

APPLICATION AS NOTIFIED

D West

(RM230355)

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:

D West

What is proposed:

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

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

Within the cluster of moorings to the north west of Kingston, Whakātipu-Wai-Māori, at the following GPS coordinates:

-45.326381 S 168.713939 E (WGS84 Decimal Degree Format)

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using **RM230355** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

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

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

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

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

20 July 2026

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

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

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

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

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

Donna West
t.d.westie@xtra.co.nz
56 Richard Street, Riverton 9822

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: 19 June 2026

Address for Service for Consent Authority:

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

Phone
Email
Website

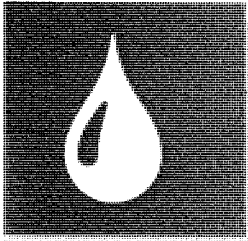
03 441 0499
rcsubmission@qldc.govt.nz
www.qldc.govt.nz

TechnologyOne ECM Document Summary

Printed On 18-Jun-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Amended Form 9 and mooring inspection report, 5.6.24	8083826	1	06-Jun-2024
PUB_ACC	AEE	8083827	1	06-Jun-2024
PUB_ACC	Mooring Permit 196 2025 - 2026	9696707	1	17-Jun-2026
PUB_ACC	Mooring Inspection Report M196	9642810	1	04-Jun-2026
PUB_ACC	LINZ APA	8956185	1	12-Aug-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 may 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:
(Name Decision is to be issued in)

Danna West

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address:

56 Richard Street, Riverton

*Post code:

9892

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

*Email Address:

t.d.westie@xtra.co.nz

*Phone Numbers: Day

0272531955

Mobile:

0272531955

The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify



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



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

Name & Company:

Phone Numbers: Day

Mobile:

Email Address:



INVOICING DETAILS //

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

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

Applicant:



Agent:



Other, please specify:

Email:



Post:



*Attention:

Danna West

*Postal Address:

56 Richard Street, Riverton

*Post code:

9892

*Please provide an email AND full postal address.

*Email:

t.d.westie@xtra.co.nz



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above



Applicant:

Landowner:

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: describe as commonly known e.g. name or area of waterbody, proximity to any well-known landmark, or grid reference. Include land address for base of activity/landing points:

Lake Wakatipu - NS533662
E2174063

Zone - rural water : Photo evidence attached.

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

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:



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

N/A



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



QUEENSTOWN
LAKES DISTRICT
COUNCIL

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

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



CONSENT(S) APPLIED FOR

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



BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on Wakatipu (Lake / River)

The activity will operate from 1/7/23 -> until cancelled (dates / duration)

to provide for boat mooring - 2 persons (number persons)

Brief description of activity: To legally establish an existing mooring (M196) at Kingston on the surface of Lake Wakatipu. The mooring has been in place since approx. 2003 and we purchased in 2019. It consists of a large concrete block weight with galvanized chain to tie block

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



OTHER CONSENTS

Are any additional consent(s) required that have been applied for separately? NO

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

 Yes N/A

Applying together for consent



INFORMATION REQUIRED TO BE SUBMITTED //

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

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

- A site plan or map showing the locality and extent of the activity.
- 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 the granting of consent (s95E).

Consultation required with: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Aukaha <input checked="" type="checkbox"/> Te Ao Marama INC Fish & Game New Zealand 	Consultation required where relevant: <ul style="list-style-type: none"> Guardians of Lake Wanaka Guardians of Lake Hawea Department of Conservation Land Information New Zealand
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Permit Mooring No 196
N5533662 | E2174063

Applied for.

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

- We prefer to receive applications electronically – see Appendix 3 - Naming of Documents Guide. Please ensure documents are scanned at a minimum resolution of 300 dpi. Each document should be no greater than 10mb



PAYMENT // An initial fee 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 **RMWEST**

*Amount Paid **\$532.00**
(duty planner@qldc.govt.nz)

(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 **23/5/23**

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.



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.

PLEASE TICK

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

[Signature]

Full name of person lodging this form

Danna West

Firm/Company

Dated

20/5/23

**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.

updated 28/7/23



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 if this application 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.

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

- (a) a description of the activity;
- (b) a description of the site at which the activity is to occur;
- (c) the full name and address of each owner or occupier of the site;
- (d) a description of any other activities that are part of the proposal to which the application relates;
- (e) a description of any other resource consents required for the proposal to which the application relates;
- (f) an assessment of the activity against the matters set out in Part 2;
- (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b).

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

- (1) An assessment of the activity's effects on the environment must include the following information:
 - (a) if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
 - (b) an assessment of the actual or potential effect on the environment of the activity;
 - (c) if the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment that are likely to arise from such use;
 - (d) if the activity includes the discharge of any contaminant, a description of—
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
 - (e) a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
 - (f) identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
 - (g) if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
 - (h) if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

(2) A requirement to include information in the assessment of environmental effects is subject to the provisions of any policy statement or plan.

(3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—

- (a) oblige the applicant to consult any person; or
- (b) create any ground for expecting that the applicant will consult any person.

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

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

(2) The requirement to address a matter in the assessment of environmental effects is subject to the provisions of any policy statement or plan.



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

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

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

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

[Development
Contribution
Estimate Request
Form](#)



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



Timothy west

last-inspected - 28 Dec 2021

After purchasing the boat and mooring in 2019, I worked with Cooks marine (Invercraig) and designed a new mooring for my boat.

Replacing all chain, buoy, rope with new, and reusing mooring block.

The mooring block is large concrete weight with 2 large hooks to hook up on, it is imbedded deep in clay bottom of lake floor.

From what I understand the block was placed there in Approx 2003 when my boat was first placed there and registered.

A D shackle holds a 2.5m chain to the block.

A swivel then connects another 2.5 m of chain to a buoy and then a 32mm nylon rope hold the boat.

The buoy has only enough pressure to hold the chains weight, that way when it goes under water it doesn't pull or put any pressure on the block at all.

There is also a spivel at the buoy.

- * The chains are 16mm Galv Reglink PC
- * the swivels - short bow 19mm MWL 3.8t
- * buoy - Poly form A3-red
- * 16mm Hi load safety bow shackles green pin-spirit pins
- * 28mm Hi load safety bow shackle
- * 10mm eye kevlar binner 100mm
- * rope is steved at front of boat.

all of which is cable tied on shackles for added insurance
Plus I use a smaller rope from buoy to boat for added insurance or peace of mind.

The mooring is in only 3m water, so on a clear day the entire mooring is easily visible



Also bow of boat is constantly checked

Assessment of Environmental Effects:

Additional information - Site of mooring – 196, Kingston end of Lake Wakatipu, N5533662, E2174063

The Zoning of the site is “Rural (water)”. I have used the coordinates listed in the mooring permit to identify the location of the mooring, as per the snip below (large yellow dot).



A description of any other activities that are part of the proposal to which the application relates (including whether permissions or licensing is needed outside of the RMA process).

Yes - Mooring Permit 196. Annual Permitting fees have been paid yearly since owing the mooring, and by the previous owner C Anderson who we purchased the mooring from.

Under the Queenstown Lakes District Council Proposed District Plan the subject site is zoned Rural and requires resource consent for the following reasons:

The proposed moorings will pass through the surface of Lake Whakātipu and will be attached (anchored) to the bed of the lake, therefore resource consent is required under the following rules:

Discretionary Activity pursuant to Rule 21.15.8 of the Queenstown Proposed District Plan – for any structure or mooring that passes across or through the surface of any lake or river; and

Discretionary activity pursuant to Rule 13.2.3.1 of the Otago Regional Plan: Water as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake.

- A description of any other resource consents required for the proposal to which the application relates.

N/A

Affected Parties and Consultation:

LINZ have been approached for approval and once received will be forwarded to Council. Colliers Queenstown is LINZ agent - queenstown@colliers.com

The lake is identified as being wahi tupuna.

Aukaha have been approached for approval/comment and once received will be forwarded to Council. info@aukaha.co.nz

Te Ao Marama have been approached for comment and once received will be forwarded to Council. office@tami.maori.nz

With regards to Fish and Game, comment has not been sort. The mooring is existing and therefore there is no disturbance to the lakebed or further effects on the passage of fish. It is therefore considered that Fish and Game are not affected by the application.

No other parties are considered to be adversely affected by this application.

- **An assessment of the activity against the relevant objectives and policies of the District Plan, Otago Regional Plan(s), and National Policy Statement(s) or Plan(s).**

Proposed District Plan

6.3.5 Managing Activities on Lakes and Rivers

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

a. protects the values of Outstanding Natural Features and Outstanding Natural Landscapes;

and b. maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values. (SO 3.2.1, 3.2.1.1, 3.2.1.8, 3.2.1.9, 3.2.4, 3.2.4.1, 3.2.4.3, 3.2.4.4, 3.2.5.5, 3.2.5.6, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, 3.2.5.6, 3.2.4.7 and SP 3.3.2, 3.3.20, 3.3.24, 3.3.25, 3.3.30, 3.3.34, 3.3.35).

6.3.4.4 Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures. (SO 3.2.1, 3.2.1.1, 3.2.4, 3.2.4.3, 3.2.4.4, 3.2.4.5, 3.2.4.6, 3.2.4.7, 3.2.5, 3.2.5.2, 3.2.5.5, 3.2.5.6, and SP 3.3.2, 3.3.30, 3.3.34, 3.3.35).

The mooring has been in place for many years and therefore has been a feature of Lake Wakatipu. The mooring is surrounded by others and so is suitably integrated within with the surrounding environment.

Rural

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

Policies

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

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

21.2.11.3 Avoid or mitigate the adverse effects of frequent, large-scale or intrusive commercial activities such as those with high levels of noise, vibration, speed and wash, in particular motorised craft, in areas of high passive recreational use, significant nature conservation values and wildlife habitat.

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

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

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

21.2.11.9 Take into account the potential adverse effects on nature conservation values from the boat wake of commercial boating activities, having specific regard to the intensity and nature of commercial jet boat activities and the potential for turbidity and erosion.

21.2.12.10 Ensure that the nature, scale and number of commercial boating operators and/or commercial boats on waterbodies do not exceed levels such that the safety of passengers and other users of the water body cannot be assured.

The mooring is going to continue to be used for recreational purposes which meets the above policies.

As the mooring has been existing for a number of years, it is already part of the visual landscape. The mooring is surrounded by other moorings of a similar nature and so is suitably integrated within the environment.

- **An assessment of the activity against the matters set out in Part 2 of the RMA.**

The proposal is consistent with Part 2 of the Resource Management Act 1991, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of eco-systems, and avoiding, remedying or mitigating adverse effects on the environment.

- **An assessment of the activity against the relevant objectives and policies of National Environmental Standards (including NES for Managing and Assessing Contaminants in Soil to Protect Human Health)**

N/A

- **An assessment of the activity's environmental effects (known as the Assessment of Environmental Effects or AEE. Please refer to this supporting documentation as an AEE report as discussed above. This assessment must include the information required by clause 6 and address matters specified in clause 7 (outlined below) in such detail that corresponds with the scale and significance of the effects that the activity may have on the environment.**

It is considered that the existing mooring and boats to be accommodated are in keeping with other moorings and boats within the vicinity. The mooring is appropriately located from a visual perspective, as it reads as part of the surrounding environment.

There is adequate space around the mooring for manoeuvring of boats, and to contain a boat of up to 10 metres in length. The mooring has been in place since approx. 2003 and we purchased in 2019. It consists of a large concrete block weight (unsure of the weight as

this was done prior to the previous owner) with galvanized chain to the block which is manually checked yearly, and has regular maintenance to ensure all areas of the attachments and chain are in good order .

Donna West



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 196

Description of mooring: Swing Mooring

Name to whom permit is granted: Donna West

Waterway: Lake Wakatipu

Position of mooring: Longitude 168.713948

Status: Unconsented

Latitude -45.326322

Date of issue: 01 July 2025

Expiry of permit: 30 June 2026



Signed for and on behalf of Queenstown Lakes District Council:

Duty of Permittee:

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

Conditions of permit

The terms and conditions on which this mooring permit is granted include, but are not limited to the following:

- (1) The mooring must remain in the "position of mooring" described within the permit;
 - a. the design, specifications and maintenance of the mooring must comply with any guidelines issued by the Council;
 - b. the permit holder must mark the location of the mooring with a buoy or float that displays the permit number;
- (2) The permit holder must pay to the Council all permit renewal costs as specified in the Navigation Safety Bylaw 2025.

Maintenance and construction requirements

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

Liability of the Council

- (1) Permit holders shall take all care to ensure that the mooring is used in a lawful manner and use moorings at their own risk.
 - a. The Harbourmaster and Council are not liable for: Any damage to a craft whether the damage is caused by a third party, a natural disaster event, natural processes or by any other cause;
 - b. Any damage to a craft which has not been securely moored;
 - c. Any damage to a craft which results from any actions taken by the Harbourmaster to secure a craft, in the event of a storm or other adverse event;
 - d. Any actions or omissions of the Harbour master or any other officer of the Council in the performance of any duties, functions or powers in respect of this bylaw.

Transfer of permit

- (1) The permit may be transferred where application is made and is accompanied by the payment of the application and processing fees along with a completed transfer request form by post to Queenstown Lakes District Council, Private Bag 50072, Queenstown 9348 or by email to property@qldc.govt.nz

Surrender of permit

- (1) If no longer required, the permit may be surrendered by returning it to the Council together with confirmation that the mooring has been removed.

Swing mooring inspection & Information form

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

Please Print All Details Clearly

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

Mooring Location (Lake): Wakatipu – Kingston

Mooring Permit #: **196 / WAK699**

Mooring Owners Name: Tim West

Mooring Owners Address: *56 Richard st Riverton*

Mooring Owners Postal Address (if different):

Mooring Owners Phone No: *0274413113*

Mooring Owners Email Address: *t.westie @ xtra.co.nz*

Emergency contact Number: *+64272531955*

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

Name of vessel using mooring: *swish*

Vessel MNZ Registration Number: Vessel Identification:

Vessel Type: Commercial Powered Craft Recreational Powered Craft Yacht Other

If "Other" please outline type of vessel *Cabin Cruiser*

Length of Vessel: *8.5* Weight of Vessel: *3.6t*

Vessel Colour(s): *white - Blue*

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

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (WGS84 Decimal Degrees):

LAT: *45*19' 34.31S*

LON: *168*42' 50.08E*

IS THIS A CONFIRMED TRUE BLOCK LOCATION?: *Yes*

Inspection Date: *11/5/2026* Water Depth at location at time of inspection: *3m*

Calculated total swing radius of mooring at lowest lake level: *4.5m*

Lake level at time of inspection: *309.847m*

What is the estimated life expectancy of the mooring prior to upgrades/replacements being needed? *Concrete Block is permanent (approx. 50 years ?) Block attachment could last 25 years? Chains and components will have to be inspected every 2 years. See condition of parts at time of this inspection further on in report*

Has been upgraded with this inspection: *No*

Was vessel on mooring at time of inspection: *Yes*

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Checklist – (Mooring Inspector To Complete) Note: If non-traditional mooring system is in use and this table is not fit for purpose,

	Checked Y/N	COMPONENT	DETAILS		Condition (% & notes)	Exist ing	Replaced
TOP SECTION	✓	Floats	Numbered: Yes	Type: A4 Orange	OK	✓	
			Colour:	Type:			
	✓	Shackle(s)	Number: 1 st Diameter: 20mm tested	Moused: Y	Condition: OK	✓	
	✓	Shackle(s)	Number: 2nd Diameter: 16mm tested	Moused: Y	Condition: OK	✓	replaced 23-5-26
	✓	Riser/Ride/Middle chain	Length: 2m	D: 16mm Min D: 10mm & 6mm	Condition: worn at top and bottom Poor	✓	has been locked at and replaced
	✓	Buoy	Colour: yellow	Type: soft float	Condition: OK. Suspended underwater	✓	
MIDDLE / RISER / RIDE	✓	Shackle(s)	Number: 3rd & 4th Diameter: 2 x 16mm tested	Moused: Y	Condition: OK	✓	
	✓	Swivel	Diameter: 16mm	Steel	Condition: OK - poor	✓	replaced 23-5-26
	✓	Shackle(s)	Number: 5th Diameter: 16mm tested	Moused: Y	Condition: Good	✓	
BOTTOM	✓	Ground chain	Length: 3m	D: 16mm Min D: 15mm	Condition: OK	✓	
	✓	Block Shackle	Diameter: short piece of 13mm chain possibly cast into concrete feeds through the 1 st link on ground chain and back to concrete block	Moused: N/A	Condition: OK	✓	
	✓	Block Ring	Diameter: U/K		Condition: U/K	✓	
	✓	Block(s)	Is block visible?: Yes	Weight (dry) est : 250kgs approx.	Upside down	✓	
	Dimensions: 500mm x 600mm		Type: Plastic stock type trough filled with Concrete				

details and observations can be provided on a separate page.

Inspectors Observations:

Has Block Shifted or become buried? **Yes – upside down**

+ 4 new shackles has been replaced and 2 new swivels, all larger, as seen in pics after inspection. - Tim West owner: 2

+ swivels 22mm - 5.3 ton blue line x 2

+ shackles 25mm - 6.5 ton x 2



Pic 1

+ new swivel and shackles between riser chain and float-rope attached to boat bollard. (Pic 1 + Pic 2)



Pic 2



Pic 3

+ new swivel + shackles between ground chain
and Riser chain

Inspectors Further Comments:

Boat attachment is 2 chain links off the buoy, 2 x 16mm tested shackles worn, 16mm steel swivel worn, 25mm tested shackle, a thimble, 2.5m of 40mm rope. Would recommend getting rid of the buoy that is suspended underwater to let the ground chain do its work and save wear on the rest of the system.

NB: If your mooring has components that have been identified as being in poor condition at the time of this inspection, I do not recommend a boat be attached to it until those issues are repaired/replaced.

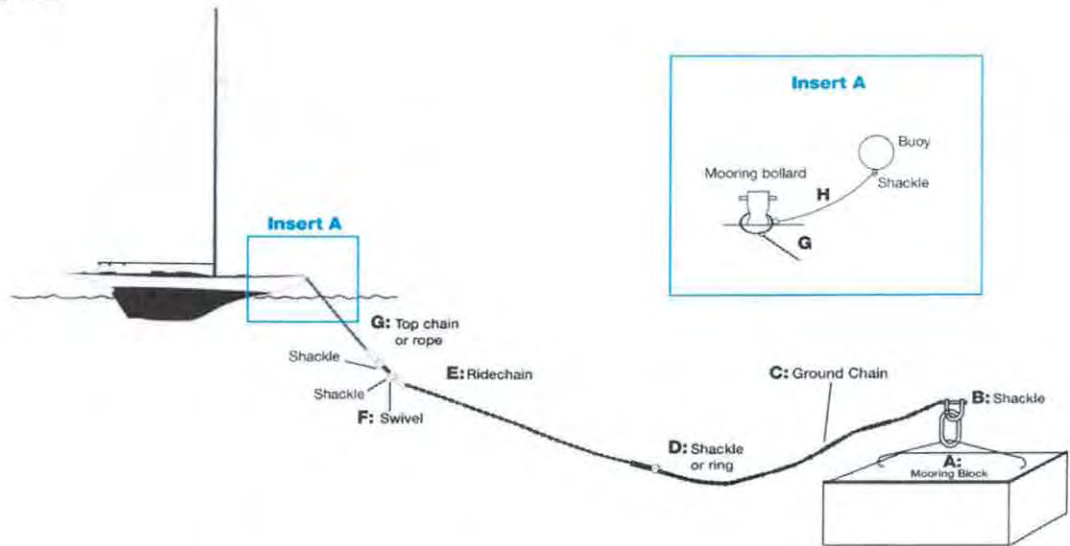
Please see update on bottom of page 2 and photos attached numbered Pic 1, Pic 2, Pic 3.

Mooring Diagram – (Mooring Inspector To Complete)

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

As per table below for a standard system – this may vary

**FIGURE 1
MOORING SYSTEM**



Pictures – (Mooring Inspector To Complete)

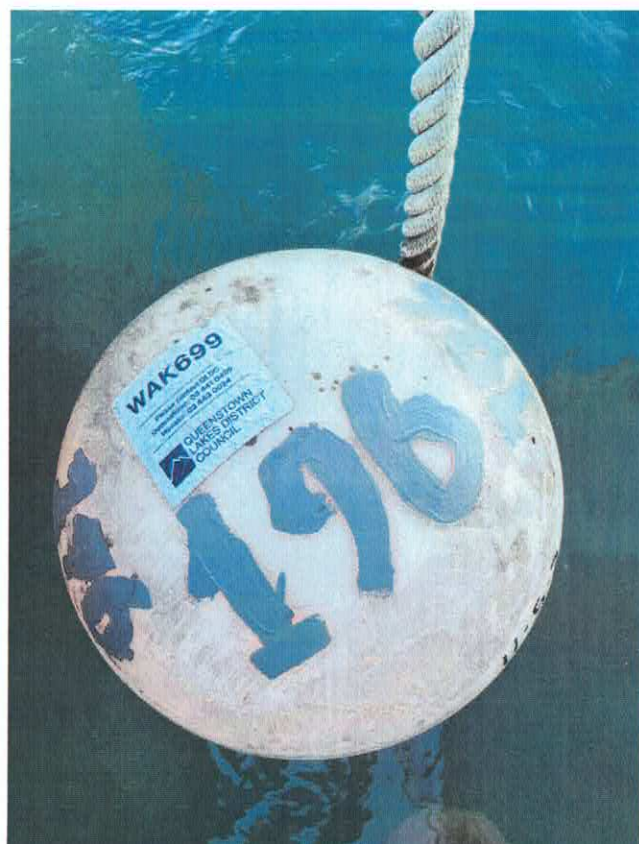
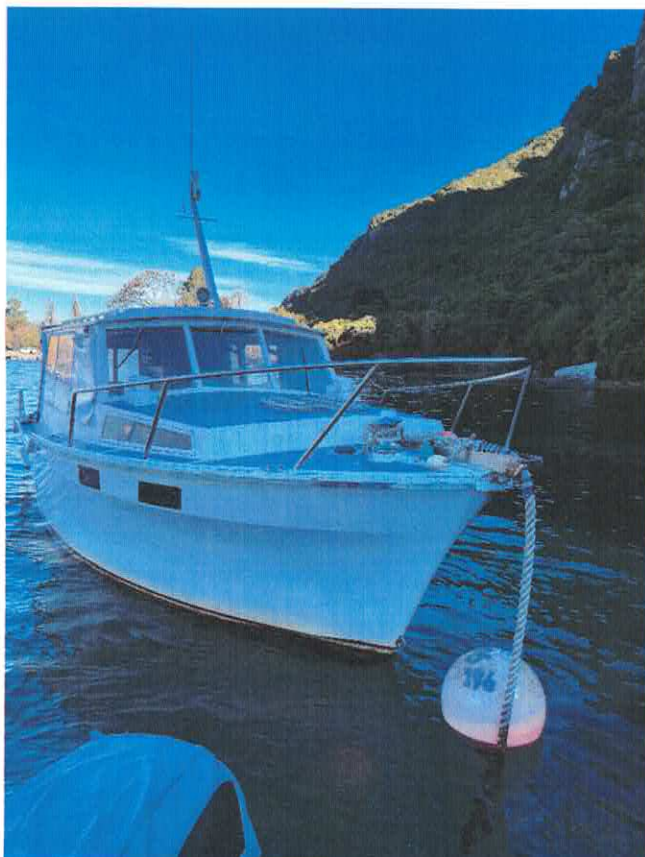
Insert Pictures of mooring components here, please include updated photo of vessel intending to be moored on this morning if available:

This first picture shows standard mooring components used on most standard moorings but can vary.

The second photo is components that are needed for a larger vessel



Mooring 196 / WAK699





Declaration – (Mooring Inspector To Complete)

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

Anything above the waterline is the owners responsibility to inspect, maintain and repair/replace.

Company Undertaking inspection -

Company undertaking Inspection: Wright Building and Diving Services Ltd

Company physical address: 10 Elizabeth Place, Kelvin Heights, Queenstown

Company PostaAddress: a/a

Name of person completing inspection: Garry Wright

Signature of person completing inspection: 

Date: 11/5/2026

Harbourmasters Document Review – (To Be Completed By Harbourmaster)

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Harbourmaster Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____

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

Resource Consent Application considerations

Will the system be upgraded? *Yes*

Will upgraded system differ from current system? (if yes, please detail, please include implications to swing radius) *no implications*

Will block be replaced? *Yes*

Will existing Block be removed? *Yes*

Vessel Length: *8.5m*

Please see attached note.

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

28/5/26

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Going forward :

We are working with Gary Wright to arrange for a new block to replace the existing block as soon as we can.

He is looking into manufacturing mooring blocks and we will purchase one from him to council specifications. At that time we will replace the chain with a larger one as recommended.

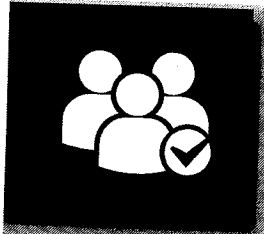
Tim West

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Dama West RM230355

PERSON AFFECTED PERSON'S DETAILS

I/We Toitu Te Whenua Land Information NZ
Are the owners/occupiers of
The lakebed of Lake Wakatipu

DETAILS OF PROPOSAL

I/We hereby give written approval for the proposal to:
To legalise an existing swing mooring on
Lake Wakatipu

at the following subject site(s):
Lake Wakatipu - 45 19 35.016S
168 42 50.167 E



I/We understand that by signing this form Council, when considering this application, will not consider any effects of the proposal upon me/us.



I/We understand that if the consent authority determines the activity is a deemed permitted boundary activity under section 87BA of the Act, written approval cannot be withdrawn if this process is followed instead.

WHAT INFORMATION/PLANS HAVE YOU SIGHTED



I/We have sighted and initialled ALL plans dated and approve them.

[Empty box for plan details]



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) Danna West	
	Contact Phone / Email address t.d.westie@xtra.co.nz	
	Signature 	Date 8/7/25

B	Name (PRINT) Linda Chandler acting through and for the Commissioner of Crown Lands	
	Contact Phone / Email address crownproperty@linz.govt.nz	
	Signature 	Date 31/07/2025

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

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

(Faint, illegible text, likely a disclaimer or terms and conditions section)



**QUEENSTOWN
LAKES DISTRICT
COUNCIL**

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

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