D)

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

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

3.2 Permitted Baseline (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 QLDC Proposed District Plan and the ORC Regional Water Plan. However, for the navigation devices (Roys Bay, Kelvin Grove, Queenstown Bay) without use as a mooring the existing devices are defined as a 'utility' and would comply with all the relevant rules and standards of Chapter 30 (Energy and Utilities).

In addition, under the ORC Regional Water Plan it is a permitted activity to disturb the bed of a lake associated with the erection, placement, extension, alteration, replacement, reconstruction, repair, maintenance, demolition or removal of any structure that is fixed in, on, under or over the bed of any lake, provided standards are met.

The devices at Pigeon Island are however not navigation markers (or utilities), but are existing moorings that are proposed to be used by the Harbourmaster to provide safe emergency moorings for lake users in adverse situations. A permitted baseline is not put forward for these two devices.

It is therefore considered that there is a permitted baseline relevant to this application as it relates to the existing navigation devices, noting it is only proposed to attach a vessel to those devices.

3.3 Assessment: Effects on the Environment

The principal matters of discretion or relevant assessment are:

- Landscape, visual and amenity;
- Navigation and water safety;
- Effects on recreation;
- Cumulative effects;
- Effects on the lake bed;
- Cultural Values.

Landscape, visual and amenity

Lakes Wakatipu and Wānaka are located within Outstanding Natural Landscapes (ONLs). Activities located within ONLs are noted within the PDP as being inappropriate in almost all locations. Successful applications need to be exceptional cases where the landscape or feature can absorb the change and where structures are reasonably difficult to see from beyond the boundary of the site the subject of application.

The proposed moorings utilise existing navigational and safety devices, which are considered to be an insignificant element in the context of the surrounding landscapes at each location. It is considered that the occasional use to moor vessels will not detract from views in any location that are otherwise characterised by natural landscapes.

The two moorings at Pigeon Island are located within a bay, approximately 1.9 kilometres from the Glenorchy Queenstown Road (affording fleeting glimpses from vehicles), and 400 metres from Pig Island at its closest point. It is relevant that they are to be provided for emergency use and public safety, and will not otherwise have vessels moored for long periods of time, where effects would be more likely.

Overall, it is considered that the proposed use of the existing devices for occasional moorings will result in adverse effects in all locations that are no more than minor in terms of landscape, visual and amenity values associated with Lake Wakatipu and Lake Wānaka.

Navigation and water safety

The purpose of temporary use of the existing devices as moorings is to enable the Council to perform its statutory functions, including water safety and the Harbourmaster role i.e. primarily for emergency purposes.

Not having the devices available for emergency use, would instead most likely result in adverse effects to navigation and water safety.

Overall, it is considered that the proposed temporary moorings at any of the proposed locations will result in than less than minor adverse effects on navigational safety on Lake Wakatipu and Lake Wānaka.

Effects on recreation;

The devices are located for safety and navigational purposes, and temporary use as moorings would not cause an impediment to recreational users. Occasional use as moorings would not diminish the recreational experience of people using lakes and waterways, and may enhance their health and safety.

It is considered that a vessel otherwise adrift, would constitute a significant effect to recreation and safe navigation of the waterway. Enabling emergency mooring options for the Harbourmaster is a positive effect on recreation and public safety.

Overall, adverse effects on the environment relating to recreation on Lake Wakatipu and Lake Wānaka will be no more than minor.

Cumulative effects

The locations of the devices are generally within open water and are not in close proximity to other moorings or structures, such as jetties. As such, adverse safety or visual cumulative effects on the environment are not anticipated to arise from any location.

Overall, adverse cumulative effects on the environment relating to the location of structures in Lake Wakatipu and Lake Wānaka will be no more than minor.

Effects on the lake bed

As the navigational and safety devices are existing, there will not be any adverse effects on the lake beds.

The purpose of the devices is to provide for safety, and particularly instances where a vessel adrift may founder (and potentially release contaminants). It is considered that the

environmental effects of not having the devices available for emergency situations, is likely greater.

Cultural Values.

The devices are located within the Pigeon and Pig Islands (15), Whakātipu-Wai-Māori (33), and Wānaka (34) wāhi tūpuna areas. Utilising the existing devices as temporary moorings is not identified as an activity that would likely give rise to effects that are incompatible with Manawhenua values when they occur within wāhi tūpuna areas, but it is anticipated that Manawhenua will comment through notification.

For clarity, using the three permitted navigation safety devices for emergency moorings, only requires that a vessel be attached to the otherwise existing/permitted device. Hence there are no physical works required, or associated disturbance to the lakebed.

The emergency moorings at Pigeon Island do however need to be maintained as moorings (as they are not navigation markers), and there may be a limited disturbance to the lakebed as anchor points may be replaced.

4.0 Effects on Persons

No consultation has been undertaken as it is anticipated that the application will progress on a (limited) notified basis. The following parties may be considered potentially affected:

Aukaha (on behalf of Te Rūnanga o Ōtākou and Hokonui Rūnanga)
 Te Ao Marama Incorporated (on behalf of Ngā Papatipu Rūnaka ki Murihiku: Te Rūnaka o Awarua, Hokonui Rūnanga, Ōraka-Aparima Rūnaka, and Waihopai Rūnaka)
 Maritime New Zealand
 Otago Fish and Game
 Department of Conservation
 Toitū Te Whenua - Land Information New Zealand

5.0 Effects on the Environment (s104(1)(a)&(ab))

Actual and potential adverse effects on the environment have been assessed in section 3 of this report.

It is considered that the proposal will provide a positive effect by utilising existing safety and navigational devices for emergency purposes.

6.0 Relevant District Plan Provisions (s104(1)(b)(vi))

s6.1 Operative District Plan

The objectives and policies of the ODP are no longer considered relevant as there are no rules triggered by which to implement the objectives and policies.

6.2 Proposed District Plan

The relevant objectives and policies are contained within Parts 3 (Strategic Direction), 6 (Landscapes), 12 (Queenstown Town Centre), 21 (Rural), and 39 (Wāhi Tūpuna) of the PDP.

Chapter 3 (Strategic Direction)

Strategic Objective 3.2.4

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

The relevant provisions of Chapter 3 seek to ensure the natural character of the beds and margins of the District's lakes, rivers and wetlands are preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development. These provisions also seek to maintain or enhance the water quality and functions of the District's lakes, rivers and wetlands.

The devices on Lake Wākatipu and Lake Wānaka are primarily associated with navigational and safety requirements, with the ability to be used as a mooring being a minor or subservient use. In addition, the use of the devices for moorings is largely for emergency use. As such, and given the devices are existing, it is considered that that proposal does not represent inappropriate development of the District's lakes, and will maintain the water quality and functions of the lakes.

Strategic Objective 3.2.5

The retention of the District's distinctive landscapes.

These provisions seek to protect the landscape and visual amenity values and the natural character of Outstanding Natural Landscapes and Outstanding Natural Features from adverse effects of subdivision, use and development that are more than minor and/or not temporary in duration.

The use of existing devices as temporary moorings will not give rise to adverse effects on landscape and visual amenity values or the natural character of the Lake Whākatipu and Lake Wānaka ONLs, given the very limited times that the devices would be used for mooring vessels.

Overall, the proposal is considered to be consistent with the relevant objectives and policies contained within Chapter 3 of the PDP.

Chapter 6 (landscapes – Rural Character)

Objective 6.3.5 Managing Activities on Lakes and Rivers

The existing devices and proposed emergency use is a functional safety need. Utilising existing devices for occasional moorings use will protect the values of Outstanding Natural Landscapes.

Overall, the proposal is considered to be consistent with the relevant objectives and policies contained within Chapter 6.

Chapter 12 (Queenstown Town Centre)

12.2.4 Objective - A compact Town Centre that is safe and easily accessible for both visitors and residents.

Policy 12.2.4.5 Plan for future public transport options by considering the needs of public transport services and supporting infrastructure when designing roading improvements or considering applications for wharves, jetties, moorings, and water based transport.

12.2.5 Objective - Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment that benefits both residents and visitors.

Policy 12.2.5.6 Provide for structures (including moorings, jetties and wharves) within the Queenstown Bay waterfront area subject to complying with bulk, location and appearance controls (if specified) and maintaining or enhancing the existing predominantly open character, a continuous pedestrian waterfront connection, and navigational safety.

The use of the existing devices as occasional moorings will ensure that they are not dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place. The devices are located for safety and navigational purposes, so would not cause an impediment to craft manoeuvring and using shore waters. The use as temporary moorings would not diminish the recreational experience of people using public areas around the shoreline. The devices are existing and would not result in congestion and clutter around the shoreline, and would not contribute to an adverse cumulative effect.

Overall, it is considered that the proposal is consistent with the relevant objectives and policies contained within Chapter 12.

Chapter 21 (Rural)

21.2.12 Objective - The natural character of lakes and rivers and their margins is protected, or enhanced, while also providing for appropriate activities, including recreation, commercial recreation and public transport.

The proposal has had regard to statutory obligations, Wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua, although consultation has yet to commence. The temporary use of existing devices as moorings will not hinder public access to a wide range of recreational experiences on the lakes and their margins.

The temporary use of existing devices to moor vessels will maintain the natural character and nature conservation values of the lakes, and would not adversely affect any nesting and spawning areas, or the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.

Any adverse effects associated with the occasional use of the existing devices as moorings on visual qualities would be temporary.

Overall, it is considered that the proposal is consistent with the relevant objectives and policies contained within Chapter 21.

Chapter 39 (Wāhi Tūpuna)

39.2.1 Manawhenua values, within identified wāhi tūpuna areas, are recognised and provided for.

The devices are located within the Pigeon and Pig Islands (15), Whakātipu-Wai-Māori (33), and Wānaka (34) wāhi tūpuna areas.

Utilising the existing devices as temporary moorings is not identified as an activity that would likely give rise to effects that are incompatible with Manawhenua values when they occur within wāhi tūpuna areas, but it is anticipated that Manawhenua will comment through notification.

Overall, subject to any Manawhenua comments to the contrary, it is considered that the proposal is not likely to be inconsistent with the relevant objectives and policies contained within Chapter 39.

6.3 Relevant Regional Plan Provisions (s104(1)(b)(vi))

Relevant policies are contained within Section 8 of the Regional Plan: Water.

8.6.1 In managing the disturbance of the bed or margin of any lake or river, to have regard to any adverse effect on: (a) The spawning requirements of indigenous fauna, and trout or salmon; (b) Bed and bank stability; (c) Water quality; (d) Amenity values caused by any reduction in water clarity; and (e) Downstream users.

The proposed use of existing devices as moorings will not cause any bed disturbance or affect stability of the bed or banks, or the flood and sediment carrying capacity of any lake, or fish migration. In addition, the proposal will not affect water quality, amenity values, or downstream users.

Overall, the proposal is consistent with the relevant provisions contained within the Otago Regional Plan: Water.

7.0 Other Relevant Provisions (s104(1)(b)(i)-(v))

7.1 National Policy Statement for Freshwater Management 2020 amended 2024 (NPS-FM)

2.1 Objective

(1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) (c) second, the health needs of people (such as drinking water) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The proposal enables communities to provide for their social, economic, and cultural wellbeing in a way that is consistent with NPS-FM, by utilising existing safety and navigational devices for primarily emergency purposes.

Overall, the proposal is consistent with the relevant objectives of the NPS-FM.

7.2 Partially Operative Regional Policy Statement 2019

Otago's current Regional Policy Statement (RPS) became partially operative on 15 March 2021. Regional and District Plans must give effect to it. The relevant objectives and policies are contained within Part B, Chapter 3 of the RPS as follows:

Objective 3.1

The values (including intrinsic values) of ecosystems and natural resources are recognised and maintained, or enhanced where degraded

Policy 3.1.1 Fresh water

Safeguard the life-supporting capacity of fresh water and manage fresh water to:

- a) Maintain good quality water and enhance water quality where it is degraded, including for:*
 - i. Important recreation values, including contact recreation; and,*
 - ii. Existing drinking and stock water supplies;*
- b) Maintain or enhance aquatic:*
 - i. Ecosystem health;*
 - ii. Indigenous habitats; and,*
 - iii. Indigenous species and their migratory patterns.*
-*
- d) Maintain or enhance, as far as practicable:*
 - i. Natural functioning of rivers, lakes, and wetlands, their riparian margins, and aquifers;*
 - ii. Coastal values supported by fresh water;*
 - iii. The habitat of trout and salmon unless detrimental to indigenous biological diversity; and*
 - iv. Amenity and landscape values of rivers, lakes, and wetlands;*
- e) Control the adverse effects of pest species, prevent their introduction and reduce their spread;*

Policy 3.1.2 Beds of rivers, lakes, wetlands, and their margins

Manage the beds of rivers, lakes, wetlands, their margins, and riparian vegetation to:

- a) Safeguard the life supporting capacity of fresh water;*
- b) Maintain good quality water, or enhance it where it has been degraded;*
- ...*
- d) Maintain or enhance ecosystem health and indigenous biological diversity;*
- e) Maintain or enhance, as far as practicable:*

- i. Their natural functioning and character; and*
- ii. Amenity values;*
- f) Control the adverse effects of pest species, prevent their introduction and reduce their spread;*
- and, ...*

The proposal will contribute towards safe use of the relevant lakes and will utilise existing devices for primarily emergency purposes, which is considered to be in accordance with the relevant objectives and policies within the RPS.

7.3 Proposed Otago Regional Policy Statement 2021

The Proposed Otago Regional Policy Statement 2021 (Proposed RPS 21) sets the direction for future management of Otago's natural and physical resources.

LF-WAI-O1 – Te Mana o te Wai

Otago's water bodies and their health and well-being are protected, and restored where they are degraded, so that the mauri of those water bodies is protected, and the management of land and water recognises and reflects that:

- (1) water is the foundation and source of all life – na te wai ko te hauora o ngā mea katoa,*
- (2) there is an integral kinship relationship between water and Kāi Tahu whānui, and this relationship endures through time, connecting past, present and future,*
- (3) each water body has a unique whakapapa and characteristics,*
- (4) fresh water, land, and coastal water have a connectedness that supports and perpetuates life,*
- (4A) protecting the health and well-being of water protects the wider environment,*
- (5) Kāi Tahu exercise rakatirataka, manaakitaka and their kaitiakitaka duty of care and attention over wai and all the life it supports, and*
- (6) all people and communities have a responsibility to exercise stewardship, care, and respect in the management of fresh water.*

LF-FW-O1A – Visions set for each FMU and rohe

In each FMU and rohe in Otago and within the timeframes specified in the freshwater visions in LF-VM-O2 to LF-VM-O6:

- (1) healthy freshwater and estuarine ecosystems support healthy populations of indigenous species (including non-diadromous galaxiids and Canterbury mudfish) and mahika kai that are safe for consumption,*
- (2) the interconnection of land, freshwater (including springs, groundwater, ephemeral water bodies, wetlands, rivers, and lakes) and coastal water is recognised,*
- (3) fish passage within and between catchments is provided for except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats,*
- (4) the form, function and character of water bodies reflects their natural characteristics and natural behaviours to the extent reasonably practicable,*
- (5) the ongoing relationship of Kāi Tahu with wāhi tūpuna, including access to and use of water bodies, is sustained,*
- (6) the health of the water supports the health of people and their connections with water bodies,*

- (7) *sustainable land and water management practices:*
- (a) *support food and fibre production and the continued social, economic, and cultural well-being of Otago's people and communities, and*
 - (b) *improve the resilience of communities to the effects of climate change, and*
 - (c) *ensure communities are appropriately serviced by community water supplies, and other three waters infrastructure,*
- (8) *direct discharges of wastewater to water bodies are phased out to the extent reasonably practicable, and*
- (9) *freshwater is managed as part of New Zealand's integrated response to climate change and renewable electricity generation activities are provided for.*

The proposal will contribute towards safe use of the relevant lakes and will utilise existing devices for primarily emergency purposes, which is considered to be in accordance with the relevant objectives and policies within the Proposed RPS 21.

8.0 Where the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment, which are likely to arise from such use:

N/A – no hazardous substances are proposed; the devices are existing.

9.0 Where the activity includes the discharge of any contaminant:

N/A – no discharges of contaminants are proposed; the devices are existing.

10.0 A description of the mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual and potential effect:

Mitigation is provided by limited the number of days per year that each device may be used as a mooring to 7 (seven) days each.

11.0 An identification of those persons interested in or affected by the proposal, the consultation undertaken, and any response to the views of those consulted:

No consultation has been undertaken as it is anticipated that the application must progress on a limited notified basis.

12.0 Where the scale or significance of the activity's effect are such that monitoring is required, a description of how, once the proposal is approved, effects will be monitored and by whom:

No additional monitoring is required beyond standard conditions of consent.

13.0 Part 2 of the RMA Considerations

Part 2 of the RMA details the purpose of the RMA in promoting the sustainable management of the natural and physical resources. Sustainable management is defined as:

managing the use, development and protection of natural and physical resources in a way or at a rate which enables people and communities to provide for their social, economic and cultural well being and for their health and safety while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations: and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems: and*
- (c) Avoiding, remedying, or mitigating any adverse effect of activities on the environment.*

In terms of Section 5, it is considered that the development will result in sustainable management of natural and physical resources, whilst also not affecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The proposal therefore meets Section 5.

The following matters of national importance listed in Section 6 of the RMA are also considered relevant:

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.*
- (d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers.*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*

The proposed Queenstown Bay mooring is located within the Queenstown Waterfront Zone as identified on PDP Planning Maps whereby structures of this nature are provided for. As such, the natural character of Lake Wakatipu and its margin, and the surrounding ONL will be protected from inappropriate use and development. The proposed moorings within the Rural Zone of Lake Wakatipu and Lake Wānaka utilise existing devices that will protect the outstanding natural landscapes from further structures. The proposal will not adversely affect public access to these lakes.

The relationship of Māori and their culture and traditions to both of these lakes (Wāhi Tūpuna sites) is recognised and it is anticipated that Manawhenua will comment through notification.

Under Part 2 of the RMA, regard must be had to the relevant matters of Section 7 – Other Matters, including:

- (a) kaitiakitanga:*
 - (aa) the ethic of stewardship*
- (b) the efficient use and development of natural and physical resources:*
 - (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (f) the maintenance and enhancement of the quality of the environment:*

- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon*
- (i) the effects of climate change*
- (j) the benefits to be derived from the use and development of renewable energy*

In accordance with the preceding assessment, it is considered that the proposal will not result in adverse effects on any of these matters.

Under Section 8 of the RMA, the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) must be taken into account in order to achieve the purposes of the Act. It is considered that this proposal will not adversely affect the Treaty principles.

Overall, it is considered that the proposal meets the purpose and principles of the RMA.

14.0 Volunteered Conditions

General Conditions

1. That the development must be undertaken/carried out in accordance with the plans:
 - Location Plans

stamped as approved on [DATE] and the application as submitted, with the exception of the amendments required by the following conditions of consent.
2. This consent shall not be exercised and no work or activity associated with it may be commenced or continued until the following charges have been paid in full: all charges fixed in accordance with section 36(1) of the Resource Management Act 1991 and any finalised, additional charges under section 36(3) of the Act.
3. The consent holder is liable for costs associated with the monitoring of this resource consent under Section 35 of the Resource Management Act 1991.

Duration

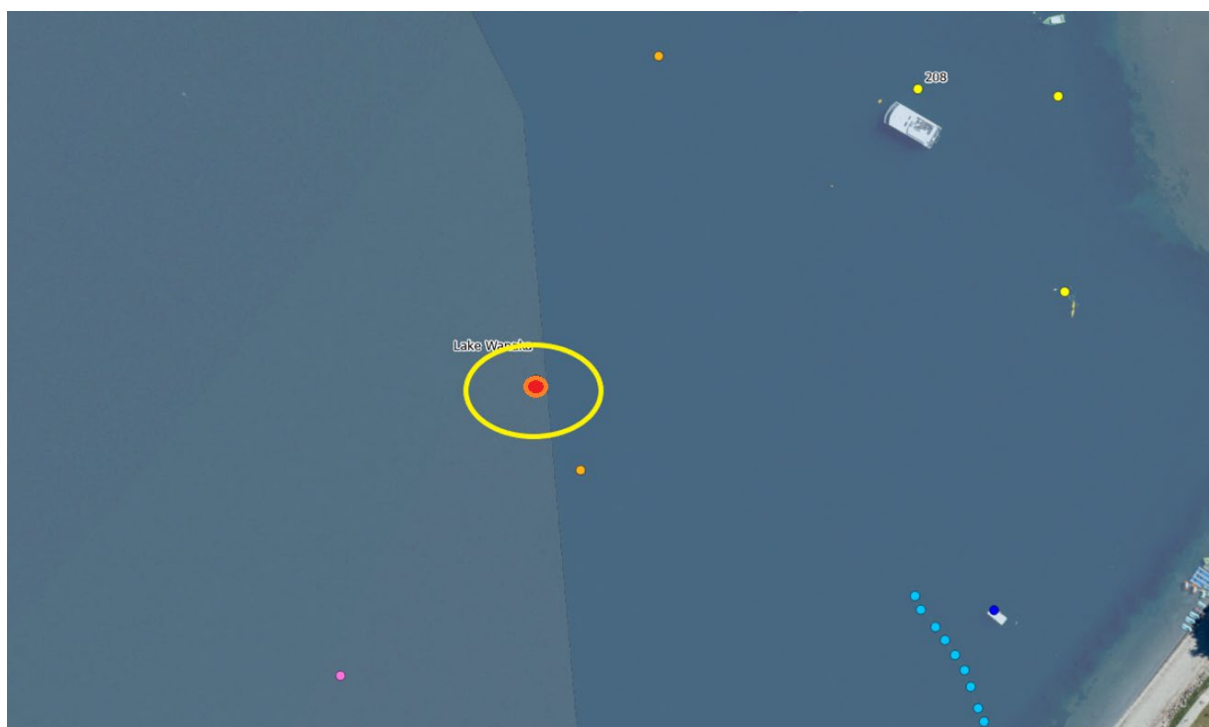
4. The lapsing date for the purposes of Section 125 of the Resource Management Act 1991 shall be [DATE 2060].

Operational

5. The devices shall be used for emergency mooring activities for no more than [7] days per calendar year, each. The two Pigeon Island devices have a cumulative limit of 14 days.
6. The devices in Queenstown Bay and Roys Bay may be used in association with community events, subject to the limitations above.

ATTACHMENT – LOCATION PLANS

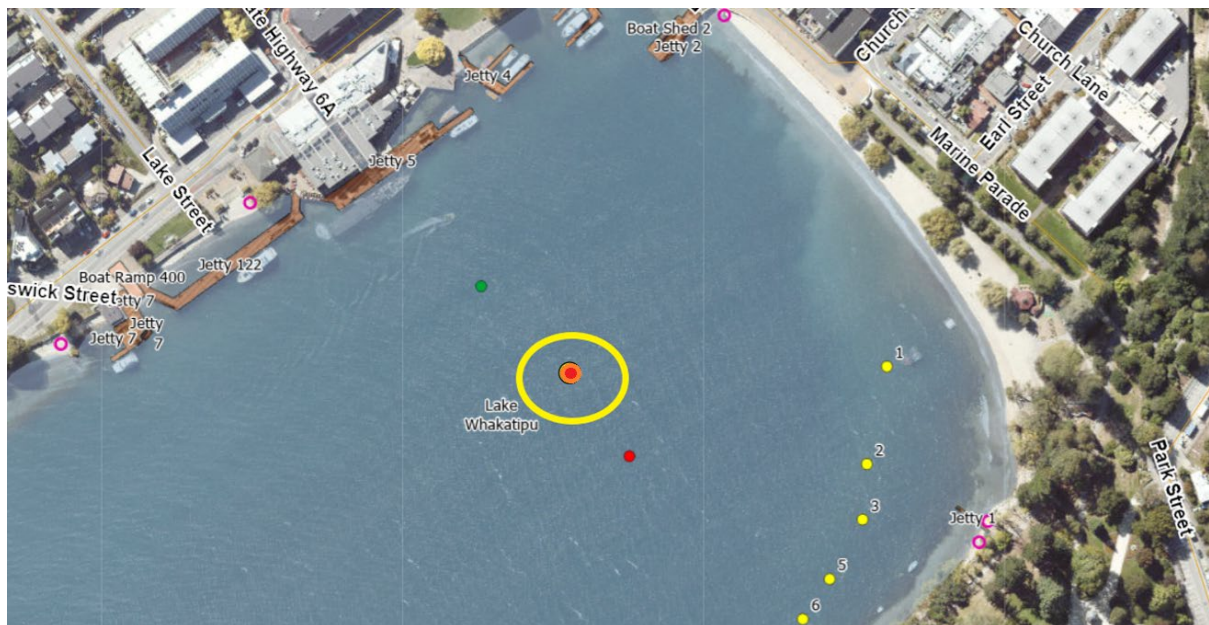
Roy's Bay



Kelvin Grove



Queenstown Bay



Pigeon Island



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): Lake Wakatipu – Queenstown Bay

Mooring Resource Consent No: TBA Mooring buoy No: Emergency Mooring QTN 1

Mooring Owners Name: Queenstown Lakes District Council

Mooring Owners Residential Address: 11–17 Church Street, Queenstown, New Zealand

Mooring Owners Postal Address: PO Box 653, Queenstown 9348 / DX: ZP95001 Queenstown NZ

Mooring Owners Phone No: 03 441 0499 (w) _____ (H) _____ (Cell) _____

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

NZ Based Contact Name: _____

NZ Based Contact Address: _____

NZ Based Contact Postal Address: _____

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

Emergency Contact Name: _____

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

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

Name of vessel using mooring: N/a

Vessel MNZ Registration Number: N/a Vessel Regional Identification Number: N/a

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

If "Other" please outline type of vessel : N/a

Length of Vessel: N/a (m) Beam: N/a (m) Draft: N/a (m)

Weight of Vessel: N/a (m) Number of Engines: N/a

Vessel Colour(s): N/a

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

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

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

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used: -45 2 5.7691 168 39 34.1527)

Inspection Date: Tuesday 18th June 2024 Inspection Time: 14:00hrs

Water Depth at location at time of inspection: 11.1 Metres (m)

Calculated total swing radius of mooring at lowest lake level: 5.5 Metres (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 17.5 Metres (m)

Type of Mooring: Concrete Block Mooring (Block / Screw / Eco / Other)

Type of Mooring Block: Concrete Block – 2.4 Tonne (dry weight)

Dimensions of Mooring Block: 1200mm (w) 400mm (h) 1200mm (D)

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

Total Mass Weight of block: (Dry Weight) 2.4 Tonnes (kg) (Submerged weight) 2000kg (kg)

Chain Length Bottom: 2.0 Metres (m) Middle: 2.0 Metres (m) Top: 7 Metres (m)

Chain Diameter Bottom: 32.0mm (mm) Middle: 16mm (mm) Top: 13mm (mm)

Swivel Diameter: 25mm (mm) Swivel Location(s): Midway

Shackle Diameter(s) 16mm (mm) Shackle Locations (s): Chain End

Headline Length: N/A (m) Headline Diameter: N/A (mm)

Headline Chafe Protection Type: Not Required Checked: N/a (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 5 Years (Months)

Life Expectancy of Block: 20 Years Life Expectancy of Chain: 5 Years

Life Expectancy of Rope: 3 Years Life Expectancy of Swivel: 5 Years

Life Expectancy of Shackles: 5 Years Life Expectancy of Buoy: 5 Years

Mooring Shift

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

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

N/a

Checklist – (Mooring Inspector To Complete)

	Checked	Item Replaced	Specify / Comments
Block	☐	☐ <u>New Block</u>	
Bottom Shackle	☐	☐ <u>New Shackle</u>	
Ground Chain			
Av Dia: <u>32</u> (mm) Min Dia: <u>32</u> (mm)	☐		
2 nd Shackle	☐	☐ <u>New Shackle</u>	
Intermediate Chain			
Av Dia: <u>16</u> (mm) Min Dia: <u>13</u> (mm)	☐		
3 rd Shackle	☐	☐ <u>New Shackle</u>	
Top Chain or rope			
Av Dia: <u>13</u> (mm) Min Dia: <u>12</u> (mm)	☐		
Swivel	☐	☐ <u>New Swivel</u>	
4 th Shackle	☐	☐ <u>N/a</u>	
Headline	☐	☐ <u>N/a</u>	
Mooring Buoy Clearly Labelled	(Checked) ☐	☐ <u>Yes</u>	
Vessel Clearly Labelled with Mooring Number	(Checked) ☐	☐ <u>Emergency Mooring, No vessel present</u>	

Inspectors Observations

Block Showing Damage / Wear? New Block

Has Block Shifted or become buried? No

Is the Ground chain causing scouring of the lake bed? No

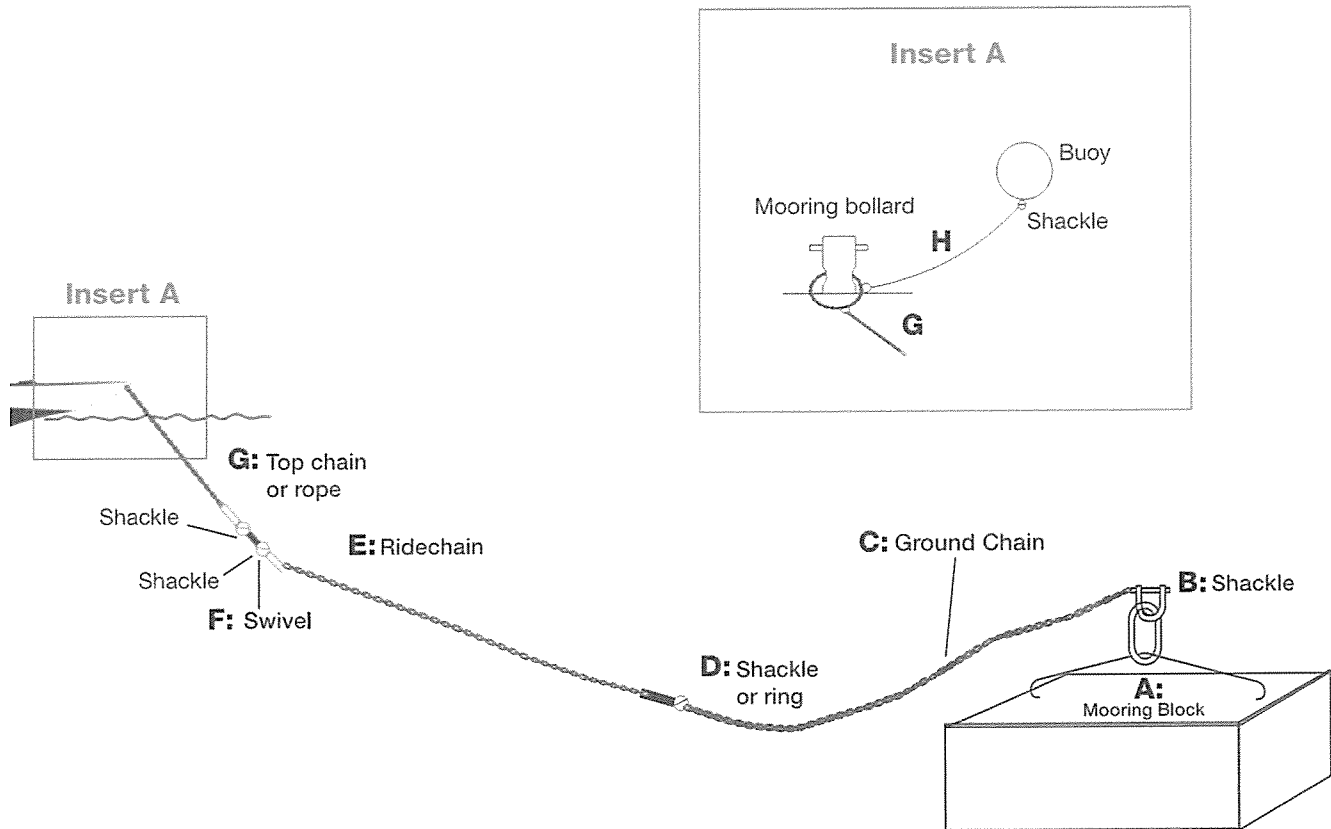
Inspectors Further Comments:

Existing Emergency Mooring – Queenstown Bay

Block and all tackle / hardware replaced with all new hardware

Mooring Diagram – (Mooring Inspector To Complete)

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



Declaration – (Mooring Inspector To Complete)

This is to certify that I have inspected and serviced the above mooring and that I deem it to be fit for purpose, and that the information supplied above is true and correct at the time of inspection.

Company undertaking Inspection: Wright Building & Diving Services Ltd

Company physical address: 10 Elizebeth Place, Kelvin Heights New Zealand

Company Postal Address: 10 Elizebeth place, Kelvin Heights, New Zealand

Name of person completing inspection: Garry Wright

Date: 18th June 2024

Harbourmasters Document Review – (to be completed by Harbourmaster)

Document Reviewed on: (Insert Date): 19th June 2024

Document Reviewed by: Ricky Campbell (HM)

Owner Details Complete (Yes / No)

(Comments) Yes, Council Emergency Mooring

Details of vessel using mooring complete (Yes / No)

(Comments) No, none assigned to this mooring

Details of Mooring Inspection Complete (Yes / No)

(Comment) Yes

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) Yes

Harbourmaster Additional Comments:

QLDC Emergency Mooring, completely replaced with new hardware

Harbourmaster Signoff

Name: R. D. Campbell

Signature: 

Date: 18th June 2024

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): Lake Wakatipu – Kelvin Groove

Mooring Resource Consent No: TBA Mooring buoy No: Emergency Mooring QTN 2

Mooring Owners Name: Queenstown Lakes District Council

Mooring Owners Residential Address: 11–17 Church Street, Queenstown, New Zealand

Mooring Owners Postal Address: PO Box 653, Queenstown 9348 / DX: ZP95001 Queenstown NZ

Mooring Owners Phone No: 03 441 0499 (w) _____ (H) _____ (Cell) _____

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

NZ Based Contact Name: _____

NZ Based Contact Address: _____

NZ Based Contact Postal Address: _____

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

Emergency Contact Name: _____

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

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

Name of vessel using mooring: N/a

Vessel MNZ Registration Number: N/a Vessel Regional Identification Number: N/a

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

If "Other" please outline type of vessel : N/a

Length of Vessel: N/a (m) Beam: N/a (m) Draft: N/a (m)

Weight of Vessel: N/a (m) Number of Engines: N/a

Vessel Colour(s): N/a

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

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

If No, Please name "other" vessels that may or will be using this mooring: N/a

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used: -45.043987 168.684017

Inspection Date: Tuesday 18th June 2024 Inspection

Time: 15:00hrs

Water Depth at location at time of inspection: 11.1 Metres
(m)

Calculated total swing radius of mooring at lowest lake level: 5.5
Metres (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 17.5 Metres (m)

Type of Mooring: Concrete Block Mooring (Block / Screw / Eco / Other)

Type of Mooring Block: Concrete Block – 1.3 Tonne (dry weight)

Dimensions of Mooring Block: 1200mm (w) 400mm (h) 1200mm (D)

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

Total Mass Weight of block: (Dry Weight) 2.0 Tonnes (kg) (Submerged weight) 1550kg
(kg)

Chain Length Bottom: 2.0 Metres (m) Middle: 2.0 Metres (m) Top: 7 Metres (m)

Chain Diameter Bottom: 32.0mm (mm) Middle: 16mm (mm) Top: 13mm
(mm)

Swivel Diameter: 25mm (mm) Swivel Location(s): Midway

Shackle Diameter(s) 16mm (mm) Shackle Locations (s): Chain End

Headline Length: N/A (m) Headline Diameter: N/A (mm)

Headline Chafe Protection Type: Not Required Checked: N/a (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 5
Years (Months)

Life Expectancy of Block: 20 Years Life Expectancy of Chain: 5
Years

Life Expectancy of Rope: 3 Years Life Expectancy of Swivel: 5 Years

Life Expectancy of Shackles: 5 Years Life Expectancy of Buoy: 5
Years

Mooring Shift

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

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

N/a

Checklist – (Mooring Inspector To Complete)

	Checked	Item Replaced	Specify / Comments
Block	☐	☐ <u>New Block</u>	
Bottom Shackle	☐	☐ <u>New Shackle</u>	
Ground Chain			
Av Dia: <u>32</u> (mm) Min Dia: <u>32</u> (mm)	☐	☐	
2 nd Shackle	☐	☐ <u>New Shackle</u>	
Intermediate Chain			
Av Dia: <u>16</u> (mm) Min Dia: <u>13</u> (mm)	☐	☐	
3 rd Shackle	☐	☐ <u>New Shackle</u>	
Top Chain or rope			
Av Dia: <u>13</u> (mm) Min Dia: <u>12</u> (mm)	☐	☐	
Swivel	☐	☐ <u>New Swivel</u>	
4 th Shackle	☐	☐ <u>N/a</u>	
Headline	☐	☐ <u>N/a</u>	
Mooring Buoy Clearly Labelled	(Checked) ☐	☐ <u>Yes</u>	
	(Checked)		

Vessel Clearly Labelled with Mooring Number ☐
present

☐ Emergency Mooring, No vessel

Inspectors Observations

Block Showing Damage / Wear? New Block

Has Block Shifted or become buried? No

Is the Ground chain causing scouring of the lake bed? No

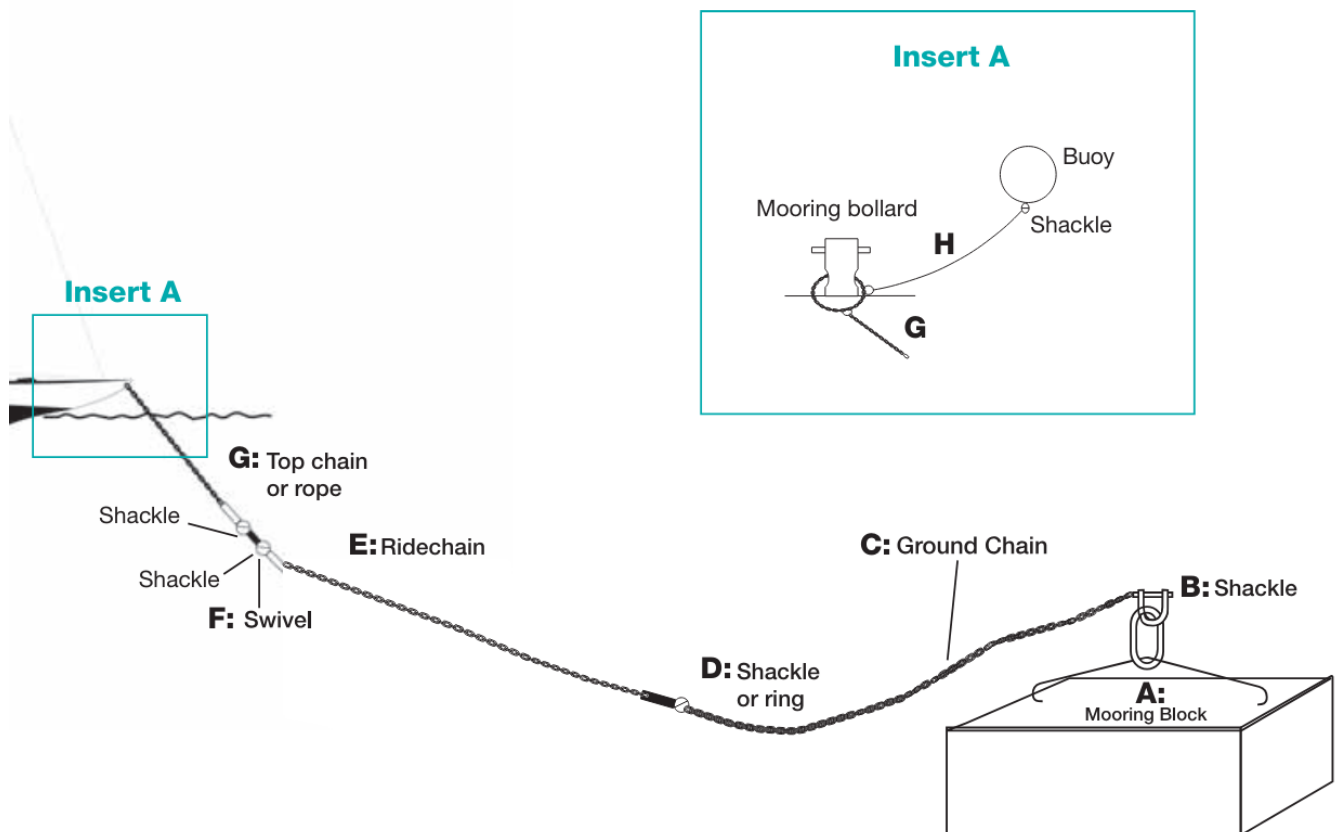
Inspectors Further Comments:

Existing Emergency Mooring – Kelvin Groove

Block and all tackle / hardware to be replaced on issuing of resource consent.

Mooring Diagram – (Mooring Inspector To Complete)

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



Declaration – (Mooring Inspector To Complete)
--

This is to certify that I have inspected and serviced the above mooring and that I deem it to be fit for purpose, and that the information supplied above is true and correct at the time of inspection.

Company undertaking Inspection: Wright Building & Diving Services Ltd

Company physical address: 10 Elizebeth Place, Kelvin Heights, Queenstown
NZ

Company Postal Address: 10 Elizebeth Place, Kelvin Heights, Queenstown NZ

Name of person completing inspection: Garry Wright

Date: 18th June 2024.

Harbourmasters Document Review – (to be completed by Harbourmaster)
--

Document Reviewed on: (Insert Date): 19th June 2024

Document Reviewed by: Ricky Campbell (HM)

Owner Details Complete (Yes / No)

(Comments) Yes, Council Emergency

Mooring

Details of vessel using mooring complete (Yes / No)

(Comments) No, none assigned to this mooring

Details of Mooring Inspection Complete (Yes / No)

(Comment) Yes

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) Yes

Harbourmaster Additional Comments:

QLDC Emergency Mooring, completely replaced with new hardware

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____

Swing mooring inspection & Information form

Please complete all details below, if an incomplete form is submitted this may be returned to you if any information shown below is missing or has been incorrectly entered, please take time to make sure all details are accurate and that all areas have been fully completed.

Please Print All Details Clearly

Owner / Contact Person Details – (Mooring Owner To Complete)

Mooring Location (Lake): Lake Wakatipu – Pigeon Island 1

Mooring Resource Consent No: TBA Mooring buoy No: Pigeon Island - Emergency Mooring 1

Mooring Owners Name: Queenstown Lakes District Council

Mooring Owners Residential Address: 11–17 Church Street, Queenstown, New Zealand

Mooring Owners Postal Address: PO Box 653, Queenstown 9348 / DX: ZP95001 Queenstown NZ

Mooring Owners Phone No: 03 441 0499 (w) _____ (H) _____ (Cell) _____

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

NZ Based Contact Name: _____

NZ Based Contact Address: _____

NZ Based Contact Postal Address: _____

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

Emergency Contact Name: _____

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

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

Name of vessel using mooring: N/a

Vessel MNZ Registration Number: N/a Vessel Regional Identification Number: N/a

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

If "Other" please outline type of vessel : N/a

Length of Vessel: N/a (m) Beam: N/a (m) Draft: N/a (m)

Weight of Vessel: N/a (m) Number of Engines: N/a

Vessel Colour(s): N/a

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

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

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

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used: **-44 55 49.5063 168 24 6.2816**) _____

Inspection Date: **Thursday 22nd August 2024** Inspection Time: **13:30hrs** _____

Water Depth at location at time of inspection: **4.7 Metres** _____ (m)

Calculated total swing radius of mooring at lowest lake level: **5.5 Metres** _____ (m)

Calculate total swing radius of mooring and vessel at lowest lake level: **17.5 Metres** _____ (m)

Type of Mooring: **Concrete Block Mooring** _____ (Block / Screw / Eco / Other)

Type of Mooring Block: **Concrete Block – 1.3 Tonne (dry weight)** _____

Dimensions of Mooring Block: **1200mm** (w) **400mm** (h) **1200mm** (D) _____

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

Total Mass Weight of block: (Dry Weight) **1.3 Tonnes** (kg) (Submerged weight) **950kg** (kg)

Chain Length Bottom: **2.0 Metres** (m) Middle: **2.0 Metres** (m) Top: **7 Metres** (m)

Chain Diameter Bottom: **32.0mm** (mm) Middle: **20mm** (mm) Top: **13mm** (mm)

Swivel Diameter: **25mm** (mm) Swivel Location(s): **Midway** _____

Shackle Diameter(s) **16mm** (mm) Shackle Locations (s): **Chain End** _____

Headline Length: **N/A** (m) Headline Diameter: **N/A** (mm)

Headline Chafe Protection Type: **Not Required** Checked: **N/a** (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: **5 Years** (Months)

Life Expectancy of Block: **20 Years** Life Expectancy of Chain: **5 Years**

Life Expectancy of Rope: **3 Years** Life Expectancy of Swivel: **5 Years**

Life Expectancy of Shackles: **5 Years** Life Expectancy of Buoy: **5 Years**

Mooring Shift

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

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

N/a

Checklist – (Mooring Inspector To Complete)
--

	Checked	Item Replaced	Specify / Comments
Block	☐	☐ <u>Confirmed 1 Ton Block</u>	
Bottom Shackle	☐	☐ <u>Confirmed under 20%</u>	
Ground Chain			
Av Dia: <u>32</u> (mm) Min Dia: <u>32</u> (mm)		☐ <u>Chain In Acceptable Condition, less than 20% wear</u>	
2 nd Shackle	☐	☐ <u>Shackle in good condition, less than 20% wear</u>	
Intermediate Chain			
Av Dia: <u>25</u> (mm) Min Dia: <u>25</u> (mm)		☐ <u>Middle Chain good condition, less than 20% wear</u>	
3 rd Shackle	☐	☐ <u>Shackle in good condition, less than 20% wear</u>	
Top Chain / Rope			
Av Dia: <u>N/a</u> (mm) Min Dia: <u>N/a</u> (mm)		☐ <u>No Vessel On Mooring</u>	
Swivel	☐	☐ <u>Swivel in good condition, less than 20% wear</u>	
4 th Shackle	☐	☐ <u>N/A</u>	
Headline	☐	☐ <u>N/A</u>	
Mooring Buoy Clearly Labelled	☐	(Checked) ☐ <u>Yes</u>	
Vessel Clearly Labelled with Mooring Number	☐	(Checked) ☐ <u>N/A, no vessel on mooring</u>	

Inspectors Observations

Block Showing Damage / Wear? Block has sunken into lakebed sediment, unable to reach or see block

Has Block Shifted or become buried? No

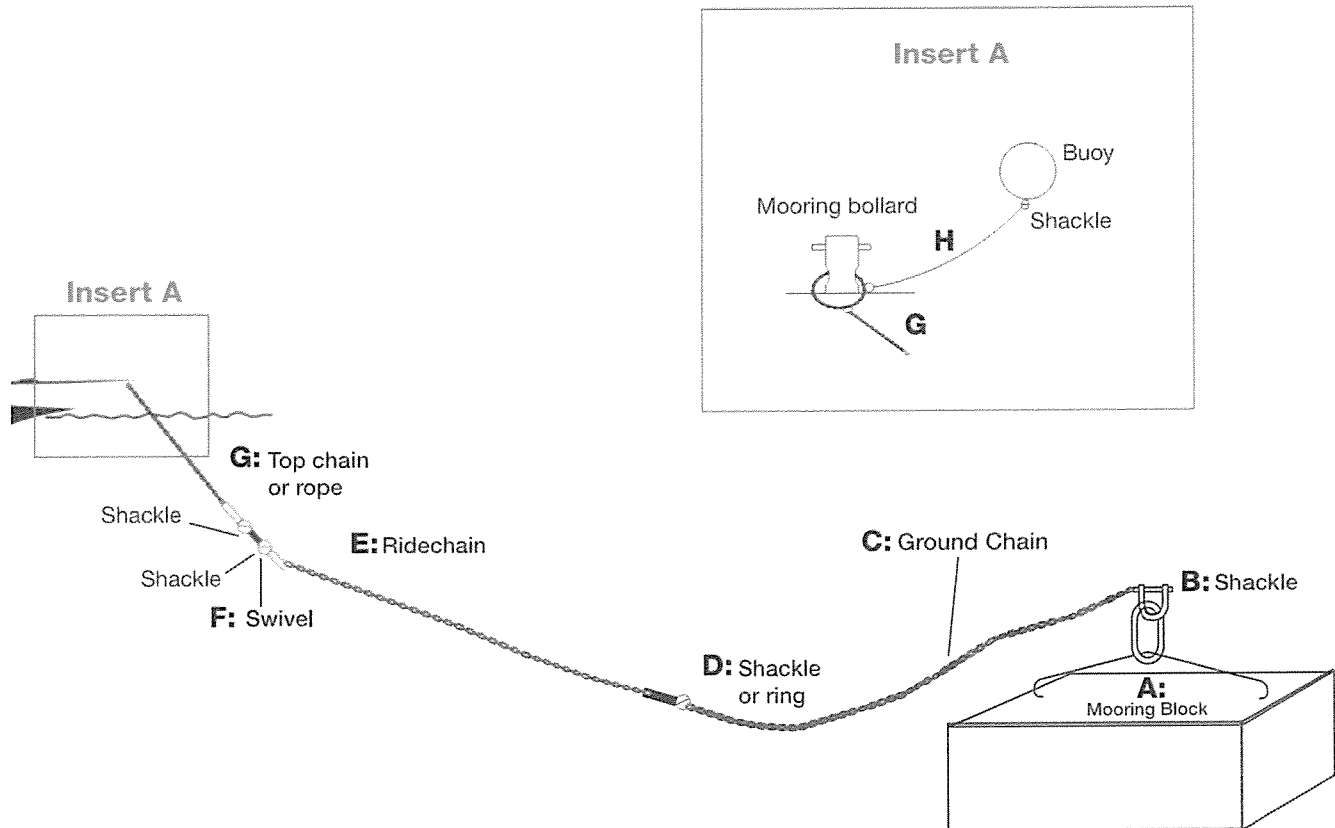
Is the Ground chain causing scouring of the lake bed? No

Inspectors Further Comments:

Existing Emergency Storm Shelter Mooring 1 – Pigeon Island

Mooring Diagram – (Mooring Inspector To Complete)

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



Declaration – (Mooring Inspector To Complete)

This is to certify that I have inspected and serviced the above mooring and that I deem it to be fit for purpose, and that the information supplied above is true and correct at the time of inspection.

Company undertaking Inspection: Lakes Marine Services – Perspective NZ Ltd

Company physical address: 13 Arklow Street, Albert Town 9305, New Zealand

Company Postal Address: 13 Arklow Street, Albert Town 9305, New Zealand

Name of person completing inspection: Craig Fahey

Date: 22nd August 2024.

Harbourmasters Document Review – (to be completed by Harbourmaster)
--

Document Reviewed on: (Insert Date): 29th August 2024

Document Reviewed by: Ricky Campbell (HM)

Owner Details Complete (Yes / No)

(Comments) Yes

Details of vessel using mooring complete (Yes / No)

(Comments) N/A

Details of Mooring Inspection Complete (Yes / No)

(Comment) Yes

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) Yes

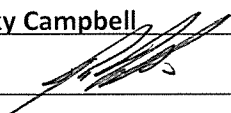
Harbourmaster Additional Comments:

Pigeon Island Emergency Shelter Mooring (001)

Meets the requirements for an Emergency Mooring

Harbourmaster Signoff

Name: Ricky Campbell

Signature: 

Date: 29th August 2024

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): Lake Wakatipu – Pigeon Island 2

Mooring Resource Consent No: TBA Mooring buoy No: Pigeon Island - Emergency Mooring 2

Mooring Owners Name: Queenstown Lakes District Council

Mooring Owners Residential Address: 11–17 Church Street, Queenstown, New Zealand

Mooring Owners Postal Address: PO Box 653, Queenstown 9348 / DX: ZP95001 Queenstown NZ

Mooring Owners Phone No: 03 441 0499 (w) _____ (H) _____ (Cell) _____

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

NZ Based Contact Name: _____

NZ Based Contact Address: _____

NZ Based Contact Postal Address: _____

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

Emergency Contact Name: _____

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

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

Name of vessel using mooring: N/a

Vessel MNZ Registration Number: N/a Vessel Regional Identification Number: N/a

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

If "Other" please outline type of vessel : N/a

Length of Vessel: N/a (m) Beam: N/a (m) Draft: N/a (m)

Weight of Vessel: N/a (m) Number of Engines: N/a

Vessel Colour(s): N/a

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

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

If No, Please name "other" vessels that may or will be using this mooring: N/a

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used: - **44 55 48.6535 168 24 6.7311**)

Inspection Date: **Thursday 22nd August 2024** Inspection Time: **14:00hrs**

Water Depth at location at time of inspection: **4.7 Metres** (m)

Calculated total swing radius of mooring at lowest lake level: **5.5 Metres** (m)

Calculate total swing radius of mooring and vessel at lowest lake level: **17.5 Metres** (m)

Type of Mooring: **Concrete Block Mooring** (Block / Screw / Eco / Other)

Type of Mooring Block: **Concrete Block – 1.3 Tonne (dry weight)**

Dimensions of Mooring Block: **1200mm** (w) **400mm** (h) **1200mm** (D)

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

Total Mass Weight of block: (Dry Weight) **1.3 Tonnes** (kg) (Submerged weight) **950kg** (kg)

Chain Length Bottom: **2.0 Metres** (m) Middle: **2.0 Metres** (m) Top: **7 Metres** (m)

Chain Diameter Bottom: **32.0mm** (mm) Middle: **20mm** (mm) Top: **13mm** (mm)

Swivel Diameter: **25mm** (mm) Swivel Location(s): **Midway**

Shackle Diameter(s) **16mm** (mm) Shackle Locations (s): **Chain End**

Headline Length: **N/A** (m) Headline Diameter: **N/A** (mm)

Headline Chafe Protection Type: **Not Required** Checked: **N/a** (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: **5 Years** (Months)

Life Expectancy of Block: **20 Years** Life Expectancy of Chain: **5 Years**

Life Expectancy of Rope: **3 Years** Life Expectancy of Swivel: **5 Years**

Life Expectancy of Shackles: **5 Years** Life Expectancy of Buoy: **5 Years**

Mooring Shift

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

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

N/a

Checklist – (Mooring Inspector To Complete)
--

	Checked	Item Replaced	Specify / Comments
Block	☐	☐ <u>Confirmed 1 Ton Block</u>	
Bottom Shackle	☐	☐ <u>Confirmed under 20%</u>	
Ground Chain			
Av Dia: <u>32</u> (mm) Min Dia: <u>32</u> (mm)		☐ <u>Chain In Acceptable Condition, less than 20% wear.</u>	
2 nd Shackle	☐	☐ <u>Shackle in good condition, less than 20% wear</u>	
Intermediate Chain			
Av Dia: <u>25</u> (mm) Min Dia: <u>25</u> (mm)		☐ <u>Middle Chain good condition, less than 20% wear</u>	
3 rd Shackle	☐	☐ <u>Shackle in good condition, less than 20% wear</u>	
Top Chain / Rope			
Av Dia: <u>N/a</u> (mm) Min Dia: <u>N/a</u> (mm)		☐ <u>No Vessel On Mooring</u>	
Swivel	☐	☐ <u>Swivel in good condition, less than 20% wear</u>	
4 th Shackle	☐	☐ <u>N/A</u>	
Headline	☐	☐ <u>N/A</u>	
Mooring Buoy Clearly Labelled	☐	(Checked) ☐ <u>Yes</u>	
Vessel Clearly Labelled with Mooring Number	☐	(Checked) ☐ <u>N/A, no vessel on mooring</u>	

Inspectors Observations

Block Showing Damage / Wear? Block has sunken into lakebed sediment, unable to reach or see block

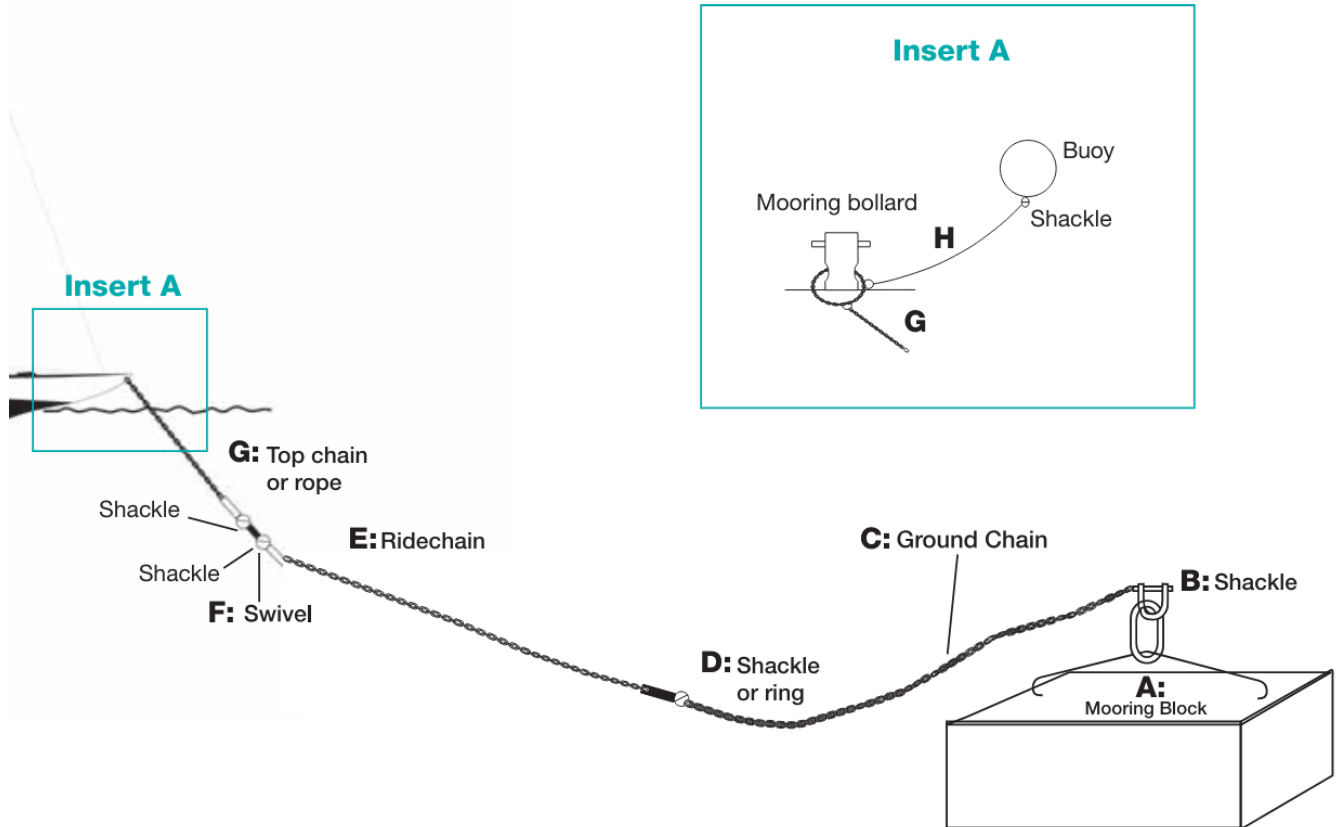
Has Block Shifted or become buried? No

Is the Ground chain causing scouring of the lake bed? No

Inspectors Further Comments:**Existing Emergency Storm Shelter Mooring 2 – Pigeon Island**

Mooring Diagram – (Mooring Inspector To Complete)

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



Declaration – (Mooring Inspector To Complete)

This is to certify that I have inspected and serviced the above mooring and that I deem it to be fit for purpose, and that the information supplied above is true and correct at the time of inspection.

Company undertaking Inspection: Lakes Marine Services – Perspective NZ Ltd

Company physical address: 13 Arklow Street, Albert Town 9305, New Zealand

Company Postal Address: 13 Arklow Street, Albert Town 9305, New Zealand

Name of person completing inspection: Craig Fahey

Date: 22nd August 2024.

Harbourmasters Document Review – (to be completed by Harbourmaster)
--

Document Reviewed on: (Insert Date): 29th August 2024

Document Reviewed by: Ricky Campbell (HM)

Owner Details Complete (Yes / No)

(Comments) Yes

Details of vessel using mooring complete (Yes / No)

(Comments) N/A

Details of Mooring Inspection Complete (Yes / No)

(Comment) Yes

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) Yes

Harbourmaster Additional Comments:

Pigeon Island Emergency Shelter Mooring (002)

Meets the requirements for an Emergency Mooring

Harbourmaster Signoff

Name: Ricky Campbell

Signature: _____

Date: 29th August 2024

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): Lake Wanaka

Mooring Resource Consent No: TBA Mooring buoy No: Emergency Mooring Wan 1

Mooring Owners Name: Queenstown Lakes District Council

Mooring Owners Residential Address: 11–17 Church Street, Queenstown, New Zealand

Mooring Owners Postal Address: PO Box 653, Queenstown 9348 / DX: ZP95001 Queenstown NZ

Mooring Owners Phone No: 03 441 0499 (w) _____ (H) _____ (Cell) _____

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

NZ Based Contact Name: _____

NZ Based Contact Address: _____

NZ Based Contact Postal Address: _____

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

Emergency Contact Name: _____

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

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

Name of vessel using mooring: N/a

Vessel MNZ Registration Number: N/a Vessel Regional Identification Number: N/a

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

If "Other" please outline type of vessel : N/a

Length of Vessel: N/a (m) Beam: N/a (m) Draft: N/a (m)

Weight of Vessel: N/a (m) Number of Engines: N/a

Vessel Colour(s): N/a

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

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

If No, Please name "other" vessels that may or will be using this mooring: N/a

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used): -44.693674 169.131844

Inspection Date: Tuesday 14th May 2024 Inspection

Time: 13:30hrs

Water Depth at location at time of inspection: 16.2 Metres
(m)

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

Calculate total swing radius of mooring and vessel at lowest lake level: 19.5 Metres (m)

Type of Mooring: Concrete Block Mooring (Block / Screw / Eco / Other)

Type of Mooring Block: Concrete Block – 1.3 Tonne (dry weight)

Dimensions of Mooring Block: 1200mm (w) 400mm (h) 1200mm (D)

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

Total Mass Weight of block: (Dry Weight) 1.3 Tonnes (kg) (Submerged weight) 950kg
(kg)

Chain Length Bottom: 2.0 Metres (m) Middle: 2.0 Metres (m) Top: 15 Metres (m)

Chain Diameter Bottom: 32.0mm (mm) Middle: 20mm (mm) Top: 13mm
(mm)

Swivel Diameter: 25mm (mm) Swivel Location(s): Midway

Shackle Diameter(s) 16mm (mm) Shackle Locations (s): Chain End

Headline Length: N/A (m) Headline Diameter: N/A (mm)

Headline Chafe Protection Type: Not Required Checked: N/a (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 5
Years (Months)

Life Expectancy of Block: 20 Years Life Expectancy of Chain: 5
Years

Life Expectancy of Rope: 3 Years Life Expectancy of Swivel: 5 Years

Life Expectancy of Shackles: 5 Years Life Expectancy of Buoy: 5
Years

Mooring Shift

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

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

N/a

Checklist – (Mooring Inspector To Complete)

	Checked	Item Replaced	Specify / Comments
Block	☐	☐ Brand New Block	
Bottom Shackle	☐	☐ New Shackle	
Ground Chain			
Av Dia: <u>32</u> (mm) Min Dia: <u>32</u> (mm)		☐ New Chain	
2 nd Shackle	☐	☐ New Shackle	
Intermediate Chain			
Av Dia: <u>16</u> (mm) Min Dia: <u>16</u> (mm)		☐ New Chain	
3 rd Shackle	☐	☐ New Shackle	
Top Chain or Rope			
Av Dia: <u>13</u> (mm) Min Dia: <u>13</u> (mm)		☐ New Chain	
Swivel	☐	☐ New	
Swivel			
4 th Shackle	☐	☐ N/A	
Headline	☐	☐ N/A	
Mooring Buoy Clearly Labelled	(Checked) ☐	☐ Yes	
	(Checked)		

Vessel Clearly Labelled with Mooring Number ☐ ☐
N/A

Inspectors Observations

Block Showing Damage / Wear? Brand New
Block

Has Block Shifted or become buried? No

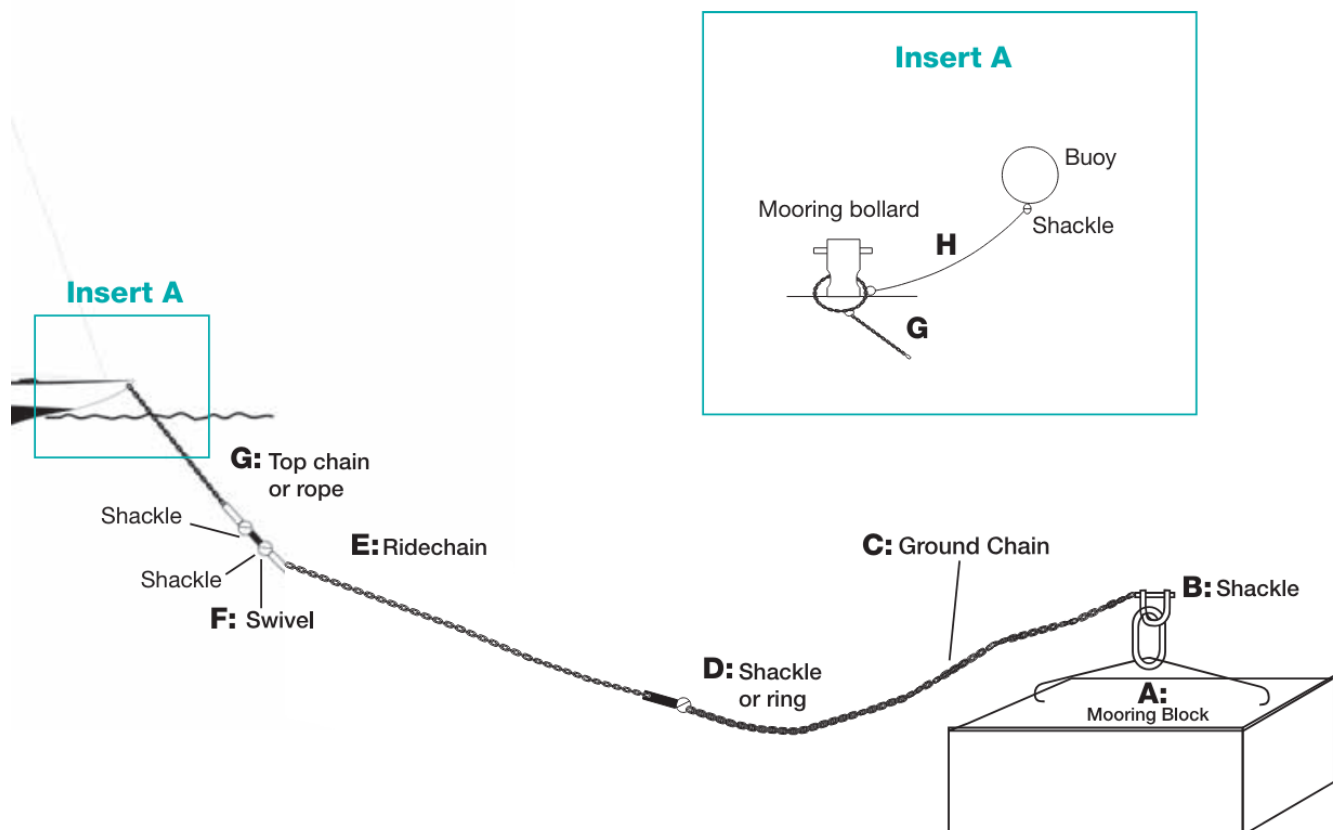
Is the Ground chain causing scouring of the lake bed? No

Inspectors Further Comments:

Mooring is a new replacement, all items are brand new

Mooring Diagram – (Mooring Inspector To Complete)

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



Declaration – (Mooring Inspector To Complete)
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This is to certify that I have inspected and serviced the above mooring and that I deem it to be fit for purpose, and that the information supplied above is true and correct at the time of inspection.

Company undertaking Inspection: Lakes Marine Services – Perspective NZ Ltd

Company physical address: 13 Arklow Street, Albert Town 9305, New Zealand

Company Postal Address: 13 Arklow Street, Albert Town 9305, New Zealand

Name of person completing inspection: Craig Fahey

Date: 14th May 2024.

Harbourmasters Document Review – (To Be Completed By Harbourmaster)
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Document Reviewed on: (Inset Date): 15th May 2024

Document Reviewed by: Ricky Campbell (HM)

Owner Details Complete (Yes / No)

(Comments) Yes

Details of vessel using mooring complete (Yes / No)

(Comments) N/A

Details of Mooring Inspection Complete (Yes / No)

(Comment) Yes

—

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) Yes

—

Harbourmaster Additional Comments:

Queenstown Lakes District Council Emergency Mooring

Harbourmaster Signoff

Name: **Ricky Campbell**

Signature: _____

Date: **15th May 2024**



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

RM250207



AFFECTED PERSON'S DETAILS

I/We LINZ

Are the owners/occupiers of
Lake Whakatipu and Lake Wanaka



DETAILS OF PROPOSAL

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

Utilise and establish five emergency moorings for use by the QLDC Harbourmaster, from three existing navigation safety markers, and two moorings at Pigeon Island. Each device can be used for seven days per annum.

The devices in Queenstown Band and Roys Bay may also be used to support community events, such as the new years fireworks displays.

at the following subject site(s):

Lake Whakatipu and Lake Wanaka



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 87B, 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.



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)	
	Shashone Cooper actiong as a delegate of the Commisioner of Crown Lands	
	Contact Phone / Email address scooper@linz.govt.nz	
	Signature 	Date 02/07/2025

B	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

C	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

D	Name (PRINT)	
	Contact Phone / Email address	
	Signature	Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

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

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

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