

APPLICATION AS NOTIFIED

W MURISON

(RM260648)

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:

William Martin Murison

What is proposed:

To lawfully establish an existing swing mooring (M246), 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:

-44.685055 S 169.124833 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 RM260648 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

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

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

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

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

01 September 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 (William Martin Murison) as soon as reasonably practicable after serving your submission to Council:

C/- Jackie Murison
jackie_murison@hotmail.com

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 04 August 2026

Address for Service for Consent Authority:

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

Phone
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03 441 0499
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**NOTIFICATION ASSESSMENT UNDER s95A AND s95B OF THE RESOURCE
MANAGEMENT ACT 1991 (RMA)**

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

THE OTAGO REGIONAL COUNCIL

Applicant:	W Murison
RM reference:	RM260648
Application:	Application under Section 88 of the Resource Management Act 1991 (RMA) for land use consents from the Otago Regional Council and the Queenstown Lakes District Council to lawfully establish an existing swing mooring (M246), to the south of Eely Point, Lake Wānaka.
Location:	Bed and surface of Lake Wānaka
Legal Description:	N/A (Lake Bed)
QLDC Zoning:	ODP: Rural General PDP: Rural (Water)
QLDC District Plan Notations:	Wāhi Tūpuna Site 34 (Wānaka (Lake Wānaka)) Outstanding Natural Landscape (ONL) (Landscape Priority Area 21.22.20)
ORC ORP:W Notations:	MA3 (Waahi tapu and/or Waiwhakaheke)
Activity Status:	Non-complying
Decision Date	3 August 2026

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95E of the RMA, the application seeking consent for a structure or mooring that passes across or through the surface of any lake or river, will be processed under the Queenstown Lakes District Plan on a limited notified basis given the findings of Sections 4.1 and 4.3 of this report. Notice of the application will be served on those parties identified in Section 4.3.3 of this report in accordance with section 2AA of the RMA.
2. Pursuant to sections 95A-95E of the RMA, the application seeking consent under the Otago Regional Plan: Water to place a structure, fixed in, on, under or over the bed of a lake, will be processed by the QLDC in accordance with the deed dated 23 March 1994 on a limited notified basis, given the findings of Sections 4.1 and 4.3 of this report. Notice of the application will be served on those parties identified in Section 4.3.3 of this report in accordance with section 2AA of the RMA.
3. This decision is made by Jane Sinclair, Independent Commissioner as delegate for the QLDC pursuant to Section 34A of the RMA.

1. SUMMARY OF PROPOSAL AND SITE DESCRIPTION

1.1 Background

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

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

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

Of relevance to the processing of this application under the ORP:W, on 23 March 1994, a deed was made to transfer the power to determine applications for land use consent for activities / structures affecting lakes from the ORC to the QLDC pursuant to Section 13(1)(a) of the RMA. In accordance with this deed, in an email dated 11.6.26, the ORC confirmed that QLDC could process this application seeking consent under the ORP:W on its behalf.

1.2 Summary of Proposal

The Applicant has provided a description of the proposal, including the history associated with this mooring and a description of the site and surrounds, at Sections 3.1-3.3, of the report entitled "*W Murison Resource Consent Application Roys Bay, Wanaka May 2026*", submitted as part of the application (hereon referred to as the Applicant's AEE and attached as *Appendix 1*). This description is considered adequate and is adopted for the purpose of this report with the following corrections/additions:

Consent is sought to lawfully establish under the RMA an existing swing mooring for a single vessel up to 12 meters in overall length, located within the cluster of moorings to the south of Eely Point, Lake Wānaka. The proposal relates to existing mooring permit¹ 246 ("M246") which is currently located at the following GPS coordinates (as shown in Figure 1 below):

-44.685055 S 169.124833 E (WGS84 Decimal Degree Format)

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

As can be seen in Figure 1 above, M246 is situated within a cluster of moorings to the south of Eely Point, Wānaka. Eely Point Recreation Reserve which contains a public walking/cycling track along the edge of the lake is located adjacent to this section of Roys Bay to the east. Other public facilities are also located within this reserve including a Scout den, picnic/BBQ area, public toilets, boat ramp and unformed parking areas for vehicles and boats.

2. ACTIVITY STATUS

2.1 QLDC DISTRICT PLANS

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

- A. Provisions reviewed since 2015 referred to as the PDP that apply in areas mapped in the PDP ePlan maps; and
- B. Provisions reviewed since 2007 referred to as the Operative District Plan (ODP) that apply in areas mapped in the ODP ePlan maps, which appear as white in the PDP ePlan maps.

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

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

2.1.1 OPERATIVE DISTRICT PLAN

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

2.1.2 PROPOSED DISTRICT PLAN

The subject site is zoned Rural (water) in the PDP. The proposed mooring is located within Wāhi Tūpuna Site 34 (Wānaka (Lake Wānaka)) and within an Outstanding Natural Landscape (ONL) (Landscape Priority Area 21.22.20). Lake Wānaka is also a Statutory Acknowledgement Area under the Ngāi Tahu Claims Settlement Act 1998, as recognised within the PDP. While these provisions do not contain rules that might trigger the need for a resource consent, they are particularly relevant for the assessment of this application and for providing guidance on actual and potential effects.

The proposed activity requires resource consent under the PDP for the following reason³:

- A **non-complying** activity resource consent pursuant to Rule 21.15.9 for any structure or mooring that passes across or through the surface of any lake or river in locations on the District Plan web mapping application where moorings are shown as being non-complying. It is proposed to establish a swing mooring that passes through the surface of Lake Wānaka and is attached (anchored) to the bed of the lake in an area shown as being non-complying on the District Plan web mapping application.

Note: The Applicant has triggered a discretionary activity resource consent pursuant to Rule 21.15.8 for any structure or mooring that passes across or through the surface of any lake or river or is attached to the bank of any lake and river, other than where fences cross lakes and rivers. However, with reference to QLDC's District Plan GIS layer, the "Surface Water and Queenstown Trail Annotation" indicates that within the area where M246 is located (to the south of Eely Point), all structures are non-complying. As such, it is considered the relevant PDP rule is Rule 21.15.9.

Overall, the application is considered to be a **non-complying** activity under the PDP.

³ Rules that are treated as operative under s86F.

2.2 THE REGIONAL PLAN: WATER FOR OTAGO

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

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

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

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

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

2.3 ACTIVITY STATUS SUMMARY

Overall, the application is considered to be:

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

The application as a whole will be considered as a **non-complying activity**.

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

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

3. SECTION 95A – PUBLIC NOTIFICATION

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

3.1 Step 1 – Mandatory public notification

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

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

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

The proposal is not:

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

Therefore, public notification is not precluded under Step 2.

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

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

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

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

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

Effects that must be disregarded:

- *Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).*
- *Trade competition and the effects of trade competition (s95D(d)).*
- *Effects on a person who has given written approval to the relevant application. The following persons have provided their **written approval** and as such adverse effects on these parties have been disregarded (s95D(e)).*

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

Written correspondence/evidence of consultation has also been provided as part of the application from the Guardians of Lake Wanaka. However, this is not considered to be written approval under s95D(e) of the RMA as it was not accompanied by the required Form 8A.

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 11.6.26, Maritime NZ confirmed they had no comment on the application.

Effects that may be disregarded:

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

3.3.2 Permitted Activities (s95D(b))

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

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

- the work is undertaken between 1 May and 30 September inclusive and Department of Conservation and Fish and Game are notified in advance;
- the lake bed disturbance is limited to the extent necessary to undertake the work;
- the work does not cause any flooding or erosion;
- the time taken to complete the works in the wetted bed of the lake does not exceed ten (10) hours in duration;
- reasonable steps are taken to minimise sediment release such that water clarity does not change within 200m downstream; and
- the site is left tidy.

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

It is considered that the permitted baseline as it relates to the disturbance of the lakebed associated with the installation of the mooring, and the ongoing use of this structure once lawfully established to be of some relevance to the proposal because it is assumed that the Applicant will comply with the permitted standards under the ORP:W given they have not sought consent to the contrary⁴. As such this will be taken into consideration in the assessment that follows.

⁴ Any historic or future non-compliance of the permitted standards under the ORP:W is an Otago Regional Council monitoring and enforcement matter.

3.3.3 Assessment: Effects On The Environment

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

The Applicant seeks resource consent under both the ORP:W and the PDP to lawfully establish a swing mooring system (M246) in a location to the south of Eely Point, Lake Wānaka. An assessment relevant to each Council plan follows.

Of note, the Applicant has provided a brief Assessment of Effects at section 4.1 of the Applicant's AEE which is applicable to both an assessment under the PDP and ORP:W. This assessment is adopted in part for the purposes of this report with the following additions.

Expert reports

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

- A navigational safety report prepared by QLDC's Harbourmaster, Mr Ricky Campbell, attached as *Appendix 2*.

A] Assessment under the QLDC Proposed District Plan

The matters of discretion in Rule 21.15.7, which is a rule for the same activity within a different lake, being the Frankton Arm of Whakatipu-wai-maori, provides helpful guidance for matters to consider under the non-complying activity status. Also of relevance to an assessment under the PDP are the potential threats listed in Schedule 39.6 of the PDP.

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

- i.* Landscape, visual and amenity effects;
- ii.* Navigation and water safety;
- iii.* Effects on recreation;
- iv.* Cumulative effects;
- v.* Cultural effects.

i. Landscape, visual and amenity effects;

Lake Wānaka is shown on PDP Planning Maps as being located within an ONL (and within Landscape Priority Area 21.22.20). The PDP gives direction that the location, intensity and scale of structures on the surface and margins of water bodies, including jetties and moorings, should be managed in a way that recognises the functional needs of these activities, reflecting the importance of lakes and rivers as a commercial recreation, tourism, transport and recreational resource. However, that is while ensuring that these structures are at a scale or in a location that, as far as practicable, protects the values of ONLs/ONFs.

Existing swing mooring M246 is located within the cluster of moorings to the south of Eely Point. Although the mooring will be visible to a wide catchment area, including from the surface of Lake Wānaka and the adjoining shoreline, as can be seen in Figure 1 above, being able to see the mooring or a berthed vessel in this location is not unusual or unexpected. Many of these moorings have been lawfully established through the RMA (green dots within Figure 1) or have formed part of the environment for a long period. Lawfully establishing M246 in its current location under the application will not alter this.

Of note, moorings around the Wānaka marina, and the cluster south of Eely Point are a recognised element within this part of Roys Bay, as identified in Landscape Priority Schedule 21.22.20 of the PDP. Acknowledging though that the landscape capacity for additional jetties, boatsheds, lake structures and

moorings in Roys Bay that are within the existing spatial extent of consented moorings is stated in the same schedule to be very limited⁵. This application is not for an additional new mooring.

On this basis, it is accepted that the proposal is in keeping with what can be reasonably expected in a location which provides boat access to the lake. The location of the mooring is approximately 65m from the shoreline and will not obstruct any public views nor dominate the shore scape. The mooring is compatible with the scenic and amenity values associated with this part of Lake Wānaka. As such, the proposal will have a negligible effect on the natural character of this bay and is considered to be compatible with the existing scenic and amenity values at this location.

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

ii. Navigation and water safety

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

The Applicant commissioned a mooring inspection which was carried out on 3 December 2025 by Mr Sam Watts who is accepted as being a suitably qualified professional to undertake this work. Based on the mooring specifications detailed within the inspection report, a maximum swing radius for M246 was able to be calculated. Swing radius is a circle on the water in which a vessel will rotate around its mooring block or anchor and takes into consideration the length of the berthed vessel, the depth of the mooring block, and the total length of “tackle”. The maximum swing radius is calculated at low water level, which is when the mooring “tackle” will be fully extended in high winds (or a high tidal flow), representing the maximum distance the vessel is from the mooring block.

Based on a total swing radius of 17 metres (including vessel), the QLDC Harbourmaster has identified that there is presently a swing radius conflict with adjacent mooring M235 (the location of this mooring is shown in Figure 1 above). Before the QLDC Harbourmaster can support the application, he has advised that the swing radius conflicts will need to be addressed (and removed).

Of note, there are other moorings surrounding M246 that are shown on QLDC’s GIS mapping system as yellow dots (refer to Figure 1 above) which have not identified by the QLDC Harbourmaster as being a potential navigational safety hazard. These moorings are unconsented and no sub-surface inspection report for these surrounding moorings to verify their location (i.e. GPS coordinates of the mooring block) has been received by QLDC. Although there may be additional swing radius overlaps with the subject mooring M246, due to lack of information about these surrounding moorings, any potential navigational safety hazard(s) cannot be confirmed.

Notwithstanding the above, in terms of any actual or potential swing radius conflict, in the RMA context under which this application is assessed, none of the moorings surrounding M246 have been lawfully established under the RMA – i.e. they have not obtained an approved resource consent (including M235 as identified by the QLDC Harbourmaster as having a swing radius conflict with M246). While an application for resource consent has been received in relation to M235⁶ (as indicated by the orange dot in Figure 1 above), and although this resource consent application was formally accepted for processing⁷ before this application, it has not progressed through the resource consent process past a request for further information being sent pursuant to s92(1) of the RMA on 30.11.2023 (the s92(1) request in relation to M235 has not yet been responded to at the time of writing this report and the decision being made). As such, although a physical hazard has been identified in the lake in real terms, retaining M246 in its

⁵ The author of the Roys Bay PA, Landscape Architect Ms Helen Mellsop, has confirmed that when preparing the schedule of landscape values an assumption was made that all existing moorings adjacent to the Wanaka Marina and south of Eely Point were “consented”. As such, reference to “consented” moorings within Schedule 21.22.20 has been interpreted as including all existing moorings in this area, whether they have been consented under the RMA or not.

⁶ RM230321 (M235)

⁷ A required step in processing resource consent applications under section 88 of the RMA.

current location is considered under the RMA requirements to result in no more than minor adverse effects on navigational safety on Lake Wānaka given the surrounding moorings do not have resource consent. The Applicant has also volunteered to restrict the size of vessel using M246 to 10m (noting consent was originally sought for a vessel up to 12m in overall length to use this mooring, as stated in the AEE), which will contribute to reducing the extent of overlap with the swing radius associated with surrounding moorings (noting overlaps still remain).

On this basis, it is considered that the proposal will result in no more than minor adverse effects on navigational safety on Lake Wānaka.

iii. Effects on recreation;

As shown in Figure 1 above, the area to the south of Eely Point contains a cluster of moorings including M246. To the east is the Eely Point Recreation Reserve which forms part of the Lake Edge Walk around Roys Bay. This reserve is well utilised by the public for walking, biking, and swimming and picnicking with several BBQ shelters and tables located throughout. Landside facilities also include a boat launching area, informal boat trailer parking along the shore and on the open grass areas on top of the headland, a Scout Den and toilets.

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

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

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

iv. Cumulative effects;

The proposal seeks to lawfully establish a swing mooring system located to the south of Eely Point. This mooring is already in the lake, and was recognised as forming an existing element of the environment, as described within Schedule 21.22.20 of the PDP. As noted above, the proposal is not for an additional new mooring. As such, any cumulative effect resulting from congestion and clutter around the shoreline is considered to be negligible and will not give rise to any adverse cumulative effect on the environment.

v. Cultural effects;

The PDP recognises Ngāi Tahu as a partner in the management of the District's natural and physical resources through the implementation of the District Plan. As well as being a Statutory Acknowledgement Area, the PDP also identifies Lake Wānaka as being located within Wāhi Tūpuna Site 34 within Schedule 39.6. Lake Wānaka is described as being key in numerous Kāi Tahu⁸ pūrakau (stories) and has a deep spiritual significance for the Manawhenua whose takiwā includes the lake. Lake Wānaka 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.

Although Schedule 39.6 of the PDP provides some guidance, it is acknowledged that input from Kāi Tahu (who are the Manawhenua of this District) is required in order to fully understand the effects the proposed moorings within Statutory Acknowledgement Areas and wāhi tūpuna areas have on cultural values. Of relevance, some of the threats to wāhi tūpuna area 34 include activities affecting water quality, and buildings and structures.

The application does not contain any information from Kāi Tahu on the cultural effects its mooring may or may not have on Kāi Tahu cultural values.

⁸ A Māori Term defined in the PDP as meaning "the collective of individuals who descend from Ngāi Tahu, Kāti Māmoe and Waitaha who are Manawhenua in the Queenstown Lakes District".

Without input from Kāi Tahu on cultural effects, the proposal can be seen as a potential threat to the values that Lake Wānaka holds for Manawhenua. In considering the location of this mooring within an already modified environment south of Eely Point and other surrounding moorings, it is considered that adverse cultural effects on the environment are minor.

vi. Summary of effects under the PDP

Overall, given the assessment above and that within the AEE, it is considered that any adverse effects on the environment relating to an assessment under the PDP in terms of landscape, visual and amenity effects (including cumulative effects), navigation and water safety, and recreation values, will be no more than minor. Adverse effects on cultural values will be minor.

B] Assessment under the ORP:Water

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

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

i. Effects on the lake bed/ecological values:

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

In terms of ecological values, it is acknowledged that aquatic pest species are present in the lakes, including Lagarosiphon which is identified and controlled by the ORP:W. Lagarosiphon has the potential to be caught on vessels and transferred to other waterbodies, or be transferred to the Districts lakes where moorings are used by vessels that are also used in other waters. Moorings may encourage this transfer. Additionally, discharge of contaminants from vessels could also affect water quality including from fuel, oil or wastewater if discharged when moored. In the email dated 1.7.26, the Applicant volunteered conditions of consent to ensure that all reasonable precautions are taken to minimise the spread of pest plants and aquatic weed, and ensuring no waste product enters the lake when undertaking works to remove/install the mooring blocks. Adverse effects on the environment in this regard are therefore considered to be no more than minor and appropriately remedied/mitigated.

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

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

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

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

Schedule 1B of the ORP:W identifies lakes and rivers where the water taken is used for public water supply purposes. There are two water supplies from Lake Wānaka identified in Schedule 1B of the ORP:W. However, the subject mooring will not affect either of these, being separated a considerable distance from the take located on the eastern side of Roys Bay.

Schedule 1C lists registered historic places. There are no historic places/features listed within the vicinity of the subject mooring.

Schedule 1D identifies the spiritual and cultural beliefs, values and uses associated with water bodies of significance to Kāi Tahu. As outlined in the assessment of cultural effects relevant to the QLDC application and PDP, the proposal can be seen as a potential threat to the values that Lake Wānaka holds for Kāi Tahu.

As stated above under the QLDC application assessment, the application does not contain any information from Kāi Tahu on the effects its mooring may or may not have on Kāi Tahu cultural values. Without input from Kāi Tahu on cultural effects, the proposal has to be seen as a potential threat to the values that Lake Wānaka holds for Manawhenua. In considering the location of this mooring within an already modified environment and other surrounding moorings, it is considered that adverse cultural effects on the environment are minor.

iii. Summary of effects under the ORP:W

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

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

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

3.4 Step 4 – Public Notification in Special Circumstances

There are no special circumstances in relation to this application.

4. LIMITED NOTIFICATION (s95B)

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

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

Determination under s95B(2)

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

Determination under s95B(3)

The consent authority must determine –

- (a) *whether the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11; and*
- (b) *whether the person to whom the statutory acknowledgement is made is an affected person under section 95E.*

The proposed mooring is to be located in and attached to the lakebed of Lake Wānaka which is subject to a Statutory Acknowledgement made in accordance with the Ngāi Tahu Claims Settlement Act 1998 (which is an Act specified in Schedule 11 of the RMA).

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

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

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

Te Rūnanga / Rūnaka o Ngāi Tahu

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

The proposed mooring involves the placement of a permanent structure on the bed of Lake Wānaka. The proposal can therefore be seen as a potential threat to the values that Lake Wānaka holds for Manawhenua.

Based on the conclusions reached within Section 3.3.3 of this report, and taking into consideration the Statutory Acknowledgement of Lake Wānaka, the effects on Kāi Tahu will be minor for the purposes of section 95E of the RMA.

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

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

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

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

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

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

Boundary activity

The proposal is not a boundary activity.

Any other activity

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

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

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

- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in [Schedule 11](#).

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

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

4.3.2 Assessment: Effects on Persons

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

Surrounding land owners:

There are no properties directly overlooking the proposed mooring location as the Eely Point Recreation Reserve and Lakeside Road separates the Lake from adjacent residential properties.

As outlined above, mooring M246 forms an anticipated part of the Roys Bay, being located within a cluster of existing moorings to the south of Eely Point and lies adjacent to nearby landside features such as a popular boat launching area and informal boat trailer parking areas. Further, the proposed mooring is a small element in the context of the surrounding landscape.

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

Adjacent mooring permit holders:

As noted earlier in this report under navigational safety (Section 3.3.3 above), the QLDC Harbourmaster has identified that the swing radius associated with M246 may conflict with surrounding moorings including M235. As set out earlier in this report, in the context of the RMA which this application must be assessed, surrounding mooring owners are not considered to be adversely affected under this application because they are not legally entitled to occupy the lakebed⁹, and for the reasons set out above, although a resource consent application has been received from the mooring permit holder for M235, it does not have priority over this application as this application has progressed further through the consenting process (no response has yet been received in relation to the s92(1) request for further information sent for RM230321 on 30.11.23)). No resource consent applications have been received for any of the other surrounding moorings noted as yellow dots in Figure 1 above.

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

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

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

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

Special circumstances do not apply that require limited notification.

⁹ They do not hold private ownership rights, and they do not hold a resource consent for their moorings.

5. NOTIFICATION DETERMINATION

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

Prepared by

Decision made by



Rebecca Holden
CONSULTANT PROCESSING PLANNER



Jane Sinclair
INDEPENDENT COMMISSIONER

6.0 APPENDICES LIST

APPENDIX 1 – Applicant's AEE

APPENDIX 2 – Navigational Safety Report (246)

APPENDIX 1 – APPLICANT’S AEE

W Murison Resource Consent Application Roys Bay, Wanaka May 2026

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1.0 APPLICATION DETAILS

Applicant: William Murison

Site Location: Roys Bay, Wanaka

Legal Description: Surface and bed of Lake Wanaka

Computer Freehold Register: N/A

Area: N/A

Zone: Rural

Resource Consent is sought to legalise an existing swing mooring in Roy's Bay, Lake Wanaka. The following assessment of environmental effects has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

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

- A discretionary activity resource consent pursuant to Rule 21.15.8 for any structure or mooring that passes across or through the surface of any lake or river. It is proposed to legalise an existing mooring that passes through the surface of Lake Wānaka and is attached (anchored) to the bed of the lake.

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

Under the Otago Regional Council Plan: Water (ORP:W) the proposed activity requires resource consent for the following reason:

- A discretionary activity pursuant to Rule 13.2.3.1 as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake. It is proposed to lawfully establish an existing mooring that passes through the surface of Wānaka and is attached (anchored) to the bed of the lake.

In accordance with the deed signed between the ORC and QLDC and the confirmation from ORC delegating its decision making the application can be considered by QLDC under the relevant provisions of the (ORP:W). Overall, the application is considered to be a discretionary activity under the ORP:W.

3.0 DESCRIPTION OF PROPOSAL

3.1 History

The existing mooring was established a considerable amount of time ago but the exact date is unknown. The mooring was established in the 1950's by the applicant's father. The current mooring permit licence is held under the name W M Murison.

3.2 Proposal

Resource consent is sought to legalise an existing swing mooring M246 within Roy's Bay, Lake Wanaka. The mooring has been in place for many years. The annual QLDC fees have been paid each year by William Murison. The proposed mooring has historically been used for private recreational purposes and has moored boats up to 12 metres in length (measured at water line). Consent is therefore sought for this to continue with allowing for boats up to 12 metres to be moored. The GPS location is 44°41'06"S : 169°07'28.9"E audit number of the mooring from QLDC doing inspections is #770. Permit number M246.

A mooring report is being undertaken by Sam Watts and is included in the application

3.3 Site Description

The site is located within Roy's Bay, Lake Wanaka. An image of the approximate location can be seen below in Figure 1: Aerial image of the subject site (red dot).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Effects on the Environment

It is considered that the existing mooring and boats to be accommodated are in keeping with other moorings and boats within the vicinity. The mooring is located within a cluster of other moorings and is therefore not visually obtrusive.

The continued use of the existing swing mooring is assessed as having less than minor adverse environmental effects, as outlined below:

Lakebed Disturbance: The mooring occupies only a small footprint, has been in position for several decades and the environment has developed

around it. The effects of the chain drag will be minimal and less than repeated anchor drops that disturb the lakebed and aquatic habitats.

Water Quality: The mooring system is designed to prevent debris or contaminants from entering the water.

Navigation and Safety: The mooring will be clearly marked and has been positioned to avoid navigational channels and ensure safety for other lake users.

Visual Impact: The buoy will be of a standard design and colour, minimising visual intrusion on the natural landscape. The mooring is located within an area used for moorings for many decades and is now part of the urbanised environment. The existing moorings were a recognised element within this part of Roys Bay when the Landscape Priority Schedule 21.22.20 of the PDP was developed, (regardless of whether they were authorised under the RMA).

It is considered that the existing mooring and boat to be accommodated are in keeping with the other moorings and boats in the vicinity. This mooring is located within a cluster of other existing moorings and in a location that is most suitable for mooring given the depth of water and shelter from the elements. This location is also appropriate from a visual perspective as it reads as part of the surrounding environment and has been so for several decades.

Any adverse effects created by the proposed mooring are considered to be less than minor.

4.2 Affected Parties and Consultation

LINZ have been approached for approval.

Guardians of Lake Wanaka have made comment and have attached retrospective resource consents for vessel moorings in Roys Bay, Lake Wānaka.

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

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

5.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outline above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected. The applicant has not requested public notification (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would requires public notification (s95A(4)). The application should therefore proceed on a **non-notified basis**.

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

6.3.5 Managing Activities on Lakes and Rivers

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

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

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

6.3.5.2 Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion. (SO 3.2.1, 3.2.1.9, 3.2.4, 3.2.1.4, 3.2.4.3, 3.2.4.4, 3.2.4.5, 3.2.4.6, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, 3.2.5.6, 3.2.4.7 and SP 3.3.20, 3.3.24, 3.3.25, 3.3.30).

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

The mooring has been in place for many years and therefore has been a feature of Lake Wanaka. The mooring is surrounded by others and so is suitable to integrate within with the surrounding environment.

Rural

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

Policies

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

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

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

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

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

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

21.2.11.8 Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.

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

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

Aukaha and Te Ao Marama have been approached for their approval on behalf of the Iwi.

The mooring is going to continue to be used for recreational purposes which meets the above policies. As the mooring has been existing for many years, it is already part of the visual landscape. The mooring is surrounded by other moorings of a similar nature and so is suitably integrated within the environment.

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

APPENDIX 2 – NAVIGATIONAL SAFETY REPORT (246)

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

FROM: Ricky Campbell, QLDC Harbourmaster

DATE: 27 July 2026

APPLICATION DETAILS	
REFERENCE	RM260648
APPLICANT	W Murison
APPLICATION TYPE & DESCRIPTION	Applicant to lawfully establish an existing swing mooring (M246) for a 10-metre vessel on the bed and surface of lake Wanaka, to south of Eely Point.
ADDRESS	Bed & Surface of Lake Wanaka, south of Eely Point
ZONE	Rural (PDP) RURAL General (ODP)
SITE ADDRESS	N/A
ACTIVITY STATUS	Non-Complying
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	10.06.2026
WORKING DAYS AT TIME OF REQUEST	0
FINAL DATE FOR FURTHER INFORMATION REQUESTS	17.06.2026
DATE REPORT REQUIRED BY:	ASAP
INDICATION OF NOTIFICATION	Limited Notification
TYPE OF COMMENT REQUIRED	Memo
REQUESTED AREAS OF COMMENT	Navigational safety matters including: a) Any navigational safety concerns (e.g. swing radius clash, depth of lake) b) Whether the mooring design is fit for purpose and structurally sound.

MOORING LOCATION DIAGRAM – M246

(-44°41'06.20 169°07'29.40) (-44.685055 S 169.124833 E)



1.0 OVERVIEW

Brief Description of Proposal	Mr Murison has made a Resource Consent application in respect of his existing mooring (M246) located within Roys Bay, Lake Wanaka. The purpose of this resource Consent application is to legalise an existing mooring located at the above location. Mr Murison has had Sam Watts from Marine & Sport Wanaka complete a subsurface mooring inspection survey on the identified mooring M246 on 03.12.2025, Sam Watts has shown that he is an experienced diver and based on this I accept his report as being accurate and complete.
History	RM:260648
Waterbodies	Location: Roys Bay, Lake Wanaka

2.0 SAFETY MANAGEMENT

SAFETY MANAGEMENT COMMENTS	A Resource Consent application in regard to the mooring M246 was filed with the Queenstown Lakes District Council on 10.06.2026. As part of this process, the applicant submits a mooring survey document from a recent mooring inspection carried out on the mooring to show it is fit for purpose and meets the requirements under the Navigational Safety Bylaw 2025, after having the applicant supplied mooring survey document forwarded to myself for a desktop review and comment. Note for applicants in congested mooring areas. The resource consent application process requires navigational safety confirmation & mooring subsurface survey from a suitably qualified professional that the mooring is not in conflict with another in terms of swing radius. As part of the processing of a resource consent application, the Harbourmaster's office reviews the navigational safety information provided by the applicant, to ensure that the mooring(s) is positioned to minimise conflict. This assessment considers vessel length, mooring design and water depth to ensure there is sufficient swing room between moorings. Mooring Swing Radius Using the coordinates & swing radius documented by Sam Watts and supplied by the applicant within the mooring survey document, I note that there are still swing radius conflicts with surrounding moorings M235 when considering the updated, reduction in swing radius outlined within the mooring survey document of 7.0m of mooring swing and a vessel of 10.0m totalling 17.0 metres. Swing Radius Conflicts M235 – Processing – Swing Radius 16.0m. Ways to mitigate swing radius conflict, 1) Reduce the length of mooring tackle between block and surface buoy, if possible, (will need to be assessed by person undertaking survey on mooring to see if possible). 2) Relocate mooring to a more suitable location free of conflicts. 3) Restriction of vessel length on given mooring. 4) Use an alternatively engineered mooring system – eco Band etc Due to the above current conflict with surrounding moorings, I am unable to support this application at this time until these are addressed, or a plan is put forward to remedy these conflicts.
Safety Operation Plan (SOP) comments	Nil Required.
Maritime comment obtained?	No Comment Required from Maritime NZ

3.0 LEGISLATION

- Maritime Transport Act 1994
- Navigation Safety Bylaw 2025

4.0 RECOMMENDED CONDITIONS/ADVICE NOTES

Please see notes above.

5.0 FINAL COMMENT

Prepared by: Ricky Campbell
Harbourmaster
Queenstown Lakes District Council

Kind Regards

Ricky

Ricky Campbell

District Harbourmaster
Queenstown Lakes District Council
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TechnologyOne ECM Document Summary

Printed On 03-Aug-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	9678723	1	09-Jun-2026
PUB_ACC	AEE	9678724	1	09-Jun-2026
PUB_ACC	Mooring Permit 246 2025 - 2026	9684815	1	11-Jun-2026
PUB_ACC	Mooring Inspection Report - Consent 246, Lake Wanaka	9678721	1	09-Jun-2026
PUB_ACC	QLDC Swing Mooring Inspection Form - Consent 246	9678720	1	09-Jun-2026
PUB_ACC	Proposed Swing Radius - Mooring 246, Lake Wanaka	9729369	1	02-Jul-2026
PUB_ACC	2026-06-10- Form 8a - Signed LINZAPA	9681523	1	10-Jun-2026
PUB_ACC	Guardians of Lake Wanaka	9678722	1	09-Jun-2026



APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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

APPLICANT //

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

*Applicant's Full Name / Company / Trust: **William Martin Murison**
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: **48 Winders Street 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: **jackie_murison@hotmail.com**

*Phone Numbers: Day **021 517 525**

Mobile:

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: **Jackie Murison - Stuart Bale Limited**

Phone Numbers: Day **021 517 525**

Mobile:

Email Address: **jackie_murison@hotmail.com**

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: **W Murison**

*Postal Address: **48 Winders Street Wanaka**

*Please provide an email AND full postal address.

*Post code:
9305

*Email: **jackie_murison@hotmail.com**



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above

☐

Applicant:

☐☐

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

Lake Wanaka

GPS LOCATION OF PROPOSED WORKS //

(Note: this must be supplied for all mooring and jetty applications, and any other waterbased activity that does not have an associated land parcel attached to the operation)

GPS co-ordinates: Note: you must specify which GPS co-ordinate system* was used to identify the GPS location - Decimal Degrees (DD) or Degrees Minutes Seconds (DMS) (*The Harbourmaster prefers the Decimal Degrees (DD) co-ordinate systems, but either can be used)

To be supplied in inspection report

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

246

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

☒

Waterbased site, therefore water hazards



PRE-APPLICATION MEETING

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

☐

Yes

☐

No

☐

Copy of minutes attached

If 'yes', provide the reference number:



CONSENT(S) APPLIED FOR

41



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)

To legalise an existing swing mooring



BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on **Lake Wanaka**

(Lake / River)

The activity will operate **24/7**

(dates / duration)

to provide for

(number persons)

Brief description of activity:

to legalise an existing swing mooring

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



OTHER CONSENTS

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

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



Yes



No



N/A

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



Yes



No



N/A



APPLICATION NOTIFICATION

Are you requesting public notification for the application?



Yes



No

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



INFORMATION REQUIRED TO BE SUBMITTED //

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

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



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



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



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



A Safety Management Plan



Noise report (if relevant)



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

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

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



An Assessment of Effects (AEE).

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



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

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

Each document should be no greater than 10mb



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.

43

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

\$1544 - Land Use Other applications



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 **Jackie Murison**

Firm/Company **Stuart Bale Limited**

Dated

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

Information provided within the Form above

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

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

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

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

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

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

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

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

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



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

Application Form

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report

W Murison Resource Consent Application Roys Bay, Wanaka May 2026

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1.0 APPLICATION DETAILS

Applicant: William Murison

Site Location: Roys Bay, Wanaka

Legal Description: Surface and bed of Lake Wanaka

Computer Freehold Register: N/A

Area: N/A

Zone: Rural

Resource Consent is sought to legalise an existing swing mooring in Roy's Bay, Lake Wanaka. The following assessment of environmental effects has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

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

- A discretionary activity resource consent pursuant to Rule 21.15.8 for any structure or mooring that passes across or through the surface of any lake or river. It is proposed to legalise an existing mooring that passes through the surface of Lake Wānaka and is attached (anchored) to the bed of the lake.

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

Under the Otago Regional Council Plan: Water (ORP:W) the proposed activity requires resource consent for the following reason:

- A discretionary activity pursuant to Rule 13.2.3.1 as the proposal involves the placement of a structure, fixed in, on, under or over the bed of a lake. It is proposed to lawfully establish an existing mooring that passes through the surface of Wānaka and is attached (anchored) to the bed of the lake.

In accordance with the deed signed between the ORC and QLDC and the confirmation from ORC delegating its decision making the application can be considered by QLDC under the relevant provisions of the (ORP:W). Overall, the application is considered to be a discretionary activity under the ORP:W.

3.0 DESCRIPTION OF PROPOSAL

3.1 History

The existing mooring was established a considerable amount of time ago but the exact date is unknown. The mooring was established in the 1950's by the applicant's father. The current mooring permit licence is held under the name W M Murison.

3.2 Proposal

Resource consent is sought to legalise an existing swing mooring M246 within Roy's Bay, Lake Wanaka. The mooring has been in place for many years. The annual QLDC fees have been paid each year by William Murison. The proposed mooring has historically been used for private recreational purposes and has moored boats up to 12 metres in length (measured at water line). Consent is therefore sought for this to continue with allowing for boats up to 12 metres to be moored. The GPS location is 44°41'06"S : 169°07'28.9"E audit number of the mooring from QLDC doing inspections is #770. Permit number M246.

A mooring report is being undertaken by Sam Watts and is included in the application

3.3 Site Description

The site is located within Roy's Bay, Lake Wanaka. An image of the approximate location can be seen below in Figure 1: Aerial image of the subject site (red dot).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Effects on the Environment

It is considered that the existing mooring and boats to be accommodated are in keeping with other moorings and boats within the vicinity. The mooring is located within a cluster of other moorings and is therefore not visually obtrusive.

The continued use of the existing swing mooring is assessed as having less than minor adverse environmental effects, as outlined below:

Lakebed Disturbance: The mooring occupies only a small footprint, has been in position for several decades and the environment has developed

around it. The effects of the chain drag will be minimal and less than repeated anchor drops that disturb the lakebed and aquatic habitats.

Water Quality: The mooring system is designed to prevent debris or contaminants from entering the water.

Navigation and Safety: The mooring will be clearly marked and has been positioned to avoid navigational channels and ensure safety for other lake users.

Visual Impact: The buoy will be of a standard design and colour, minimising visual intrusion on the natural landscape. The mooring is located within an area used for moorings for many decades and is now part of the urbanised environment. The existing moorings were a recognised element within this part of Roys Bay when the Landscape Priority Schedule 21.22.20 of the PDP was developed, (regardless of whether they were authorised under the RMA).

It is considered that the existing mooring and boat to be accommodated are in keeping with the other moorings and boats in the vicinity. This mooring is located within a cluster of other existing moorings and in a location that is most suitable for mooring given the depth of water and shelter from the elements. This location is also appropriate from a visual perspective as it reads as part of the surrounding environment and has been so for several decades.

Any adverse effects created by the proposed mooring are considered to be less than minor.

4.2 Affected Parties and Consultation

LINZ have been approached for approval.

Guardians of Lake Wanaka have made comment and have attached retrospective resource consents for vessel moorings in Roys Bay, Lake Wānaka.

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

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

5.0 SECTION 95 NOTIFICATION

A consent authority must publicly notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outline above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected. The applicant has not requested public notification (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would requires public notification (s95A(4)). The application should therefore proceed on a **non-notified basis**.

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

6.3.5 Managing Activities on Lakes and Rivers

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

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

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

6.3.5.2 Recognise the character of the Frankton Arm including the established jetties and wharves, and provide for their maintenance, upgrade or expansion. (SO 3.2.1, 3.2.1.9, 3.2.4, 3.2.1.4, 3.2.4.3, 3.2.4.4, 3.2.4.5, 3.2.4.6, 3.2.5, 3.2.5.2, 3.2.5.3, 3.2.5.4, 3.2.5.5, 3.2.5.6, 3.2.4.7 and SP 3.3.20, 3.3.24, 3.3.25, 3.3.30).

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

The mooring has been in place for many years and therefore has been a feature of Lake Wanaka. The mooring is surrounded by others and so is suitable to integrate within with the surrounding environment.

Rural

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

Policies

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

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

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

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

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

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

21.2.11.8 Encourage development and use of water based public ferry systems including necessary infrastructure and marinas, in a way that avoids adverse effects on the environment as far as possible, or where avoidance is not practicable, remedies and mitigates such adverse effects.

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

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

Aukaha and Te Ao Marama have been approached for their approval on behalf of the Iwi.

The mooring is going to continue to be used for recreational purposes which meets the above policies. As the mooring has been existing for many years, it is already part of the visual landscape. The mooring is surrounded by other moorings of a similar nature and so is suitably integrated within the environment.

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 246

Description of mooring: Swing Mooring

Name to whom permit is granted: William Murison

Waterway: Lake Wanaka

Position of mooring: Longitude: 169.124762

Resource Consent: RM260648

Latitude: -44.685003

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 or Queenstown: 03 441 0499 or Wanaka: 03 443 0024

Conditions of permit

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

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

Maintenance and construction requirements

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

Liability of the Council

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

Transfer of permit

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

Surrender of permit

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

UNDERWATER MOORING INSPECTION REPORT

Lake Wanaka, Queenstown Lakes District

Prepared in support of a resource consent application to Queenstown Lakes District Council under the Resource Management Act 1991 and the Navigation Safety Bylaw 2018.

Mooring / Consent No.	246
Owner / Consent Holder	William Murrison
Waterbody	Lake Wanaka
Mooring position	44° 41'.06 S, 169° 07'.29 E
Water depth at mooring	11 m
Vessel served	"Edwina" — c.100-year-old kauri launch, 10 m LOA
Mooring type	Single-point swing mooring (ground weight, ground chain, riser, swivel and surface buoy)
Date of inspection	3 December 2025
Inspection method	Underwater dive (visual and tactile)
Conditions on the day	Good underwater visibility
Inspected by	Sam Watts (Vessel Owner), Marine & Sport Wanaka
Overall finding	Serviceable, with defects requiring remediation — see findings below

1. Purpose and scope

This report records the findings of an underwater inspection of the swing mooring associated with Mooring / Consent No. 246 in Lake Wanaka. The inspection was carried out to assess the condition and serviceability of the mooring's ground tackle and surface components, and to provide supporting evidence for a resource consent application to Queenstown Lakes District Council (QLDC).

The scope was a single dive covering the mooring from the ground weight on the lakebed, through the ground chain, connecting hardware and swivel, up the riser chain to the surface buoy and the vessel pick-up. The inspection was visual and tactile; no destructive testing, chain gauging to a certified standard, or load testing was undertaken.

2. Inspector

The inspection was undertaken by Sam Watts of Marine & Sport Wanaka. The inspector is an experienced recreational diver and commercial skipper with over 20 years at sea, and has been involved in a range of mooring activities throughout that period aboard vessels ranging from 10 m to 60 m. The assessment below reflects that practical experience of mooring construction, wear patterns and fitness for purpose.

3. Mooring and vessel details

The mooring is a conventional single-point swing mooring located in approximately 11 m of water. The vessel held on the mooring is "Edwina", a kauri launch of approximately 100 years of age and 10 m length overall. Given the age and timber construction of the vessel, reliable mooring integrity is important and the ground tackle servicing it should be maintained to a high standard.

The ground tackle observed is heavy and well specified for a vessel of this size: a large ground weight set into the lakebed, joined to a 32 mm stud-link ground chain, which in turn connects to a

13 mm riser chain rising to the surface buoy. A swivel is fitted at the buoy and the vessel is secured by a doubled 20 mm three-strand pick-up line.

4. Inspection method and conditions

The mooring was inspected by dive on 3 December 2025 in good underwater visibility, allowing clear visual assessment of each component. Each element was examined in turn from the ground weight to the surface, with hardware checked by hand for security, wear and freedom of movement.

5. Component condition — findings

Component	Specification	Observed condition	Assessment
Ground weight / block	Large mass block	Appears large and well bedded into fine silt. No evidence of dragging, scour or movement; bedding consistent with long-established placement.	Satisfactory
Ground chain	32 mm stud link	Heavy ground chain, sound and appropriately sized for the application. Connected through to the riser. No significant defects observed.	Satisfactory
Connecting hardware / shackles	—	All shackles found seized (pins set / moused) and in good order, securing the ground chain, swivel and riser connections.	Satisfactory
Riser chain	13 mm	Well worn over its length, with section loss consistent with the working zone of a swing mooring riser. Wear is beyond a level suitable for continued reliable service.	Replace
Swivel	At buoy	Swivel fitted at the buoy as expected for a swing mooring; in order at the time of inspection.	Satisfactory
Surface buoy	—	Showing wear at the top line termination (where the pick-up / riser terminates at the buoy). Requires remediation to restore a sound termination.	Remediate
Vessel pick-up line	Doubled 20 mm 3-strand rope	Vessel secured by a doubled 20 mm three-strand pick-up line. Serviceable; recommend routine monitoring for chafe at terminations.	Monitor

Note: “seized” shackles refers to pins that are set and moused so they cannot work loose — this is the desired condition for mooring hardware.

6. Defects identified

Two items were identified as requiring remediation before the mooring can be regarded as fully fit for purpose:

- Riser chain (13 mm) — well worn and requiring replacement. As the riser is the most heavily worked element of a swing mooring and the principal connection between the ground tackle and the vessel, replacement is the priority item.
- Surface buoy top-line termination — wear at the termination point requires remediation to restore a sound, reliable connection at the buoy.

The balance of the system — the ground weight, 32 mm ground chain, shackles and swivel — was found to be in good order and well suited to the vessel held.

7. Overall assessment

The mooring is of sound overall construction with heavy, well-specified ground tackle that is appropriate for a 10 m launch of this type. The ground weight, ground chain and connecting hardware are in good condition. However, the mooring is not presently in fully serviceable condition due to the worn 13 mm riser chain and the worn buoy top-line termination. Once these two items are remediated, the mooring is expected to be fit for purpose and capable of safely holding the vessel.

8. Recommendations

- Replace the 13 mm riser chain in full, sized to current mooring guidance for the vessel and exposure.
- Remediate the surface buoy top-line termination to restore a sound connection; renew the buoy if the termination cannot be reliably reinstated.
- Re-set and mouse all shackles on reassembly, and confirm the swivel remains free-moving.
- Inspect the doubled 20 mm pick-up line for chafe at terminations and renew if any wear is evident.
- Re-dive and re-inspect the mooring at regular intervals — recommended at least every two years, and annually for the riser and surface components given the age and value of the vessel held.

9. Declaration

I confirm that I personally carried out the underwater inspection described in this report on the date stated, and that the findings recorded above are a true and accurate account of the condition of the mooring as observed on the day. This report is provided to support the resource consent process for Mooring / Consent No. 246. It is based on a visual and tactile dive inspection and does not constitute certified chain gauging or load testing.

Signed:  _____

Sam Watts

Marine & Sport Wanaka
54 Anderson Road, Wanaka
Date: 3 December 2025

SWING MOORING INSPECTION & INFORMATION FORM

Queenstown Lakes District Council — completed for Mooring / Permit No. 246, Lake Wanaka

Owner / Contact Person Details

Mooring Location (Lake)	Lake Wanaka
Mooring Permit #	246
Mooring Owner's Name	William Murrison
Owner's Address	48 Winders Street, Wanaka, 9305
Phone No.	03 4437699

Details of Primary Vessel Using Mooring

Name of Vessel	"Edwina"
Vessel Type	Recreational Powered Craft — c.100-year-old kauri launch (historic)
Length of Vessel	12 m LOA
Weight of Vessel	Approximately 4 tonnes (≈ 4,000 kg)
Vessel Colour(s)	White hull

Details of Mooring

GPS Position (WGS84 decimal degrees)	LAT -44.68433 S LON 169.12150 E <i>(44°41.06'S, 169°07.29'E)</i>
Confirmed true block location?	Yes — block located and well bedded; coordinates in terms of WGS84
Inspection Date	3 December 2025
Water depth at location at inspection	11 m
Lake level at time of inspection	278.4m
Calculated total swing radius at lowest lake level	42m
Estimated life expectancy before upgrade/replacement	Existing ground tackle assessed at/near end of service life — full renewal recommended. Renewed system: ~10 years.
Was vessel on mooring at time of inspection?	Yes

Checklist — Mooring Components

Section	Component	Details	Condition (% & notes)	Status
TOP	Float / buoy	No.: 246 (confirm) · Colour: red/orange · Type: to confirm	Showing wear at top-line termination — recommend replacement	Replace
	Shackle(s)	Moused: Yes	At base of buoy; in good order	Existing
	Top chain / warp	Doubled 20 mm 3-strand rope · Length: to confirm	Serviceable; monitor for chafe at terminations	Existing
MIDDLE	Swivel	Fitted at buoy	In order at inspection	Existing
	Shackle(s)	Moused: Yes	In good order	Existing
	Riser chain	13 mm · Length: to confirm	Well worn over length — requires replacement	Replace
	Intermediate chain	None observed	n/a	—

Section	Component	Details	Condition (% & notes)	Status
BOTTOM	Shackle(s)	Moused: Yes	In good order	Existing
	Ground chain	32 mm stud link · Length: to confirm	Heavy, sound, mostly buried; no defects observed	Existing
	Block shackle	Buried — not visible	Could not be visually confirmed (buried)	Existing
	Block ring	Buried — not visible	Could not be visually confirmed (buried)	Existing
	Block / ground weight	Large mass block · Dry weight not measurable (buried)	Large; well bedded in fine silt; no drag, movement or scour — assessed as of appropriate weight for the vessel	Existing

Status key: "Existing" = retained component as inspected; "Replace" = recommended for replacement. Note: full ground-tackle renewal is recommended overall (see supporting report).

Inspector's Observations

The ground weight appears large and is well bedded into fine silt, with no evidence of dragging, scour or movement consistent with long-established placement. The block shackle and block ring were buried and could not be visually confirmed; block dimensions and dry weight were therefore not measurable on the dive. As no drag or movement was observed, the block is assessed as being of appropriate weight and holding for the vessel (approximately 4 tonnes).

Inspector's Further Comments — Swing Radius Calculation

The total swing radius at lowest lake level is calculated as:

Ground chain + Riser chain – Depth at lowest lake level + Warp + Boat length = Total swing radius

4 m (ground chain) + **15 m** (riser) – **9 m** (depth at lowest lake level) + **2 m** (warp) + 12 m (boat) = **42 m** total swing radius

Component lengths and the lowest-lake-level depth are to be completed to finalise the figure. The mooring should be specified to provide an adequate swing radius for a vessel of up to 12 m LOA in approximately 11 m of water, clear of neighbouring moorings and hazards.

Mooring Diagram

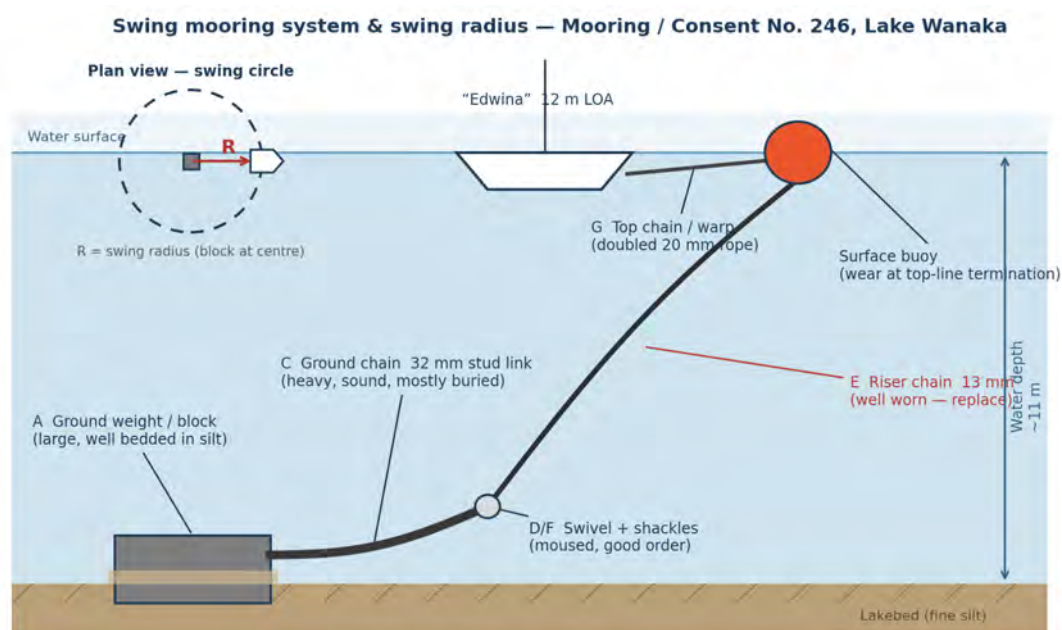


Figure 1 — Swing mooring system schematic, Mooring / Consent No. 246, Lake Wanaka (component diameters as inspected; lengths to be confirmed).

Pictures — Mooring Components



alongside the vessel "Edwina" at the time of inspection.



Underwater view of the mooring riser chain during the dive

Declaration

This is to certify that I have inspected the mooring as detailed above and that the information supplied is true and correct. The inspection was a visual and tactile dive inspection carried out by Sam Watts, Managing Director of the local marine shop in Wanaka, who is regularly involved in mooring specification and mooring-related work in the district and is an experienced recreational diver and commercial skipper with over 20 years at sea; it does not constitute certified chain gauging or load testing.

Signed: _____

Inspector: Sam Watts

physical address: 54 Anderson Road, Wanaka

Date: 3 December 2025

MOORING 246 — PROPOSAL TO REDUCE SWING RADIUS

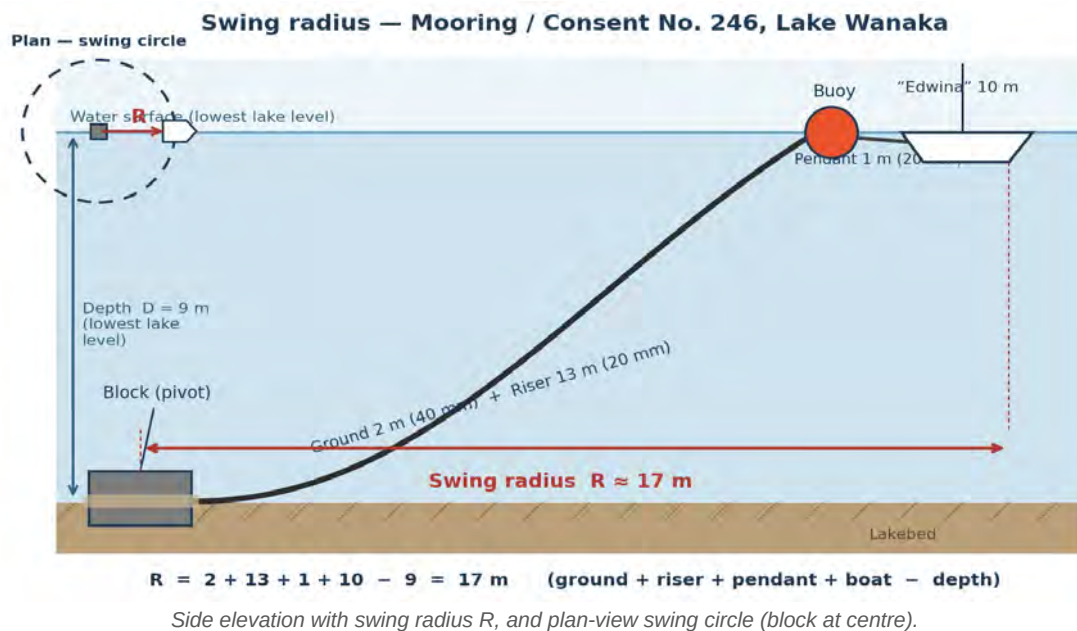
Mooring / Consent No. 246, Lake Wanaka — “Edwina” (10 m LOA, ~4 t)

Background and proposal

Following the inspection and submission, it has become apparent that the current location of Mooring 246 has had ample surrounding space, in part because a number of adjacent moorings are currently unused. This available space had allowed the mooring to accommodate a larger vessel and a correspondingly larger swing radius than is strictly required.

To assist the consenting process for the neighbouring moorings, we propose to reduce the swing radius of Mooring 246 as far as practicable. Our preference, however, is that the vessel currently held — “Edwina”, a kauri launch of recognised historical value that has historically occupied this mooring — be able to remain in place.

This sheet sets out the swing-radius calculation for Mooring 246 using the QLDC formula, with proposed chain and pendant lengths as this mooring will require remediation in the near future. The resulting swing radius is approximately 17 m.



Formula

$R = \text{ground chain} + \text{riser chain} - \text{depth (at lowest lake level)} + \text{warp} + \text{boat length}$

The depth is subtracted because the riser must rise vertically through the water column, so that length does not convert to horizontal reach. Use the depth at the lowest lake level (not the depth on the day of inspection).

Our mooring — components

Component	Diameter / spec (proposed)	Length
Ground chain	40 mm	2 m
Riser chain	20 mm	13 m
Pendant	20 mm 3-strand (to vessel)	1 m
Depth at lowest lake level	11 m on day of inspection	9 m
Boat (LOA)	“Edwina” kauri launch	10 m

Calculation

2 m (ground) + 13 m (riser) + 1 m (pendant) + 10 m (boat) – 9 m (depth) = **17 m swing radius**



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

William Murison M246



AFFECTED PERSON'S DETAILS

I/We Toit Te Whenua Land Information New Zealand

Are the owners/occupiers of
Lake Wanaka



DETAILS OF PROPOSAL

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

To legalise an existing swing mooring on Lake Wanaka

at the following subject site(s):

Lake Wanaka



PLEASE TICK

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



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

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

AEE (dated May 2026)



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)

Linda Chandler

Contact Phone / Email address

crownproperty@linz.govt.nz

Signature

Date

10/06/2026

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.



Guardians of 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 applications for retrospective resource consents for vessel moorings in Roys Bay, Lake Wānaka.

Guardians of Lake Wānaka understand that a number of existing vessel moorings that have been in place in Roys Bay for varying lengths of time, some since the 1950s and some 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 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 various Landscape Assessments. We agree with their 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 any of 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 within the lake 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, 2020) requirements, see <https://environment.govt.nz/publications/national-policy-statement-for-freshwater-management-2020-amended-february-2023/>

We encourage agreement that any **consented mooring activities and associated vessels 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 Wānaka
9-04-26