APPLICATION AS NOTIFIED

P & P Hunt Family Trust
RM260251

File Number RM260251

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:

P & P Hunt Family Trust

What is proposed:

To lawfully establish an existing swing mooring (M241), within Glendhu Bay, 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 within Glendhu Bay, at the following GPS coordinates:

Latitude -44.674466 / 44° 40' 28.08" S
Longitude 169.024124/ 169° 01' 26.85" E

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

https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc or via our edocs website using **RM260251** 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:

27 November 2026

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

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

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

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

You must serve a copy of your submission to the applicant (P & P Hunt Family Trust, philhuntnz1@gmail.com) as soon as reasonably practicable after serving your submission to Council:

C/- Kristy Jennings
kristy@centralrm.co.nz
Central Resource Management Limited

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: 30 October 2026

Address for Service for Consent Authority:

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



QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

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

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

THE OTAGO REGIONAL COUNCIL

Applicant:	P & P Hunt Family Trust
RM reference:	RM260251
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 (M241) within Glendhu Bay, Lake Wānaka.
Location:	Bed and surface of Lake Wānaka, at Glendhu Bay
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 21.22.21) Statutory Acknowledgement Area
ORC ORP:W Notations:	MA3 (Waahi tapu and/or Waiwhakaheke) Statutory Acknowledgement Area
Activity Status:	**Discretionary**
Decision Date	**30 October 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.

1.0 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 13.4.26, 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 and site description in Sections 3.1-3.2 of the report entitled "*P & P Hunt Family Trust, Resource Consent Application, Glendhu Bay, Lake Wanaka, March 2026*", prepared by Kristy Jennings of Central Resource Management Limited, 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 exceptions and additions:

Consent is sought to lawfully establish under the RMA an existing swing mooring for a single vessel, located within Glendhu Bay, Lake Wānaka. The proposal relates to existing mooring permit[1] 241 ("M241") which is located at the following GPS coordinates (as shown in Figure 1 below):

Latitude -44.674466 / 44° 40' 28.08" S
Longitude 169.024124/ 169° 01' 26.85" E

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

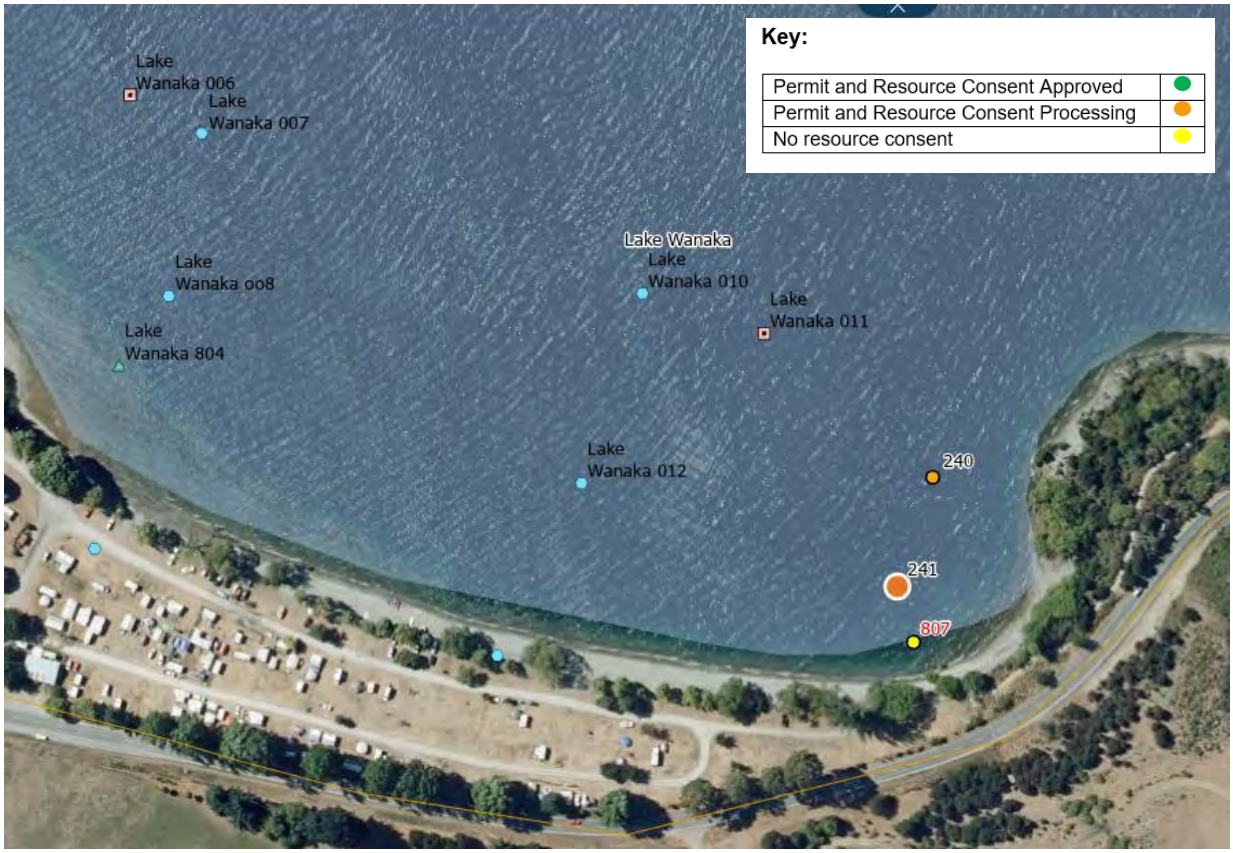


Figure 1: location of existing swing mooring M241 (large **orange** dot as indicated), in relation to surrounding moorings and features.

Of note, the GPS coordinates that have been used within the application documents use the WGS84 Decimal Degree ("DD") format (including within the AEE and mooring inspection report). Both the DD format and the Degrees, Minutes, Seconds ("DMS") format have been cited above. Whether the DMS or DD format are used, M241 is in the location shown in Figure 1 above.

The Applicant has advised that the existing mooring was established in 1987 by a previous owner but has been in the Applicant's ownership since 2022. The Applicant has demonstrated that they hold a QLDC permit for the mooring.

M241 is currently used by a vessel 11.6 metres in overall length (as confirmed in the mooring inspection report submitted with the application, noting the navigational safety report refers to vessel 11.9m in length). Consent is sought to provide for the continued use of this mooring by a vessel this size.

1.3 Site and Surrounds Description

In addition to the Applicant's brief description of the site and surrounding environment, it is noted that the proposed mooring is located within Glendhu Bay, to the north of the Glendhu Bay campground, a popular destination for campers and boating enthusiasts, especially in summer months. There are two water ski lanes within Glendhu Bay (eastern and western), as well as two public boat ramps, one accessed from within the campground, and the other from the Council recreation reserve located to the immediate north-west of the campground.

Lake Wanaka is identified as an Outstanding Natural Landscape (ONL), with Glendhu Bay being located within Landscape Priority Area 21.22.21 (West Wānaka) ("PA 21.22.21") as identified within the PDP. Lake Wānaka is contained within Wāhi Tūpuna Site 34 (Wānaka (Lake Wānaka)) and is also a Statutory Acknowledgment Area therefore the lake holds cultural and spiritual significance to Manawhenua[2] of this District. This decision will address these matters further below.

[2] The spelling of "Manawhenua" used throughout this report is consistent with the QLDC PDP, unless cited otherwise.

2.0 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 OPERATIVE DISTRICT PLAN

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

2.2 PROPOSED DISTRICT PLAN

As noted above, the proposed mooring is located within Wāhi Tūpuna Site 34 (Wānaka (Lake Wānaka)) and within an Outstanding Natural Landscape (ONL) (PA 21.22.21). 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 subject site is zoned Rural (water) in the PDP. The proposed activity requires resource consent under the PDP for the following reason[3]:

- 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.

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

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

[3] Rules that are treated as operative under s86F.

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

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

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

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

3.0 SECTION 95A – PUBLIC NOTIFICATION

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

3.1 Step 1 – Mandatory public notification

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

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

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

Therefore, public notification is not required by Step 1.

3.2 Step 2 – Public notification precluded

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

The proposal is not:

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

Therefore, public notification is not precluded under Step 2.

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

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

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

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

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

Effects that must be disregarded:

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

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

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

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

The QLDC processing planner has consulted with Maritime New Zealand as per requirements of s.89A. In an email dated 13.4.26, Maritime NZ confirmed they had no comment on the application.

Effects that <u>may</u> 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.*

<u>3.3.2 Permitted Activities (s95D(b))</u>

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

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

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

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

It is considered 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 contrary[4]. 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 an existing swing mooring system (M241) within Glendhu Bay, Lake Wānaka. An assessment relevant to each Council plan follows.

Expert reports

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

- A navigational safety report 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 discretionary activity status. However, as a discretionary activity the assessment is not limited to these matters. 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 (including cumulative effects);
ii. Navigation and water safety;
iii. Effects on recreation;
iv. Cultural effects.

The Assessment of Effects provided at section 4 of the Applicant's AEE is brief and is therefore adopted in part for the purposes of this report with the following additions.

i. Landscape, visual and amenity effects, and effects on natural character;

Lake Wānaka is shown on PDP Planning Maps as being located within an ONL. The subject mooring is located within part of Lake Wānaka identified as PA 21.22.21 (West Wānaka). 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.

The Applicant seeks consent to lawfully establish existing swing mooring M241 in its current location, to the immediate north of the Glendhu Bay campground within Lake Wānaka. Although the mooring will be visible to a wide catchment area, including from the surface of Lake Wānaka and the adjoining shoreline, several moorings at Glendhu Bay are noted as an existing land-use patterns or feature[5] within PA 21.22.21, and Glendhu Bay itself is recognised as exhibiting a concentration of human modification. Further, recreational use of the lake and lakeshore forms part of the history of Glendhu Bay, including for boating purposes. Of relevance, paragraph 66 of PA 21.22.21 states:

> *"Glendhu Bay lake margins are the least natural parts of the ONL because of the presence of the campground and pastoral farming activities. The campground, with its high level of development, contrasts with the rural character of the farmland on the southern side of the road, notwithstanding the presence of scattered farm buildings and dwellings."*

[5] Refer to paragraph 22 within Landscape Priority Area 21.22.21.

Acknowledging that the landscape capacity for additional jetties, boatsheds, lake structures and moorings within PA 21.22.21 is "extremely limited or no landscape capacity"[6], this application is not for an additional new mooring. For this reason, it is considered adverse cumulative effects have already been considered within this schedule (whereby it is recognised that there is extremely limited or no capacity for additional moorings).

Notwithstanding the above, 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 (a boat ramp is located at the Glendhu Bay campground, and another public boat ramp further to the north-west, outside the campground but still within Glendhu Bay). The location of the mooring is approximately 35m from the shoreline and will not obstruct any public views nor dominate the shore scape, being tucked within a sheltered part of the bay. The mooring is compatible with the scenic and amenity values associated with this part of Lake Wānaka.

Given the land-use immediately adjacent to the shoreline has been modified through the presence of the campground and associated facilities, 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 and natural character 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.

As part of a request for further information, the Applicant commissioned a mooring inspection which was carried out on 25 August 2024 by Mr Craig Fahey 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 M241 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.

Using the supplied GPS coordinates, mooring block location, survey specifications, and a vessel length of up to 11.6 metres overall (as confirmed within the navigational safety report, noting the navigational safety report refers to a vessel 11.9 metres in overall length), the swing radius associated with M241 was assessed as conflicting adjacent mooring M807. However, in the RMA context under which this application is assessed, as shown in Figure 1 above, M807 has not yet been lawfully established under the RMA – i.e. is unconsented (yellow dot). As such, although a physical hazard may exist in the lake in real terms, retaining M241 in its current location is considered under the RMA requirements to result in no more than minor adverse effects on navigational safety on Lake Wānaka given this adjacent mooring does not hold a resource consent. Further, accurate information including confirmation of block location and specifications for M807 have not been provided by this mooring owner, therefore a reliable assessment of whether a conflict exists between M241 and M807, or to what level, is not possible.

The Applicant`s vessel is recorded as being in excess of 9 metres in length, and as such, the QLDC Harbourmaster has advised that the mooring system will need to be upgraded to meet the design requirements set out in the QLDC Mooring Booklet for use by vessels 9.0 metres and above. The Applicant has been made aware of this requirement.

[6] Reference to moorings within Landscape Schedule 21.22.21 does not differentiate whether they have been consented under the RMA or not. It is accepted that M241 existed in the lake at the time the landscape schedule was drafted.

Overall, it is considered that lawfully establishing M241 in its current location 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, M241 is located to the north of the Glendhu Bay campground, which is highly popular with campers and recreational boaters, especially in warmer months. There are two boat ramps within Glenhdu Bay, one associated with the campground and a public boat ramp further west. Accordingly, this area is well utilised by the public for recreational purposes.

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. As noted above, the mooring is tucked into a more sheltered area of the bay, and is outside of the eastern water ski access lane (shown in Figure 2 below).



Figure 2: approximate location of M241 (red star) in relation to the Glendhu Bay – East ski lane.
Source: QLDC Navigational Safety Bylaw 2025

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. 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 Tahu[7] 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.

[7] 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".

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.

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 the vicinity of Glendu bay Campground and Recreation Reserve containing a public boat ramp as well as other surrounding moorings, it is considered that adverse cultural effects on the environment are minor.

v. 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 and effects on natural character (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 26.10.26, 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 the mooring is in use. Adverse effects on the environment in this regard are therefore considered to be no more than minor and appropriately remedied/mitigated.

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, both of which are in Roys Bay.

However, there is an existing water take within Glendhu Bay which services the campground (QLDC being the consent holder). In the email dated 25.6.26[8], the Applicant advised that the mooring was shifted by QLDC in approximately 2013 when a new water take was established (a search of the ORC Spatial Data Portal suggests the consent itself was issued in 2011). Accordingly, it is accepted that the mooring is appropriately cited and was taken into consideration (by being relocated) at the time the water take was established.

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.

4.0 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.

[8] Publicly viewable on QLDC's eDocs system searching under the reference "RM260251": https://edocs.qldc.govt.nz/

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:

The Glendhu Bay campground which is located on land vested as Recreation Reserve (administered by the QLDC but leased to a private operator) overlooks the proposed mooring location. However, as outlined above, mooring M241 is a small element in the context of the surrounding landscape and forms an anticipated part of Glendhu Bay (in that it is a recognised element within PA 21.22.21).

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 M241 may conflict with adjacent mooring M807. As set out earlier in this report, in the context of the RMA which this application must be assessed, this mooring owner is not considered to be adversely affected under this application because they are not legally entitled to occupy the lakebed[9], and no resource consent application has been received for M807.

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

Guardians of Lake Wanaka:

The Guardians of Lake Wānaka ("The Guardians") report to and make recommendations to the Minister of Conservation over matters that impact the natural state and quality of Lake Wānaka. This organisation was established under The Lake Wānaka Preservation Act in 1973 in recognition of public concern about the potential of hydro-electric development to alter the natural level and outflow of Lake Wānaka.

The Guardians have been appointed under this legislation to advise the Minister of Conservation over:

i) preventing the lake from being impounded, controlled or obstructed
ii) preventing the natural rate of flow from the lake from being varied or controlled
iii) preserving the lake level and shoreline in their natural states
iv) maintaining and improving (where possible) the quality of water in the lake.

The Applicant has provided evidence of consultation with this group in the form of their standard letter, which outlines the Guardian's position on retrospective moorings. This letter is entitled: "*Guardians of Lake Wānaka response to the application for retrospective resource consents for vessel moorings in Roys Bay, Lake Wānaka*." As the subject mooring is located within Glendhu Bay, not Roys Bay as referenced in the title of this correspondence, this letter cannot be relied on for the moorings located in Glendu Bay.

However, it is accepted that this correspondence provides helpful guidance regarding The Guardians potential concerns relating to retrospective moorings in Lake Wānaka, which include the potential impacts on the lakes localised water quality, and ecosystem function. For retrospective moorings within Roys Bay, the Guardians offer a number of general conditions for consideration *"to avoid impacts of undesirable organisms, nutrients, rubbish or other contaminant runoff from moored vessels into the lake or onto the shoreline*." These include the following:

> *"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."*

The Applicant has volunteered the following conditions, which align with the recommendations above:

1. The Consent Holder shall ensure that no vessel moored discharges any contaminants such as (but not limited to) fuel, oil, wastewater, rubbish, human waste, sewage, or indicators of sewage, bacterial or protozoan contamination, organisms pathogenic to humans, or to indigenous wildlife into Whakātipu-Wai-Māori [sic] so as to avoid potential adverse effects from contaminants on the lakes water quality.

2. The Consent Holder shall ensure that best practice measures are adopted to monitor and remove any aquatic lake weed as defined in the Regional Pest Management Plan (RPMP) within an area extending in a three metre circle around the moorings.

On this basis, it is assessed that the proposal will not affect the purpose for which The Guardians was established (listed in points i) to iv) cited above) for the following reasons:

a) The proposal will not affect the lake level; and
b) As noted in Section 3.3.3 above, the moorings are not new, additional moorings, and are a recognised element in Schedule 21.22.21. It is therefore concluded that the shoreline will continue to be preserved in its natural state; and

c) The quality of water in the lake will be maintained (ensured by conditions of consent, as assessed above).

It is therefore concluded that the Guardians of Lake Wānaka will not be adversely affected by the proposal.

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

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

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

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

Special circumstances do not apply that require limited notification.

5.0 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



Rebecca Holden
CONSULTANT PROCESSING PLANNER

Decision made by



Jane Sinclair
INDEPENDENT COMMISSIONER

6.0 APPENDICES LIST

APPENDIX 1 – Applicant's AEE
APPENDIX 2 – Navigational Safety Report (241)

APPENDIX 1 – APPLICANT'S AEE

CENTRAL
RESOURCE MANAGEMENT

P & P Hunt Family Trust

Resource Consent Application

Glendhu Bay, Lake Wanaka

March 2026

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1.0 APPLICATION DETAILS

Applicant:	P & P Hunt Family Trust
Site Location:	Glendhu Bay, Lake Wanaka, Wanaka
Legal Description:	Surface and bed of Lake Wanaka
Computer Freehold Register:	N/A
Area:	N/A
Zone:	Rural (Wāhi Tūpuna overlay, ONL)

Resource Consent is sought for land use consents from the Otago Regional Council (ORC) and the Queenstown Lakes District Council (QLDC) to approve an existing swing mooring in Lake Wānaka.

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 Proposal

Resource consent is sought to legalise an existing swing mooring within Glendhu Bay, Lake Wanaka.

The mooring M241 (WAN 830) is located at the coordinates (Decimal Degrees) as follows (see Figure 1 below):

LAT:44.674465S
LON: 169.024123 E

A mooring report has been undertaken by Event Water Safety and is attached to this application.

3.2 Site Description

The site is located within Glendhu Bay, Lake Wanaka, as can be seen below in Figure 1.

Figure 1: Aerial image of mooring M241 (yellow pin).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Visibility and Amenity

It is considered that the existing mooring is in keeping with other moorings within the general vicinity. The mooring is located within a small cluster of other moorings and is therefore appropriately located from a visual perspective, as it reads as part of the surrounding environment.

The mooring has existed for many years and therefore has been a part of the landscape and a generally accepted view within the lake.

4.2 Water and Navigational Safety

M241 is in an area that does not present navigational hazards as there is no through traffic. It is located far enough away from the other moorings, other than unknown mooring 827, so as not to have any radius clashes.

4.3 Recreational Effects

The mooring has existed in this location for many years. The location is within a small cluster of other moorings in an area of recreational use predominantly for swimmers and paddle boarders.

4.4 Cumulative Effects

The mooring is located within a small cluster of other moorings. Most of these have existed for many years and therefore there is no increase in terms of cumulative effects.

4.5 Affected Parties and Consultation

Maritime NZ have indicated that they would like to be approached for comment by Council. It is therefore requested that the Council Planner seek the approval on the applicant's behalf.

The lake is identified as being Wahi Tupuna. Aukaha and Te Ao Marama have not been approached for approval/comment due to a total lack of response from other similar applications. It is accepted that limited notification to the Iwi may be required.

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.

QLDC have advised that the planning team will liaise with Cougar Security – QLDC Harbour Master/QLDC property team as necessary therefore approval has not been sought.

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 outlined 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).

6.3.4.4 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 suitably integrated within with the surrounding environment.

Rural

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

Policies

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

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

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

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

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

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

21.2.11.8 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 not been approached for their approval on behalf of the Iwi as in similar applications they have not provided any response even after a substantial fee has been paid for the service.

The mooring is going to continue to be used for recreational purposes which meets the above policies. The mooring has adequate manoeuvring space around it for the safe passage of boats.

As the mooring has been existing for a number of years, it is already part of the visual landscape. There are other moorings of a similar nature in the surrounding area and so is suitably integrated into 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 ecosytems, and avoiding, remedying or mitigating adverse effects on the environment.

APPENDIX 2 – NAVIGATIONAL SAFETY REPORT (241)

NAVIGATIONAL SAFETY COMMENTS – RESOURCE CONSENT APPLICATION

TO: Rebecca Holden

FROM: Ricky Campbell, QLDC Harbourmaster

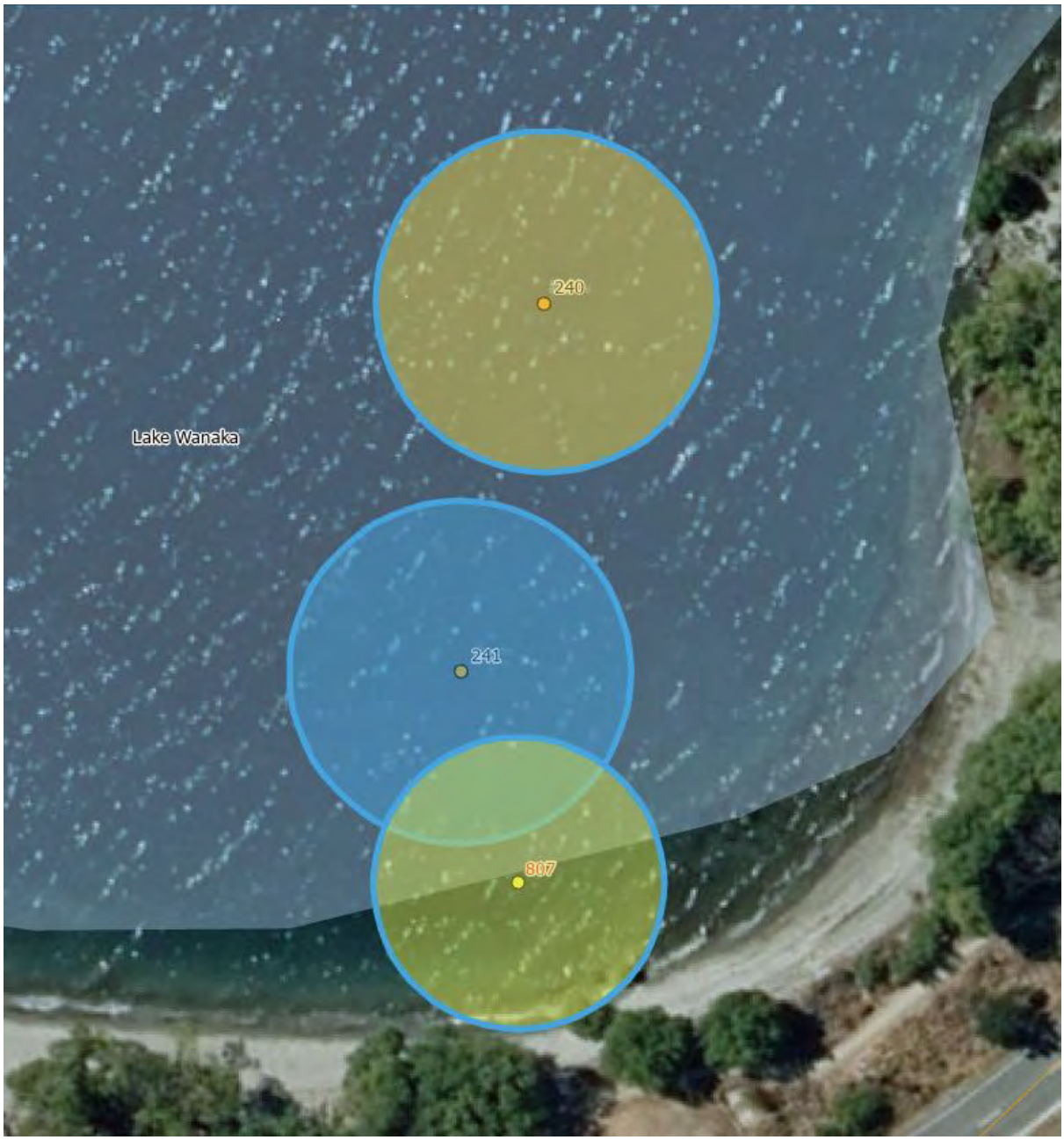
DATE: 29th April 2026

APPLICATION DETAILS	
REFERENCE	RM260251
APPLICANT	P & P Hunt Family Trust (Phil Hunt)
APPLICATION TYPE & DESCRIPTION	To lawfully establish an existing swing mooring (M241) on the bed and surface of Lake Wanaka Glendu Bay.
ADDRESS	Bed & Surface of Lake Wanaka, Glendu Bay
ZONE	Rural (PDP) RURAL General (ODP)
SITE ADDRESS	N/A
ACTIVITY STATUS	Restricted discretionary
VALUATION NUMBER	N/A

REQUEST DETAILS	
FROM (PROCESSING PLANNER)	Rebecca Holden
DATE OF REQUEST	29.04.2026
WORKING DAYS AT TIME OF REQUEST	0
FINAL DATE FOR FURTHER INFORMATION REQUESTS	ASAP
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

(-44.674466 169.024124)



1.0 OVERVIEW

Brief Description of Proposal	Mr Hunt has made a Resource Consent application in respect of his existing mooring(M241) located within the Glendu Bay, Lake Wanaka. The purpose of this resource Consent application is to legalise an existing mooring located at the above location. Mr Hunt has had Craig Fahey from CDF complete a subsurface mooring inspection survey on the identified mooring on the 25.08.2024, Mr Fahey is a very experienced diver and is viewed highly within this space, based on Mr Fahey`s experience I except his report as being accurate and complete.
History	**RM:260251**
Waterbodies	Location: Glendu Bay, Lake Wanaka

2.0 SAFETY MANAGEMENT

Safety Management comments	A Resource Consent application in regard to the mooring M241 was filed with the Queenstown Lakes District Council on 29th April 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. **Mooring Swing Radius** I note that there is a Swing Radius Conflicts with surrounding mooring M807, when considering the swing radius made up of mooring swing radius of 8.0metres and a vessel length of 11.9 metres totalling 19.9 metres as outlined in the applicant supplied mooring survey document. **Mooring Requirements** In addition to this I note that the applicant`s vessel is recorded as in excess of 9.0 metres in length so will need to meet the requirements as set out in the QLDC mooring guide in respect to mooring requirements for vessels 9.0 metres and above. Due to the above conflict, I am unable to support this application at this time until the conflict has been addressed.
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 30-Oct-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Application Form - Form 9	9483653	1	27-Mar-2026
PUB_ACC	Assessment of Environmental Effects (AEE)	9483652	1	27-Mar-2026
PUB_ACC	Mooring Permit 241 2025 - 2026	9483651	1	27-Mar-2026
PUB_ACC	Mooring Inspection Report M241 Hunt (2)	9546523	1	29-Apr-2026
PUB_ACC	LINZ APA	9511611	1	13-Apr-2026

APPLICATION FOR RESOURCE CONSENT

FOR A WATER-BASED ACTIVITY

QUEENSTOWN LAKES DISTRICT COUNCIL

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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application will not be accepted for 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: P & P Hunt Family Trust
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: 69 Salisbury Road, RD2 Timaru

*Post code: 7672

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

*Email Address: philhuntnz1@gmail.com

*Phone Numbers: Day 021 488837

Mobile:

The Applicant is:

- [x] 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: Kristy Jennings, Central Resource Management

Phone Numbers: Day 021443139

Mobile:

Email Address: kristy@centralrm.co.nz

INVOICING DETAILS //

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

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

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

Email: (●) Post: ( )

*Attention: Phil Hunt

*Postal Address: 69 Salisbury Road, RD2 Timaru

*Post code: 7672

*Please provide an email AND full postal address.

*Email: 021 488837

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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:

Glendhu bay, 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)

LAT:44.674465S LON: 169.024123 E

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:

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

M241

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

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

Is there a gate or security system restricting access by council? YES ○ NO ◉

Is there a dog on the property? YES ○ NO ◉

Are there any other hazards or entry restrictions that council staff need to be aware of? YES ○ NO ◉

If 'yes' please provide information below

Waterbased 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:

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CONSENT(S) APPLIED FOR

- [x] Land use consent to establish and operate a water based activity comprising:
- [ ] Erect or place a new structure
- [ ] Alter / extend an existing structure
- [ ] Replace / demolish an existing structure

To legalise an existing swing mooring in Frankton Arm, Lake Wakatipu.

- [ ] Transfer of consent(s): (Please provide a letter from both the current & new consent holders authorizing this request)

BRIEF DESCRIPTION OF THE PROPOSAL

Consent is sought to undertake a water-based activity on Lake Wanaka (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 in Glendhu Bay, Lake Wanaka

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
- [x] 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:

- [x] 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)
- [x] 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)
- [x] 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

- [x] 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

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PRIVACY INFORMATION

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

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

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

FEES INFORMATION

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

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

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

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

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

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

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

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

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

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

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

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

Please wait for the initial fee invoice to be issued and and use the application reference on the invoice for your payment.

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

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

Amount to Pay

$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) ** Kristy Jennings

Digitally signed by Kristy Jennings
Date: 2026.01.12 11:36:21 +13'00'

Full name of person lodging this form Kristy Jennings

Firm/Company Central Resource Management

Dated 3/27/26

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

Information provided within the Form above

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

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

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

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

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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.

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A2 APPENDIX 2 // Development Contributions

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

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

Click here for more information on development contributions and their charges

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



A3 APPENDIX 3 // Naming of documents guide

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

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

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CENTRAL
RESOURCE MANAGEMENT

P & P Hunt Family Trust

Resource Consent Application

Glendhu Bay, Lake Wanaka

March 2026

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1.0 APPLICATION DETAILS

Applicant:	P & P Hunt Family Trust
Site Location:	Glendhu Bay, Lake Wanaka, Wanaka
Legal Description:	Surface and bed of Lake Wanaka
Computer Freehold Register:	N/A
Area:	N/A
Zone:	Rural (Wāhi Tūpuna overlay, ONL)

Resource Consent is sought for land use consents from the Otago Regional Council (ORC) and the Queenstown Lakes District Council (QLDC) to approve an existing swing mooring in Lake Wānaka.

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 Proposal

Resource consent is sought to legalise an existing swing mooring within Glendhu Bay, Lake Wanaka.

The mooring M241 (WAN 830) is located at the coordinates (Decimal Degrees) as follows (see Figure 1 below):

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LAT:44.674465S
LON: 169.024123 E

A mooring report has been undertaken by Event Water Safety and is attached to this application.

3.2 Site Description

The site is located within Glendhu Bay, Lake Wanaka, as can be seen below in Figure 1.

Figure 1: Aerial image of mooring M241 (yellow pin).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Visibility and Amenity

It is considered that the existing mooring is in keeping with other moorings within the general vicinity. The mooring is located within a small cluster of other moorings and is therefore appropriately located from a visual perspective, as it reads as part of the surrounding environment.

The mooring has existed for many years and therefore has been a part of the landscape and a generally accepted view within the lake.

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4.2 Water and Navigational Safety

M241 is in an area that does not present navigational hazards as there is no through traffic. It is located far enough away from the other moorings, other than unknown mooring 827, so as not to have any radius clashes.

4.3 Recreational Effects

The mooring has existed in this location for many years. The location is within a small cluster of other moorings in an area of recreational use predominantly for swimmers and paddle boarders.

4.4 Cumulative Effects

The mooring is located within a small cluster of other moorings. Most of these have existed for many years and therefore there is no increase in terms of cumulative effects.

4.5 Affected Parties and Consultation

Maritime NZ have indicated that they would like to be approached for comment by Council. It is therefore requested that the Council Planner seek the approval on the applicant's behalf.

The lake is identified as being Wahi Tupuna. Aukaha and Te Ao Marama have not been approached for approval/comment due to a total lack of response from other similar applications. It is accepted that limited notification to the Iwi may be required.

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.

QLDC have advised that the planning team will liaise with Cougar Security – QLDC Harbour Master/QLDC property team as necessary therefore approval has not been sought.

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 outlined 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.

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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).

6.3.4.4 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 suitably integrated within with the surrounding environment.

Rural

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

Policies

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

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

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

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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 not been approached for their approval on behalf of the Iwi as in similar applications they have not provided any response even after a substantial fee has been paid for the service.

The mooring is going to continue to be used for recreational purposes which meets the above policies. The mooring has adequate manoeuvring space around it for the safe passage of boats.

As the mooring has been existing for a number of years, it is already part of the visual landscape. There are other moorings of a similar nature in the surrounding area and so is suitably integrated into 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 ecosytems, and avoiding, remedying or mitigating adverse effects on the environment.

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QUEENSTOWN LAKES DISTRICT COUNCIL

www.qldc.govt.nz

MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 241

Name to whom permit is granted: P & P Hunt Family Trust

Waterway: Lake Wanaka

Status: Unconsented

Description of mooring: Swing Mooring

Position of mooring: Longitude 169.024123

Latitude -44.674465

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.

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Swing mooring inspection & Information form

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

Please Print All Details Clearly

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

Mooring Location (Lake): Wanaka

Mooring Permit #: M241

Mooring Owners Name: P & P Hunt Family Trust (Attention Phil Hunt)

Mooring Owners Address: 69 Salisbury Road, RD2, Timaru 7972

Mooring Owners Postal Address: As above

Mooring Owners Phone No: 021 488837 philhuntnz1@gmail.com

Emergency contact Number: 021 689637

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

Name of vessel using mooring: Metaxa

Vessel MNZ Registration Number: Vessel Identification: Click or tap here to enter text.

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

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

Length of Vessel: 11.6m Weight of Vessel: 5t

Vessel Colour(s): White

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

Details of Mooring – (Mooring Inspector To Complete)

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

LAT: -44.674466

LON: 169.024124

IS THIS A CONFIRMED TRUE BLOCK LOCATION?: yes

Inspection Date: 25/08/2024
Water Depth at location at time of inspection: 20m
Calculated total swing radius of mooring at lowest lake level: 8m
What is the estimated life expectancy of the mooring prior to upgrades/replacements being needed? estimate 2 years plus
Was vessel on mooring at time of inspection: Yes

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Checklist – (Mooring Inspector To Complete)

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

	Checked Y/N	COMPONENT	DETAILS		Condition (% & notes)	Existing	Replaced
TOP SECTION	✔	Float	Numbered:	Yes 241	Yellow and red catch buoy attached		☐
			Colour:	Type: A3 Polyform			
	✔	Shackle(s)	Number:2 Diameter:	Moused: Y	Condition = 100% Integrity		☐
	✔	Top rope	Length:	Diameter: 18mm nylon	Good condition		☐
	✔	Shackle(s)	Number: 1 Diameter: ss 12mm	Moused: y	Condition = 100% Integrity		☐
MIDDLE	✔	Swivel	Diameter:	SS13mm	Good condition		☐
	✔	Shackle(s)	Number:1 Diameter: ss 12mm	Moused: Y/N	Condition = 100% Integrity		☐
	✔	Riser chain	Length: 17m Rope	D:16mm	Good Condition		☐
	✔	Shackle(s)	Number: 2	Moused: y	Ss good		☐
	✔	swivel	Diameter:				☐
	✔	Intermediate chain	Length:6m	D: 16 Min D: 14	Condition = 85% Integrity		☐
	✔	Shackle(s)	Number: 2 Diameter: 16mm	Moused: y	Condition		☐
BOTTOM	✔	Ground chain 32mm blackened	Length: 3m	D: 32 Min D:31	Good condition		☐
	✔	Block Shackle	Diameter: 20mm	Moused: Y	Good Condition		☐
	✔	Block Ring	Diameter: 20 mm		Good Condition		☐
	✔	Block(s)	Is the block visible?	Weight (dry): est	Est 2T block well embedded		☐
			Dimensions:	Type: concrete			

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Inspectors Observations

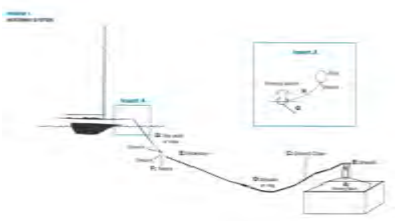
Has Block Shifted or become buried? Block visible partially buried

Inspectors Further Comments: Mooring fit for purpose no swing conflict evident. Suggest reevaluating the intermediate chain at the next biannual inspection.

Mooring Diagram – (Mooring Inspector To Complete)

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

As per table above



Pictures – (Mooring Inspector To Complete)

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







Declaration – (Mooring Inspector to Complete)

This is to certify that I have inspected the mooring as detailed above and that the information supplied above is true and correct.
Inspection performed using ROV camera with chain hoisted away from lakebed allowing close inspection of all components. Visual inspection only. Periodic monitoring, maintenance and replacement of components are responsibility of owner

Company Undertaking inspection -

Company: Event Water safety
Name of person completing inspection: Craig Fahey
Signature of person completing inspection: CDF
Date: 25/08/2024

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AFFECTED PERSON'S APPROVAL

FORM 8A

QUEENSTOWN LAKES DISTRICT COUNCIL

Resource Management Act 1991 Section 95

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

P & P Hunt Family Trust M241

AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of

DETAILS OF PROPOSAL

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

To legalise and 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.

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APPROVAL OF AFFECTED PERSON(S)

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

A

Name (PRINT)
The Commissioner of Crown Lands - (Under delegated Authority)

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

Signature 

Date
08/04/2026

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.

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