

APPLICATION AS NOTIFIED

C Riley

(RM220763)

File Number RM220763

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:

Christopher Riley

What is proposed:

To establish a swing mooring on the surface of 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, near the Wānaka Marina, Roys Bay, at the following GPS coordinates:

-44.691120 169.132676 (Decimal Degree format)

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using **RM220763** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

- **74 Shotover Street, Queenstown;**
- **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 on 0211701496 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:

16th April 2025

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

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

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

https://www.qldc.govt.nz/services/resource-consents/application-forms-and-fees#other_forms

You must serve a copy of your submission to the applicant (Christopher Riley c/- Kristy Jennings kristy@centralrm.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Kristy Jennings
kristy@centralrm.co.nz
Central Resource Management Limited
1 Sorrel St, Albert Town, Wanaka

QUEENSTOWN LAKES DISTRICT COUNCIL



(signed by Fiona Blight pursuant to a delegation given under Section 34A of the Resource Management Act 1991)

Date of Notification: 19 March 2025.

Address for Service for Consent Authority:

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

Phone
Email
Website

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

TechnologyOne ECM Document Summary

Printed On 18-Mar-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7342441	1	30-Aug-2022
PUB_ACC	AEE - Amended 02.09.22	7346087	1	02-Sep-2022
PUB_ACC	Location Plan	7609103	1	03-May-2023
PUB_ACC	Mooring Permit 223 2024 - 2025	8514473	1	11-Mar-2025
PUB_ACC	Mooring Permit 223 issued 24th June 2004	7342440	1	30-Aug-2022
PUB_ACC	Swing Mooring - Inspection Reporting Form for Mooring 223 or WAN 715- completed	7984535	1	11-Apr-2024
PUB_ACC	Aukaha Letter of Engagement	7970367	1	28-Mar-2024
PUB_ACC	Email from Guardians of Lake Wanaka supporting retrospective resource consent applications for swing moorings in Lake Wanaka 15 12 23	7866875	1	19-Dec-2023
PUB_ACC	LINZ APA - Letter	8522849	1	18-Mar-2025
PUB_ACC	LINZ APA - Form 8A	8522850	1	18-Mar-2025

APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY

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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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


APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Christopher Riley**
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust:

*Postal Address: **142 Hunter Crescent, Wanaka,***Post code:
9305

*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: **chrisnlee@xtra.co.nz***Phone Numbers: Day **0276163489**

Mobile:

The Applicant is:



Owner



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



Occupier




Lessee

Other - Please Specify



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


CORRESPONDENCE DETAILS // If different than above – E.g. consultant, agent or architect
Name & Company: **Kristy Jennings, Central Resource Management Ltd**Phone Numbers: Day **021 443 139**

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: **Christopher Riley***Postal Address: **142 Hunter Crescent, Wanaka,***Post code:
9305

*Please provide an email AND full postal address.

*Email: **chrisnlee@xtra.co.nz**



DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS // Application no. 2022/016

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

Please select a preference for who should receive any invoices.

Details are the same as above

Applicant:

Landowner:

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

Lake Wanaka

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

Numerous

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:

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

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

YES NO

Is there a dog on the property?

YES NO

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

YES NO

If 'yes' please provide information below

Waterbased site, therefore water hazards



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

Yes

No

Copy of minutes attached

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



CONSENT(S) APPLIED FOR



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



Existing use certificate

To legalise an existing swing mooring



BRIEF DESCRIPTION OF THE PROPOSAL

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

(Lake / River)

The activity will operate **24/7**

(dates / duration)

to provide for

(number persons)

Brief description of activity:

to legalise an existing swing mooring

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



OTHER CONSENTS

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

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



Yes



N/A



INFORMATION REQUIRED TO BE SUBMITTED //

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

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



A site plan or map showing the locality and extent of the activity.

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

A Safety Management Plan



Noise report (if relevant)



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

Consultation required with:

Aukaha

Te Ao Marama INC

Fish & Game New Zealand

Consultation required where relevant:

Guardians of Lake Wanaka

Guardians of Lake Hawea

Department of Conservation

Land Information New Zealand



An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered: safety, noise, traffic and parking, signage and impact on the waterbody including other users.

Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.We prefer to receive applications electronically – see Appendix 3 - [Naming of Documents Guide](#)

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

Each document should be no greater than 10mb



PRIVACY INFORMATION

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



FEES INFORMATION

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

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

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

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

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

MONITORING FEES – Please also note that if this application is approved you will be required to meet the costs of monitoring any conditions applying to the consent, pursuant to Section 35 of the Resource Management Act 1991.

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

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

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

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



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

Please reference your payments as follows:

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

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

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

- I confirm payment by:
- Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – BKNZ222)
 - Invoice for initial fee requested and payment to follow
 - Manual Payment at reception (can only be accepted once application has been lodged and acknowledgment email received with your unique reference number)

*Reference	RMRILEY
*Amount Paid	\$2,420 - Discretionary
(For required initial fees refer to website for Resource Consent Charges or speak to the Duty Planner by phoning 03 441 0499)	
*Date of Payment	8/22/31

APPLICATION & DECLARATION

The Council relies on the information contained in this application being complete and accurate. The Applicant must take all reasonable steps to ensure that it is complete and accurate and accepts responsibility for information in this application being so.

If lodging this application as **the Applicant:**

I/we hereby represent and warrant that I am/we are aware of all of my/our obligations arising under this application including, in particular but without limitation, my/our obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

OR: If lodging this application as **agent of the Applicant:**

I/we hereby represent and warrant that I am/we are authorised to act as agent of the Applicant in respect of the completion and lodging of this application and that the Applicant/ Agent whose details are in the invoicing section is aware of all of his/her/its obligations arising under this application including, in particular but without limitation, his/her/its obligation to pay all fees and administrative charges (including debt recovery and legal expenses) payable under this application as referred to within the Fees Information section.

I hereby apply for the resource consent(s) for the Proposal described above and I certify that, to the best of my knowledge and belief, the information given in this application is complete and accurate.

Signed (by or as authorised agent of the Applicant) **	
Full name of person lodging this form Kristy Jennings	
Firm/Company Central Resource Management Ltd	Dated 8/22/30

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

- (3) To avoid doubt, subclause (1)(f) obliges an applicant to report as to the persons identified as being affected by the proposal, but does not—
 - (a) oblige the applicant to consult any person; or
 - (b) create any ground for expecting that the applicant will consult any person.

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

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

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

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

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

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

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



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

Application Form 9

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report



CENTRAL
RESOURCE MANAGEMENT

C Riley

Resource Consent Application

Roys Bay, Wanaka

September 2022

Table of Contents

1.0 Application Details	3
2.0 Relevant District Plan Provisions	3
3.0 Description of Proposal	3
3.1 History	3
3.2 Proposal	3
3.3 Site Description	4
4.0 Assessment of Environmental Effects	5
4.1 Effects on the Environment	5
4.2 Affected Parties and Consultation	5
5.0 Section 95 Notification	6
6.0 Objectives and Policies	6
7.0 Part 2 of the Resource Management Act	8

1.0 APPLICATION DETAILS

Applicant:	C Riley
Site Location:	Roy's Bay, Wanaka
Legal Description:	Lake Wanaka
Computer Freehold Register:	N/A
Area:	N/A
Zone:	Rural

Resource Consent is sought to legalise an existing swing mooring in Roy's Bay, Lake Wanaka.

The following assessment of environmental effects has been prepared in accordance with Schedule 4 of the Resource Management Act 1991.

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

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

- A **discretionary** resource consent pursuant to rule 21.15.7 which relates to any mooring which passes across or through the surface of any lake and is located outside of the non-complying zone.

Under the Otago Regional Council Regional Plan: Water, resource consent is required for the following reasons:

- A **discretionary** resource consent pursuant to rule 13.2.3.1 which relates to the placement of a structure on the lake bed.

The existing mooring is not located within the non-complying line and the foreshore and therefore remains a discretionary activity. There has been some disagreement over the interpretation of this rule and therefore this application seeks any other consent that is required and is not listed above.

The Otago Regional Council has delegated its responsibilities under Section 13(1)(a) of the RMA to the Queenstown Lakes District Council (QLDC).

3.0 DESCRIPTION OF PROPOSAL

3.1 History

The existing mooring was established a considerable amount of time ago but the exact date is unknown. However, it is confirmed that it was established pre 1991 and the introduction of the Resource Management Act 1991. It was first officially permitted by Southern Monitoring Services on 24 June 2004.

3.2 Proposal

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

The mooring has been in place for many years (exact establishment date is unknown as it was done by a previous owner). The annual QLDC fees have been paid each year since first officially permitted in 2004.

Mooring 223 is currently used by Wanaka Parasailing. Given its location close to the marina it is desirable for commercial operations. Consent is therefore sought for the commercial use to continue with the allowance for boats up to 10 metres in length (measured at the waterline) to be moored.

The GPS coordinates for Mooring 223 as per the Mooring Inspection Report (attached to this application) are as follows:

44 41 20.172S
169 07 46.106E

Consent is sought for a period of 35 years.

3.3 Site Description

The site is located within Roy's Bay, Lake Wanaka. An image of the approximate location can be seen below in Figure 1.

Figure 1: Aerial image of Mooring 223 (circled in red).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Effects on the Environment

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

Consent has been sought for 35 years for the consent under the Otago Regional Water Plan with the Land Use consent, from QLDC, having no expiry date as per the Resource Management Act 1991. Consent for anything less than 35 years becomes very onerous on the applicant in terms of costs, insecurity and puts pressure on Council systems to have to process numerous consents for the same structure. The applicant is willing to accept an annual review condition as per below to give Council the ability to manage any adverse effects that may arise in the future.

Review

Within ten working days of each anniversary of the date of this decision the Council may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this resource consent for any of the following purposes:

a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage;

b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.

c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.

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

4.2 Affected Parties and Consultation

LINZ have been approached for comment and will only provide their approval once the Iwi has provided theirs.

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.

Aukaha have been approached for approval/comment and once received will be forwarded to Council.

Te Ao Marama have been approached for comment and once received will be forwarded to Council.

With regards to Fish and Game, comment has not been sort. The mooring is existing and therefore there is no disturbance to the lakebed. Due to the long-term existence, there are no further effects created. 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 publically notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outline above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected.

The applicant has not requested public notification (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(2)(c)) and there are no special circumstances that exist in relation to the application that would requires public notification (s95A(4)).

The application should therefore proceed on a non-notified basis.

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

6.3.5 *Managing Activities on Lakes and Rivers*

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

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

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

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

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

The mooring has been in place for many years and therefore has been a feature of Lake Wanaka. The mooring is surrounded by others and so is 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 been approached for their approval on behalf of the Iwi.

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

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

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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

Appendix A: Location Plan





MOORING PERMIT

Issued under the Navigation Safety Bylaw 2018

Mooring Number: 223

Description of mooring: Swing Mooring

Name to whom permit is granted: Chris Riley

Waterway: Lake Wanaka

Position of mooring: N 5606029

E 2203276

Date of issue: 01 July 2024

Expiry of permit: 30 June 2025

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 2018.

Maintenance and construction requirements

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

Liability of the Council

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

Transfer of permit

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

Surrender of permit

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



MOORING LICENCE

Bylaw - Part 4 Foreshore Structures

Mooring Licence No: 223

1. Name and address of person(s) or organisation to whom Licence is granted: Chris Riley
142 Hunter Crescent
WANAKA
2. Description of mooring(s): 21791 Swing Mooring
3. Position of mooring(s): Lake Wanaka
Easting: TBA Northing: TBA
4. Special Conditions: i; all moorings to be maintained in a safe and acceptable condition. ii; mooring to be available for general use by public and is not for the sole and private use of licenceholder.
5. Date of expiry of Licence: **30 June 2004**

Signed for
Queenstown-Lakes District Council

A handwritten signature in blue ink, appearing to read "D. Smith", is written over the signature line.

Date of Issue: 24-Jun-04

(This licence is subject to the conditions as per Part 4 of this Bylaw.)

Duty of Licencee:

*Please be advised that if at any time during the term of this licence, the mooring or section of foreshore to which this licence refers, is sold or transferred, please contact us at: **Waterways Administrator, P.O. Box 108, Arrowtown, 9196.***

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 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 Resource Consent No: Permit No: M223 (now WAN715) Mooring buoy No: WAN 715

Mooring Owners Name: Chris Riley

Mooring Owners Residential Address: 142 Hunter Crescent, Wanaka, 9305

Mooring Owners Postal Address: 142 Hunter Crescent, Wanaka, 9305

Mooring Owners Phone No: 03 443 2869 (w) 03 443 8138 (H)027 616 3489 (Cell)

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

NZ Based Contact Name: as above

NZ Based Contact Address: as above

NZ Based Contact Postal Address: as above

NZ Based Contact Phone No: as above (w) as above (H) as above (Cell)

Emergency Contact Name: as above

Emergency Contact No: as above (w) as above (h) as above (Cell)

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

Name of vessel using mooring: No Vessel Currently on this Mooring

Vessel MNZ Registration Number: _____ Vessel Regional Identification Number: _____

Vessel Type: Commercial Powered Craft Recreational Powered Craft Yacht Other

If "Other" please outline type of vessel : _____

Length of Vessel: _____ (m) Beam: _____ (m) Draft: _____ (m)

Weight of Vessel: _____ (m) Number of Engines: _____

Vessel Colour(s): _____

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

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

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

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used): GPS 44 41 28.03S & 169 7 57.64E

Inspection Date: Inspection Time: Wed 6th March 2024 at approx 3.30pm, (NB: Inspection was done on this date as the Inspector we had asked to do the inspection in Dec 2023 told us at end of February he was unable to do the Inspection).

Water Depth at location at time of inspection: 13m

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

Calculate total swing radius of mooring and vessel at lowest lake level: Depends on length of vessel, no vessel currently on mooring (m)

Type of Mooring: Concrete Block and Traction engine Wheel (Block / Screw / Eco / Other)

Type of Mooring Block: Metal/Concrete

Dimensions of Mooring Block: 1m (w) 1m (h) 0.5m (D)

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

Total Mass Weight of block: (Dry Weight) 1.2 tonne (kg) (Submerged weight) 1.0 tonne (kg)

Chain Length Bottom: 7m (m) Middle: 17 (m) Top rope: 3 (m)

Chain Diameter Bottom Chain: 20.5 (mm) Middle Chain: 13mm (mm) Top Rope: 30 (mm)

Swivel Diameter: 25 (mm) Swivel Location: Between bottom and middle chains

19 (mm) Swivel Location: At Main Buoy

Shackle Diameter(s) Bottom: 19 (mm) Middle: 2 x 16 (mm) Top: 24 (mm)

Headline Length: 3m (m) Headline Diameter: 30 (mm)

Headline Chafe Protection Type: Eyelets both ends Checked: Yes (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 24 Months (Months)

Life Expectancy of Block: 50+ years under normal conditions. Life Expectancy of Chain: 36 months

Life Expectancy of Rope: 24 Months Life Expectancy of Swivel: 36 Months

Life Expectancy of Shackles: 36 Months Life Expectancy of Buoy: 48 Months

Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? (Not shifted from previous position) N/A, GPS 44 41 20.172S & 169 07 46.106E ✓

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

Checklist – (Mooring Inspector To Complete)
--

	Checked	Item Replaced	Specify / Comments
Block	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	Inspected
Bottom Shackle	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	19mm wired
Bottom Chain			
Av Dia: 20.5 (mm) Min Dia: 20.5 (mm)		<input type="checkbox"/> No	Inspected
2 nd Shackle	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	16mm rated Moused
Middle Chain			
Av Dia:13 (mm) Min Dia: 13 (mm)		<input type="checkbox"/> No	12 months old
3 rd Shackle	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	16mm rated Moused
Top Rope			
Av Dia: 30 (mm) Min Dia: 30 (mm)		<input type="checkbox"/> No	Inspected
Swivel	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	19 mm Diameter
4 th Shackle	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	24mm rated Moused
Headline	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	3mm Metal Eyelet each end
Mooring Buoy Clearly Labelled	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	Mooring Labelled M223 & WAN715
Vessel Clearly Labelled with Mooring Number	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	No vessel on mooring

Inspectors Observations

Block Showing Damage / Wear? No damage or wear to Block

Has Block Shifted or become buried? Block has not shifted but is buried but swivel is clear

Is the Ground chain causing scouring of the lake bed? Negligible as Mooring in a comparatively sheltered position

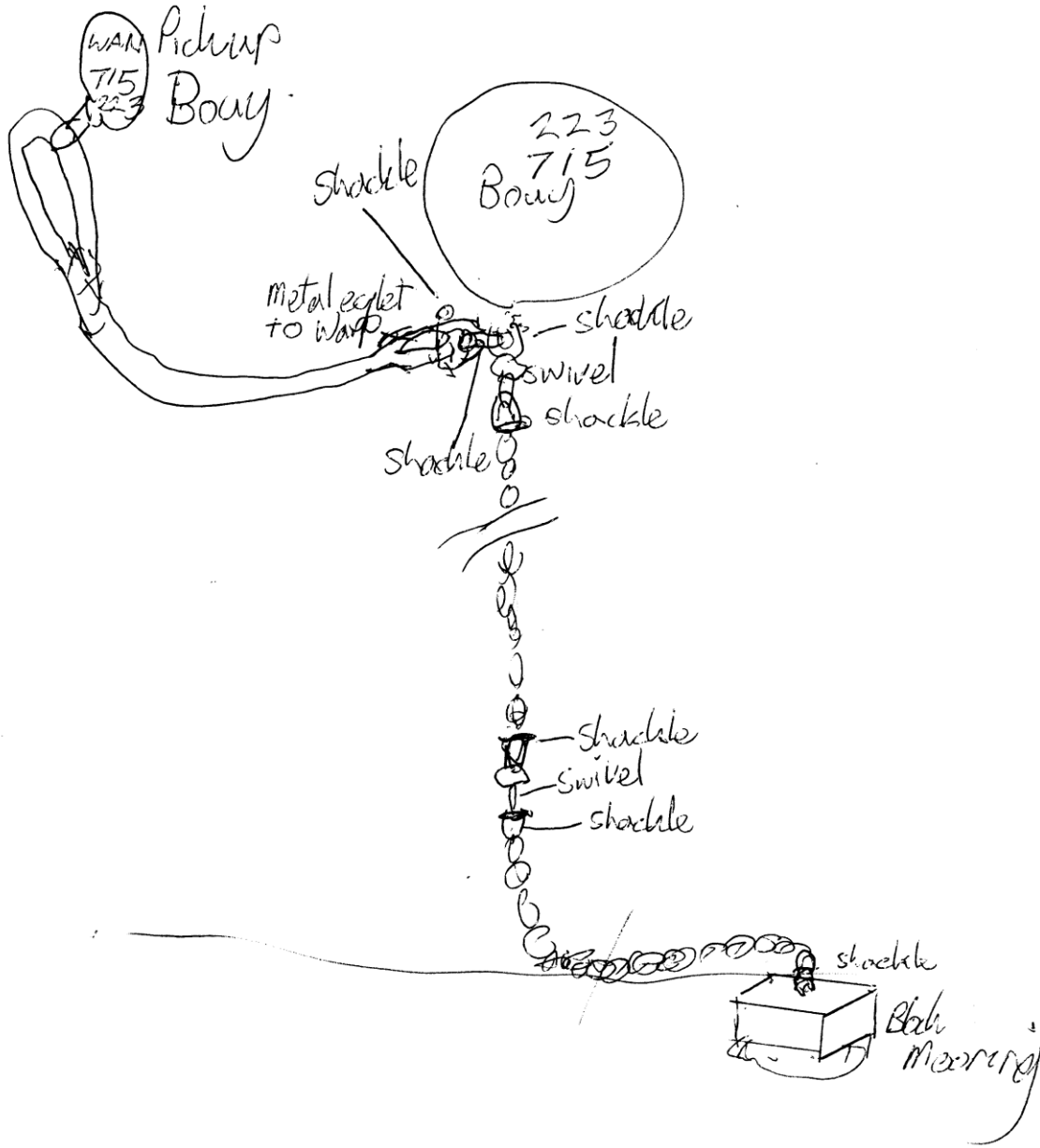
Inspectors Further Comments:

Mooring must be inspected again in two years' time to remove kinks and replace worn components if required.

Make sure Mooring number remains clearly visible in lettering not less than 60mm high and in a contrasting colour.

Mooring Diagram – (Mooring Inspector To Complete)

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



Pictures – (Mooring Inspector To Complete)

Insert Pictures of mooring components here, please include updated photo of vessel intending to be moored on this mooring: No Vessel currently on this mooring





Declaration – (Mooring Inspector To Complete)

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

Company undertaking Inspection: Wildlight Diving

Company physical address: 142 Hunter Crescent, Wanaka

Company Postal Address: PO BOX 841, Wanaka 9343

Name of person completing inspection: Chris Riley

Signature of person completing inspection:

Date: 6.3.24

Harbourmasters Document Review – (To Be Completed By Harbourmaster)

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Owner Details Complete (Yes / No)
(Comments) _____

Details of vessel using mooring complete (Yes / No)
(Comments) _____

Details of Mooring Inspection Complete (Yes / No)
(Comment) _____

Person Inspecting Mooring Checklist Complete (Yes / No)
(Comment) _____

Harbourmaster Additional Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____

5 September 2022

Christopher Paul Riley
142 Hunter crescent
Wanaka 9305
New Zealand

Dear Christopher

Christopher Paul Riley – Roys Bay Wanaka

Tēnā Koe

Thank you for engaging our services at Aukaha. We have opened a file for this workstream:

Client Name	Christopher Paul Riley
Who instructed us	K. Lee Eadie
Who we will report to	Te Rūnaka o Moeraki, Te Rūnaka o Ōtākou, Kāti Huirapa Rūnaka ki Puketeraki, Hokonui Rūnaka
Job Number	J004600
What we will do for you	An Aukaha consents officer/planner will liaise with each of the Rūnaka whose takiwā includes the site the application relates to. The application will be summarised (including an assessment of cultural values) and sent to representatives at the Rūnaka who have the mandate to reply. Once a reply from all Rūnaka has been received, a letter will be sent to you with their response. An invoice will be sent out to you on the 20 th of the month.
Who will do the work	Tania Richardson or Charlotte Boyt

**Hourly rates exclusive
of GST**

Our fee for this work will be calculated based on the time we spend charged at our hourly rates. Our current hourly rates exclusive of GST, office expenses and disbursements are:

Consents Administrator: \$120.00
Consents Officer: \$170.00
Intermediate Planner: \$200.00
Ecologist: \$220.00
Senior Planner/General Manager: \$240.00
Mana whenua consultation: \$250.00

Terms and Conditions

Our standard terms of engagement are attached to this letter. A copy of this was also provided in Schedule One of the Consent Application Form.

If you have any questions regarding this letter or our terms, please ask. We look forward to working with you.

Kā mihi,

Aukaha (1997) Ltd



Tania Richardson

Consents Officer

E: tania@aukaha.co.nz

T: 03 477 0071

Aukaha (1997) Limited

266 Hanover Street, Dunedin Central, Dunedin 9016, New Zealand

PO BOX 446, Dunedin 9054

Phone - 03 477 0071

consents@aukaha.co.nz www.aukaha.co.nz

Standard Terms of Engagement – Aukaha (1997) Ltd

These Standard Terms of Engagement ('Terms') apply in respect of all work carried out by us for you, except to the extent that we otherwise agree with you in writing.

1. Services

1.1. The services which we are to provide for you are outlined in our engagement letter.

2. Financial

2.1. Fees:

- 2.1.1. The fees which we will charge or the manner in which they will be arrived at, are set out in our engagement letter.
- 2.1.2. If the engagement letter specifies a fixed fee, we will charge this for the agreed scope of our services. Work which falls outside that scope will be charged on an hourly rate basis. We will advise you as soon as reasonably practicable if it becomes necessary for us to provide services outside the agreed scope and if requested, give you an estimate of the likely amount of the further costs.
- 2.1.3. Where our fees are calculated on an hourly basis, the hourly rates are set out in our engagement letter. The differences in those rates reflect the experience and specialisation of our professional staff. Time spent is recorded in 5 minute units, with time rounded up to the next unit of 5 minutes.
- 2.1.4. All fees related to consents processing are liable for payment regardless of whether your application is approved or declined.

2.2. **Disbursements and expenses** In providing services, we may incur disbursements or have to make payments to third parties on your behalf. These will be included in our invoice to you when the expense is incurred. We may require an advance payment for the disbursements or expenses which we will be incurring on your behalf.

2.3. **GST (if any):** Is payable by you on our fees and charges.

2.4. Invoices:

- 2.4.1. For services other than consent applications, we will send interim invoices to you, usually monthly and on completion of the matter, or termination of our engagement. We may also send you an invoice when we incur a significant expense.
- 2.4.2. For consent applications, we will usually send you an invoice on completion of the job, or termination of our engagement. We may also send you a progress invoice if we incur a significant expense or where a job continues longer than three months'

duration.

2.5. **Payment:**

- 2.5.1. Our fees and other charges are payable within 14 days of the date of the invoice, unless alternative arrangements have been made with us.
- 2.5.2. We may require interest to be paid on any amount which is overdue. Interest may be calculated at the rate 2.0 percent per month from the date payment become due until the overdue amount is actually paid.
- 2.5.3. If we consider that debt recovery is required to recover our fee through a debt collector or through proceedings with the Court initiated by us, then you agree that you will be responsible for all of the reasonable costs and disbursements incurred in recovering our costs, on an indemnity basis. Our reasonable costs include, without limitation, legal costs, costs of a debt collection agency, any process servers' fee and expenses associated with locating you.

2.6. **Security:** We may ask you to pre-pay amounts to us, or to provide security for our fees and expenses. You authorise us to debit against amounts pre-paid by you any fees, expenses or disbursements for which we have provided an invoice, regardless of whether the permitted timeframe for payment has passed.

2.7. **Third Parties:** Although you may expect to be reimbursed by a third party for our fees and expenses, and although our invoices may at your request or with your approval be directed to a third party, nevertheless you remain responsible for payment to us if the third party fails to pay us.

3. **Privacy of Information**

- 3.1. Information concerning you will be used by us to provide consultancy services, and may also be used to obtain credit or other references, and to undertake credit management. You authorise us to obtain from any person, or release to any person, any information necessary for those purposes and you authorise any person to release information to us that we require for those purposes.
- 3.2. Subject to the above, we will treat all information we hold about you as private and confidential, and will not disclose any information we hold on your behalf or about you unless necessary to provide the service as set out in the engagement letter.

4. **Communications**

- 4.1. We do not accept any liability for loss arising from non-receipt of any communication, including computer email communications.

- 4.2. We will communicate with you and others by electronic means. These methods may be subject to interference, interception, viruses or other defects in the communication. Although we will take reasonable care that all electronic communications to you are safe and secure, we do not accept any responsibility for any loss or damage suffered by you in connection with an electronic communication.

5. Termination

- 5.1. You may terminate our services at any time by giving us written notice.
5.2. We may terminate our services at any time, by giving you written notice.
5.3. If our engagement is terminated, you must pay us all monies owing to us up to the date of termination.

6. Complaints Procedure

- 6.1. We pride ourselves on providing high quality services on behalf of manawhenua. Please let us know if you are not satisfied with our services as soon as possible.
6.2. If you have a complaint about our services, please refer your complaint to either our Office Manager or the Divisional Manager in the first instance.

7. General

- 7.1. These terms apply to any current engagement and also to any future engagement, whether or not we send you another copy of them.
7.2. We are entitled to change these Terms from time to time, in which case we will send you amended Terms.
7.3. Our relationship with you is governed by New Zealand law and New Zealand courts have non-exclusive jurisdiction.

8. Agreement

- 8.1. If we do not hear to the contrary, we will assume that you agree with all of the above terms and will proceed accordingly.
8.2. If you do not agree with all of the above terms, please notify us in writing as soon as possible after the date the terms were provided to you. Services will be put on hold until an agreed set of terms are recorded in writing and signed by both parties.

From: "D&G Robertson" <donandgay@xtra.co.nz>
Sent: Fri, 15 Dec 2023 16:03:17 +1300
To: "'Kristy Jennings'" <kristy@centralrm.co.nz>
Cc: "Rebecca Holden" <Rebecca.Holden@qldc.govt.nz>; "kparlane@doc.govt.nz" <kparlane@doc.govt.nz>; "Nicole Weyandt" <nweyandt@doc.govt.nz>; "Jeff Donaldson" <esa.jd@xtra.co.nz>; "julie@julieperry.co.nz" <julie@julieperry.co.nz>; "Ailsa Cain" <Ailsa@Kauati.co.nz>; "Linda Joll" <Linda.Joll@qldc.govt.nz>
Subject: Email from Guardians of Lake Wanaka supporting retrospective resource consent applications for swing moorings in Lake Wanaka, 15.12.23
Attachments: Guardians response to retrospective resource consents for vessel moorings in Roys Bay - for Kristy Jennings.docx

Hi Kristy

The Guardians of Lake Wānaka do not have any objection to the proposed retrospective consent applications for a number of long standing vessel moorings in Roys bay, Lake Wānaka provided that conditions such as those included in our response are met.

Attached is a Guardians response specifically in reply to your request and which I hope will help with your task.

Regards

Don Robertson

Chair, Guardians of Lake Wānaka

From: Kristy Jennings [mailto:kristy@centralrm.co.nz]
Sent: Wednesday, 6 December 2023 1:44 PM
To: 'D&G Robertson'
Cc: 'Rebecca Holden'; kparlane@doc.govt.nz
Subject: RE: Guardians response to Lake Wanaka moorings resource consent application.

Hi Don

I do not have such a map but could possibly create one if necessary. I will send the AEE's to you now which show the locality of each mooring (first 5 attached).

Please let me know if you require anything further.

Kind Regards

Kristy

From: D&G Robertson <donandgay@xtra.co.nz>
Sent: Wednesday, December 6, 2023 1:07 PM
To: 'Kristy Jennings' <kristy@centralrm.co.nz>
Cc: kparlane@doc.govt.nz; Nicole Weyandt <nweyandt@doc.govt.nz>; esa.jd@xtra.co.nz; julie@julieperry.co.nz; Ailsa Cain <Ailsa@Kauati.co.nz>; Linda Joll <Linda.Joll@qldc.govt.nz>; 'Rebecca Holden' <Rebecca.Holden@qldc.govt.nz>
Subject: RE: Guardians response to Lake Wanaka moorings resource consent application.

Hi Kristy

If you have a single map showing localities of all the moorings with those that you are processing distinguished from the rest, that could be useful. Such a map would be the only extra information that the Guardians would find helpful in preparing a letter of support for those additional moorings being processed by Central Resource Management. However it is unlikely there would be circumstances with all or any of the moorings that would result in Guardians providing a response different from the 8 May version we sent you on 29 November.

That said, I should apologise – I have just noticed that the 8 May file we sent you on 29 November was later amended to include two additional moorings on September 19 and then sent to John Edmond & Associates. Please note that this Guardians file (attached here) replaced the 8 May file we sent you on 29/11.

Happy to discuss.

Don Robertson

Chair, Guardians of Lake Wanaka

027 4446640

From: Kristy Jennings [<mailto:kristy@centralrm.co.nz>]

Sent: Wednesday, 6 December 2023 12:01 PM

To: 'D&G Robertson'

Cc: kparlane@doc.govt.nz

Subject: RE: Guardians response to Lake Wanaka moorings resource consent application.

Hi Don and Kimberley

I am just wondering if you have had a chance to discuss the below yet.

Thank you

Kristy

From: Kristy Jennings <kristy@centralrm.co.nz>

Sent: Thursday, November 30, 2023 8:36 AM

To: 'D&G Robertson' <donandgaye@xtra.co.nz>

Cc: 'kparlane@doc.govt.nz' <kparlane@doc.govt.nz>

Subject: RE: Guardians response to Lake Wanaka moorings resource consent application.

Hi Don

Thank you for sending this through.

The 12 mooring applications that I have in for consent are a different set to those mentioned below. Due to Council not having any systems in place, we put all our applications on hold and have just now been informed that Council is ready to proceed. The 12 moorings are all existing dating from the 1950's and are all within the same area as those mentioned below that you have previously approved.

We have not had a landscape assessment done as I am conscious of costs involved when the moorings already make up the existing landscape. I concur with the response that you forwarded through with regards to the other 13 mooring.

Below is a list of the applicants:

M Barton	RM220768
Eco Wanaka x2	RM220764
C Fahey	RM220280
P Gilchrist	RM230227
T Glynn	RM220205
A Hall	RM220761
P Kennedy	RM220212
Lake Wanaka Cruises x2	RM230021
Andgra Ltd	RM220767
C Riley	RM220763

Can you please let me know what details you require in order to assess and issue an approval letter.

Kind Regards
Kristy



Kristy Jennings
021 443 139

kristy@centralrm.co.nz

From: D&G Robertson <donandgaye@xtra.co.nz>
Sent: Wednesday, November 29, 2023 6:14 PM
To: 'Kristy Jennings' <kristy@centralrm.co.nz>
Cc: Kimberley Parlane <kparlane@doc.govt.nz>; Nicole Weyandt <nweyandt@doc.govt.nz>; esa.jd@xtra.co.nz; julie@julieperry.co.nz; Ailsa Cain <Ailsa@Kauati.co.nz>; Linda Joll <Linda.Joll@qldc.govt.nz>; 'Rebecca Holden' <Rebecca.Holden@qldc.govt.nz>
Subject: FW: Guardians response to Lake Wanaka moorings resource consent application.

Hi Kristy

Further to your emails with Kimberley and Nicole at DOC, attached and below is correspondence between Jo Fyfe, of John Edmonds & Associates and Guardians of Lake Wanaka, regarding Lake Wanaka moorings retrospective resource consent applications. I am assuming that you may have already

received this Guardians correspondence from QLDC as it will form part of the application information.
Let me know if you have any questions.

Happy to discuss.

Don Robertson

Chair, Guardians of Lake Wanaka

027 4446640

From: D&G Robertson [<mailto:donandgaye@xtra.co.nz>]

Sent: Monday, 8 May 2023 10:40 AM

To: 'Jo.Fyfe'

Cc: Kimberley Parlane (kparlane@doc.govt.nz); esa.jd@xtra.co.nz; mjbarks@gmail.com; Linda Joll (Linda.Joll@qldc.govt.nz); Ailsa Cain (Ailsa@Kauati.co.nz); 'Nikki Holmes'

Subject: Guardians response to Lake Wanaka moorings resource consent application.

Hi Jo

Attached is a revised Guardians response to the Lake Wanaka moorings retrospective resource consent application.

Regards

Don

From: Jo.Fyfe [<mailto:Jo.Fyfe@jea.co.nz>]

Sent: Monday, 8 May 2023 8:47 AM

To: D&G Robertson

Subject: RE: Draft response to moorings resource consent application

Good morning Don,

I reached out to one of our clients- Ian Brown- who's likely got the most understanding of technical boating/mooring matters in the group, who advised your recommendations are 'totally practical and commonsense expectations', and as such we will adopt those as part of the application. Please feel free to issue the final version.

Thanks again for your time on this.

Kind regards,

Jo



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

The content of this email is confidential and may be legally privileged. If it is not intended for you, please email the sender immediately and destroy the original message.

From: D&G Robertson <donandgaye@xtra.co.nz>
Sent: Thursday, May 4, 2023 4:52 PM
To: Jo.Fyfe <Jo.Fyfe@jea.co.nz>
Subject: FW: Draft response to moorings resource consent application

Hi Jo

Attached fyi is a draft of a possible response (on the moorings consents) from the Guardians, which I have just sent to them for comment etc before I send you the final version. So I'm sending it you in case you have any comment at this stage.

Regards

Don

From: D&G Robertson [<mailto:donandgaye@xtra.co.nz>]
Sent: Thursday, 4 May 2023 4:47 PM
To: esa.jd@xtra.co.nz; mjbarks@gmail.com; Linda Joll (Linda.Joll@qldc.govt.nz); Ailsa Cain (Ailsa@Kauati.co.nz)
Cc: Kimberley Parlane (kparlane@doc.govt.nz)
Subject: Draft response to moorings resource consent application

Hi All

Attached for your comment/approval is a draft response to the Resource Consent applications for 13 moorings in Roys Bay, Lake Wanaka. Please let me know if you have any edits or if you agree with it as is.

Kā mihi

Don

Guardians of Lake Wanaka

Application as Notified 44

Serviced by
Department of Conservation,
Wanaka Area Office

The Secretary
PO Box 93
Wanaka
Ph. 03 443 9462

Guardians of Lake Wānaka response to the application for retrospective resource consents for vessel moorings in Roys Bay, Lake Wānaka.

Guardians of Lake Wānaka understand that a number of existing vessel moorings that have been in place in Roys Bay for varying lengths of time, some since the 1950s and some since the early 90s or longer, do not have resource consents. QLDC require the mooring owners to obtain retrospective resource consents for the moorings. Guardians of Lake Wanaka have been approached by Kristy Jennings of Central Resource Management for consideration of the applications and for any concerns or conditions that Guardians may wish to be invoked by the consent applications.

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

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

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

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

We recommend compliance with National Policy Statement for Freshwater Management (NPS-FM, 2023) requirements, see <https://environment.govt.nz/publications/national-policy-statement-for-freshwater-management-2020-amended-february-2023/>

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

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



D A Robertson
Chair, Guardians of Lake Wanaka
15-12-2023

Our Ref AGR15004640

Your Ref C Riley Swing Mooring

17/03/2025

C Riley
C/- Central Resource Management
Attn: Kristy Jennings
kristy@centralrm.co.nz

Wellington Office

Radio New Zealand House
155 The Terrace
PO Box 5501
Wellington 6145
New Zealand
T 0800 665 463
F +64 4 472 2244
E crownproperty@linz.govt.nz
W www.linz.govt.nz

Dear C Riley,

C Riley Swing mooring written approval

This approval is specific to the above application and is for the purpose of s95 RMA only.

It is not indicative of any associated arrangement with the Commissioner of Crown Lands or other statutory approval which may be required from Toitū Te Whenua Land Information New Zealand in regards to the proposed activity.

You are required to obtain authorisation from the Commissioner of Crown Lands in order to undertake any activities on land owned or administered by Toitū Te Whenua Land Information New Zealand.

Yours sincerely,



Dale Thompson
Customer Regulatory Specialist

AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

C Riley RM220763



AFFECTED PERSON'S DETAILS

I/We Toitū Te Whenua Land Information New Zealand

Are the owners/occupiers of

The lakebed of Lake Wanaka



DETAILS OF PROPOSAL

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

To legalise an existing swing mooring

at the following subject site(s):

Lake Wanaka



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



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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



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



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) Dale Thompson - under delegation	
	Contact Phone / Email address dthompson@linz.govt.nz	
	Signature <i>D Thompson</i>	Date 14/03/2025

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

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

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

Note to person signing written approval

Conditional written approvals cannot be accepted.
 There is no obligation to sign this form, and no reasons need to be given.
 If this form is not signed, the application may be notified with an opportunity for submissions.
 If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.