

**APPLICATION AS NOTIFIED**

**R Cunningham & K Addison**

**(RM230316)**

## **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:**

R Cunningham & K Addison

**What is proposed:**

To lawfully establish an existing swing mooring (M262), to the south of Eely Point, Lake Wānaka, requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council

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

Bed and surface of Lake Wānaka in a location to the south of Eely Point, at the following GPS coordinates:

-44.684139 S, 169.124019 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 RM230316 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

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

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

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

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

**24 June 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 (R Cunningham and K Addison, [chudliness@gmail.com](mailto:chudliness@gmail.com)) as soon as reasonably practicable after serving your submission to Council:

C/- Hayden Bewley  
[Hayden.Bewley@jea.co.nz](mailto:Hayden.Bewley@jea.co.nz)  
 John Edmonds and Associates

#### QUEENSTOWN LAKES DISTRICT COUNCIL




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

**Date of Notification:** 26 May 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](mailto:rcsubmission@qldc.govt.nz)  
[www.qldc.govt.nz](http://www.qldc.govt.nz)

# TechnologyOne ECM Document Summary

Printed On 26-May-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Updated form 9 Agent details	9617495	1	25-May-2026
PUB_ACC	AEE	7618256	1	11-May-2023
PUB_ACC	Appendix 1 - Location Plan	7618255	1	11-May-2023
PUB_ACC	Mooring Permit 262 2025 - 2026	9617449	1	25-May-2026
PUB_ACC	Appendix 2 - Mooring Permit M262 and Transfer Correspondence	7618254	1	11-May-2023
PUB_ACC	Mooring Inspection report M262, 04.3.2026	9478098	1	25-Mar-2026
PUB_ACC	Appendix 3 - Correspondence with Aukaha	7618253	1	11-May-2023
PUB_ACC	Appendix 4 - Correspondence with TAMI	7618252	1	11-May-2023
PUB_ACC	Appendix 5 - Guardians of Lake Wanaka Letter	7618251	1	11-May-2023
PUB_ACC	Appendix 6 - Landscape Assessment	7618250	1	11-May-2023
PUB_ACC	LINZ APA	7738716	1	29-Aug-2023

# 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

## 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: **Robert Cunningham and Keri Addison**  
(Name Decision is to be issued in)

\*All trustee names (if applicable):

Contact Name if Company or Trust:

\*Postal Address: **699a Aubrey Road, Wanaka**

\*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:

**9305**

\*Email Address: **chudliness@gmail.com**

\*Phone Numbers: Day

Mobile: **027 469 6856**

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: **John Edmonds and Associates - Hayden Bewley**

Phone Numbers: Day

Mobile: **022 430 7025**

Email Address: **hayden@jea.co.nz**

## INVOICING DETAILS //

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

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

Applicant:

Agent:

Other, please specify:

Email:

Post:

\*Attention:

\*Postal Address:

\*Please provide an email AND full postal address.

\*Post code:

\*Email:





## 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:

Roys Bay, Lake Wanaka.  
See attached Location Plan (Appendix 1) for details of exact GPS location of mooring.  
Zone: Rural, ONL

## 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)

44 41 03.1 S / 169 07 26.9 E

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:

**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

M262

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

Empty text box for providing information if 'yes' to hazards or entry restrictions.



## 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:

Empty text box for providing reference number.



## CONSENT(S) APPLIED FOR

- Land use consent to establish and operate a water based activity comprising:
- Erect or place a new structure
- Alter / extend an existing structure
- Replace / demolish an existing structure
- Transfer of consent(s):  
(Please provide a letter from both the current & new consent holders authorizing this request)



## BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on **Lake Wanaka- Roys Bay** (Lake / River)

The activity will operate **Mooring to be permanently located** (dates / duration)

to provide for **per AEE** (number persons)

Brief description of activity:  
**Retrospective consent sought for an existing mooring in Roys Bay, Lake Wanaka**  
 (Re. 'other consents' below- ORC consent sought in this QLDC application)  
 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:	Consultation required where relevant:
Aukaha	Guardians of Lake Wanaka
Te Ao Marama INC	Guardians of Lake Hawea
Fish & Game New Zealand	Department of Conservation
	Land Information New Zealand
- An Assessment of Effects (AEE).  
 An AEE is a written document outlining how the potential effects of the activity have been considered: safety, noise, traffic and parking, signage and impact on the waterbody including other users. Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



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

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

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



## FEES INFORMATION

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

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

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

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

If your application is notified or requires a hearing you will be required to pay a notification deposit and/or a hearing deposit. An applicant may not offset any previous invoices issued against such deposits. If unpaid, the processing of an application, provision of a service, or performance of a function will be suspended until the sum is paid in full.

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

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

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

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

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

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



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

Please wait for the initial fee invoice to be issued and and [use the application reference on the invoice for your payment.](#)

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

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

Amount to Pay

**\$2426 - Land Use Restricted Discretionary Activity (overall consent status)**

**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 **Hayden Bewley**

Firm/Company **John Edmonds and Associates**

Dated **5/22/26**

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

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

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

### 1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

### 2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

### ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

## Clause 6: Information required in assessment of environmental effects

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

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

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

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

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

[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.

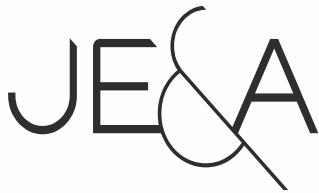
Application Form

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report



Assessment of Effects on the Environment

Resource Consent for an Existing Mooring

Roys Bay, Lake Wanaka

For Robert Cunningham & Keri Addison

May 2023

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Appendix 2	QLDC Bylaw Permit and Transfer Correspondence
Appendix 3	Correspondence- Aukaha
Appendix 4	Correspondence- Te Ao Marama Incorporated (TAMI)
Appendix 5	Guardians of Lake Wanaka Letter
Appendix 6	Landscape Assessment

**1.0 INTRODUCTION**

This Assessment of Effects on the Environment report (AEE), inclusive of appendices, has been prepared in accordance with Schedule 4 of the Resource Management Act (RMA). Together these documents provide:

- A description of the application site and surrounding environment;
- A description of the proposal;
- Identification and assessment of relevant RMA statutory provisions; and
- A conclusion.

The applicant seeks consent for an existing mooring within Roys Bay, in Lake Wanaka. The location of the mooring is as shown in red below:



Figure 1- Location of Mooring

## 2.0 SITE DESCRIPTION AND SURROUNDS

The mooring is existing and located in Roys Bay, Lake Wanaka. The mooring is currently nestled in amongst other existing moorings in the vicinity, as shown in [Figure 1](#) above. GPS coordinates for the mooring are 44 41 03.1 S / 169 07 26.9 E and is labelled as 'RC' on the Location Plan attached at **Appendix 1**.

The surrounding area consists of the wider Lake Wanaka to the north and west, Roys Bay surrounding the mooring, and Eely Point to the north. A public reserve- Eely Point Reserve, incorporating a walking/cycling track along the lake edge is located to the east and north-east. Within this reserve is a recently approved Marine Rescue Centre building under construction, a long-established Scout den, picnic/BBQ areas, public toilets, a boat ramp, and unformed parking areas for vehicles and boats. The reserve has well-established mature vegetation- both native and non-native, and is located between the lake and an urban, residential area of Wanaka. To the south-east is the Wanaka Marina, containing existing moorings and marina berths within the lake, and the Wanaka Yacht Club building and associated parking on the lake edge.

### 3.0 BACKGROUND

In 1989, the Lakes District Waterway Authority Control Bylaw was in place to control any structure (mooring and breakwater) in the lake. Licences under this Bylaw were granted by the Harbourmaster and worked in conjunction with the Reserve Management Plan. There were no references to resource consents required under the Town and Country Planning Act 1977.

In 1991 following the introduction of the Resource Management Act, the Transitional District Plan (TDP) was made operative. When the TDP was first initiated within the district, the surface of lakes and rivers were not zoned, thereby not requiring resource consents under any particular zone rules. Unbeknownst to most however, resource consent was required by s13A of the RMA, where jetties and moorings required a non-complying activity consent under s374(4) of the RMA. S374(4) outlined that any activity not specifically referred to within a previous plan (in this case, Town & Country Ordinances) such as structures that pass through the surface of the lake are non-complying activities. It is during this time that the majority of moorings were installed in Roys Bay, with the understanding that resource consent was not required, and instead were governed by the Bylaw.

The Operative District Plan came into effect in 2003, which required consent for structures and moorings, and currently, the Proposed District Plan is largely operative, and zones Lake Wanaka as Rural, with an Outstanding Natural Landscape (ONL) overlay, whereby consent is required under the Rural Zone chapter for structures and moorings passing across or through the surface of any lake or river.

### 4.0 DESCRIPTION OF THE PROPOSAL

The proposal seeks retrospective resource consent to install and retain a swing mooring in the location shown above. The mooring consists of the following elements:

Structural Element	Description
Fixing to lakebed	2 tonne concrete mooring block to anchor on the lakebed
Buoy	Brightly coloured A4 windy buoy (approx. 600mm in diameter)
Link from lakebed to buoy	Chain and rope combination from block to buoy, with swivel below the surface of the water; and from buoy to boat. These chains/ropes are long enough to swing, but not to interfere with other moorings or boats.

The mooring structure has the following permissions from the QLDC Harbourmaster and Land information New Zealand:

License	Number
LINZ Licence	Applied for

Mooring Bylaw Permit	M262
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The boat moored at this buoy is the applicant's private vessel, which is a 9-metre steel launch, however the applicant reserves the right to moor future vessels, which are restricted by weight (rather than length) by the Otago Regional Council. This vessel is moored permanently.

The mooring has been in position for approximately 50 years, and no changes to it are proposed. The applicants bought the mooring in 2015 from Anetta and Bevan Duke, who bought it from Mr Simpson. Herbie Illingworth was the Harbourmaster at the time who advised the mooring is one of the original ones, at least 50 years old, however no paperwork from prior to 2015 can be located. A QLDC bylaw permit has been obtained and fees are paid annually for the mooring to QLDC, see **Appendix 2** for the Permit and Transfer Correspondence.

## 5.0 CONSULTATION

The following parties have been consulted with as part of this application.

- Harbourmaster- Cougar Security

The Harbourmaster (Phil Wiel) has been consulted via phone call on 13<sup>th</sup> April 2023, who provided feedback that if the mooring had a bylaw permit, then they should be satisfied that the mooring is adequately placed and maintained, and they will provide input into the resource consent process if the Council seek their input. No further communication was had with Harbourmaster on this proposal.

From previous discussions with the previous Harbourmaster (Marty Black), feedback was that moorings should be located 25 – 30m away from other moorings to allow for swing. With that requirement, Marty Black was satisfied that the moorings are safely placed.

- Aukaha

Aukaha was contacted initially on the 4<sup>th</sup> October 2022 via their website. A phone call followed, and further email correspondence (16<sup>th</sup> January 2023). Aukaha made the applicant aware via phone call and then via email on the 10<sup>th</sup> February 2023 that they were in discussions with QLDC with a number of different concerns hoping to be resolved between the two parties regarding a number of existing moorings and to contact the Council for more information. Until these concerns had been resolved, Aukaha reserved their input into the individual resource consent process. A follow up email to Aukaha was sent on the 14<sup>th</sup> April 2023, but no response received from Aukaha. Phone calls remained unanswered after the 10<sup>th</sup> February. See attached correspondence with Aukaha at **Appendix 3**.

- Te Ao Marama Inc (TAMI)

TAMI were contacted on the 3<sup>rd</sup> October 2022 via email, and a follow up email sent 7<sup>th</sup> December 2022. TAMI responded with an email stating that their key staff member that works on this type of query is out of the office, and that a meeting should be organised to discuss. Follow up emails were sent 16<sup>th</sup> January 2023, 31<sup>st</sup> March 2023 and again on 14<sup>th</sup> April. A phone call from TAMI and a response to the email chain was received on the 20<sup>th</sup> April 2023 which states

*'Te Ao Marama are currently working alongside The Queenstown Lakes District Council to pave a way forward regarding the audit of consented moorings and jetties within the Lakes District.*

*We are currently awaiting information to help inform our process and therefore mooring applications are currently being put on hold until this information is received.*

*To date we are unsure when this will be provided. We would recommend making contact with your council planner for updates.*

*We hope the information in this email is sufficient; however, should you need anything further, please don't hesitate to contact me'.*

See attached correspondence with TAMI at **Appendix 4**.

- Guardians of Lake Wanaka

A phone call with Don Robertson occurred on the 13<sup>th</sup> April 2023, and an email correspondence followed. The Guardians of Lake Wanaka met on 1 May 2023 to discuss this proposal, and provide the correspondence attached at **Appendix 5**. The recommendations the Guardians have made are adopted, form part of this application and are offered as conditions of consent, if deemed necessary.

## **6.0 DISTRICT PLAN PROVISIONS**

Lake Wanaka is zoned Rural General under the Operative District Plan (ODP), and Rural under the Proposed District Plan (PDP). The PDP classifies Lake Wanaka as Outstanding Natural Landscape (ONL) and has surface water annotations that classify whether a mooring or structure in certain locations around Roys Bay are a non-complying activity, as shown on [Figure 2](#) below. If this annotation does not apply, moorings and structures fall into a discretionary activity under Chapter 21 of the PDP.

Lake Wanaka is subject to a Statutory Acknowledgment in terms of the Ngai Tahu Claims Settlement Act 1998, and a Wāhi Tūpuna overlay in the PDP whereby the mana whenua values identified are wāhi taoka, mahika kai, ara tawhito. Lake Wanaka is also subject to a landscape priority area- Roys Bay ONL, as identified by Landscape Schedule 21.22.20.

The Operative District Plan remains applicable to this application, in that the PDP Rural Chapter is not entirely operative given there are unresolved appeals to some provisions. There are however no specific appeals to the relevant rules applicable to this application, and therefore under Section 86F of the RMA, should be treated as operative (and any previous rule as inoperative). As such, no consent is required under the ODP, but consent is sought under the PDP as below.

### **6.1 Proposed District Plan (PDP)**

- A **non-complying** activity resource consent pursuant to Rule 21.15.9 for the mooring that passes across and through the surface of the lake in a location on the District Plan web mapping application (see Figure 2) where such structure is shown as being non-complying.

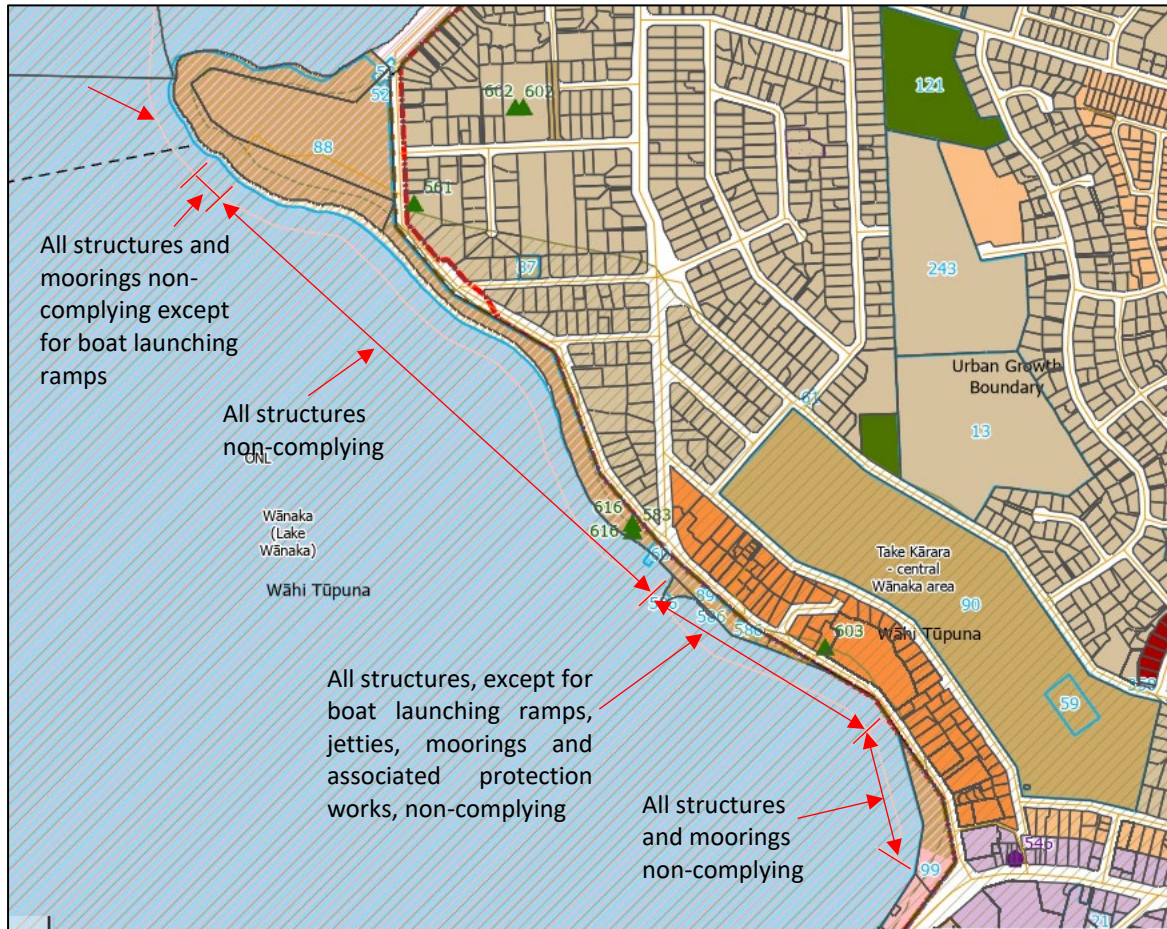


Figure 3- Surface Water Annotation from the PDP Planning Map

## 7.0 OTAGO REGIONAL WATER PLAN

During the integration of the RMA into the territorial and regional authority frameworks, Otago Regional Council transferred some of their functions, powers and duties of determining applications for land use consents to QLDC. The function transferred in 1994 related to the consents required to be obtained pursuant to s.13(1)(a) of the Act within the land, to achieve efficiencies and avoid overlaps between district and regional council regulations with regard to structures on water bodies.

The proposed activity requires resource consent under the Otago Regional Plan: Water for the following reason:

- A **discretionary** activity resource consent pursuant to Rule 13.2.3.1 for the erection or placement of any structure fixed in, on, under, or over the bed of any lake or river, or any Regionally Significant Wetland. In this case the proposal seeks retrospective placement of a mooring block on the bed of Lake Wanaka.

### 7.1 Activity Status and Assessment Matters

Overall, the development is a non-complying activity.

Section 104 and 104B and 104D of the Resource Management Act (RMA) set out the relevant assessment matters for resource consent applications carrying the non-complying activity status.

#### 104 Consideration of applications

(1) When considering an application for a resource consent and any submissions received, the consent authority must, subject to Part 2, have regard to—

- a) any actual or potential effects on the environment of allowing the activity; and

- b) *any relevant provisions of—*
  - (i) *a national environmental standard;*
  - (ii) *other regulations;*
  - (iii) *a national policy statement;*
  - (iv) *a New Zealand coastal policy statement;*
  - (v) *a regional policy statement or proposed regional policy statement;*
  - (vi) *a plan or proposed plan; and*
- c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application*

**104B** *Determination of applications for discretionary or non-complying activities*  
*After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority –*

- a) *may grant or refuse the application; and*
- b) *if it grants the application, may impose conditions under section 108.*

**104D** *Particular restrictions for non-complying activities*

- (1) *Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—*
  - a) *the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
  - b) *the application is for an activity that will not be contrary to the objectives and policies of—*
    - (i) *the relevant plan, if there is a plan but no proposed plan in respect of the activity; or*
    - (ii) *the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
    - (iii) *both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.*
- (2) *To avoid doubt, section 104(2) applies to the determination of an application for a non-complying activity.*

## **8.0 PERMITTED BASELINE**

The permitted baseline provides a clear baseline from which any effect beyond this can be assessed. In this case there is no permitted baseline as all structures that pass through the lake surface requires consent under the PDP.

## **9.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS**

### **9.1 Effects on the Environment**

The relevant assessment matters are found in Part 5 (Rural) of the ODP, Chapter 21 and 39 of the PDP have been considered in the assessment below, though as a discretionary (Regional Plan: Water) and non-complying activity (ODP/ PDP) the assessment is not limited to these matters.

#### **9.1.1 Views, Landscape and Visual Amenity**

Jessica Zuban of Patch Landscape Architecture describes the landscape, the proposal, and makes an assessment of the landscape and visual amenity effects of the mooring, with particular regard to the assessment matters in the Rural Chapter of the PDP relating to ONLs- attached as **Appendix 6**. Ms Zuban considers that the proposal will enhance the recreational character in this part of the lake.

There is acknowledgment that the mooring will not meet the 'reasonably difficult to see' threshold, however in the context of the existing and surrounding environment, regardless of its visibility, the mooring and its

associated vessel will have a less than minor effect considering it's nestled in amongst a marine environment, where there is an expectation of boats and recreational boating activity.

Ms Zuban assesses that although there will be some visibility of mooring and associated vessel, the resultant visual effect will be well absorbed by the surrounding highly urbanised and vegetated context and the dominant and vast lake and mountain landscape. Ms Zuban considers the proposal to have effects on landscape character that are no more than a very low degree, being less than minor.

#### 9.1.2 Cumulative Effects

Ms Zuban has assessed cumulative effects resulting from the proposed mooring in amongst the other existing moorings in the area, and particularly with the backdrop of the marina and yacht club. Ms Zuban considers that Lake Wanaka still maintains a high degree of natural character, and that the mooring contributes to the recreational character and quality of the immediate landscape, having minimal influence on the more natural attributes and values of the wider natural lake and mountain ONL. The cumulative effects caused by the proposal are considered to be very low / less than minor.

#### 9.1.3 Recreational Use and Safety and Navigation

The proposal would not diminish the recreational experience of the water as used by other people. Nor would the mooring introduce clutter or congestion to any new areas within Lake Wanaka, given the presence of many other boats and moorings in this location. In fact, the presence of the mooring will reduce congestion to the marina as one less boat will be launched each appropriate boating day.

The Harbourmaster is responsible for ensuring navigational safety to other vessels and users, and this is managed through Council permits. The permit for this mooring is attached at **Appendix 2**. The issuing of this permit implies the mooring will not interfere with navigation or impose any undue safety risk. The mooring is designed in such a way to allow for the rise and fall of the surface of water, yet only allow enough swing of the chain from the anchor so that it does not cause any safety issues or nuisance to other lake or mooring users. The mooring is placed an adequate distance from any other nearby moorings to avoid conflict, which the previous Harbourmaster advised to be 25m – 30m, to allow for swing.

The mooring is for private use, and unlikely to be used by public given the presence of a vessel during the busy boating seasons, and its proximity to the lake edge. If a boat were in distress to need to moor up at this proximity to the lake edge, it is more likely they would boat directly to the shoreline.

#### 9.1.4 Effects on Lakebed and Water

The structure of the mooring is a 2-tonne concrete block on the lakebed and an attached chain and buoy which has been installed over 50 years ago it is believed. Considering the time since installation, it is likely the mooring anchor is now part of the existing environment on the lakebed and provides somewhat of an environment for flora and fauna. If the mooring were to be removed or replaced, it is anticipated the effects on the lakebed and water to be greater than if it is kept in place, considering the disturbance to the lakebed and water quality from removal.

Additionally, the applicant has undertaken consultation with a local environmental organisation, the Guardians of Lake Wanaka who support the moorings, with recommendations associated with reducing environmental impacts. The Guardians encourage agreement that the mooring activities to not result in the following in or adjacent to Roys Bay:

- human waste, sewage, or wastewater or indicators of sewage;
- bacterial or protozoan contamination;
- organisms pathogenic to humans, or to indigenous wildlife;
- toxins (e.g. fuel, oil, paint, polycyclic aromatic hydrocarbons (PAHs), heavy metals, anti-fouling chemicals);

- metal or paint sanding dust entering the lake from vessel maintenance at a mooring;
- plastic or other rubbish or waste materials entering the lake from moored vessels;
- transfer of Lagarosiphon plants or any other existing or future pest around the lake (or to or from other lakes) by any vessel.

The applicant adopts these recommendations and offer them as conditions of consent if deemed necessary.

Given the minimal scale of the structure and no lakebed disturbance, due to its long term presence, any adverse effects on the lakebed and water are considered less than minor.

#### 9.1.5 Wāhi Tūpuna

Lake Wanaka is number 34 in the Schedule of Wāhi Tūpuna in the PDP, described as ‘one of the lakes referred to in the tradition of ‘Ngā Puna Wai Karikari o Rākaihautū’ which tells how the principal lakes of Te Wai Pounamu were dug by the rangatira (chief) Rākaihautū. Through these pūrakau (stories), Wānaka holds a deep spiritual significance both traditionally and for Kāi Tahu at present. It was also a wāhi mahika kai rich with tuna (eel) which were caught, preserved, and transported back to the kāika nohoaka of coastal Otago. The knowledge of whakapapa, traditional trails, tauraka waka, mahika kai and other taoka associated with Lake Wānaka remain important to Kāi Tahu today. Lake Wānaka also has Statutory Acknowledgement status under the Ngāi Tahu Claims Settlement Act 1998<sup>i</sup>.

Manawhenua values are identified as being Wāhi taoka<sup>ii</sup>, mahika kai<sup>iii</sup>, ara tawhito<sup>iv</sup>, with ‘buildings and structures’ being listed as a potential threat. A mooring is considered a structure by definition in the PDP. It is noted no consent is required under Chapter 39, however Lake Wanaka is a Statutory Acknowledgment area, and consultation with tangata whenua is encouraged when implementing a proposal which may have effects on Mauri, Wāhi taonga or Wāhi Tūpuna.

Te Ao Marama and Aukaha have been consulted with, as explained in section 5.0 above. No response to any consultation with assessment on manawhenua values has been forthcoming. However, given the nature and scale of the proposal, being an existing mooring that has been in place for over 50 years, it is not considered likely to have any effect on Tangata Whenua. No physical works are proposed, and the mooring anchor is of good quality, ensuring it is now part of the physical environment on the lakebed. The landscape assessment provides an assessment of the visual and landscape effects, including cumulative effects on the lake surface, concluding the effects are less than minor. For these reasons it is unlikely there will be any adverse effects on Wāhi Tūpuna, however it is acknowledged manawhenua are an important factor in that assessment, and applicant continues to welcome comment from Ngai Tahu.

#### 9.1.6 Landscape Schedules

Lake Wanaka is within the Landscape Priority Area of the Roys Bay ONL. The relevant parts can be found in Chapter 21.22.20. Section 14- land use patterns and features, describes the lake edge and waters to include boating facilities, launching ramps, jetties, car parking, marina, yacht club, and ‘boat moorings are present around the marina and in a cluster south of Eely Point’. As such, the existing moorings form part of the existing environment as described.

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<sup>i</sup> Chapter 39 of the PDP, Section 39.6- Schedule of Wāhi Tūpuna

<sup>ii</sup> Resources, places and sites treasured by tangata whenua. These valued places reflect the long history and association of Ngāi Tahu with the Queenstown Lakes District.

<sup>iii</sup> Mahinga kai refers to the gathering of food and natural materials, the places where those resources are sourced, and the traditions, customs and collection methods. Mahinga kai remains one of the cornerstones of Ngāi Tahu culture.

<sup>iv</sup> Trails and routes. A network of trails crossed the region linking the permanent villages with seasonal inland campsites and the coast, providing access to a range of mahika kai resources and inland stone resources, including pounamu and silcrete.

Item 45 assesses the naturalness attributes and values associated with the lake, and in particular explains those of Roys Bay:

‘Roys Bay is a confined landscape unit within the lake that is more modified and has lower natural character than the rest of the lake. The moderate natural character of the bay results from the physical attributes of the unmodified lake waters, beaches and indigenous vegetation, combined with the largely manicured parkland character of the reserve, the built modifications on the lake surface (moorings, marina and jetties), the buildings close to the margins, and the surrounding urban, suburban and rural living development. Human modification is greatest at the head of the bay and less noticeable west of Rippon Vineyard and north of Eely Point. Within the bay, the lake and its immediate margins are perceived as having a moderately high level of natural character’.

The landscape capacity has been assessed as a very limited capacity for *additional* moorings within the area of existing/consented moorings. It is important to note that this landscape schedule makes note of the existing moorings and are assessed as part of the existing environment, considering their long-term placement within the environment. The proposal seeks to consent an existing mooring within the cluster of moorings in the bay, and no additional moorings are proposed.

Ms Zuban has made an assessment of the effects on the landscape and concludes the effects are less than minor. For these reasons, the proposal is consistent with the direction of the Landscape Schedules for this Priority Area.

## **9.2      Effects on Persons**

The Harbourmaster has previously considered the mooring location to be appropriate due to the record of permits which have been issued for the mooring. As such, it can be considered that the mooring does not impose any undue safety risk to or inconvenience to other uses of the lake. There are not considered to be any adverse effects on users of the nearby moorings or Lake Wanaka in respect to navigation and water safety matters.

The mooring is set amongst existing moorings in this area of the lake and will not be perceivable, or impactful when viewed by any persons.

It is therefore considered that any adverse effects on the owners and occupiers of residential properties will be less than minor.

The mooring is intermittently visible in places from the lakefront walkway, although they would be visible among a cluster of existing boats and moorings. Any adverse effects on the users of the lakeside resulting from the mooring are less than minor.

## **9.3      Summary of Assessment of Effects**

Overall, considering the scale, nature and context of the existing moorings, and the long-term presence of the mooring, creating part of the existing environment, the proposed activity is not likely to have adverse effects on the environment or persons that are minor or more than minor.

## **10.0      OBJECTIVES AND POLICY ASSESSMENT**

### **10.1      Operative District Plan**

The relevant objectives and policies are contained within Part 4 (District Wide Issues) and Part 5 (Rural Areas) of the Operative District Plan.

#### 9.1.1      District Wide

##### Part 4.1.4 of District Wide- Nature Conservation

*Objective 1 - Nature Conservation Values*

*The protection and enhancement of indigenous ecosystem functioning and sufficient viable habitats to maintain the communities and the diversity of indigenous flora and fauna within the District.*

*Improved opportunity for linkages between the habitat communities.*

*The preservation of the remaining natural character of the District's lakes, rivers, wetlands and their margins.*

*The protection of outstanding natural features and natural landscapes.*

*The management of the land resources of the District in such a way as to maintain and, where possible, enhance the quality and quantity of water in the lakes, rivers and wetlands.*

*The protection of the habitat of trout and salmon.*

*Policy 1.2            To promote the long term protection of sites and areas with significant nature conservation values.*

*Policy 1.13         To maintain or enhance the natural character and nature conservation values of the beds and margins of the lakes, rivers and wetlands.*

The proposal will not affect any ecosystem functioning or habitats of flora and fauna, given the nature and scale of the mooring. Now the anchor has been placed, it will not restrict the flourishing of aquatic flora or fauna on or around the placement area. The mooring will have very little effect on the natural landscape of the lake, as it will be clustered amongst existing moorings, in an area where the natural landscape is no longer 'untouched', but altered to one within an area of the lake where boats are permanently, or semi-permanently located on the surface of the lake, as assessed by Ms Zuban. This use of the lake close to the shore in this area is anticipated; and as such the proposal would not have an effect on the natural landscape of the lake.

Part 4.3 of District Wide- Takata Whenua

The lake is a statutory declaration area, and as such the Otago and Southland runanga may consider the lake and water as waahi taoka.

*Objective 3 - Waahi Tapu and Waahi Taoka Recognition and protection of places of burial, other waahi tapu, and all waahi taoka, as places of cultural and traditional importance to Kai Tahu.*

*Policy 3.3            To establish appropriate communication contact points between the Council and the kaitiaki runanga for the District to ensure information and consultation occurs.*

Te Ao Marama and Aukaha have been consulted about the application, in recognition that Lake Wanaka is Wāhi Tūpuna. On-going consultation from the applicant is occurring, to establish any manawhenua concerns, however with very little input from TAMI and Aukaha around effects on manawhenua values, it is difficult to assess. As such, considering little response with any concerns, it is assessed that the proposal will retain protection of the lake with its cultural importance to manawhenua considering the existing nature, and small scale of the mooring.

Part 4.6.3 of District Wide- Surface of Lakes and Rivers

*Recreational activities undertaken in a manner which avoids, remedies or mitigates, their potential adverse effects on:*

- *natural conservation values and wildlife habitats,*
- *other recreational values,*

- *public health and safety,*
- *takata whenua values, and*
- *general amenity values.*

*Policy 2            To enable people to have access to a wide range of recreation experiences on the lakes and rivers, based on the identified characteristics and environmental limits of the various parts of each lake and river.*

*Policy 3            On each lake and river, to provide for the range of recreational experiences and activities which are most suited to and benefit from the particular natural characteristics.*

*Policy 12           To avoid adverse effects on the public availability and enjoyment of the margins of the lakes and rivers.*

The proposal will not affect natural conservation values or wildlife habitats due to the scale and nature, and the mooring will have very little impact upon the lakebed or surface. The proposal does not inhibit other recreational users utilising this part of the lake, as the mooring is in a permanent location, and other users can manoeuvre around the buoy if necessary. As demonstrated in **Appendix 2**, mooring permit fees for the structure have been annually charged and paid, which demonstrates the Harbourmaster support to the location of the mooring in terms of navigational safety.

The beach in this location is not one boats could launch at. As such, generally other boat users do not use this part of the lake, unless they are mooring to their own buoy. Kayakers, rowers, swimmers and paddleboarders use this area of lake, but the buoys do not inhibit this use, or provide any danger to these users. The buoys will also not inhibit any access to the lake edge by the public due to their location.

Takata whenua values have been addressed above.

General amenity values of this part of the lake are not adversely affected by the presence of a mooring. There are other moorings in this area, and boats in this vicinity are an accepted, and unobtrusive feature on the lake edge. As such, amenity values will not be degraded by the presence of the mooring.

#### 9.1.4    Part 5- Rural Areas

##### *Objective 1 - Character and Landscape Value*

*To protect the character and landscape value of the rural area by promoting sustainable management of natural and physical resources and the control of adverse effects caused through inappropriate activities.*

*Policy 1.1           Consider fully the district wide landscape objectives and policies when considering subdivision, use and development in the Rural General Zone.*

*Policy 1.7           Preserve the visual coherence of the landscape by ensuring all structures are to be located in areas with the potential to absorb change.*

The buoy is located an area where moorings are already clustered, a short distance from the shore edge. The mooring is viewed against these existing boats and moorings, and any effects of this mooring will be discernible. This area of Lake Wanaka is beautiful; however, it is not an untouched, remote area of the lake with no recreational or boating activity. The existing boats located in this area create a marine backdrop when viewing the lake, which in itself is not unattractive. Boats in this proximity to the shoreline and marina should be an anticipated use in this area. The area is able to absorb the proposed change, as the mooring does not give rise to adverse effects.

## 10.2 Proposed District Plan

The relevant objectives and policies of the PDP can be found in Chapter 3 (Strategic Direction), Chapter 6 (Landscapes), Chapter 21 (Rural) and Chapter 39 (Wāhi Tūpuna). Those with an \* are currently under appeal.

### 9.2.1 Chapter 3- Strategic Direction

*Objective 3.2.4.3 The natural character of the beds and margins of the District's lakes, rivers and wetlands is preserved, or enhanced where possible, and protected from inappropriate subdivision, use and development.*

*Objective 3.2.4.4 The water quality and functions of the District's lakes, rivers and wetlands are maintained or enhanced.*

*Objective 3.2.4.5 Public access to the natural environment is maintained or enhanced.*

*Objective 3.2.4.6 The values of significant indigenous vegetation and significant habitats of indigenous fauna are protected.*

*Policy 3.3.30 Protect the landscape values of Outstanding Natural Features and Outstanding Natural Landscapes.*

*Policy 3.3.49 Avoid significant adverse effects on wāhi tūpuna within the District*

As assessed by Ms Zuban, the natural character of the lake margin is eroded through urban and recreational development, but the attributes and values of the wider ONL are largely maintained. The proposal protects the ONL. The use and structure is not considered inappropriate in this context or area, considering the anticipated use of this part of the lake, nearby the marina and amongst other buoys and vessels. The water quality and functions of the lake is maintained through the presence of the mooring.

Public access to the natural environment is enhanced through the mooring installation to provide further access by the recreational users of the vessel to be moored. The values of indigenous vegetation and fauna are protected, as no physical changes to the mooring is proposed.

As assessed below, significant adverse effects on wāhi tūpuna are avoided, as the mooring has been in place for decades, and no physical works are proposed to the mooring as part of this proposal. The structure is small in nature, and clustered amongst other maritime uses.

### 9.2.2 Chapter 6- Landscape

*Policy 6.3.3.5 Maintain the open landscape character of Outstanding Natural Features and Outstanding Natural Landscapes where it is open at present.*

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

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

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

Ms Zuban assesses 'Northeast of Wanaka's CBD around the Wanaka Marina and Wanaka Yacht Club, urban elements including jetties and marine activity encroach on the foreshore and on the lake itself. Just north and west of Wanaka's CBD near Pembroke Park, the foreshore displays a more open, although still modified character embodied in large areas of open space for parking and recreation. Towards the southwestern end of Roys Bay, the open character of the lake and foreshore is interrupted by urban elements near the foreshore including the Water Sports Building, Edgewater Resort and other urban areas'<sup>v</sup>. As such, although there are areas of open character around the foreshore, the area where the mooring is located is within an area that is less open through the positioning of other structures and vessels.

The location of the mooring is such that it is amongst other moorings in the vicinity. The landscape quality, character and amenity values of the area are therefore unchanged as a result of the proposal as the environment remains unchanged. The landscape is already established as one that contains existing moorings and boats in the vicinity, and therefore the landscape is not affected by the proposal. There is a functional need for locating moorings around and near the marina, within the lake which provides recreational opportunities. Therefore the mooring is appropriately located in amongst a cluster of other moorings, and is of a scale and location that protects the values of the ONL.

There are no appropriate commercial activities which allow for mooring boats, other than the marina which is cost prohibitive for the applicants. As such, the construction of the moorings is not otherwise provided for.

### 9.2.3 Chapter 21- Rural

*Objective 21.2.12 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.*

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

*Policy 21.2.12.2 Enable people to have access to a wide range of recreational experiences on the lakes and rivers, and their margins, while having regard to environmental and safety constraints of the various parts of each lake and river.*

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

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

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

The natural character of the lake margin in this area is modified through the presence of the marina, clusters of existing moorings, and jetties. They're visible with a backdrop of urbanisation around Roys Bay. As such, with

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<sup>v</sup> Section 2.3 of the Landscape Assessment by Patch, 5<sup>th</sup> April 2023

the mooring in this location, the natural character of the lake margin is protected, whilst providing for the appropriate recreational activity of boating on the lake- an anticipated use of the lake and area. The mooring will enable the applicant to have access to the recreational experience on the lake by enabling their boat to be located in this area over the boating seasons, and in turn will provide for the enhancement of public access to the enjoyment of the lake. With the yearly permit renewal, it is considered the safety constraints of this part of the lake have been well assessed and adhered to.

Effects on wāhi tūpuna has been assessed above and below.

Given the nature and scale of the proposal, it will not give rise to effects on the natural character or nature conservation values of the lake; and as assessed above, is not an inappropriate use of the lake in this location. A regular recreational boat user in this part of the lake will be aware of spawning nesting areas of birds within and alongside the lake and will avoid those parts of the lake.

As assessed in Section 9.1.3 above, the mooring is in a location which will avoid conflicts with other users of the lake and will not have adverse effects on the visual qualities of the lake considering its cluster amongst other moorings in an urbanised area.

#### 9.2.4 Chapter 39- Wāhi Tūpuna

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

*\*Policy 39.2.1.2 Recognise that the effects of activities may require assessment in relation to Manawhenua values when that activity is listed as a potential threat within an identified wāhi tūpuna area, as set out in Schedule 39.6.*

*\*Policy 39.2.1.3 Within identified wāhi tūpuna areas:*

- a. avoid significant adverse effects on Manawhenua values and avoid, remedy or mitigate other adverse effects on Manawhenua values from subdivision, use and development listed as a potential threat in Schedule 39.6; and*
- b. avoid, remedy or mitigate adverse effects on Manawhenua values from subdivision, use and development within those identified wāhi tūpuna areas in the urban environment where potential threats have not been identified in Schedule 39.6.*

*\*Policy 39.2.1.4 Encourage early consultation with Manawhenua when appropriate to understand the effects of any activity on Manawhenua values in an identified wāhi tūpuna area.*

With regards to Policy 39.2.1.3, this is not applicable as a mooring is not considered 'subdivision and development', as defined in the PDP.

No consent is required under Chapter 39, however as Lake Wanaka is a Statutory Acknowledgement area, consultation with tangata whenua is encouraged when implementing a proposal which may have effects on Mauri, Wāhi taonga or Wāhi Tūpuna. Ngai Tahu have been consulted for the proposal, through correspondence with Te Ao Marama and Aukaha. Comments have been sought for any concerns, however no response to any consultation around effects on manawhenua values has been forthcoming. However, given the nature and scale of the proposal, being an existing mooring that has been in place for over 50 years, and no physical changes are proposed, it is not considered likely to have an adverse effect on Tangata Whenua.

### **10.3 Otago Regional Plan: Water (2022)**

The relevant objectives and policies of the Regional Plan can be found in Part 4, which seeks to ensure consistency with the values of Kai Tahu whanui, Part 5, which focuses on ONLs, naturalness, flora and fauna, ecosystem, water supply values, amenity values and existing lawful activities associated with the regions lakes and rivers. Part 6 and 7 apply provisions around water quantity and quality respectively, and Part 8 seeks to

maintain the stability of beds and banks of lakes and rivers, to minimise reductions in water clarity caused by bed disturbance, and to avoid, remedy or mitigate any adverse effect of activities that occur within the bed of lakes and rivers. The proposed mooring will result in no further disturbance of the lakebed for the establishment of the mooring as it has been in place for five decades. In addition, the long-term effects that may result on the bed of the lake, are sufficiently limited given the small area of lake that will be occupied by the mooring structure. The presence of the mooring and associated vessel is considered to be consistent with the objectives and policies of these relevant parts of the Plan.

#### **10.4 Summary of Objective and Policy Assessment**

Overall it is considered that the proposal will be consistent and not contrary with the ODP, PDP and the Otago Regional Plan: Water.

#### **11.0 PARTICULAR RESTRICTIONS FOR NON-COMPLYING ACTIVITIES (SECTION 104D)**

With respect to the assessment above, the first threshold test for a non-complying activity required under Section 104D has been met in that the application is not considered to create any actual or potential adverse effects which are more than minor in extent.

With respect to the second threshold test under Section 104D it is concluded that the application can pass through the second gateway test given that the proposal is not considered to be contrary to the relevant policies and objectives of the District Plan.

On this basis discretion exists to grant consent for this non-complying activity.

#### **12.0 THE MATTERS IN PART 2 OF THE RESOURCE MANAGEMENT ACT 1991**

Together with Section 5, subsection 7 (b), (c) and (f) are relevant, and Section 8 of Part 2 of the Act.

Lake Wanaka and its margin will continue to be protected whilst the mooring is present.

In Environment Court case Wakatipu Environment Society Incorporated vs QLDC (C180/99), the court conceded that "Just because an area is or contains an outstanding natural landscape does not mean that development is automatically inappropriate". In the assessment above, the reasons why the proposal is not inappropriate have been extensively traversed, and therefore the ONL will be protected from inappropriate structures.

Public access along the lake margin is maintained and enhanced through this proposal.

The lake is subject of a Statutory Acknowledgment- the values of the lake will be protected by the careful installation and use of the mooring, as detailed above.

There is no risk of natural hazards to this proposal.

As assessed in full above, the proposal will enable the efficient use of natural and physical resources under section 7(b); and the effects on the landscape are adequately mitigated. The proposal will maintain and enhance amenity values of Lake Wanaka and the surrounding area as described in the assessment above, under section 7(c). It will maintain the quality of the environment under section 7(f) and protect the finite characteristics of the ONL and other natural and physical resources in accordance with section 7(g).

The principles of the Treaty of Waitangi have been taken into account throughout this proposal.

Overall, the purpose of Part 2 of the Act has been achieved by way of location, nature and scale, and protection of natural and physical resources, all of which ensure that the matters in sections 5 to 8 are achieved.

**13.0      CONCLUSION**

The proposal seeks to retrospectively consent an existing mooring in Roys Bay, Lake Wanaka. Overall, the proposal is anticipated to result in effects that are less than minor on the environment and on people considering the nature, scale and context of the mooring and its location. The proposal is also not contrary to the policy direction provided within both the operative and proposed District Plans, and the Otago Regional Plan: Water. Accordingly, it is considered that the proposal can be approved on a non-notified basis.

NORTH



REV.	DATE	REVISION DETAILS	BY	SURVEYED	SIGNED	DATE	JOB NO.	DRAWING NO.
				-	-	-	22194	05.01
				DRAWN	CHECKED	DATE	SCALE	
				CW	CW	20.01.23	Custom @ A3	
				DATUM & LEVEL				REV.
				LINDAS PEAK 2000				-

**JECA**  
TOWN PLANNERS & SURVEYORS  
Level 2, 38 Shetaver Street  
PO Box 85, Invercargill, 9800

CLIENT

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## MOORING LOCATIONS LAKE WANAKA



## MOORING PERMIT

*Issued under the Navigation Safety Bylaw 2025*

**Mooring Number:** 262

**Description of mooring:** Swing Mooring

**Name to whom permit is granted:** Keri Addison

**Waterway:** Lake Wanaka

**Position of mooring: Longitude** 169.124095

**Resource Consent:** RM230316

**Latitude** -44.684165

**Status:** Processing

**Date of issue:** 01 July 2025

**Expiry of permit:** 30 June 2026

**Signed for and on behalf of Queenstown Lakes District Council:**

**Duty of Permittee:**

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

**Conditions of permit**

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

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

**Surrender of permit**

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



## MOORING PERMIT

*Issued under the Navigation Safety Bylaw 2018*

**Mooring Number:** 262

**Description of mooring:** Swing Mooring

**Name to whom permit is granted:** Keri Addison

**Waterway:** Lake Wanaka

**Position of mooring:** N -44°41'03.1"S  
E 169°07'26.9"E.

**Date of issue:** 01 July 2022

**Expiry of permit:** 30 June 2023



**Signed for and on behalf of Queenstown Lakes District Council:**

**Duty of Permittee:**

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

**Conditions of permit**

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

- (1) The mooring must remain in the "position of mooring" described within the permit;
  - a. the design, specifications and maintenance of the mooring must comply with any guidelines issued by the Council;
  - b. the permit holder must mark the location of the mooring with a buoy or float that displays the permit number;
- (2) The permit holder must pay to the Council all permit renewal costs as specified in the Navigation Safety Bylaw 2018.

**Maintenance and construction requirements**

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

**Liability of the Council**

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

**Transfer of permit**

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

**Surrender of permit**

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

**From:** [chud.cunningham](mailto:chud.cunningham)  
**To:** [Jo.Fyfe](mailto:Jo.Fyfe)  
**Subject:** Fwd: Mooring #262 - Ownership and arrears  
**Date:** Wednesday, 10 May 2023 9:59:05 am  
**Attachments:** [Mooring Permit 262 2022 - 2023.pdf copy.pdf](#)

---

Hi Jo Hi Jo -please find attached copy of 2022-2023 mooring invoice. And copy of correspondence with council re transfer of ownership. We bought the mooring from Bevan Duke and he bought it from a Mr Simpson . Herbie Illingworth was the harbourmaster at the time and Bevan Duke says the mooring is one of the original ones and is at least 50yrs old. This is all I have been able to dig up- We bought the mooring in Oct 2015. Council have not been able to provide anyhistorical information re the mooring- only last years permit payment.

Kind Regards  
Rob

----- Forwarded message -----

From: **Nadia Hubbard** <[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)>  
Date: Thu, 17 Aug 2017 at 11:18  
Subject: RE: Mooring #262 - Ownership and arrears  
To: kerri addison <[keriadd@gmail.com](mailto:keriadd@gmail.com)>

Thanks Keri that's not a problem, all sorted now.

Kind regards

**Nadia Hubbard**

Body Corporate / Property Administrator

APL Property Queenstown Limited  
d: +64 3 777 4127 | t +64 3 442 7133  
Level 1, 50 Stanley Street, PO Box 1586, Queenstown 9348, New Zealand  
[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz) | [www.aplproperty.co.nz](http://www.aplproperty.co.nz)

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**From:** keri addison [mailto:[keriadd@gmail.com](mailto:keriadd@gmail.com)]  
**Sent:** Thursday, 17 August 2017 10:55 AM  
**To:** Nadia Hubbard <[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)>  
**Subject:** Re: Mooring #262 - Ownership and arrears

Hello Nadia

All invoices paid today and now future invoices can come to me at this email address.

Thanks for your time in helping sort this all out, and I'm grateful it didn't result in further actions.

With thanks,

Keri

On 17 August 2017 at 08:43, Nadia Hubbard <[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)> wrote:

Good morning Keri

We have received your change of ownership form and the mooring ownership has been changed over to you.

Please note that there are 3x invoices owing for this mooring.

I am not sure who is paying the invoice for the permit last year but this is something you will need to discuss with Bevan and decide between yourselves.

Kind regards

**Nadia Hubbard**

Body Corporate / Property Administrator

APL Property Queenstown Limited  
d: [+64 3 777 4127](tel:+6437774127) | t [+64 3 442 7133](tel:+6434427133)  
Level 1, 50 Stanley Street, PO Box 1586, Queenstown 9348, New Zealand  
[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz) | [www.aplproperty.co.nz](http://www.aplproperty.co.nz)

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**From:** keri addison [mailto:[keriadd@gmail.com](mailto:keriadd@gmail.com)]  
**Sent:** Wednesday, 16 August 2017 5:39 PM

**To:** Nadia Hubbard <[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)>  
**Subject:** Re: Mooring #262 - Ownership and arrears

Thankyou Nadia.

I posted the change of ownership papers your way over a week ago. Please let me know if you have not received that and I will send another copy.

I will go ahead and pay the 2 invoices.

With thanks,

Keri

Sent from my iPhone

On 4/08/2017, at 3:11 PM, Nadia Hubbard <[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)> wrote:

Hi Keri

Please find attached the 2x invoices that are owing.

I will change the ownership information once we have received your form.

Kind regards

**Nadia Hubbard**

Body Corporate / Property Administrator

APL Property Queenstown Limited  
d: [+64 3 777 4127](tel:+6437774127) | t [+64 3 442 7133](tel:+6434427133)  
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[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz) | [www.aplproperty.co.nz](http://www.aplproperty.co.nz)

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**From:** keri addison [<mailto:keriadd@gmail.com>]  
**Sent:** Thursday, 3 August 2017 1:08 PM  
**To:** Nadia Hubbard <[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)>  
**Subject:** Re: Mooring #262 - Ownership and arrears

Hello Nadia -

Thankyou for your email .

I was wondering why I had not received a billing for the mooring registration and had just started to search out how to make contact, so thankyou for stepping in !

I will fill out the form and send to your PO Box promptly. I am happy to pay arrears by direct bank transfer immediately. What should I enter as code and reference when I do please ? I don't want to

cause more confusion.

My current email address is [keriadd@gmail.com](mailto:keriadd@gmail.com) and I would like all future communications regarding mooring M262 to come to this address please.

With thanks,

Keri Addison

699 Aubrey Rd.,

Wanaka

On 3 August 2017 at 12:02, Nadia Hubbard  
<[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz)> wrote:

Hi Keri

I have just received a call from Anetta Duke as the permit for Mooring #262 is still in their name.

I can confirm that the transfer fee of \$120 was paid in 2015 but we do not have your details or a change of ownership form on file.

There are Permit fees that are outstanding and you are at risk of losing your mooring if the arrears are not paid.

Can you please fill in the attached Waterways Transfer Form and return to me asap?

Kind regards

**Nadia Hubbard**

Body Corporate / Property Administrator

<image001.jpg>

APL Property Queenstown Limited  
d: [+64 3 777 4127](tel:+6437774127) | t [+64 3 442 7133](tel:+6434427133)  
Level 1, 50 Stanley Street, PO Box 1586, Queenstown 9348, New Zealand  
[nadia.hubbard@aplproperty.co.nz](mailto:nadia.hubbard@aplproperty.co.nz) | [www.aplproperty.co.nz](http://www.aplproperty.co.nz)

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## 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): Wanaka

Mooring Permit #: **262**

Mooring Owners Name: Rob Cunningham

Mooring Owners Address: 699a Aubrey Road, Wanaka

Mooring Owners Postal Address (if different): N/A

Mooring Owners Phone No: 027 469 6856

Mooring Owners Email Address: chudliness@gmail.com

Emergency contact Number: 027 469 6856

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

Name of vessel using mooring:

Vessel MNZ Registration Number:      Vessel Identification:

Vessel Type:    Commercial Powered Craft       Recreational Powered Craft     Yacht     Other

If "Other" please outline type of vessel \_\_\_\_\_

Length of Vessel: 9m metres      Weight of Vessel: unknown

Vessel Colour(s): Blue/white

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

### Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (WGS84 Decimal Degrees):

LAT: 44\*41' 02.90S

LON: 169\*07' 26.47E

IS THIS A CONFIRMED TRUE BLOCK LOCATION?: Yes

Inspection Date: 04/3/2026      Water Depth at location at time of inspection: 6m

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

**Lake level at time of inspection: 276.761m**

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

## 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: Orange A4	OK No small buoy just the A4	✓	
			Colour:	Type:			
	✓	Shackle(s)	Number: 1 <sup>st</sup> Diameter: 25mm tested	Moused: N	Condition: OK	✓	
	✓	Shackle(s)	Number: 2nd Diameter: 20mm std	Moused: N	Condition: <b>OK - Poor</b>	✓	
	✓	Swivel	Diameter: 20mm	Steel	Condition: OK	✓	
	✓	Shackle(s)	Number: 3rd Diameter: 20mm std	Moused: N	Condition: OK	✓	
	✓	Shackle(s)	Number: 4th Diameter: 16mm std	Moused: N	Condition: OK	✓	
BOTTOM	✓	Ground chain / Mid chain	<b>Length: 10m</b>	D: 13mm Min D: 3mm	Condition – chain on the lake bed <b>Very Poor</b>	✓	
	✓	Block Shackle	Diameter: U/K	Moused:	Condition: Not visible	✓	
	✓	Block Ring	Diameter: U/K		Condition: Not visible	✓	
	✓	Block(s)	Is block visible?: Yes	Weight (dry) est : U/K	Upside down	✓	
	Dimensions: 1200mm x 250mm		Type: Truck tyre filled with concrete				

details and observations can be provided on a separate page.

### Inspectors Observations

Has Block Shifted or become buried? **No but upside down**

### Inspectors Further Comments:

Boat attachment is 30mm rope x 3m with S/S thimble and a S/S 16mm shackle attached to the 25mm tested shackle

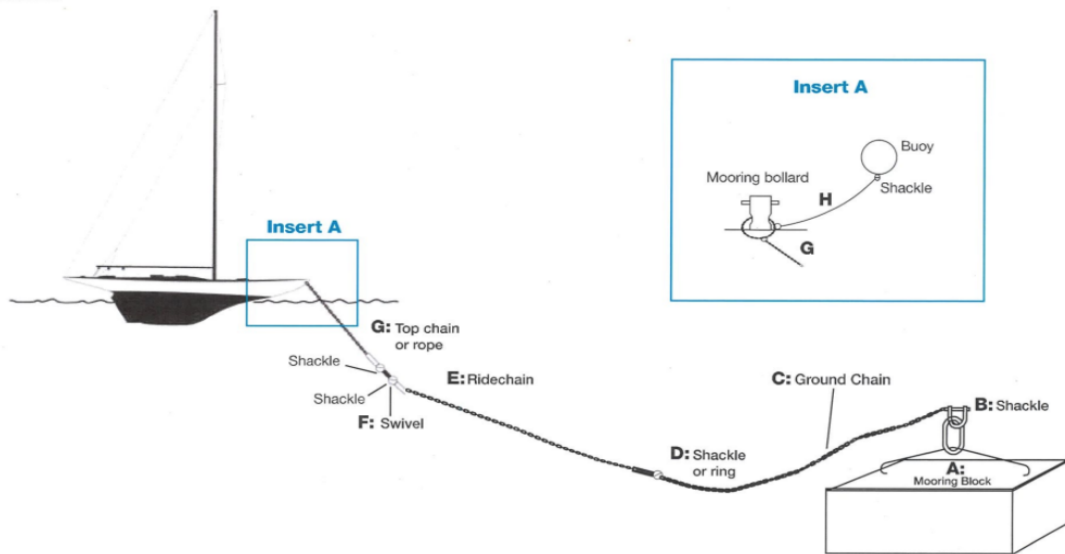
*NB: If your mooring has components that have been identified as being in poor condition at the time of this inspection, I do not recommend a boat be attached to it until those issues are repaired/replaced.*

**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 262**



**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 Postal Address: a/a

Name of person completing inspection: Garry Wright

Signature of person completing inspection: 

Date: 04/3/2026

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

Document Reviewed on: (Inset Date):

Document Reviewed by:

Harbourmaster Comments:

Four horizontal lines for writing 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?

Will upgraded system differ from current system? (if yes, please detail, please include implications to swing radius)

Will block be replaced?

Will existing Block be removed?

Vessel Length:

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.

**From:** [Jo.Fyfe](#)  
**To:** [Aukaha Consents](#)  
**Cc:** [aukaha@findmyjob.com](mailto:aukaha@findmyjob.com)  
**Subject:** RE: [EXT] RE: Aukaha Letter of Engagement - J004663  
**Date:** Friday, 14 April 2023 2:39:00 pm  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

Kia ora Makareta,

Can you please provide me with an update on these deliberations around the existing moorings?  
 Our 13 clients are required to obtain their resource consents prior to the 30<sup>th</sup> June this year so the Property Team at the QLDC can continue reissuing the required permits under the Navigation Safety Bylaw.

Without input from yourselves and TAMI we are going to have to lodge the applications with little substantive or meaningful assessment on manawhenua values, which is obviously not the ideal process, and we wish to consult with you further on any concerns.

Ngā mihi,

Jo



**JO FYFE**  
 BSc, Assoc.NZPI  
**planner - director - Wanaka**  
 022 158 8509 | 03 450 0009  
[jo.fyfe@jea.co.nz](mailto:jo.fyfe@jea.co.nz) | [www.jea.co.nz](http://www.jea.co.nz)  
 Level 1, 24 Dungarvon Street, Wanaka 9343  
 PO Box 95, Queenstown 9300

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**From:** Aukaha Consents <[consents@aukaha.co.nz](mailto:consents@aukaha.co.nz)>  
**Sent:** Friday, February 10, 2023 8:14 AM  
**To:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>  
**Cc:** [aukaha@findmyjob.com](mailto:aukaha@findmyjob.com)  
**Subject:** RE: [EXT] RE: Aukaha Letter of Engagement - J004663

Kia ora Jo,

Thank you for your follow up email.

The process of applications regarding all jetties and moorings in the Queenstown Lakes district is currently undergoing a deliberation between the governing entities.

Please contact your district and/or regional council for more information.

Kā mihi

**Makareta Wesley-Evans**

Kaitautoko | [makareta@aukaha.co.nz](mailto:makareta@aukaha.co.nz)

Level 2, 266 Hanover Street, Dunedin 9016 | PO Box 446, Dunedin 9054



Tari: 03 477 0071

[www.aukaha.co.nz](http://www.aukaha.co.nz)



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---

**From:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>  
**Sent:** Monday, 16 January 2023 9:56 am  
**To:** Makareta Wesley-Evans <[makareta@aukaha.co.nz](mailto:makareta@aukaha.co.nz)>  
**Cc:** [aukaha@findmyjob.com](mailto:aukaha@findmyjob.com)  
**Subject:** [EXT] RE: Aukaha Letter of Engagement - J004663

Kia ora Makareta,

I'm just following up on this job. Can someone please be in touch to discuss where things are at with Aukaha? I know you have been trying to work with the QLDC for some resolution, and we need to get the resource consent applications lodged with the Council as we have timeframe restraints (set by the Council!), so I'm keen to understand how we can facilitate things on our/your behalf.

Thank you.

Ngā mihi,

Jo



**JO FYFE**  
 BSc, Assoc.NZPI  
**planner - director - Wanaka**  
 022 158 8509 | 03 450 0009  
[jo.fyfe@jea.co.nz](mailto:jo.fyfe@jea.co.nz) | [www.jea.co.nz](http://www.jea.co.nz)  
 Level 1, 24 Dungarvon Street, Wanaka 9343  
 PO Box 95, Queenstown 9300

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---

**From:** Makareta Wesley-Evans <[makareta@aukaha.co.nz](mailto:makareta@aukaha.co.nz)>  
**Sent:** Tuesday, 4 October 2022 10:28 AM  
**To:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>; Yasmine Sander - JEA Reception <[Reception@jea.co.nz](mailto:Reception@jea.co.nz)>  
**Cc:** [aukaha@findmyjob.com](mailto:aukaha@findmyjob.com)  
**Subject:** Aukaha Letter of Engagement - J004663

Tēnā koe Jo,

Thank you for your lodgement of application through our website.

The attached letter of engagement gives background of what Aukaha (formally KTKO) undertakes. Including our hourly costs and a copy of our terms and conditions of which you have agreed to at the time of submitting your application.

I will be your point of contact for all administration matters.

Kia pai tō rā!

Kā mihi



**Makareta Wesley-Evans**

Kaitautoko | [makareta@aukaha.co.nz](mailto:makareta@aukaha.co.nz)

Level 2, 266 Hanover Street, Dunedin 9016 | PO Box 446, Dunedin 9054

Tari: 03 477 0071

[www.aukaha.co.nz](http://www.aukaha.co.nz)



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**From:** [Stevie-Rae Blair](#)  
**To:** [Jo.Fyfe](#)  
**Cc:** [Kamaea Wi Repa](#); [Te Ao Marama Office](#)  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka  
**Date:** Thursday, 20 April 2023 11:10:12 am  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Kia ora Jo,

Seems we were playing phone tag yesterday! I thought it might be easier to email.

I understand that the applicants need to apply to QLDC by the 30<sup>th</sup> June in relation to the Navigational Safety bylaw. Thanks for getting in touch around these potential applications. We currently have a position on these applications and I will just post our template response to all mooring applications we are currently receiving within our office. I hope this is of some use to you, I understand that you are looking for an assessment on mana whenua values however we are currently unable to provide this due to insufficient information that allows us to undertake this.

Tēnā Koe,

Thank you for contacting Te Ao Marama Inc. about your resource consent application, this letter acknowledges the receipt of the information provided.

Te Ao Marama are currently working alongside The Queenstown Lakes District Council to pave a way forward regarding the audit of consented moorings and jetties within the Lakes District.

We are currently awaiting information to help inform our process and therefore mooring applications are currently being put on hold until this information is received. To date we are unsure when this will be provided. We would recommend making contact with your council planner for updates.

We hope the information in this email is sufficient; however, should you need anything further, please don't hesitate to contact me.

*Kia tū tō mana,*

**Stevie-Rae Blair**

**Kaitohutohu Taiao**

Ph: (03) 9311242

E: [stevie@tami.maori.nz](mailto:stevie@tami.maori.nz)

*Please note I work every day from 8:30-3:30pm*



**From:** [Jo.Fyfe](#)  
**To:** [Te Ao Marama Office](#)  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka  
**Date:** Friday, 14 April 2023 2:44:00 pm  
**Attachments:** [Location Plan.pdf](#)  
[image001.png](#)  
[image002.png](#)

---

Kia ora,

Can you please provide me with an update on this?

What we are seeking is any insight around manawhenua concerns/comments with 13 existing moorings in Roys Bay in Lake Wanaka- see Location Plan attached.

We will be applying for 13 x resource consent in the next couple of weeks, one for each mooring.

Without input from yourselves and Aukaha we are going to have to lodge the applications with little substantive or meaningful assessment on manawhenua values, which is obviously not the ideal process, and we wish to consult with you further on any concerns.

Our clients are required to obtain their resource consents prior to the 30<sup>th</sup> June this year so the Property Team at the QLDC can continue reissuing the required permits under the Navigation Safety Bylaw.

We look forward to hearing from you soon.

Ngā mihi,

Jo



**JO FYFE**  
BSc, Assoc.NZPI  
**planner - director - Wanaka**  
022 158 8509 | 03 450 0009  
[jo.fyfe@jea.co.nz](mailto:jo.fyfe@jea.co.nz) | [www.jea.co.nz](http://www.jea.co.nz)  
Level 1, 24 Dungarvon Street, Wanaka 9343  
PO Box 95, Queenstown 9300

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**From:** Jo.Fyfe  
**Sent:** Wednesday, December 7, 2022 4:42 PM  
**To:** Te Ao Marama Office <[office@tami.maori.nz](mailto:office@tami.maori.nz)>  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka

Kia ora Riria,

Thank you for your prompt response, that is greatly appreciated.

A meeting after Christmas would be great.

In the interim we would appreciate just a quick idea of where the current thinking is of TAMI in relation to these existing moorings.

It is presumed TAMI has been advised/working on these as Aukaha has been, so just a quick touch base would be appreciated when your staff member is back in the office.

Thank you so much.

**From:** [Jo.Fyfe](#)  
**To:** [Te Ao Marama Office](#)  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka  
**Date:** Monday, 16 January 2023 9:52:00 am  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Kia ora Riria,

I'm just following up on this and keen to organise a meeting with someone in your team that will be dealing with these resource consents. Do I organise this with you or your staff member you mention below?

Thank you.

Ngā mihi,

Jo



**JO FYFE**  
 BSc, Assoc.NZPI  
**planner - director - Wanaka**  
 022 158 8509 | 03 450 0009  
[jo.fyfe@jea.co.nz](mailto:jo.fyfe@jea.co.nz) | [www.jea.co.nz](http://www.jea.co.nz)  
 Level 1, 24 Dungarvon Street, Wanaka 9343  
 PO Box 95, Queenstown 9300

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---

**From:** Te Ao Marama Office <[office@tami.maori.nz](mailto:office@tami.maori.nz)>  
**Sent:** Thursday, 8 December 2022 2:05 PM  
**To:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka

Kia Ora Jo,

Apologies, I'm unsure of the work that the team has done regarding this matter and in turn have no further information for you.

Nga Mihi,

***Riria Cairns-Hakiwai***  
***Kaiwhakahaere Tari***  
 Ph: (03) 9311242  
 E: [riria@tami.maori.nz](mailto:riria@tami.maori.nz)



---

**From:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>  
**Sent:** Wednesday, 7 December 2022 4:42 p.m.  
**To:** Te Ao Marama Office <[office@tami.maori.nz](mailto:office@tami.maori.nz)>  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka

Kia ora Riria,

Thank you for your prompt response, that is greatly appreciated.  
A meeting after Christmas would be great.  
In the interim we would appreciate just a quick idea of where the current thinking is of TAMI in relation to these existing moorings.  
It is presumed TAMI has been advised/working on these as Aukaha has been, so just a quick touch base would be appreciated when your staff member is back in the office.

Thank you so much.

Nga mihi,

Jo



JO FYFE  
BSc, Assoc.NZPI  
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022 158 8509 | 03 450 0009  
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PO Box 95, Queenstown 9300

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**From:** Te Ao Marama Office <[office@tami.maori.nz](mailto:office@tami.maori.nz)>  
**Sent:** Wednesday, 7 December 2022 3:33 PM  
**To:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka

Kia Ora Jo,

Thank you for contacting us at Te Ao Marama, our key staff member that this work concerns is currently out of office completing site visits and will not be back in office until mid-way through next week.  
I will consult with the a forementioned staff member regarding this, and I will get back to you with a pathway forward.  
While we would like to arrange a time to meet with you as soon as possible, it may not be possible for this to occur before Christmas.  
If you have any further concerns or inquiries, please do not hesitate to contact me.

Nga Mihi,

**From:** [Jo.Fyfe](#)  
**To:** [Te Ao Marama Office](#)  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka  
**Date:** Friday, 31 March 2023 3:07:00 pm  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Kia ora Riria,

I'm following this up again- are you able to please connect me with your key staff member that this work concerns?

Thank you.

Nga mihi,

Jo



JO FYFE  
 BSc, Assoc.NZPI  
 planner - director - Wanaka  
 022 158 8509 | 03 450 0009  
 jo.fyfe@jea.co.nz | www.jea.co.nz  
 Level 1, 24 Dungarvon Street, Wanaka 9343  
 PO Box 95, Queenstown 9300

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---

**From:** Te Ao Marama Office <office@tami.maori.nz>  
**Sent:** Wednesday, December 7, 2022 3:33 PM  
**To:** Jo.Fyfe <Jo.Fyfe@jea.co.nz>  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka

Kia Ora Jo,

Thank you for contacting us at Te Ao Marama, our key staff member that this work concerns is currently out of office completing site visits and will not be back in office until mid-way through next week.

I will consult with the a forementioned staff member regarding this, and I will get back to you with a pathway forward.

While we would like to arrange a time to meet with you as soon as possible, it may not be possible for this to occur before Christmas.

If you have any further concerns or inquiries, please do not hesitate to contact me.

Nga Mihi,

**Riria Cairns-Hakiwai**

**Kaiwhakahaere Tari**

Ph: (03) 9311242

E: [riria@tami.maori.nz](mailto:riria@tami.maori.nz)




---

**From:** Jo.Fyfe <[Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz)>  
**Sent:** Wednesday, 7 December 2022 3:11 p.m.  
**To:** Te Ao Marama Office <[office@tami.maori.nz](mailto:office@tami.maori.nz)>  
**Subject:** RE: Multiple Moorings- Lake Wakatipu and Lake Wanaka

**WARNING:** This is an EXTERNAL email from [Jo.Fyfe@jea.co.nz](mailto:Jo.Fyfe@jea.co.nz). Please consider safe cyber security practices.

Kia ora TAMI office,

I'm just following up this email I sent direct to Stevie-Rae but perhaps should have come to this email address.

Does TAMI have any interest in these existing mooring resource consent applications in either Wanaka or Wakatipu?

Ngā mihi,

Jo



**JO FYFE**  
 BSc, Assoc.NZPI  
**planner - director - Wanaka**  
 022 158 8509 | 03 450 0009  
[jo.fyfe@jea.co.nz](mailto:jo.fyfe@jea.co.nz) | [www.jea.co.nz](http://www.jea.co.nz)  
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 PO Box 95, Queenstown 9300

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---

**From:** Jo.Fyfe  
**Sent:** Monday, 3 October 2022 2:17 PM  
**To:** [stevie@tami.maori.nz](mailto:stevie@tami.maori.nz)  
**Cc:** Hayden Bewley <[Hayden.Bewley@jea.co.nz](mailto:Hayden.Bewley@jea.co.nz)>  
**Subject:** Multiple Moorings- Lake Wakatipu and Lake Wanaka

Kia ora Stevie-Rae,

We are working on behalf of a number of mooring owners of existing moorings. The Council have recently identified that there are quite a number of existing and long standing moorings that are unconsented under the RMA (up to 300), as they were established under previous legislation, in which those permits have lapsed. Therefore consent is now required retrospectively for these moorings.

We have clients in Queenstown (Frankton Arm), and Wanaka (Roys Bay, Eely Point, Glendhu Bay) in this same situation, and are commencing the process of obtaining consent for these existing moorings.

We are keen to engage with you in the first instance to understand if there are any values that you see may be compromised in these applications, or any red flags that we can discuss/work through prior to lodgement with the Council, with the aim in obtaining written approval for these applications prior to lodgement with the Council.

We are also interested in understanding if there are any ways to streamline the consultation process with yourselves, given we may have quite a number of consents to lodge over the coming months.

Additionally, an indication of costs for input would be extremely helpful for us to understand upfront, so we can pass this into the clients.

Could we set up a phone call/meeting at some stage over the coming days to discuss please?

Ngā mihi,

Jo



**JO FYFE**  
 BSc, Assoc.NZPI  
**planner - director - Wanaka**  
 022 158 8509 | 03 450 0009  
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# Guardians of<sup>5</sup>Lake Wanaka

Serviced by  
Department of Conservation,  
Wanaka Area Office

The Secretary  
PO Box 93  
Wanaka  
Ph. 03 443 9462

## **Guardians of Lake Wānaka response to the application for retrospective resource consents for 13 vessel moorings in Roys Bay, Lake Wānaka. 8 May 2023**

Guardians of Lake Wānaka understand that 13 existing vessel moorings that have been in place in Roys Bay for varying lengths of time, most since the early 90s or longer, do not have resource consents. QLDC require the mooring owners to obtain retrospective resource consents for the moorings. Guardians of Lake Wanaka have been approached by Jo Fyfe of John Edmonds and Associates for consideration of the applications and for any concerns or conditions that Guardians may wish to be invoked by the consent applications.

We have seen the Landscape Assessment by Patch Landscape Architects. We agree with the conclusion that overall, the existing moorings do not adversely affect the physical or visual attributes of Lake Wanaka to a more than very low degree. The existing marina and yacht club form part of the character of Roys Bay and the Wanaka waterfront. The proposed moorings accord with this landscape's quality and character and do not adversely affect the wider Lake Wanaka Outstanding Natural Landscape.

The Guardians have considered the potential impacts on the lakes localised water quality, and ecosystem function. We cannot see any reason or process that might give cause for concern, especially given the absence of any reported impact over the period of decades that the moorings have been in use.

We have no particular objections to the mooring applications and are happy to support them. Following are a number of general conditions for your consideration which we would expect to be addressed by mooring/vessel owners as good stewards of the lake and shoreline environment around the moorings.

Some target conditions may apply to possible vessel sourced run-off of water quality-impacting and ecosystem-changing substances or activities, or in the introduction of invasive pest species. We would generally require that any consented or non-consented activity meet conditions such as those listed below, to avoid impacts of undesirable organisms, nutrients, rubbish or other contaminant runoff from moored vessels into the lake or onto the shoreline.

We recommend compliance with National Policy Statement for Freshwater Management (NPS-FM) requirements, see

<https://environment.govt.nz/publications/national-policy-statement-for-freshwater-management-2020-amended-february-2023/>

We encourage agreement that the **consented mooring activities do not result in the following in or adjacent to Roys Bay, Lake Wānaka:**

- human waste, sewage, or wastewater or indicators of sewage;
- bacterial or protozoan contamination;
- organisms pathogenic to humans, or to indigenous wildlife;
- toxins (e.g. fuel, oil, paint, polycyclic aromatic hydrocarbons (PAHs), heavy metals, anti-fouling chemicals);
- metal or paint sanding dust entering the lake from vessel maintenance at a mooring;
- plastic or other rubbish or waste materials entering the lake from moored vessels;
- transfer of Lagarosiphon plants or any other existing or future pest around the lake (or to or from other lakes) by any vessel.



**D A Robertson**  
**Chair, Guardians of Lake Wanaka**

**LANDSCAPE ASSESSMENT REPORT**

Wanaka Moorings

5 April 2023





<b>Document prepared by</b>	Jessica Zuban
<b>Document reviewed by</b>	Stephen Skelton
<b>Status</b>	Resource Consent
<b>Issued</b>	5 April 2023

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## 1. INTRODUCTION

1.1. This report provides an assessment of the landscape character and visual amenity effects of 13 moorings in Roys Bay, Lake Wanaka. This report includes:

- A description of the landscape,
- A description of the proposal,
- A landscape assessment,
- Conclusion,
- Attachments.

## 2. DESCRIPTION OF THE LANDSCAPE

2.1. Lake Wanaka is a large glacial lake shaped by a complex series of peninsulas, bays and islands. The lake is fed by two major river systems, the Makarora River to the north and the Matukituki River to the west. The outlet of the lake forms the start of the Clutha River, flowing from the eastern edge of the lake to Balclutha and the Pacific Ocean.

2.2. The lake, its foreshore and its surrounding mountain topography display a high degree of natural character. Parts of the land at the southern portions of the lake at lower elevations, display a more modified character embodied in pastoral farming activities, rural living type development and urban development. Most of the urban development is concentrated near Roys Bay which is the main body of water associated with Wanaka township and the southernmost part of Lake Wanaka.

2.3. Roys Bay is broadly defined as the waters south of Eely Point, Ruby Island and the outlet of Waterfall Creek. Urban areas exist on all three sides of the bay, with higher density development on the eastern shores of Roys Bay. The urban character of Wanaka is buffered in places by the natural character of a mostly open and often vegetated foreshore. Northeast of Wanaka's CBD around the Wanaka Marina and Wanaka Yacht Club, urban elements including jetties and marine activity encroach on the foreshore and on the lake itself. Just north and west of Wanaka's CBD near Pembroke Park, the foreshore displays a more open, although still modified character embodied in large areas of open space for parking and recreation. Towards the southwestern end of Roys Bay the open character of the lake and foreshore is interrupted by urban elements near the foreshore including the Water Sports Building, Edgewater Resort and other urban areas.



Near Rippon Vineyard and the Waterfall Creek outlet, the open and natural character of the foreshore and adjacent lands is firmly reintroduced and continues to meet the open and natural character of the much wider landscape.

- 2.4. The visual amenity enjoyed from the Lake Wanaka foreshore forms an important part of the enjoyment of the landscape for Wanaka residents and visitors. Views are available from the Wanaka Lakefront across complex topography toward distant mountains including Black Peak, Roys Peak and Rob Roy Glacier as well as the more proximate vegetated knolls on Eely Point and Ruby Island. The valued recreation areas on the lake's edge and foreshore are highly used. Roys Bay is relatively busy in terms of boating activity as it is generally sheltered from prevailing winds and wake and in times of fair-weather experiences a high degree of private recreational use including sailing, jetboating, jet skiing, kayaking and wind surfing. The Wanaka Yacht Club often runs learn to sail courses and competitions which further increases the extent of boating activity in this part of the lake. The existing marina and moored boats form part of the recreational character and amenity associated with this south-eastern urbanised corner of Roys Bay in Lake Wanaka.

### 3. DESCRIPTION OF THE PROPOSAL

- 3.1. A detailed description of the proposal is contained within the Assessment of Environmental Effects which forms part of this application.
- 3.2. Approval is sought for 13 existing moorings on the eastern side of Roys Bay in Lake Wanaka. For ease of reference, the proposed moorings have been divided into two clusters shown below (Figure 1). The northern cluster, just south of Eely Point adjacent to Lakeside Road, consists of 8 proposed moorings (RC, MA, CG, JH, IB, DW, TA, KK), and the southern cluster concentrated around the Wanaka Marina consists of 5 (MS, PM, RR, GM, RR).
- 3.3. Typical mooring buoys are orange balls approximately 1m in diameter (**Figure 2**). These are attached to an anchor on the lake bottom. Attached to the moorings are a range of vessels of different types, shapes and sizes. In general, the size of the vessel will be dictated by the swing of the mooring, meaning that the largest vessel (yacht) could be up to 12m in length. It is noted that currently none of the vessels on the proposed moorings are that large. The associated

vessels may be anchored for varying amounts of time throughout the year and the type of vessel may change at each mooring.



*Figure 1: Locations of proposed moorings indicated by initials  
(Original image from JEA – Drawing No. 05.01 – 20/01/2023)*



*Figure 2: Typical mooring and vessel (shown above as JH).*



## 4. LANDSCAPE ASSESSMENT

### *Methodology*

4.1. In undertaking this assessment, Patch visited the site to view the existing moorings. The moorings were viewed from key locations along public roads, the lake edge and tracks and photographs were taken using a DSLR camera. These photographs are attached to this report (**Attachment A and Images 1-11**). The effects of the proposal were considered within the frame of the statutory matters listed below and that assessment was undertaken in accordance with the Te Tangi a Te Manu Aotearoa New Zealand Landscape Assessment Guidelines.

### *Extent of Effect*

4.2. In assessing the extent of effects, this report uses the following seven-point scale:

*very high, high, moderate-high, moderate, moderate-low, low, very low.*

An effects rating of moderate–low corresponds to a ‘minor’ adverse effects rating. An adverse effects rating of ‘low’ or ‘very low’ corresponds to a ‘less than minor’ adverse effects rating.

6

4.3. This report uses the following definitions:

- **Landscape** – embodies the relationship between people and place: It is the character of an area, how the area is experienced and perceived, and the meanings associated with it. An area as perceived by people, including how the area is experienced, understood, interpreted, and regarded.
- **Landscape effect** – is a consequence of changes in a landscape’s physical attributes on that landscape’s values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that are relevant. While an effect arises from changes to physical attributes, the consequences on landscape values relate to a landscape’s physical, associative, and perceptual dimensions.
- **Visual effects** – are a subset of landscape effects. They are consequences of change on landscape values as experienced in views<sup>1</sup>.

<sup>1</sup> NZILA. Te Tangi a Te Manu Aotearoa New Zealand Landscape Assessment Guidelines. April 2021.



### ***Landscape Category***

- 4.4. The proposed moorings are within the Lake Wanaka Outstanding Natural Landscape (ONL) and Wāhi Tūpuna overlay as shown on the Stage 1, 2 and 3 Decisions and Appeals Proposed District Plan (PDP) Map.

### ***Statutory Considerations***

- 4.5. The moorings are within the Rural Zone. This report will provide an assessment of the proposal against the landscape relevant matters contained within Chapter 21 – Rural Zone – Section 21.21.1 – Assessment Matters for Outstanding Natural Features and Outstanding Natural Landscapes.

### ***Visibility Overview***

- 4.6. The proposed moorings are visible from various areas around the foreshore of Roys Bay and the surrounding public and private places. There are a total of 13 moorings, sited within two clusters. The northern cluster is located just south of Eely Point adjacent to Lakeside Road and the southern cluster is concentrated around the Wanaka Marina.
- 4.7. From the Eely Point boat ramp looking south toward Wanaka CBD, the northern cluster of moorings is visible in the foreground, and the southern cluster partially visible in the distance (**Image 1**). As the observer heads south on the Lakeside Track or adjacent Lakeside Road toward the Wanaka Yacht Club, the northern cluster is intermittently visible, but the southern cluster is screened by existing landform and vegetation (**Images 2-3**).
- 4.8. From the Lakeside Track near the intersection of Lakeside Road and Beacon Point Road, both the northern and southern cluster of moorings are visible (**Image 4a-4d**). The proposed moorings within the northern cluster are located in a minor bay just south of Eely Point (**Images 4a-4b**). Because of their location near the foreshore, Eely Point acts as a natural, vegetated backdrop to the buoys and moored vessels. Looking south toward Wanaka CBD, the southern moorings are similarly tucked into the foreshore and viewed within the context of the Wanaka Marina and Wanaka Yacht Club with extensive urban development in the background (**Images 4c-5c**).



- 4.9. From Lakeside Road near the newly constructed Marina Terraces, the southern cluster of moorings appears to be part of the marina itself and is viewed out onto open water toward the western shores of Roys Bay with Roys Peak overhead (**Image 6-7**). Two of the proposed moorings (RR, GM) are located between the shore and the marina, while the other three (MS, PM, RR) are located to the west of the marina. Landform screens the northern cluster of moorings from these easterly vantages.
- 4.10. Views toward the southern cluster continue to be available from the Lakeside Track and lake foreshore as the observer moves from the Wanaka Marina past the Roys Bay Recreation Reserve to the Wanaka Lakefront (**Images 8-9**). From Ardmore Street and Pembroke Park, the existing willows on the beach act to intermittently screen the proposed moorings from these vantages.
- 4.11. From the western side of the Wanaka Lakefront, all of the proposed moorings are visible, however, this is from a distance of over 1km (**Images 10-11c**). The southern cluster is seen in the context of considerable urban development, while the northern cluster has a more natural, densely vegetated backdrop of Eely Point.

### **21.21. Proposed District Plan – Chapter 21 – Rural Zone – 21.21.1 ONFs and ONLs**

- 4.12. The following portion of this report provides a summary of the landscape character and visual amenity effects as directed by Chapter 21 of the District Plan.

#### *Effects on Landscape Quality and Character*

- 4.13. The physical landscape of Roys Bay is characterised by both natural and human features. Considerable urban and recreational development on the shoreline and foreshore has slightly eroded the natural character of Roys Bay but the attributes and values of the wider ONL are largely maintained. The moorings sit within the urban and recreational character on the eastern shores of Roys Bay. The formative processes that form part of the character of Lake Wanaka, evidenced by the surrounding dramatic mountain topography and complex series of peninsulas, bays and islands, is unchanged. The quality and character of the geological and topographical physical attributes associated with Lake Wanaka are not adversely affected by the moorings.



Similarly, the existing willow-dominated foreshore vegetation characteristic of Lake Wanaka is unaffected. Overall, the moorings are considered characteristic of this part of Roys Bay and affect the physical landscape to a no more than very low degree.

4.14. In terms of the lake's visual attributes, the lake's formative processes remain highly legible and unaffected by the proposal. The aesthetic values including the memorability and naturalness and transient values of the wider lake and mountain ONL are not affected by the proposal to a more than very low degree.

4.15. The proposed moorings and associated vessels increase the visual presence of human influence, but these effects are concentrated to the eastern portions of Roys Bay and set against an urban or vegetated backdrop where human influence is evident. The southern cluster of moorings are visually integrated into the surrounding urban development as viewed from the north and west, and when viewed from the east, the moorings appear as part of the existing marina area. The northern cluster is less integrated into the urban fabric of Wanaka; however, the large evergreen trees and natural, vegetated character of Eely Point provide a complex visual backdrop which reduces the visual presence of moorings or boats on the lake. Because the moorings are tucked near the shoreline and not out on open water, they do not impede any key views from the Wanaka lakefront out toward the distant mountains including Black Peak and Rob Roy. Overall, the lake's visual attributes are not adversely affected to a more than very low degree as experienced from the surrounding landscape.

4.16. The moorings do not adversely affect the physical or visual attributes of Lake Wanaka to a more than very low degree. The existing marina and yacht club form part of the character of Roys Bay and the Wanaka waterfront. The proposed moorings accord with this landscape's quality and character and do not adversely affect the wider Lake Wanaka ONL.

#### *Effects on Visual Amenity*

4.17. The overall visibility of the moorings is discussed above. The buoys themselves are brightly coloured, but low-lying features in the landscape and are similar to the buoys that mark the speed restriction areas around Eely Point and the marina. The visual amenity effects of 13 buoys are considered to be very low in this part of the landscape.



- 4.18. Each buoy could have a vessel of any size moored for any duration of time. The presence of 13 vessels to the Roys Bay landscape will be apparent from most public and private places near the lake front within Roys Bay including the Lakeside Track and some places on Lakeside Drive and Ardmore Street. The moorings are sited relatively close to the shoreline and the visual effects of the associated vessels is reduced by the backdrop provided by the much broader and highly valued amenity of the wider lake and mountain landscape as well as the adjacent urban development and vegetated foreshore. The location and clustering of the moorings near the eastern shoreline of Roys Bay ensures that the associated vessels will not be visually prominent such that they will detract from public or private views of and within the ONL to a more than low degree.
- 4.19. While the moorings and associated vessels cannot be screened or hidden from view, they are in keeping with the character of the immediate landscape. An eclectic mix of vessels currently present in Roys Bay have formed a nautical, recreational character area around the marina which extends between Eely Point and the Wanaka CBD. Through the cultural lens, part of the visual amenity experienced from the Wanaka foreshore is formed by the masts, sails and silhouettes of various vessels in the bay. The buoys are low-lying forms expected in this part of the landscape. The associated vessels may vary in form and scale but will be consistent with the existing visual amenity and recreational character experienced and anticipated on the eastern side of Roys Bay.
- 4.20. Overall, while the moorings cannot meet the reasonably difficult to see threshold, they are not visually prominent, do not break the line of and ridge, hill or slope, or detract from public or private views to a more than very low degree, and are considered appropriate in the context of the surrounding urban fabric of Wanaka township. Views from the Wanaka Lakefront of the more immediate marina landscape may be affected to a low degree by the addition of 13 vessels, but views across the wider highly natural lake and mountain landscape will be not affected to a more than very low degree.

#### *Design and Density of Development*

- 4.21. The proposed moorings have been aggregated into two clusters in minor bays that are protected from the predominant wind. The southern cluster of five moorings is located near the existing



marina. Aggregating development around the marina reduces the sprawl of vessels along the shoreline and resultant visual effects. Aggregated development also increases the degree of human influence and density of structures in this part of the lake.

- 4.22. The northern cluster of moorings are more spread out along the shoreline. There are eight moorings included in this proposal in the northern cluster within a larger cluster of more than 20 existing moorings on this stretch of shoreline south of Eely Point. Although less densely arranged, the proposed cluster is still aggregated with existing development and is considered appropriate.
- 4.23. The proposed locations of the moorings are concentrated near the marina and minor bay just south of Eely Point. These areas are considered the least sensitive to change within the Roys Bay landscape because of the presence of urban and marina elements including buoys and other vessels on the lake and foreshore area. It is considered that the design and density of the moorings is appropriate and will have the least impact on landscape character.

#### *Cumulative Effects*

- 4.24. Lake Wanaka is not void of human influence and the ubiquitous recreational users, watercraft, marina and associated elements has an effect on the landscape's natural quality, character and amenity. The moorings, other surrounding moorings, marina and yacht club have formed part of this existing, human influenced part of the landscape on the eastern side of Roys Bay and shape the recreational character that area. However, Lake Wanaka still maintains a high degree of natural character. The moorings contribute to the recreational character and quality of the immediate landscape and have minimal influence on more natural attributes and values of the wider natural lake and mountain ONL. Overall, any adverse cumulative effects caused by the proposal on the quality, character or visual amenity will be very low in extent.

## **5. CONCLUSION**

- 5.1. The proposal will result in the legal establishment of 13 moorings in the eastern part of Roys Bay. The proposal will enhance the recreational character in this part of the lake near the urban areas of Wanaka. While the moorings and associated vessels may be visible from surrounding public and private places, any resultant visual effects will be well absorbed by the surrounding highly



urbanised and vegetated context and the dominant and vast lake and mountain landscape. It is considered that the proposal will adversely affect landscape character and visual amenity to a no more than very low degree.

Prepared by:  
Jessica Zuban

A handwritten signature in black ink, appearing to read 'Jessica Zuban'.

Associate Landscape Architect

Reviewed by:

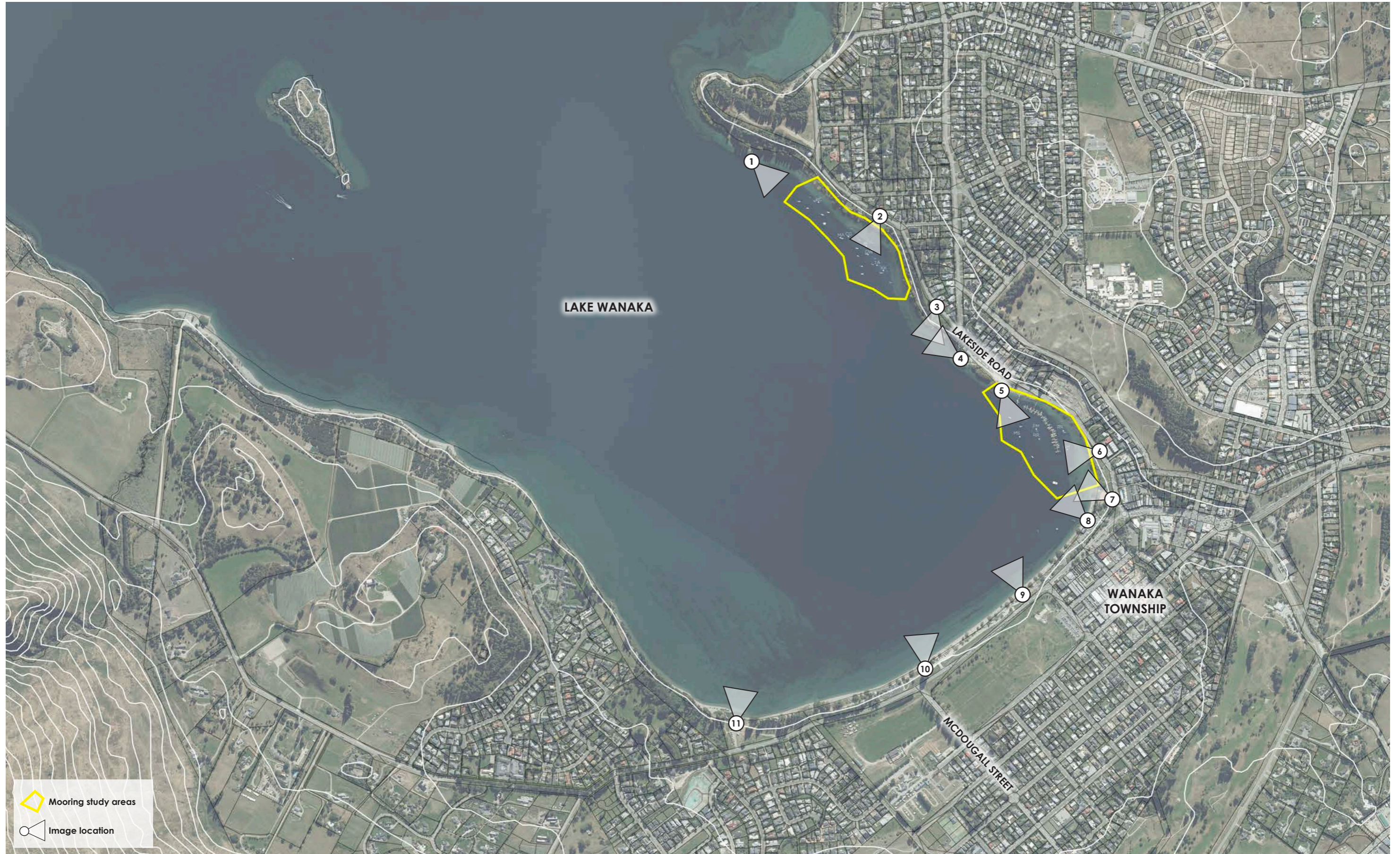
Steve Skelton

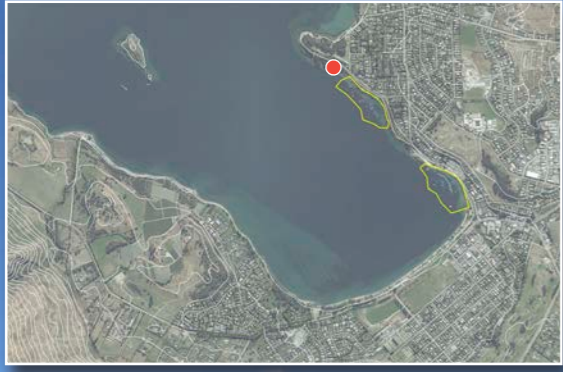
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Registered Landscape Architect



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steve@patchlandscape.co.nz • www.patchlandscape.co.nz





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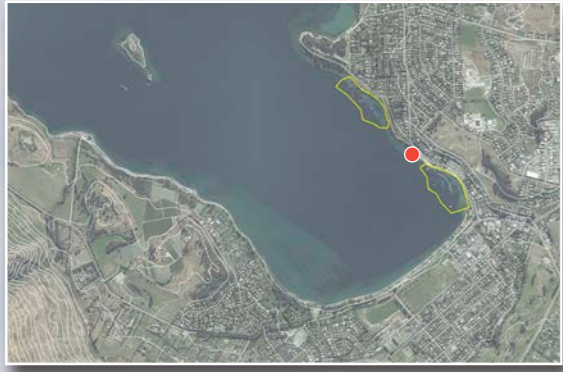
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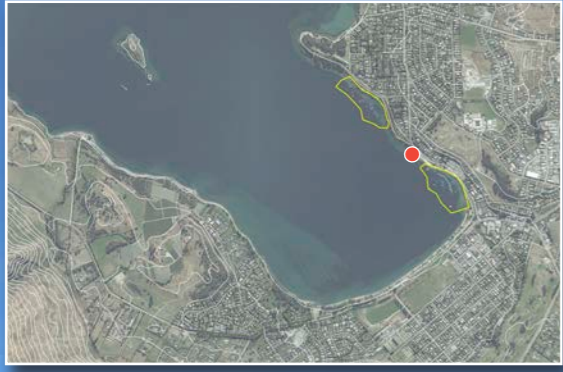
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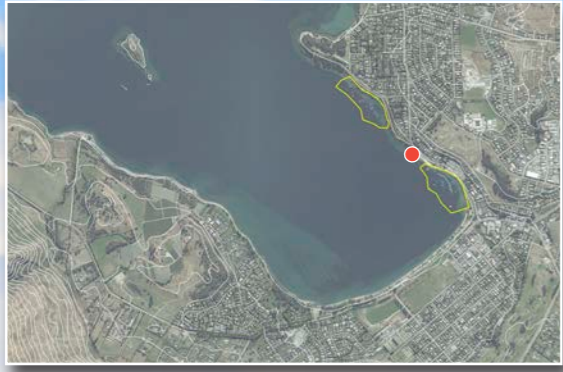
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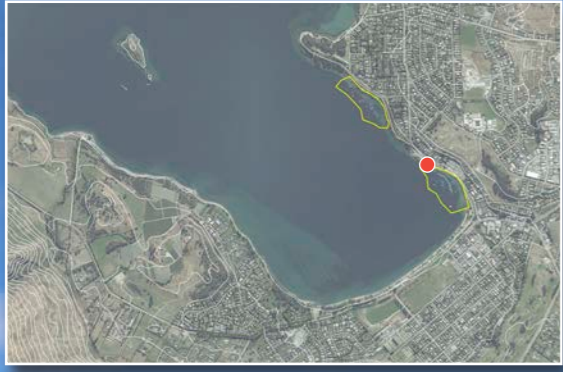
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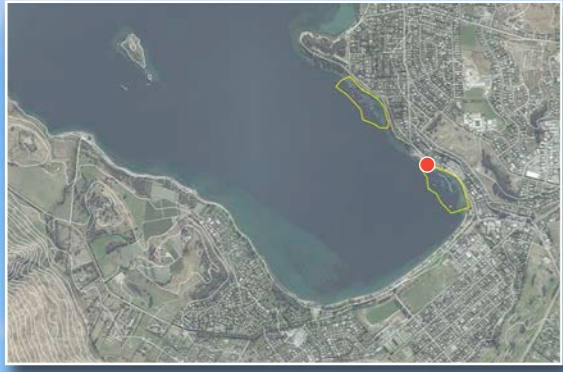
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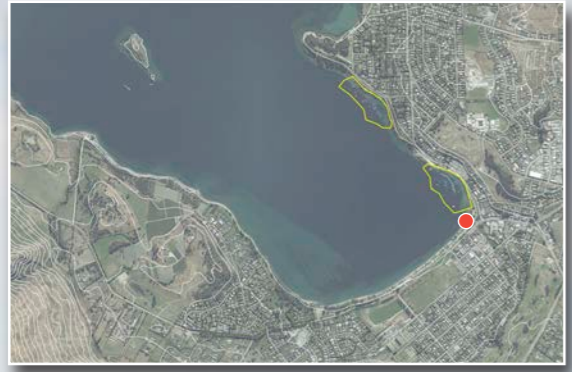
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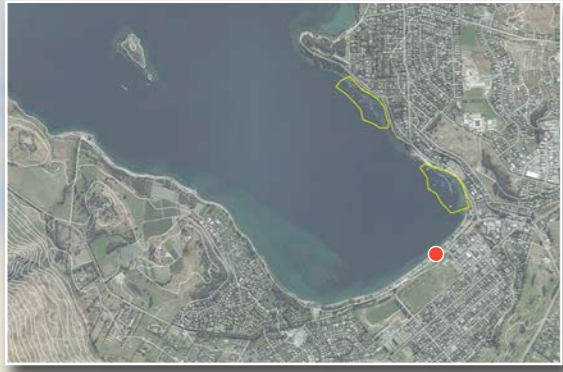
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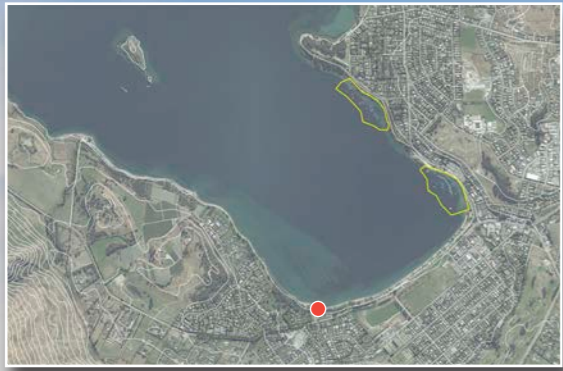
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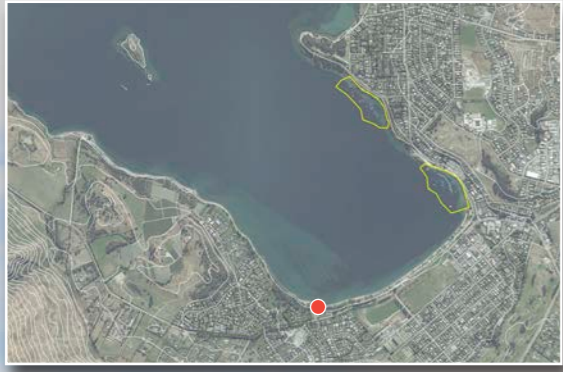
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Date: 15 August 2023

*Re: APA – Lake Wanaka- Resource Consent applications – Moorings - Process - 4301618*

This approval is specific to the 12 applications listed below and is for the purposes of s95 RMA only. It is not indicative of any associated arrangement with the Commissioner of Crown Lands or other statutory approval which may be required from Land Information New Zealand in regards to the proposed activity. You are required to obtain authorisation from the Commissioner of Crown lands in order to undertake any activities on land owned or administered by Land Information New Zealand.

- a) 4314376 – Chris Goodwin – M225
- b) 4314377 - Robert Cunningham & Keri Addison – M262
- c) 4314378 - Mark Ayre and Mary Chaffey – M235
- d) 4314381 – Julian Haworth – M232
- e) 4314383 - Ian Brown – M247
- f) 4314385 - Deane Weastell – M745
- g) 4314387 - Tim Austin (The Clearwater Trust- name for consent) – No number
- h) 4314389 - Kelvin King – M227
- i) 4314391 – Marshall Scrivenor – M220
- j) 4314393 - Peri and Mark Scrivenor – M217
- k) 4314395 - Dexter Randall Richards & Amanda Hamilton Richards – M209 & M210
- l) 4314397 - Gerald Morton – M207

All jetties and moorings on Lakes Wanaka and Whakatipu require a Licence to Occupy under Section 68 of the Land Act 1948 (or a Special Lease under Section 67 if applicable). The application process will be subject to consultation with Te Rūnanga o Ngāi Tahu who hold a Deed of Recognition over these lakes and will internally consult with Papatipu Rūnanga. Please note that this is a separate process to Rūnanga consultation undertaken for Resource Consenting purposes.

We look forward to receiving your applications in the near future.



**Stuart Chandler**  
**Portfolio Manager**  
 Crown Property



# AFFECTED PERSON'S APPROVAL



## FORM 8A

Resource Management Act 1991 Section 95



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

12 separate applicants, being P&M Scrivenor, M Scrivenor, Cunningham & Addison, King, Goodwin, Brown, R&R Trust x2, Ayre Chaffey, Morton, , Austin, Haworth, and Weastell



### AFFECTED PERSON'S DETAILS

I/We Commissioner of Crown Lands

Are the owners/occupiers of

Part bed of Lake Wanaka, being LINZ property #2711696



### DETAILS OF PROPOSAL

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

12 retrospective Resource Consent applications relating to 13 moorings in Roys Bay. Applicants and applicable moorings detailed below:

1. Peri and Mark Scrivenor – M217
2. Marshall Scrivenor – M220
3. Robert Cunningham & Keri Addison – M262
4. Kevin King – M227
5. Chris Goodwin – M225
6. Ian Brown – M247
7. Dexter Randall Richard & Amanda Hamilton Richards Trust – M209
8. Dexter Randall Richard & Amanda Hamilton Richards Trust – M210
9. Ayre Chaffey Partnership – M235
10. Gerald Morton – M207
11. Tim Austin (The Clearwater Trust) – Unknown, suspected no Permit held
12. Julian Haworth – M232
13. Deane Weastell – M745

at the following subject site(s):

Roys Bay, Lake Wanaka



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.

Appendix 1 - Location Plan



## 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)	
	Commissioner of Crown Lands	
	Contact Phone / Email address	
c/o poppy.simpson-wells@colliers.com		Date
Signature		11 August 2023

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

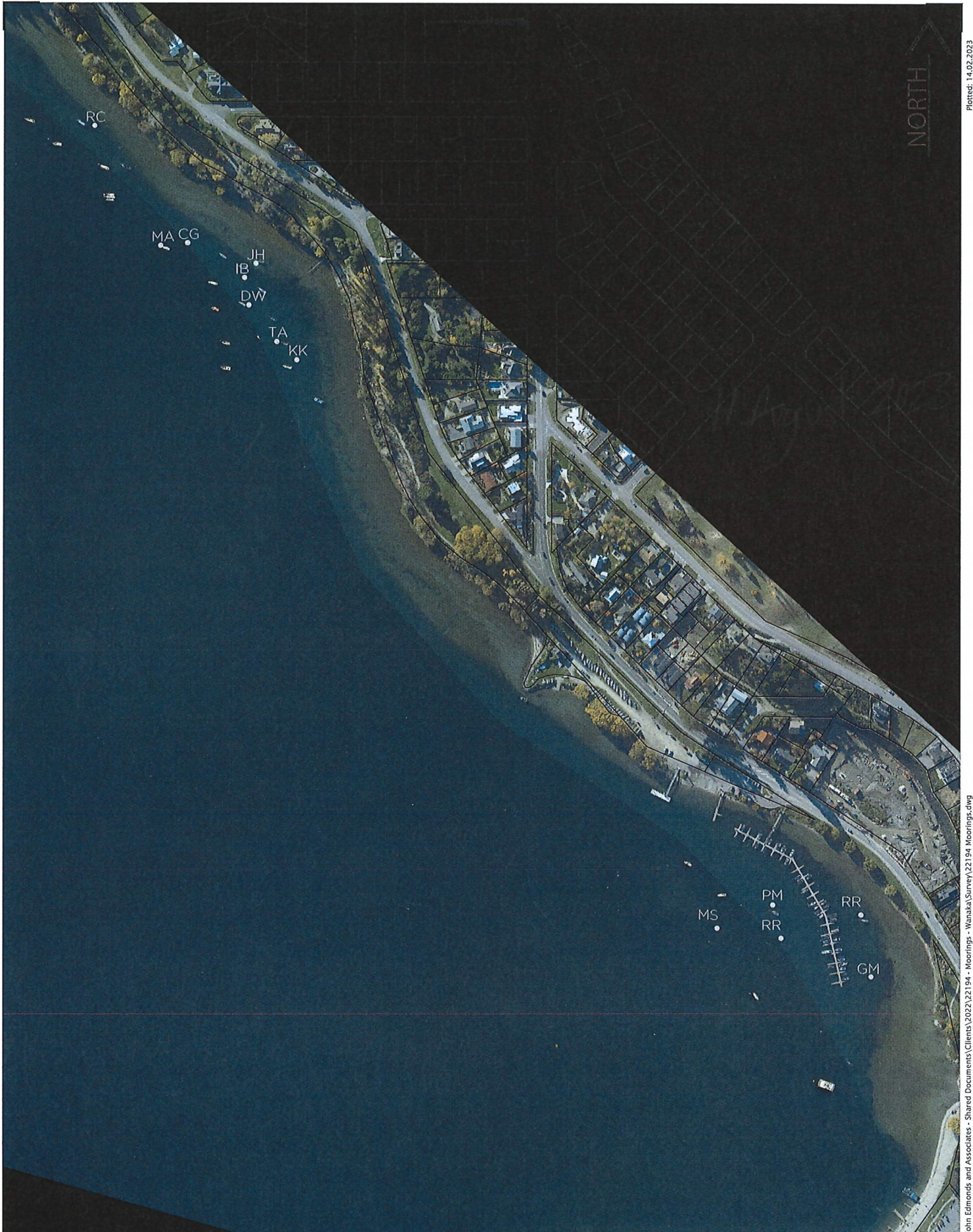
Conditional written approvals cannot be accepted.

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.





Plotted: 14.02.2023

C:\Users\JEA\Craig\John Edmonds and Associates\John Edmonds and Associates\Clients\2022\22194 - Moorings - Wanaka\Survey\22194\_Moorings.dwg

REV.	DATE	REVISION DETAILS	BY	SURVEYED	SIGNED	DATE	JOB NO.	DRAWING NO.
				-	-	-	22194	05.01
				DRAWN	CHECKED	DATE	SCALE	
				CW	CW	20.01.23	Custom @ A3	
DATUM & LEVEL								REV.
LINDAS PEAK 2000								-

**JEA**  
TOWN PLANNERS & SURVEYORS

Level 2, 38 Durham Street  
PO Box 95, Dunedin, 9010

CLIENT

NOTES:

- ALL DIMENSIONS SHOWN ARE IN METERS UNLESS SHOWN OTHERWISE.
- CHECK ELECTRONIC DATA AGAINST LATEST HARD COPY VERSION.
- COPYRIGHT ON THIS DRAWING IS RESERVED.
- THIS PLAN MAY BE SUBJECT TO FINAL SURVEY.

**MOORING LOCATIONS  
LAKE WANAKA**

*JEA*

Mooring Owner	Map Reference	Marina or Eely Point Cluster	When Installed	QLDC Permit Number
Peri and Mark Scrivenor	PM	Marina	Unknown. Bought off previous owner in 2018	M217
Marshall Scrivenor	MS	Marina	Unknown	M220
Robert Cunningham & Keri Addison	RC	Eely Point	Unknown	M262
Kevin King	KK	Eely Point	At least 23 years	M 227
Chris Goodwin	CG	Eely Point	Don't know. We purchased the mooring through Dave.	M225
Ian Brown	IB	Eely Point	Unsure	M247
DEXTER RANDALL RICHARD & AMANDA H RR	RR	Marina	Circa 1965 Exact date still researching.	M209
DEXTER RANDALL RICHARD & AMANDA H RR	RR	Marina	Circa 1965 Exact date still researching.	M210
Ayre Chaffey Partnership	MA	Eely Point	Approx. 1995	M235
Gerald Morton	GM	Marina	1970s	M207
Tim Austin (The Clearwater Trust- name TA	TA	Eely Point	It was installed in 1992 or 1993	Unknown (likely doesn't have a permit;
Julian Haworth	JH	Eely Point	Estimated to have been installed at least 25 years ago	M232
Deane Weastall	DW	Eely Point	Years ago- unknown	M745

78MC