

**APPLICATION AS NOTIFIED**

**R Cottier**

**(RM230584)**

## **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:

Ross Cottier

#### **What is proposed:**

To remove an existing swing mooring from the bed of Lake Wānaka, and to establish a new eco-band type mooring system in its place, 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:

-44.69247 S, 169.133089 (Decimal Degrees 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 **RM230584** 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](mailto:rebecca.holden@qldc.govt.nz)

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

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

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

**Thursday 27<sup>th</sup> March 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](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 (Ross Cottier C/- simonp@rda.co.nz) as soon as reasonably practicable after serving your submission to Council:

C/- Simon Park  
simonp@rda.co.nz  
RDA Consulting Limited  
PO Box 1711, Invercargill 9840

**QUEENSTOWN LAKES DISTRICT COUNCIL**



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

**Date of Notification: 27 February 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 26-Feb-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9 - RM230584 updated 13 02 2025	8479872	1	13-Feb-2025
PUB_ACC	AEE	7708663	1	03-Aug-2023
PUB_ACC	APPENDIX A MOORING PERMIT 214	7708664	1	03-Aug-2023
PUB_ACC	Appendix B - Guardians of Wanaka Response	8396255	1	02-Dec-2024
PUB_ACC	Appendix C - Aukaha Response	8396256	1	02-Dec-2024
PUB_ACC	Appendix D - Te Ao Marama Response	8396257	1	02-Dec-2024
PUB_ACC	Cottier Mooring - LINZ Written Approval	8315258	1	30-Sep-2024
PUB_ACC	Cottier Mooring - Inspection Report October 2024	8343120	1	22-Oct-2024
PUB_ACC	Section 92 Response - RM23.584	8396254	1	02-Dec-2024
PUB_ACC	Matters to Clarify - RM230584	8415120	1	16-Dec-2024



# APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS\* OF THIS FORM.

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



## APPLICANT //

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

\*Applicant's Full Name / Company / Trust: **Ross Cottier**  
(Name Decision is to be issued in)

\*All trustee names (if applicable):

Contact Name if Company or Trust:

\*Postal Address: **851 Kane Road, Wanaka**

\*Post code:

**9382**

\*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: **rosscottier@gmail.com**

\*Phone Numbers: Day

Mobile: **027 293 3227**

The Applicant is:



Owner



Lessee



Occupier



Other - Please Specify



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



## CORRESPONDENCE DETAILS // If different than above – E.g. consultant or agent

Name & Company: **Simon Park, RDA Consulting Ltd**

Phone Numbers: Day

Mobile: **027 5704470**

Email Address: **simonp@rda.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: **Ross Cottier**

\*Postal Address: **as above**

\*Post code:

\*Please provide an email AND full postal address.

\*Email: **rosscottier@gmail.com**



## DEVELOPMENT CONTRIBUTIONS INVOICING DETAILS //

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

Please select a preference for who should receive any invoices.

Details are the same as above

Applicant:  Other, please specify:

\*Attention:

\*Email:

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



## DETAILS OF SITE

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

Lake Wanaka

## GPS LOCATION OF PROPOSED WORKS //

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

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

NZMG: E2203564, N5605687; NZTM: E1293583, N5043970

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:

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

Mooring Number 214, Issued to Ross Cottier

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

see AEE



## 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

Located in Lake Wanaka



## 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:

Rebecca Holden/PA230034



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

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

## CONSENT(S) APPLIED FOR

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

To replace 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 **1 boat** (number persons)

Brief description of activity:

To replace an existing swing mooring with a Marineflex mooring for a 10 m vessel

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

## OTHER CONSENTS

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

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

Yes  No  N/A

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

Yes  No  N/A

## APPLICATION NOTIFICATION

Are you requesting public notification for the application?

Yes  No

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

## INFORMATION REQUIRED TO BE SUBMITTED //

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

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

- A site plan or map showing the locality and extent of the activity and the proximity of any nearby activities (e.g. other moorings and the extent of their swing in relation to your proposed mooring)
- Demonstrate compliance with the most up to date QLDC Swing Moorings Booklet (if relevant)
- Details of any associated land based buildings or structures, parking areas.  
Details of any signage & locations.
- A Safety Management Plan
- Noise report (if relevant)
- Written approval of every person who may be adversely affected by granting of consent (s95E)
  - Consultation required with:
    - Aukaha
    - Te Ao Marama INC
    - Fish & Game New Zealand
  - Consultation required where relevant:
    - Guardians of Lake Wanaka
    - Guardians of Lake Hawea
    - Department of Conservation
    - Land Information New Zealand
- An Assessment of Effects (AEE).

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



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

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

Each document should be no greater than 10mb





## 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 the fee paid at lodgement includes an initial monitoring fee of \$273 for land use resource consent applications and designation related 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.

**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 – BKNZNZ22)
  - Invoice for initial fee requested and payment to follow
  - Manual Payment at reception (can only be accepted once application has been lodged and acknowledgment email received with your unique reference number)

*Reference
*Amount Paid <b>\$2,541 - Discretionary</b>
(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

**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 **Mandy Lambert (modified by Simon Park 13/02/2025)**

Firm/Company **RDA Consulting Ltd**

Dated **7/31/23**

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



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));



## ASSESSMENT OF ENVIRONMENTAL EFFECTS

### 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



APPLICATION FOR RESOURCE CONSENT  
**ASSESSMENT OF ENVIRONMENTAL EFFECTS**  
(SCHEDULE 4 RMA)

JOB TITLE	COTTIER MOORING
JOB NUMBER	53045
DATE	11 July 2023
REVISION	1

APPLICANT	Ross Cottier
APPLICATION	To provide for the lawful use of an existing swing mooring
SITE ADDRESS	Lake Wanaka
LEGAL DESCRIPTION AND RECORD OF TITLE	Lake Wanaka
MAP REFERENCE (NZTM)	E1293583, N5043970

## TABLE OF CONTENTS

1. INTRODUCTION .....	3
1.1. LOCATION OF THE ACTIVITY .....	3
2. DETAILED DESCRIPTION OF THE ACTIVITY .....	4
2.1. MOORING DETAILS .....	4
2.2. MAINTENANCE .....	4
3. EXISTING ENVIRONMENT .....	5
4. ASSESSMENT OF ENVIRONMENTAL EFFECTS .....	6
4.1. WATER QUALITY AND ECOLOGICAL EFFECTS .....	6
4.2. AMENITY EFFECTS .....	6
4.3. MARITIME SAFETY .....	6
4.4. CULTURAL EFFECTS .....	6
4.5. POSITIVE EFFECTS .....	6
5. STATUTORY ASSESSMENT .....	6
5.1. PART 2 OF THE RMA .....	6
5.2. NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 .....	6
5.3. QLDC PROPOSED DISTRICT PLAN .....	7
5.4. QLDC OPERATIVE DISTRICT PLAN .....	7
5.5. REGIONAL PLAN: WATER FOR OTAGO .....	8
5.6. IWI MANAGEMENT PLANS .....	8
6. CONSULTATION .....	9
7. CONCLUSION .....	9

## APPENDIX A. MOORING PERMIT 214

Prepared by

Reviewed by

Mandy Lambert

Ross Cottier

Senior Environmental Consultant

Client

## 1. INTRODUCTION

This application is for resource consent to provide for the lawful use of an existing swing mooring in Lake Wanaka. From 30 June 2023 the mooring requires resource consent under:

- Queenstown Lakes District Council (QLDC) Proposed District Plan Rule 21.15.7 for a mooring which passes across or through the surface of any lake and is located outside of the non-complying zone.
- QLDC Operative District Plan Rule 5.3.3.3(iv) for a mooring which passes across or through the surface of any lake and is located outside the non-complying area area.
- Otago Regional Council (ORC) Regional Plan: Water for Otago (RPW) Rule 13.2.3.1 which relates to the placement of a structure y structure fixed in, on, under, or over the bed of any lake bed.

All three rules are **discretionary** activities.

The ORC has delegated its responsibilities under Section 13(1)(a) of the RMA to the QLDC.

### 1.1. LOCATION OF THE ACTIVITY

The mooring located near the Wanaka Marina and Lakeside Road. There are numerous other swing moorings near the site. The approximate location of the mooring is shown on Figure 1 and 2 below.

Location of Activity	Lake Wanaka
Mooring number	214
New Zealand Map Grid (NZMG)	On permit (incorrect grid reference): E2203593, N5605736 Actual location: E2203564, N5605687
New Zealand Transverse Mercator (NZTM)	E1293583, N5043970



Figure 1: Location of mooring 214

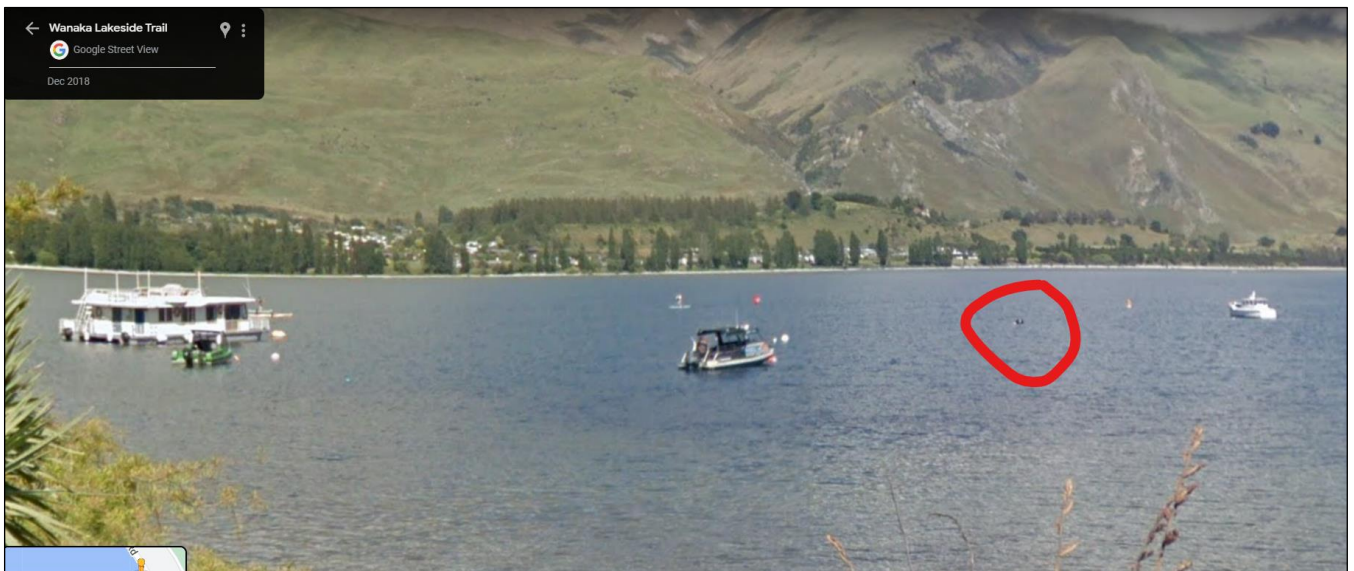


Figure 2: Photo of mooring location

## 2. DETAILED DESCRIPTION OF THE ACTIVITY

### 2.1. MOORING DETAILS

Resource consent is sought to provide for the lawful establishment of an existing swing mooring within Roy's Bay, Lake Wanaka. The mooring has been in place for many years and is used for private recreational purposes. The mooring is located near other moorings of a similar nature and adjacent the Wanaka Marina.

The applicant purchased the mooring in December 2018, and no changes have been made to it since that date. The mooring is for a single private boat of up to 10m in length.

The mooring is constructed of a mooring block 1.5 tonnes in weight which is a large tractor tyre full of concrete. The mooring buoy is connected to a ride chain (light chain) which is connected to a ground chain (heavy chain) and then connected by a shackle to the mooring block. There is a top rope from the buoy that attaches to the boat, and a pickup rope buoy (see Figure 2 below).

A mooring permit is held (attached in Appendix A), and the annual LINZ fees have been paid each year by the current owner since they have owned it.

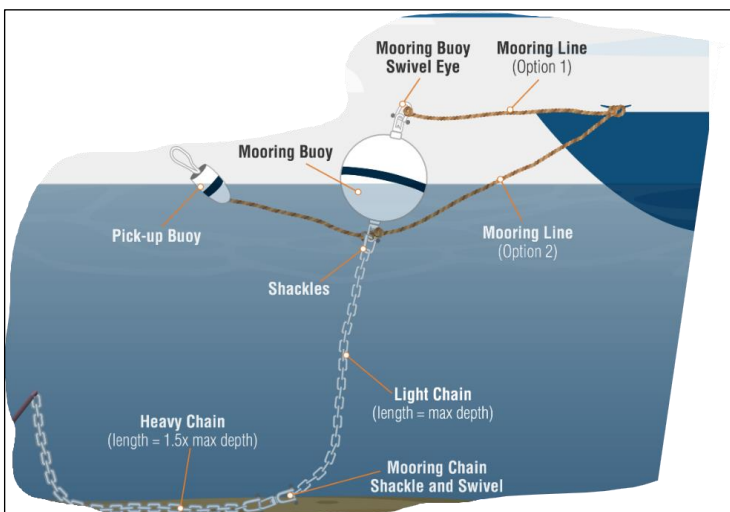


Figure 3: Representative mooring construction

### 2.2. MAINTENANCE

Maintenance of the mooring is carried out as per the maintenance and inspections guidelines in the QLDC Moorings booklet, including:

- The whole system is inspected every two years to remove kinks and replace worn components.



- When a vessel is riding on a mooring, a 'safety pin' or clamp is used to prevent the mooring chain or rope jumping out of the bow fairlead. Regular checks are made around the bow fairlead as chafing and wear regularly show up in this area.

### 3. EXISTING ENVIRONMENT

The mooring is located in Lake Wanaka. Lake Wanaka is zoned Rural General and Rural under the QLDC Operative and Proposed District Plan respectively.

Lake Wanaka is a large, deep, glacial lake. The Lake is an extremely popular holiday area, as well as for permanent residence and retirement. Recreational uses of the lake include recreational boating. A marina in Roys Bay adjoins the boat launching ramps. Other recreational uses include lakeside picnicking, camping, swimming and passive recreation. Recreational fishing is primarily for brown and rainbow trout and quinnets salmon, by trolling, spin and fly fishing. Commercial use of the lake includes jetboat operations; launches for lake cruises and guided fishing; hire of jet-skis and small boats; and paragliding; mostly concentrated on and near the main jetty in Roys Bay (QLDC, Operative District Plan).

Lake Wanaka is listed in Schedule 1A of the RPW as having the following values:

- Large water body supporting high numbers of particular species, or habitat variety, which can provide for diverse life cycle requirements of a particular species, or a range of species.
- Sandy bed composition of importance for resident biota.
- Significant presence of eels, trout, salmon.
- Presence of significant indigenous aquatic vegetation.
- Presence of indigenous fish species threatened with extinction.
- Presence of indigenous invertebrates threatened with extinction.
- Outstanding natural feature or landscape: scenic values within the wider landscape context of the surrounding mountains, particularly the unmodified lake level, water quality and colour of the water.
- Significant vegetation: Rare association of aquatic plants.

There are Australasian crested grebe floating nesting platforms built at the Marina near the swing moorings.

Lake Wanaka is recognised as a Statutory Acknowledgement Area in the *Ngāi Tahu Claims Settlement Act 1998*. Schedule 1D of the RWP lists the Kai Tahu values for Lake Wanaka as:

- **Kaitiakitanga** – the exercise of guardianship by Kai Tahu in accordance with tikanga Maori\* in relation to Otago's natural and physical resources; and includes the ethic of stewardship.
- **Mauri** – life force; for example the mauri of a river is most recognisable when there is abundance of water flow and the associated ecosystems are healthy and plentiful; a most important element in the relationship that Kai Tahu have with the water bodies of Otago.
- **Waahi tapu and/or Waiwhakaheke** – sacred places; sites, areas and values associated with water bodies that hold spiritual values of importance to Kai Tahu. (Note: Kai Tahu should be consulted regarding the location of these places, sites areas and values for a river identified as MA3).
- **Waahi taoka** – treasured resource; values, sites and resources that are valued and reinforce the special relationship Kai Tahu have with Otago's water resources.
- **Mahika kai** – places where food is procured or produced. Examples in the case of waterborne mahika kai include eels, whitebait, kanakana (lamprey), kokopu (galaxiid species), koura (freshwater crayfish), fresh water mussels, indigenous waterfowl, watercress and raupo.
- **Kohanga** – important nursery/spawning areas for native fisheries and/or breeding grounds for birds.
- **Trails** – sites and water bodies which formed part of traditional routes, including tauraka waka (landing place for canoes).
- **Cultural materials** – water bodies that are sources of traditional weaving materials (such as raupo and paru) and rongoa (medicines).

## **4. ASSESSMENT OF ENVIRONMENTAL EFFECTS**

### **4.1. WATER QUALITY AND ECOLOGICAL EFFECTS**

No discharges occur from boats using the mooring; therefore, effects on water quality are considered to be negligible and the same as other recreational boat usage in Lake Wanaka. Aquatic ecology and bird life near the mooring is not expected to be affected by ongoing use and maintenance of the existing mooring. The Grebe nesting platforms are able to be easily navigated around. Any removal of the existing mooring structure would likely result in more ecological damage than if permitted to remain in place.

Effects on water quality and ecology are less than minor.

### **4.2. AMENITY EFFECTS**

The mooring is adjacent to the Wanaka Marina, and other moorings of a similar nature. The mooring is located within a cluster of other moorings and are therefore not visually obtrusive. Recreational activities and public access to the margin of Lake Wanaka is not affected by the existence of the mooring.

### **4.3. MARITIME SAFETY**

The QLDC Navigation Safety Bylaw 2018 addresses maritime safety. No navigation safety issues are known to have arisen to date from the use of the mooring. It is understood that QLDC will liaise directly with Maritime New Zealand and the Queenstown Harbourmaster.

### **4.4. CULTURAL EFFECTS**

Lake Wanaka is important to tangata whenua, and local Rūnanga, via Aukaha and Te Ao Marama, have been contacted with regards to this application as detailed in section 6 below. The application is for an existing mooring in Lake Wanaka, and the cultural values of the Lake are not expected to change as a result of granting consent for the activity to continue.

### **4.5. POSITIVE EFFECTS**

Positive effects from the continued use of the mooring include allowing people and communities to provide for their social well-being.

## **5. STATUTORY ASSESSMENT**

### **5.1. PART 2 OF THE RMA**

This application is consistent with the purpose and the principles of the RMA, as set out in Section 5. The activities will have no more than minor adverse effects on the ability of the receiving environment to meet the reasonably foreseeable needs of future generations, or on the life-supporting capacity of the land or any ecosystem associated with it. Proposed mitigation measures will ensure that any potential adverse effects of the activities will be avoided, remedied, or mitigated.

There are no matters of national importance, as outlined in Section 6 of the Act, that may be affected by the activities. The application is also consistent with Section 7 of the Act, with particular regard given to the maintenance of the quality of the environment. With regard to Section 8 of the Act, the proposed activities are not inconsistent with the principles of the Treaty of Waitangi.

### **5.2. NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020**

The consent application is consistent with the National Policy Statement for Freshwater Management 2020, (NPS-FM). This NPS sets out direction for local authorities to achieve the objectives and policies within it.

Policy 1 of the NPS-FM requires the management of freshwater in a way that gives effect to Te Mana o Te Wai. Te Mana o Te Wai requires the values of freshwater to be managed according to the hierarchy of obligations, in a way that prioritises:

1. First, the health and well-being of water,
2. Second, provides for human health such as drinking water, and last,
3. All other uses for people and communities to provide for their social, economic and cultural well-being.

The activity sits third on the hierarchy, however, the activity will maintain the health and well-being of water as there are no discharges. In this respect the discharge activity is consistent with the concept of Te Mana o Te Wai.

Policy 2 requires that Tangata Whenua are actively involved in freshwater management and decision making. Specific consultation regarding this application is being undertaken.

The majority of the remaining NPS-FM policies could be broadly summarised as requiring that the health, well-being, values and extent of freshwater bodies, (including wetlands) are maintained or improved. The ongoing use of an existing mooring will not adversely affect the health, well-being or values of any water body. The activity will not alter the extent of any water body.

Policy 15 requires communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement. The activity will provide for community wellbeing and economic support by bringing tourism to the small town, therefore, potentially supporting other businesses.

### 5.3. QLDC PROPOSED DISTRICT PLAN

The QLDC has undertaken the review of the 2007 District Plan by way of a series of plan changes (referred to as a Proposed District Plan), notified in a series of stages from August 2015.

The following policies from the Proposed District Plan are considered below:

- **Policy 6.3.5.1** Manage the location, intensity and scale of structures on the surface and margins of water bodies including jetties, moorings and infrastructure recognising the functional needs of these activities, and the importance of lakes and rivers, including as a commercial recreation, tourism, transport and recreational resource, and ensure these structures are at a scale or in a location that, as far as practicable:
  - protects the values of Outstanding Natural Features and Outstanding Natural Landscapes; and
  - maintains the landscape character of Rural Character Landscapes and maintains or enhances their visual amenity values.
- **Policy 6.3.5.4** Provide for appropriate commercial and recreational activities on the surface of water bodies that do not involve construction of new structures.
- **Policy 21.2.12.1** Have regard to statutory obligations, wāhi Tūpuna and the spiritual beliefs, and cultural traditions of tangata whenua where activities are undertaken on the surface of lakes and rivers and their margins.
- **Policy 21.2.12.2** Enable people to have access to a wide range of recreational experiences on the lakes and rivers, and their margins, while having regard to environmental and safety constraints of the various parts of each lake and river.
- **Policy 21.2.12.5** Protect, maintain or enhance the natural character and nature conservation values of lakes, rivers and their margins from inappropriate activities with particular regard to nesting and spawning areas, the intrinsic value of ecosystem services and areas of indigenous fauna habitat and recreational values.
- **Policy 21.2.12.6** Recognise and provide for the maintenance and enhancement of public access to and enjoyment of the margins of the lakes and rivers.
- **Policy 21.2.12.7** Ensure that the location, design and use of structures and facilities are such that any adverse effects on visual qualities, safety and conflicts with recreational and other activities on the lakes and rivers are avoided, remedied or mitigated.

The application is considered to be consistent with the relevant objectives and policies as it for an existing mooring so it does not involve construction of a new structure. Recreational opportunities and public access to or along the margins of the lakes will not be restricted. There will be no change to the natural character or values of Lake Wanaka from allowing the activity to continue.

### 5.4. QLDC OPERATIVE DISTRICT PLAN

The QLDC Operative District Plan (ODP) is the current version of the District Plan which contains objectives, policies and rules for resource management activities across our district. These provisions still apply until there are no more appeals on the Proposed District Plan provisions.

Part 4.6 of the Operative District Plan relates to surface of lakes and rivers and seeks similar outcomes to those of the Proposed District Plan, including enabling a range of recreational uses of Lake Wanaka, enhancement and protection of nature conservation values associated with waterbodies and the protection of landscape values.

For the reasons set out above in the assessment of effects and in relation to the Proposed District Plan, the proposal is considered to be consistent with the relevant objectives and policies.

## 5.5. REGIONAL PLAN: WATER FOR OTAGO

The Otago Regional Council's RPW contains objectives, policies and rules addressing activities which may affect water in Otago. The following objectives and policies are relevant to this application, and an assessment of the activity against them is below:

- **Policy 5.4.2** Undertake the works in a manner that avoids, in preference to remedying or mitigating, adverse effects on natural values and character, ecology and habitat, water supply values, historic places or archaeological sites, values of significance to Kai Tahu, amenity values, lawful water users and causing or exacerbate flooding, erosion, land instability, sedimentation or property damage
- **Policy 5.4.3** Avoid adverse effects on existing lawful uses and priorities
- **Policy 5.4.4** Recognise Kai Tahu's interests in Otago's lakes and rivers by promoting opportunities for their involvement in resource consent processing
- **Policy 5.4.6** Only restrict legal public access to and along the margins of lakes and rivers where necessary to protect the health or safety of people and communities, to ensure a level of security consistent with the purposes of a resource consent, or in other exceptional circumstances
- **Policy 5.4.7** Where existing public access to or along the margins of lakes or rivers is restricted, the provision or enhancement of alternative access may be required and will be promoted
- **Policy 5.4.8** Have regard to topography, natural flow characteristics or water levels, water colour and clarity, ecology, and the extent of use or development within the catchment when considering adverse effects on natural character of lakes, rivers and their margins
- **Policy 5.4.9** Have regard to aesthetic values and recreational opportunities provided by a lake or river or its margins when considering adverse effects on amenity values
- **Policy 7.B.2** Avoid objectionable discharges of water or contaminants that degrade the natural and human use values of lakes, rivers and wetlands
- **Policy 8.6.1** When managing bed disturbance, have regard to any adverse effect on the spawning requirements of indigenous fauna, and trout or salmon, bed and bank stability, water quality, amenity values caused by any reduction in water clarity, and downstream users
- **Policy 8.6.2** Promote best management practices for activities that occur within or adjacent to the bed of lakes and rivers in order to avoid, remedy or mitigate any adverse effect.

The mooring is an existing activity that will not result in any additional disturbance of the lakebed, or any change in ecology or water quality. Recreational opportunities and public access to or along the margins of the lakes will not be restricted. Overall, it is considered that the proposal will be consistent with the RPW.

## 5.6. IWI MANAGEMENT PLANS

### Kai Tahu ki Otago Natural Resource Management Plan 2005 (NRMP)

The NRMP is considered to be a relevant other matter for the consideration of this application. This Plan expresses the attitudes and values of the four Papatipu Rūnaka: Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga.

Policy 10.5.3 of the NRMP includes the following specifically related to jetties and moorings:

- To require the development of a strategy in conjunction with the Queenstown Lakes District Council to investigate the viability of public moorings in the Queenstown Lakes District.
- To require that all moorings situated in the vicinity of nohoaka and camping sites to be publicly available.
- To require jetties to be at a fixed location and any effects of earthworks or from the ongoing operation of jetties and be remedied or mitigated.
- To require jetties and moorings to be located where they will not impede or restrict access to lakes, rivers and wetlands.

Provided that the activity is carried out as described in this application and in accordance with the consent conditions, there will be no additional effects on Lake Wanaka and the application is considered consistent with the NRMP.

### Te Tangi a Tauira, Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008

As the activity is to occur within the area identified in Te Tangi A Tauira, this plan needs to be taken into account.

The Ngāi Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008 reflects the attitudes and values of the four Runanga Papatipu o Murihiku – Awarua, Hokonui, Oraka/Aparima and Waihopai.

The cultural importance of Lake Wanaka is recognised. The activity is for an existing activity and there will be no discharges. Provided that the activity is carried out as described in this application and in accordance with the consent conditions, there will be no additional effects on Lake Wanaka and the application is considered consistent with Te Tangi A Taura.

## 6. CONSULTATION

Local Rūnanga, via Aukaha and Te Ao Marama have been approached for comment and forwarded a copy of this application.

Land Information New Zealand (LINZ) administer the lake bed, so have also been approached for comment and forwarded a copy of the application. It is understood that they will only provide their approval once iwi has provided approval.

Maritime New Zealand and the Queenstown Harbour Master have not be contacted, and it is understood that QLDC will contact liase with them directly.

No consultation with Fish and Game is considered necessary as it is an existing mooring located in close proximity to other moorings and the Wanaka Marina.

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.

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)).

It is requested that the application is processing on a non-notified basis.

## 7. CONCLUSION

The activity is for an existing activity, and is consistent with the purpose and principles of the RMA in that it enables people to provide for their economic and social well-being, whilst maintaining and enhancing the quality and amenity of the local environment and avoiding adverse effects.

The activity will be not contrary to the relevant provisions of the District Plans, or Regional Plans and effects on the environment are less than minor.

APPENDIX A. MOORING PERMIT 214



## MOORING PERMIT

*Issued under the Navigation Safety Bylaw 2018*

**Mooring Number:** 214

**Description of mooring:** Swing Mooring

**Name to whom permit is granted:** Ross Cottier

**Waterway:** Lake Wanaka

**Position of mooring:** N 5605736

E 2203593

**Date of issue:** 01 July 2022

**Expiry of permit:** 30 June 2023



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

**Duty of Permittee:**

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

### Conditions of permit

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

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

### Maintenance and construction requirements

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

### Liability of the Council

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

### Transfer of permit

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

### Surrender of permit

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

# Guardians of Lake Wanaka

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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 for consideration of the applications and for any concerns or conditions that Guardians may wish to be invoked by the consent applications.

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

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

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

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

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



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

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



**D A Robertson**  
**Chair, Guardians of Lake Wanaka**  
**21-03-24**

## Brad Trebilcock

---

**From:** Aukaha Consents <consents@aukaha.co.nz>  
**Sent:** Wednesday, 6 March 2024 10:51 am  
**To:** Brad Trebilcock  
**Subject:** RE: [EXT] Aukaha Letter of Engagement - J005241

Thank you for contacting Aukaha (1997) Ltd. about your resource consent application.

Aukaha staff are currently working alongside Queenstown Lakes District Council to pave a way forward regarding the audit of consented moorings and jetties within their district.

As we are currently awaiting information to help inform our process, relevant mooring applications are currently on hold until this information is received. We are unsure when this will be provided. In the meantime, we recommend that you contact your council planner for updates.

We will be in touch to confirm once the job is taken off hold and work recommences.

Kā mihi



**Manaia Russell**

[manaia@aukaha.co.nz](mailto:manaia@aukaha.co.nz)

Kaiāwhina | Mana Taiao

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

**Waea:** 03 777 3347

**Tari:** 03 477 0071

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



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**From:** Brad Trebilcock <BradT@RDA.co.nz>  
**Sent:** Wednesday, March 6, 2024 6:47 AM  
**To:** Aukaha Consents <consents@aukaha.co.nz>  
**Subject:** [EXT] Aukaha Letter of Engagement - J005241

Hi,

I am just trying to tack down the response from Aukaha regarding Job Number – J005241.

I am representing the client regarding their consent application to moor a vessel in Lake Wanaka. From my understanding the invoice for this work has been paid for. Any information would be greatly appreciated.

Cheers,  
**Brad Trebilcock**  
**Environmental Consultant**

027 292 5732

[BradT@rda.co.nz](mailto:BradT@rda.co.nz)

I am based in Mosgiel

RDA Consulting | 0800RDAGRI (0800732474) | [www.RDA.co.nz](http://www.RDA.co.nz)

Invercargill Office 23 Forth Street, Invercargill 9810 | Queenstown Office 15 Gray Street, Frankton  
9300 | Oamaru Office 19 Eden Street, Oamaru 9400

Postal Address: PO Box 1711, Invercargill 9840

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## Brad Trebilcock

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**From:** Te Ao Marama Office <office@tami.maori.nz>  
**Sent:** Tuesday, 11 July 2023 3:56 pm  
**To:** Mandy Lambert  
**Subject:** RE: Draft application for existing mooring in Lake Wanaka

Tēnā Koe,

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

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

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

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

Hei kona mai me ngā mihi,

*Kia tū tō mana,*

---

**From:** Mandy Lambert <MandyL@RDA.co.nz>  
**Sent:** Tuesday, July 11, 2023 1:25 PM  
**To:** Te Ao Marama Office <office@tami.maori.nz>  
**Subject:** Draft application for existing mooring in Lake Wanaka

You don't often get email from [mandyl@rda.co.nz](mailto:mandyl@rda.co.nz). [Learn why this is important](#)

**Caution:** This is an EXTERNAL email. Please consider safe cyber security practices.

Good afternoon,

We are assisting Ross Cottier to apply for resource consent from Queenstown Lakes District Council (QLDC) for his existing mooring in Lake Wanaka.

I have attached a copy of the draft application and Assessment of Environmental Effects (AEE). The activity is in a statutory acknowledgement area so iwi are likely to be considered an affected party by QLDC.

I understand there are quite a few of these applications. Please let me know if you would like any further information or if you have any comments on the application/AEE.

Ngā mihi,

Mandy

**Mandy Lambert**  
**Senior Environmental Consultant**

027 455 7874  
[mandyl@rda.co.nz](mailto:mandyl@rda.co.nz)

I am based on Oamaru and work part-time: Mon, Tue, Thurs, Fri 9am – 3pm

RDA Consulting | 0800RDAGRI (732474) | [www.RDA.co.nz](http://www.RDA.co.nz)  
Invercargill Office 23 Forth Street, Invercargill 9810 | Queenstown Office 15 Gray Street, Frankton  
9300 | Oamaru Office 19 Eden Street, Oamaru 9400  
Postal Address: PO Box 1711, Invercargill 9840

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# AFFECTED PERSON'S APPROVAL

## FORM 8A



Resource Management Act 1991 Section 95

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

RM230584

### PERSON AFFECTED PERSON'S DETAILS

I/We Land Information New Zealand

Are the owners/occupiers of

Lake Wanaka Lake Bed

### LIST DETAILS OF PROPOSAL

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

For the lawful use of a swing mooring in Lake Wanaka

at the following subject site(s):

New Zealand Transverse Mercator (NZTM) - E1293583, N5043970

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.

### MAGNIFY 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)	
	Linda Chandler	
	Contact Phone / Email address	
lchandler@linz.govt.nz		
Signature		Date
Linda Chandler		18/9/2024
Digitally signed by Linda Chandler Date: 2024.09.18 08:36:03 +12'00'		

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.



Our Ref AGR-5003433  
Your Ref Cottier Mooring

20/09/2024

Ross Cottier  
C/- Brad Trebilcock  
RDA Consulting  
[BradT@rda.co.nz](mailto:BradT@rda.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](mailto:crownproperty@linz.govt.nz)  
W [www.linz.govt.nz](http://www.linz.govt.nz)

Dear Ross Cottier,

**Cottier Mooring – Lake Wanaka**

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 Land Information New Zealand in regards to the proposed activity.

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

Yours sincerely



Linda Chandler  
**Senior Customer Regulatory Specialist**  
Crown Property



## 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): Lake Wanaka

Mooring Resource Consent No: In Process      Mooring buoy No: 214

Mooring Owners Name: Ross Cottier

Mooring Owners Residential Address: 851 Kane Road, Lake Hawea

Mooring Owners Postal Address: 851 Kane Road, Lake Hawea

Mooring Owners Phone No: 027 293 3227

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

NZ Based Contact Name: \_\_\_\_\_

NZ Based Contact Address: \_\_\_\_\_

NZ Based Contact Postal Address: \_\_\_\_\_

NZ Based Contact Phone No: \_\_\_\_\_ (w) \_\_\_\_\_ (H) \_\_\_\_\_ (Cell)

Emergency Contact Name: \_\_\_\_\_

Emergency Contact No: \_\_\_\_\_ (w) \_\_\_\_\_ (h) \_\_\_\_\_ (Cell)

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

Name of vessel using mooring:

Vessel MNZ Registration Number: \_\_\_\_\_ Vessel Regional Identification Number: \_\_\_\_\_

Vessel Type:      Powered Craft

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

Length of Vessel: 10 (m)      Beam:      2.4 (m)      Draft: 1\_ (m)

Weight of Vessel: 2 Tonne (m)      Number of Engines: 1

Vessel Colour(s): Black and White

Does Vessel Have Mooring Number attached and clearly visible from outside of vessel? No(Yes / No) To be added prior to use

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

If No, Please name "other" vessels that may or will be using this mooring; Vessel in images below as labelled intends to use mooring in future.

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

**PLEASE NOTE: THIS IS A SPEC FOR A SOON TO BE UPGRADED ECO MOORING SYSTEM**

The owner understands that the current mooring system is in need of upgrade/replacement. The owner wishes to replace the system with an 'Eco' or 'Non disturbance' type mooring system that will eliminate any lakebed scouring and greatly reduce the required swing radius of the mooring.

As this mooring is the subject of a current resource consent application, this report outlines the suppliers spec of the proposed mooring, along with the attached brief that explains the benefits of the system and the precedent of its use in many other areas. The use of this system will significantly reduce swing radius, eliminate ground contact, and greatly increase life expectancy.

*Please note that the entry fields on this form do not allow for ECO mooring components or for a proposed spec after upgrade. As such we have made best effort to convey the information given these restrictions*

GPS Position of mooring: (Include GPS format used): DD 44.69247 169.133089 (Current)

DD 44.692368 169.133109 (Proposed)

Inspection Date: 5/4/2024 Inspection Time: 1pm

Water Depth at location at time of inspection: 9 m

Calculated total swing radius of mooring at lowest lake level: 3 (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 13 (m) *(Please note that headline is designed to pass through surface Buoy and custom made to vessel. This removes the need for additional headline and thus further reduces swing radius.)*

Type of Mooring: Block (Block / Screw / Eco / Other)

Type of Mooring Block: Engineered Spec Reinforced Concrete Block

Dimensions of Mooring Block: (w) 1500 (h) 1500 (D) 600

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) 2.9 Tonne +/- (kg) (Submerged weight) 2000 (kg)

Chain Length Bottom: NA Middle:(m) NA Top (m) NA Please See Detail of system spec for all components and dimensions.

Chain Diameter Bottom: NA (mm) Middle:NA (mm) Top: NA (mm) Please See Detail of system spec for all components and dimensions.

Swivel Diameter: NA (mm) Swivel Location(s):NA Please See Detail of system spec for all components and dimensions.

Shackle Diameter(s) (mm) Shackle Locations (s): various joins Please See Detail of system spec for all components and dimensions.

Headline Length: Headline Diameter: 32 (mm)

Headline Chafe Protection Type: Checked: Yes (Yes / No)

What is the life expectancy of the mooring **prior** to upgrades / replacements being needed: Unknown

**NEW SYSTEM EXPECTATIONS**

Life Expectancy of Block: 20+ Years Life Expectancy of ~~Chain~~ Marineflex system: 15+ Year (time of warranty)

Life Expectancy of Rope: 24+ months Life Expectancy of Swivel: 24+ months

Life Expectancy of Shackles: 24+ months Life Expectancy of Buoy: 24+ 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? (Yes / No) unknown

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

As mooring will be replaced in the coming months, any required repositioning can happen at that time if directed. Existing tackle and block to be removed.

**Checklist – (Mooring Inspector To Complete)**

	Checked	Item Replaced	Specify / Comments
Block	✓	<input type="checkbox"/>	<input type="checkbox"/> New Block Constructed to spec
Bottom Shackle	<input type="checkbox"/>	<input type="checkbox"/>	
Bottom Chain	Av Dia: NA (mm) Min Dia: NA (mm) <input type="checkbox"/> Please See Detail of system spec for all components and dimensions.		
2 <sup>nd</sup> Shackle	<input type="checkbox"/>	_____	
Middle Chain	Av Dia NA_ (mm) Min Dia:_____ (mm) <input type="checkbox"/> Please See Detail of system spec for all components and dimensions.		
3 <sup>rd</sup> Shackle	<input type="checkbox"/>	<input type="checkbox"/> Please See Detail of system spec for all components and dimensions.	
Top Chain	Av Dia:(mm) Min Dia: (mm) <input type="checkbox"/> Please See Detail of system spec for all components and dimensions.		

- |   |  |   |
|---|--|---|
| Swivel dimensions.                          | <input type="checkbox"/>                         | □ Please See Detail of system spec for all components and |
| 4 <sup>th</sup> Shackle dimensions.         | <input type="checkbox"/>                         | □ Please See Detail of system spec for all components and |
| Headline dimensions.                        | <input type="checkbox"/>                         | □ Please See Detail of system spec for all components and |
| Mooring Buoy Clearly Labelled dimensions.   | (Checked)<br><input checked="" type="checkbox"/> | □ Please See Detail of system spec for all components and |
| Vessel Clearly Labelled with Mooring Number | (Checked)<br><input checked="" type="checkbox"/> | □ Please See Detail of system spec for all components and |

### Inspectors Observations

Block Showing Damage / Wear? *None - New System to be deployed*

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Has Block Shifted or become buried? *NA - New System to be deployed*

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Is the Ground chain causing scouring of the lake bed? *New System to be deployed Please note that new eco mooring system will have ZERO lakebed scouring as block is only element in contact with the lakebed. NO chain is in contact with ground. See supporting material for benefits on marineflex mooring system*

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### Inspectors Further Comments:

System to be replaced with Marineflex ECO system described above:

The owner understands that the current mooring system is worn in need of upgrade/replacement. The owner wishes to replace the system with an 'Eco' or 'Non disturbance' type mooring system that will eliminate any lakebed scouring and greatly reduce the required swing radius of the mooring.

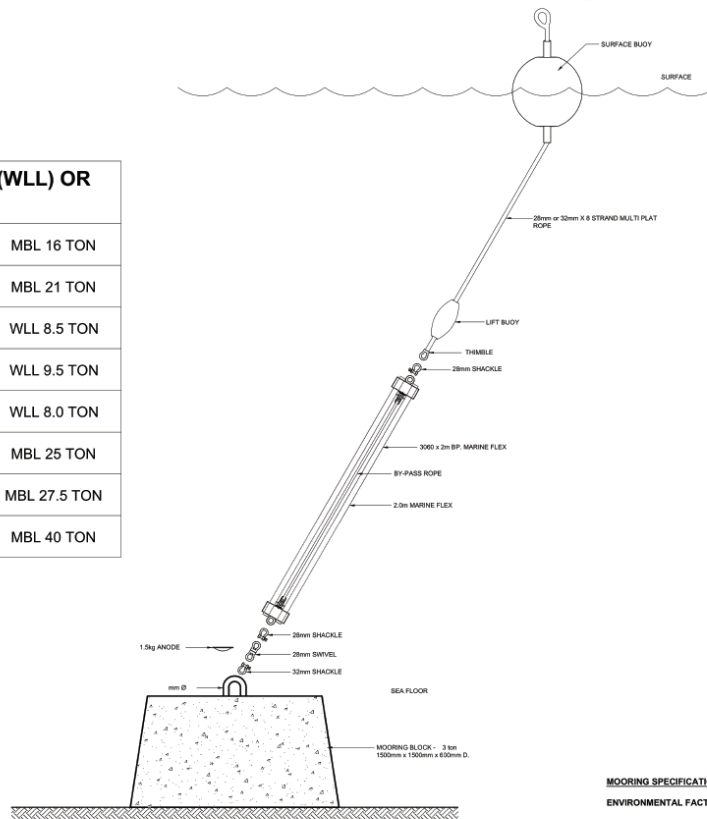
Commercial dive contractor has been engaged to deploy new block into location using airbags to allow accurate placement.

## Mooring Diagram (NEW) – (Mooring Inspector To Complete)

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

### MARINEFLEX ELASTIC MOORING SYSTEM | SUITABLE FOR 10M VESSEL

TABLE OF WORKING LOAD LIMITS (WLL) OR MAX BRAKE LOAD (MBL)		
TOP ROPE	28 mm	MBL 16 TON
TOP ROPE	32 mm	MBL 21 TON
SHACKLE HL	28 mm	WLL 8.5 TON
SHACKLE HL	32 mm	WLL 9.5 TON
SWIVEL	28 mm	WLL 8.0 TON
EYE-BOLTS	30 mm	MBL 25 TON
TERRA-MAX BY-PASS	16 mm	MBL 27.5 TON
MARINE FLEX COLLET HOUSING	3060 80 mm	MBL 40 TON



#### MOORING SPECIFICATION

##### ENVIRONMENTAL FACTORS

THIS MOORING IS SUITABLE FOR SMOOTH WATERS, SHELTERED WATERS AND PARTIALLY SHELTERED WATERS

##### NOTES:

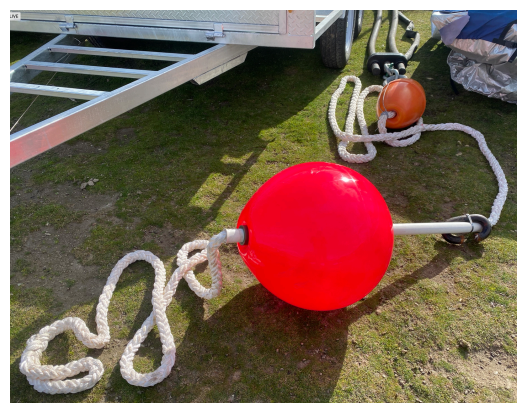
1. SHALLOW WATER MOORINGS IN A DEPTH OF 5 METRES OR LESS TO BE DESIGNED TO SUIT WITH RESPECT TO THESE GUIDELINES.
2. ALL SHACKLES MUST BE MOUSED.
3. ANODES MUST BE USED.

##### MOORING INSPECTION REQUIREMENTS

1. ALL TACKLE TO BE REPLACED AT 20% WEAR.
2. MOORINGS MUST BE INSPECTED AT INTERVALS NOT EXCEEDING 2 YEARS OR SOONER AT MOORING PROVIDERS ADVICE & LOCAL AUTHORITY

## Pictures – (Mooring Inspector To Complete)

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



- Vessel to use mooring in future.

**Declaration – (Mooring Inspector To Complete)**

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

Company undertaking Inspection: Craig Fahey, Lakes Marine Limited

Company physical address: 13 Arklow St, Albert Town

Company Postal Address: AS above

Name of person completing review: Craig Fahey

Signature of person completing inspection:

Date: August 31, 2024

**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:

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Harbourmaster Signoff

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

SECTION 92 RESPONSE

JOB TITLE	Cottier Mooring
JOB NUMBER	53075 – RM230584
DATE	24 September 2024

Prepared by



Brad Trebilcock

Environmental Consultant



Please see the response below from the Section 92 Further Information Request that was sent by Rebecca Holden on 6 December 2023 in regard to RM230584:

<p>Please provide a mooring inspection report prepared by a suitably competent person relating to mooring permit 214 (“M214”) to provide details on the specifications and condition of the following key elements of the mooring system.</p>
<p>An initial mooring inspection was completed and found that the current mooring is not fit for purpose. Therefore, a new mooring is now proposed to replace the current one. The attached mooring inspection report has been completed on the proposed mooring being in place. Please see Appendix A</p>
<p>Photos taken of M214 as part of the District-wide survey of moorings show a commercial vessel using this mooring “Paddle Wanaka”; however the AEE states that the mooring will be used for private recreational purposes. Council require moorings utilised by commercial vessels, or vessels over 12m to be specifically engineer designed. If M214 is intended to be utilised by either a commercial vessel, or vessel over 12m, please provide documentation prepared by a suitably qualified person certifying that the mooring system has been appropriately designed.</p>
<p>The proposed mooring is only intended to be used by the Applicant for their own personal use. The proposed mooring will be used to secure a 10 metre boat.</p>
<p>In order to better understand if there are any effects relating to the disturbance of the lakebed, as part of the mooring inspection requested by point (1) above, please confirm the following:</p> <ul style="list-style-type: none"> <li>i. Whether the ground chains for the mooring is currently causing scouring of the lake bed?</li> <li>ii. Has the mooring block shifted or become buried since first installed?</li> </ul>
<p>The initial mooring inspection did identify that the current mooring block has flipped and dragged, which has caused lakebed scouring.</p>
<p>As part of the mooring inspection report requested by point (1), please confirm the GPS coordinates of the mooring block. The image below shows the location of M214 on Council’s GIS database (highlighted blue, Map ID 768). This location slightly differs (by 15m) from the GPS coordinates provided in the AEE (noted as “actual location”). It may be that the large boat located to the immediate south in the image below is attached to M214. Please confirm.</p>
<p>DD 44.69247 169.133089          NZTM 2000 E1293583, N5043970</p>
<p>Could you also please confirm the number noted on the buoy by QLDC as part of the District-wide survey of moorings (e.g. please confirm the QLDC have tagged this buoy “WAN768”).</p>
<p>The number “214” has been painted on the buoy.</p>

Section 5 of the Lake Wanaka Preservation Act 1973 recognises the Guardians of Lake Wānaka who have been appointed to advise the Minister of Conservation over Lake Wānaka related issues. Section 11 of this Act requires the advice of the Guardians of Lake Wānaka to be sought in relation to any resource consent. As such, could you please provide evidence of consultation and/or written approval from this body.

Please see Appendix B.

The AEE states that the mooring has been in place for many years. Could you please provide more detail (if known) confirming the earliest known date that the mooring existed as proposed, as well as how this structure came to be established, and any process that was gone through in relation to its establishment i.e. was any approval obtained from Council or any other person/entity, was it installed by the Applicant or a previous owner?

The Applicant did not originally install the mooring and therefore has no knowledge on when this occurred. The only information that the Applicant has regarding the mooring is the Mooring Permit outlined in Appendix A of the Application.

The AEE states that both Aukaha and Te Ao Marama have been approached for comment. With the view of progressing this resource consent, could you please provide evidence of this consultation.

Please see Appendix C and D.

MATTER TO CLARIFY

JOB TITLE	Cottier Mooring
JOB NUMBER	53075 – RM230584
DATE	13 December 2024

Prepared by



Brad Trebilcock

Environmental Consultant

Submitted with the application was evidence of consultation with the Guardians of Lake Wanaka, who generally support the existing mooring resource consent applications, but have suggested a number of conditions for your consideration. Could you please confirm whether these conditions (or similar) are volunteered by the Applicant such that they form part of the application?

The Applicant has proposed the following conditions:

*During the works of removing the existing mooring and installing the new mooring, the Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must:*

- a) *Water blast all machinery to remove any visible dirt and/or vegetation prior to being brought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo;*
- b) *Avoid working in areas where aquatic weeds such as *Lagarosiphon major* are known to be present (for information, contact the Consent Authority's Biosecurity Team); and*
- c) *To avoid the spread of the *Didymosphenia geminata* or any other pest plant, not use machinery in the berm or bed of the lake that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution (for information on decontamination contact the Consent Authority's Biosecurity Team);*
- d) *Remove any vegetation caught on the machinery at the completion of works;*
- e) *Prior to leaving the site, water blast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.*

*When undertaking the works within the bed of Lake Wanaka, the Consent Holder must ensure there is no discharge of:*

- a) *Human waste, sewage, or wastewater;*
- b) *Toxins (e.g. fuel, oil, paint, polycyclic aromatic hydrocarbons (PAHs), heavy metals, anti-fouling chemicals);*
- c) *Metal or paint sanding dust entering the lake from vessel maintenance at a mooring;*
- d) *Plastic or other rubbish or waste materials entering the lake from moored vessels;*

Can you please confirm whether the existing mooring block will be replaced with the block detailed in the mooring inspection report, or whether the existing mooring block will be relocated and reused?

Yes, the existing mooring block will be completely removed from Lake Wanaka and a new block which is detailed in the mooring inspection report, will be placed in the new location.

Further to point 2), could you please provide an assessment of effects relating to the removal of the existing mooring block addressing the following matters of discretion (within an email is fine):

- (a) Any adverse effects of the activity on:
  - (i) Any natural and human use value identified in Schedule 1 for any affected water body;
  - (ii) The natural character of any affected water body;
  - (iii) Any amenity value supported by any affected water body; and
  - (iv) Any heritage value associated with any affected water body; and

- (b) Any effect on any Regionally Significant Wetland or on any regionally significant wetland value; and
- (c) Flow and sediment processes; and
- (d) Any adverse effect on a defence against water; and
- (e) Any adverse effect on existing public access; and
- (f) The method of demolition or removal; and
- (g) The duration of the resource consent; and
- (h) The information and monitoring requirements; and
- (i) Any existing lawful activity associated with any affected water body; and
- (j) Any bond; and
- (k) The review of conditions of the resource consent; and
- (l) Any financial contribution for regionally significant wetland values or Regionally Significant Wetlands that are adversely affected.

The proposed removal of the existing mooring block will have a less than minor effect to Lake Wanaka. The proposed removal will be carried out using a boat that will pull the block directly up and off the lake bed floor. By removing the block directly up and off the lake bed floor, this will ensure that effects to Lake Wanaka are less than minor.

There are no Regionally Significant Wetlands within 500 metres of the proposed removal. There will be very little sediment discharged during the proposed removal of the mooring block, just as the block is being connected to the boat and then the initial lift of the block from the lake bed floor, however, this will have a less than minor effect to the receiving environment.

The proposed removal of the mooring block will not have any effect to any defence against water structure. Public access to Lake Wanaka will not be affected by the proposal removal of the mooring block.