

APPLICATION AS NOTIFIED

R Fennell

(RM221103)

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:

Rory Cassidy Fennell

What is proposed:

To establish a fixed mooring system on the surface of Whakātipu-Wai-Māori.

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

Bed and surface of Whakātipu-Wai-Māori, Queenstown Bay, at the following GPS coordinates:

M2	45.020602 S	168.393947 E
M3	45.020672 S	168.393958 E

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using **RM221103** as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

The Council planner processing this application on behalf of the Council is Rebecca Holden, who may be contacted by phone at 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:

Monday 7th July 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/apply-for-a-resource-consent/application-forms/>

You must serve a copy of your submission to the applicant (Rory Cassidy Fennell, rorycassidy1990@gmail.com) as soon as reasonably practicable after serving your submission to Council.

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: 6th June 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**



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APPLICATION FOR RESOURCE CONSENT OR
FAST TRACK RESOURCE CONSENT

FORM 9: GENERAL APPLICATION



Under Section 87AAC, 88 & 145 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: **Rory Cassidy Fennell**
(Name Decision is to be issued in)

All trustee names (if applicable):

*Contact name for company or trust: **Richard Parnell**

*Postal Address: **132 Howden Drive, Hanley's Farm, Queenstown**

*Post code:
9371

*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: **rorycassidy1990@gmail.com**

*Phone Numbers: Day **0275299929**

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 by **email** unless requested otherwise.

CORRESPONDENCE DETAILS //

If you are acting on behalf of the applicant e.g. agent, consultant or architect please fill in your details in this section.

*Name & Company: **Tim @ Williams & Co.**

*Phone Numbers: Day

Mobile: **021 209 8149**

*Email Address: **tim@williamsandco.nz**

*Postal Address: **PO Box 2135, Wakatipu**

*Postcode:
9371

INVOICING DETAILS //

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

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

Applicant:



Agent:



Other - Please specify:

Email:



Post:



*Attention:

*Postal Address:

*Post code:

*Please provide an email AND full postal address.

*Email:



OWNER DETAILS // Please supply owner details for the subject site/property if not already indicated above

Owner Name:

Owner Address:

If the property has recently changed ownership please indicate on what date (approximately) AND the names of the previous owners:

Date:

Names:



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.

*Please select a preference for who should receive any invoices.

Details are the same as for invoicing



Applicant:



Landowner:



Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE // Legal description field must list legal descriptions for all sites pertaining to the application. Any fields stating 'refer AEE' will result in return of the form to be fully completed.

*Address / Location to which this application relates:

Queenstown Bay, Queenstown

*Legal Description: Can be found on the Computer Freehold Register or Rates Notice – e.g Lot x DPxxx (or valuation number)

NA

District Plan Zone(s): Queenstown Town Centre Zone - Waterfront Subzone



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



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 // * Identify all consents sought // ALSO FILL IN OTHER CONSENTS SECTION BELOW

☒

Land use consent

☐

Subdivision consent

☐

Change/cancellation of consent or consent notice conditions

☐

Certificate of compliance

☐

Extension of lapse period of consent (time extension) s125

☐

Existing use certificate

☐

Land use consent includes Earthworks



QUALIFIED FAST-TRACK APPLICATION UNDER SECTION 87AAC

☐

Controlled Activity

☐

Deemed Permitted Boundary Activity

If your consent qualifies as a fast-track application under section 87AAC, tick here to opt out of the fast track process

☐

BRIEF DESCRIPTION OF THE PROPOSAL //

* Please complete this section, any form stating 'refer AEE' will be returned to be completed with a description of the proposal

*Consent is sought to:

To consent two swing moorings that are already in operation/permitted



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



OTHER CONSENTS

Is consent required under a National Environmental Standard (NES)?

- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2012

An applicant is required to address the NES in regard to past use of the land which could contaminate soil to a level that poses a risk to human health. Information regarding the NES is available on the website

<https://environment.govt.nz/publications/national-environmental-standard-for-assessing-and-managing-contaminants-in-soil-to-protect-human-health-information-for-landowners-and-developers/>

You can address the NES in your application AEE OR by selecting ONE of the following:

☐

This application does not involve subdivision (excluding production land), change of use or removal of (part of) a fuel storage system. Any earthworks will meet section 8(3) of the NES (including volume not exceeding 25m³ per 500m²). Therefore the NES does not apply.

☐

I have undertaken a comprehensive review of District and Regional Council records and I have found no record suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application.

NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.



OTHER CONSENTS // CONTINUED

☐

I have included a Preliminary Site Investigation undertaken by a suitably qualified person.

☒

An activity listed on the HAIL has more likely than not taken place on the piece of land which is subject to this application. I have addressed the NES requirements in the Assessment of Environmental Effects.

☒ Any other National Environmental Standard

☐

Yes

☒

N/A

Do you need any consent(s) from Otago Regional Council?

☒

Yes

☐

N/A

If Yes have you applied for it?

☒

Yes

☐

No

If Yes supply ORC Consent Reference(s)

QLDC is delegated the authority for be

If ORC Earthworks Consent is required would you like a joint site visit ?

☐

Yes

☐

No



INFORMATION REQUIRED TO BE SUBMITTED //

Attach to this form any information required (see below & appendices 1-2).

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

☐

Computer Freehold Register for the property (no more than 3 months old) and copies of any consent notices and covenants (Can be obtained from Land Information NZ at <https://www.linz.govt.nz/>).

☒

A plan or map showing the locality of the site, topographical features, buildings etc.

☒

A site plan at a convenient scale.

☐

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

☒

An Assessment of Effects (AEE).

An AEE is a written document outlining how the potential effects of the activity have been considered along with any other relevant matters, for example if a consent notice is proposed to be changed. 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 – please see Appendix 5 – [Naming of Documents Guide](#) for how documents should be named. 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.



FEES INFORMATION // CONTINUED

8

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 00 (If paying from overseas swiftcode is – BKNZNZ22)
 - ☐ Invoice for initial fee requested and payment to follow
 - ☐ Manual Payment (can only be accepted once application has been lodged and acknowledgement email received with your unique RM reference number)

*Reference **Mooring 2&3**

*Amount Paid: Landuse and Subdivision Resource Consent fees - please select from drop down list below

Please select

(For required initial fees refer to website for Resource Consent Charges or spoke to the Duty Planner by phoning 03 441 0499)

*Date of Payment **08 December 2022**

Invoices are available on request

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

Signed (by or as authorised agent of the Applicant) ** ff3325a5-f1d9-44ae-bfa0-6baa37ff5031

Digitally signed by ff3325a5-f1d9-44ae-bfa0-6baa37ff5031
Date: 2024.07.31 14:38:59 +12'00'

Full name of person lodging this form **Rory Cassidy Fennell**

Firm/Company **Williams&Co**

Dated **31/07/24**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

Information provided within the Form above

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

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

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

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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



Clause 6: Information required in assessment of environmental effects

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

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

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

UNDER THE FOURTH SCHEDULE TO THE ACT:

- An application for a subdivision consent must also include information that adequately defines the following:
 - (a) the position of all new boundaries:
 - (b) the areas of all new allotments, unless the subdivision involves a cross lease, company lease, or unit plan:
 - (c) the locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips:
 - (d) the locations and areas of any existing esplanade reserves, esplanade strips, and access strips:
 - (e) the locations and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A:
 - (f) the locations and areas of any land within the coastal marine area (which is to become part of the common marine and coastal area under section 237A):
 - (g) the locations and areas of land to be set aside as new roads.

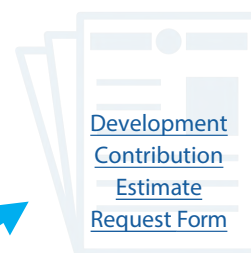
APPENDIX 3 // Development Contributions

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

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

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

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



APPENDIX 4 // Fast - Track Application

Please note that some land use consents can be dealt with as fast track land use consent. This term applies to resource consents where they require a controlled activity and no other activity. A 10 day processing time applies to a fast track consent.

If the consent authority determines that 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.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

APPENDIX 5 // Naming of documents guide

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

Application Form 9

Engineering Report

Assessment of Environmental Effects (AEE)

Geotechnical Report

Computer Register (CFR)

Wastewater Assessment

Covenants & Consent Notice

Traffic Report

Affected Party Approval/s

Waste Event Form

Landscape Report

Urban Design Report

Ecological Report

**RESOURCE CONSENT APPLICATION TO
ESTABLISH TWO SWING MOORINGS THAT ARE ALREADY
IN OPERATION**

Queenstown Bay, Queenstown

DS & EE Properties

December 2022

WILLIAMS & CO.

PLANNING / URBAN DESIGN / DEVELOPMENT

www.williamsandco.nz

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1.0 THE APPLICANT AND PROPERTY DETAILS

Site Address:	Queenstown Bay, Queenstown
Legal Description	N/A
Applicants Name:	DS & EE Properties
Address for Service	DS & EE Properties C/- Williams & Co. tim@williamsandco.nz
District Plan Zoning:	Queenstown Town Centre – Queenstown Waterfront Subzone
Brief Description of Proposal:	Establish 2 swings moorings that have been in place for a period of time.
Summary of Reasons for Consent:	Restricted Discretionary Activity

The following is an assessment of environmental effects that has been prepared in accordance with Schedule 4 of the Resource Management Act 1991. The assessment of effects corresponds with the scale and significance of the effects that the proposed activity may have on the environment.

List of Information Attached:

Appendix [A]	Mooring Location Plan
Appendix [B]	Mooring Structure Check
Appendix [C]	QLDC Mooring Permits & Transfer Documents

2.0 SITE DESCRIPTION AND ENVIRONMENT

Queenstown Bay is a vibrant hub of water-based activity in the Queenstown Lakes District with a distinct active water based framework of wharfs, kiosk and moorings with a variety of commercial based water activities operating from the area.

The two swing moorings the subject of this application are located in the north eastern corner of the bay where a number of moorings are located as illustrated in Figure 1 below.

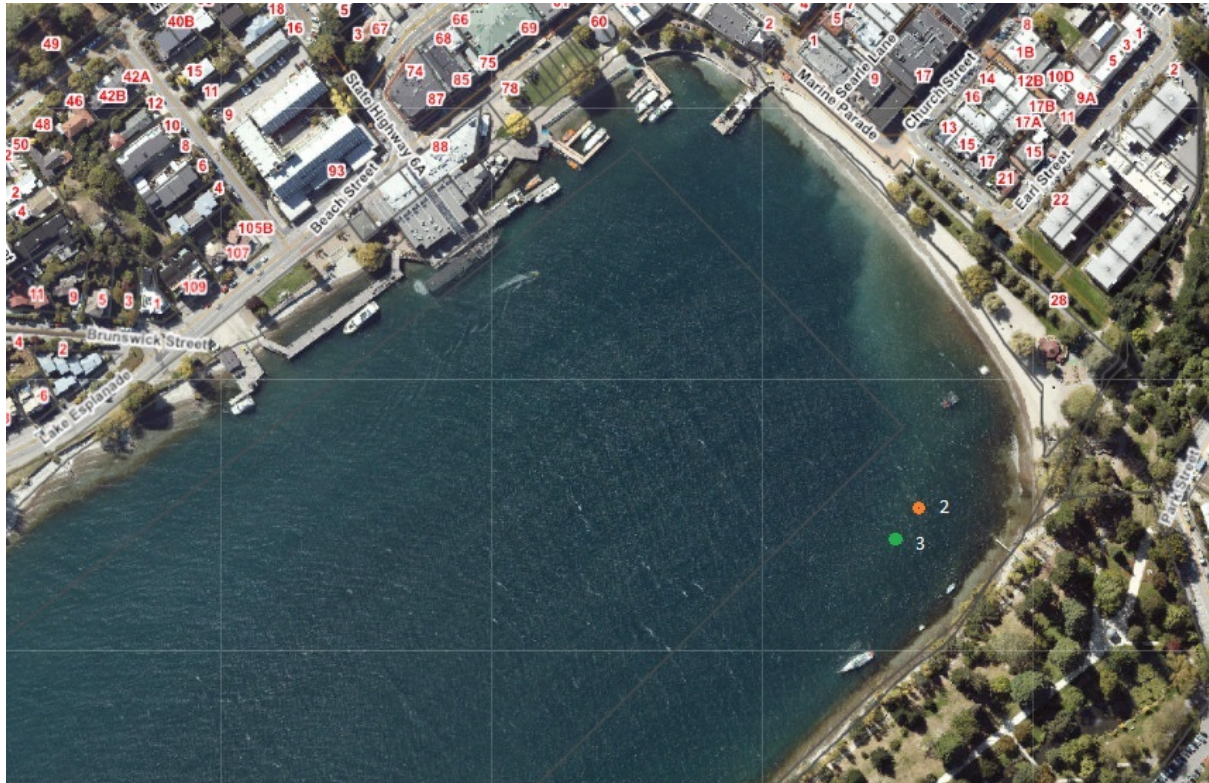


Figure 1: Aerial photo of subject site (QLDC GIS)

3.0 RESOURCE MANAGEMENT BACKGROUND

Enquires have been made with QLDC to understand if any resource consent exists for the two existing moorings particularly given they are moorings No. 2 & 3 so are two of the very first moorings as we understand it.

However, Council have not been able to find any records for these moorings. It is noted that both have and continue to hold valid QLDC mooring permits.

4.0 DESCRIPTION OF THE PROPOSED ACTIVITY

Consent is sought to retrospectively establish two swing moorings, Moorings No. 2 & 3. A plan confirming the location of the moorings is contained in **Appendix [A]**. The coordinates for each mooring as per the QLDC permits are as follows:

Mooring No2 – N 5565817, E 2168241

Mooring No3 – N 5565789, E 2168225

Each mooring sits on the bed of the lake with a mooring block and chain. Both moorings were checked in 2021 and maintenance undertaken to ensure they are fit for purpose. Confirmation of this work and inspection is contained in **Appendix [B]**. Figure 2 below illustrates the mooring block and chain arrangement.

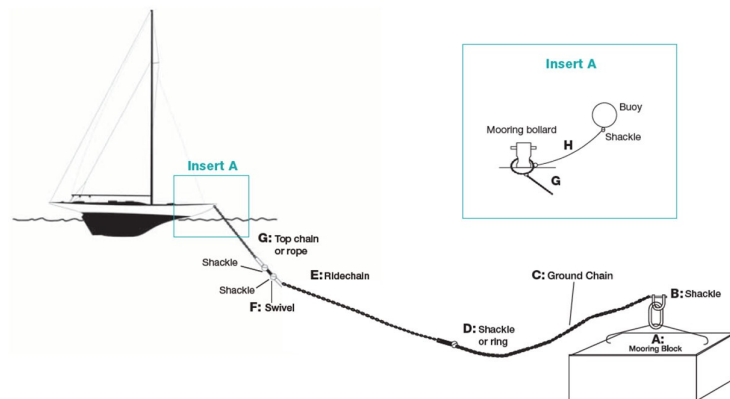


Figure 2: Diagram of simple mooring – QLDC swing Mooring Booklet

Both moorings have valid QLDC permits which was confirmed when the mooring ownership was transferred. Copies of these documents are contained in **Appendix [C]**.

Consultation

Given that the moorings have been in place for a long period of time (potentially more than 20 years) and have operated without any issues no consultation has been undertaken. It is noted this area of the Queenstown Bay is specifically zoned to provide for moorings as directed by Chapter 21 which seeks to provide for Moorings (Policy 12.2.5.6).

5.0 DESCRIPTION OF PERMITTED ACTIVITIES

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. The permitted has limited relevance in this case.

6.0 STATUTORY CONSIDERATIONS

The subject site is zoned:

Queenstown Town Centre Zone, Waterfront Subzone under the Operative District Plan (PDP), Chapter 12.

Chapter 12 Queenstown Town Centre Zone

- A *restricted discretionary activity* resource consent pursuant to Rule 12.4.12 Moorings within the Queenstown Bay Waterfront Subzone. Discretion is restricted to:

- a. *whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;*
- b. *whether the structure causes an impediment to craft manoeuvring and using shore waters;*
- c. *the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;*
- d. *the effects associated with congestion and clutter around the shoreline, including whether the structure contributes to an adverse cumulative effect;*
- e. *whether the structure will be used by a number and range of people and craft, including the general public; and*
- f. *the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.*

Otago Regional Plan Water

- A *discretionary* activity resource consent pursuant to Rule 13.2.3.1 for the placement of the mooring block on the bed of the lake.

It is understood this portion of the ORC plan is administered by QLDC

Overall Status

Overall, the proposed activity is identified as a **restricted discretionary** activity QLDC & **discretionary** activity ORC.

6.3 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

N/A

7.0 PUBLIC NOTIFICATION ASSESSEMENT (SECTIONS 95A, 95C TO 95D)

7.1 Assessment of Steps 1 to 4 (Section 95A)

Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These are addressed in statutory order below.

7.1.1 Step 1: Mandatory public notification is required in certain circumstances

Step 1 requires public notification where this is requested by the applicant; or the application involves the exchange of recreation reserved land under s15A of the Reserves Act 1977.

The above does not apply to the proposal

7.1.2 Step 2: If not required by step 1, public notification precluded in certain circumstances

Step 2 describes that public notification is precluded where all applicable rules and NES preclude public notification; or where the application is for a controlled activity or a prescribed activity under section 360H(1)(a)(i).

The proposal is a discretionary activity and therefore public notification is not precluded

7.1.3 Step 3: If not required by step 2, public notification precluded in certain circumstances

Step 3 describes that where public notification is not precluded by step 2, it is required if the applicable rules or NES require public notification, or if the activity is likely to have adverse effects on the environment that are more than minor.

As noted under step 2 above, public notification is not precluded, and an assessment in accordance with s95A is required which is set out in section 8.0 below. As described below, any adverse effects are anticipated to be no more than minor.

7.1.4 Step 4: Public notification in special circumstances

If an application is not required to be publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified.

The proposal is to legalise two existing swing moorings within the Queenstown Bay where moorings are anticipated. Having regard to the above it is not considered that there is anything exceptional or outside the common run of applications that may be made of this nature in this location (and can be assessed on their merits), which would give rise to special circumstances.

7.2 **Section 95D Statutory Matters**

In determining whether to publicly notify an application, section 95D specifies a council must decide whether an activity will have, or is likely to have, adverse effects on the environment that are more than minor.

In determining whether adverse effects are more than minor:

- Adverse effects on persons who own or occupy the land within which the activity will occur, or any land adjacent to that land, must be disregarded.

N/A.

- Adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded.

In this case it is considered that there is no relevant permitted baseline.

- Trade competition must be disregarded.

This is not considered to be a relevant matter in this case

- The adverse effects on those persons who have provided their written approval must be disregarded.

N/A

8.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

The matters that must be addressed pursuant to Clauses 6 and 7 of the Schedule 4 of the Resource Management Act 1991 are detailed below.

8.1 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:

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

8.2 An assessment of the actual or potential effect on the environment of the proposed activity.

8.2.1 Introduction

Subject to Part 2 of the Resource Management Act 1991, the Council in considering this application pursuant to Section 104(1)(a) of the Act, shall have regard to any actual or potential effects on the environment of allowing the proposed development to proceed.

8.2.2 Context

In making the assessment below, it is noted that the context of the development has been carefully considered. Particularly relevant is the zoning of the area as Queenstown Town Centre Zone, Waterfront Subzone where moorings are anticipated.

8.2.3 Assessment

- *whether they are dominant or obtrusive elements in the shore scape or lake view, particularly when viewed from any public place, including whether they are situated in natural bays and not headlands;*

The moorings are standard swing mooring with a small buoy that the boat attaches to. The moorings are located within the bay in an area where there are a number of moorings. These moorings form part of the established shore scape environment of the bay and contribute positively to the views and experience of this area. Taking these matters into account the moorings will not be dominant or obtrusive elements.

- *whether the structure causes an impediment to craft manoeuvring and using shore waters;*

The moorings have been in place for a long period of time and both have valid QLDC permits. We are not aware of any issues being raised about their position impeding craft.

- *the degree to which the structure will diminish the recreational experience of people using public areas around the shoreline;*

A mooring is a very small structure and therefore will not diminish the experience of people. Whilst noting the bay is characterised by boating activity and people interacting with the water. Two moorings within this context will not be out of character and the moorings contribute positively to the recreational experience of people using public areas around the shoreline as they allow for the appreciation of the boating use of this area of the bay.

- *the effects associated with congestion and clutter around the shoreline, including whether the structure contributes to an adverse cumulative effect;*

The moorings have been established for a long period of time within a portion of the foreshore where this activity is anticipated and forms part of the character and qualities associated with the active use of Queenstown Bay. Therefore they will not create adverse clutter or congestion or adverse cumulative effects.

- *whether the structure will be used by a number and range of people and craft, including the general public; and*

The moorings are privately owned and have serviced for mooring of a range of commercial or private vessels.

- *the degree to which the structure would be compatible with landscape and amenity values, including colour, materials, design.*

A standard mooring buoy as specified by QLDC policies is in use on each mooring and therefore no adverse effects in terms of landscape or amenity will arise.

Effects on water quality & ecology

The moorings have been in place for a very long period of time and a recent check of them has confirmed they are all in good operational order. Therefore there are no effects on water quality or ecological values.

Cultural effects

The lake is a statutory acknowledgement area and has a Wahi Tapuna overlay. However, moorings within this portion of the lake being within the Queenstown Bay Waterfront Subzone have been specifically provided for and the matters of discretion are restricted. Structures are also permitted activities within Wahi Tupuna. It is noted that given the length of time that these moorings have been in place it is not considered any cultural values will be impacted. As noted above this is the one area of the lake where water-based activity is encouraged and provided for as part of create a vibrant Queenstown Bay environment.

8.2.4 Conclusions

Overall, any adverse effects on the environment will be minor.

8.3 If the activity includes the use of hazardous substances and installations, an assessment of any risks to the environment which are likely to arise from such use

N/A

8.4 If the activity includes the discharge of any contaminant, a description of:

1. **The nature of the discharge and the sensitivity of the proposed receiving environment to adverse effects; and**
2. **Any possible alternative methods of discharge, including discharge into any other receiving environment.**

N/A

8.5 A description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce actual and potential effects:

In addition to the resource consent conditions anticipated, no other mitigation measures are necessary in addition to those incorporated into this proposal.

8.6 Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted:

No parties are considered affected. The proposed moorings are located within an area where moorings are provided for with a specific water sub-zoning enabling this activity. The visual and amenity effects will be positive. The moorings are existing and require no physical works and as such no ecological effects arise. Accordingly, no persons are considered adversely affected.

8.7 If the scale or significance of the activities effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved.

No monitoring is required other than standard conditions of consent.

8.8 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).

The proposed activity will have no effect on any customary rights.

9.0 NOTIFICATION CONCLUSIONS

9.1 Public Notification Conclusion

The applicant has not requested public notification of the application (s95A(2)(b)), no rule or national environmental standard requires public notification of the application (s95A(8)(a)), public notification is not required as it is found that the activity will result in minor adverse effects (s95A(8)(b) and there are no special circumstances that exist in relation to the application that would require public notification (s95A(9)(b)).

Therefore as per section 95A(9)(b) the application should not be publicly notified. Determination of the application under s95B is then to be made.

9.2 Limited Notification Conclusion

Section 95B(1) requires a decision whether there are any affected persons (under s95E) in relation to the activity. The Council must follow the steps set out in s95B as follows:

9.2.1 Step 1: Certain affected protected customary rights groups must be notified

Step 1 requires limited notification where there are any affected protected customary rights groups or customary marine title groups, or affected persons under a statutory acknowledgement affecting the land.

The above does not apply to this proposal

9.2.2 Step 2: If not required by step 1, limited notification precluded in certain circumstances

Step 2 describes that limited notification is precluded where all applicable rules and NES preclude limited notification; or the application is for a controlled activity (other than the subdivision of land) or a prescribed activity under section 360H(1)(a)(ii).

The above does not apply to this proposal therefore limited notification is not precluded

9.2.3 Step 3: If not precluded by step 2, certain other affected persons must be notified

Step 3 requires that where limited notification is not precluded under step 2 above, a determination must be made as to whether any of the following persons are affected persons:

In the case of a boundary activity, an owner of an allotment with an infringed boundary;

In the case of a prescribed activity under s360H(1)(b), a prescribed person; and

In the case of any other activity, a person affected in accordance with s95E.

The application is not for a boundary or prescribed activity, and therefore assessment in accordance with s95E is required as set out below:

The proposed moorings are located within an area where moorings are provided for with a specific water sub-zoning enabling this activity. The visual and amenity effects will be positive. The

moorings are existing and require no physical works and as such no ecological effects arise. Accordingly, no persons are considered adversely affected.

9.2.4 Step 4: Further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined as eligible for limited notification.

Having regard to the assessment in section 7.1.4 above, it is considered that special circumstances do not apply.

10 SECTION 104 (1)(b) ASSESSMENT

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) of this legislation. In this case the relevant planning documents are the:

10.1 National Policy Statement for Freshwater Management 2020

The NPS-FM amongst other things sets out a framework of objectives and policies to manage activities affecting freshwater in a way that prioritises first, the health and well-being of water bodies and freshwater ecosystems, second, the health needs of people, and third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

Part 2 of the NPS-FM sets out the national objective for future freshwater management and 15 separate policies that support this objective. The objective and policies in the NPS-FM are relevant when considering an application for an activity which may adversely affect freshwater.

As discussed in Section 8 above, the proposed activity will have no effects on freshwater resources so is consistent with the NPS-FM.

The moorings have been in place for a very long time and will not impact the water quality. Overall, the moorings are considered to be consistent with the requirements of the NPS.

10.2 National Environmental Standards for Freshwater 2020

The NES Freshwater imposes standards on a range of farming activities and other activities relating to freshwater. None of these activities relate to this consent application, therefore the NES-FW does not apply in this instance and no consents are required under the NES.

10.3 Partially Operative Regional Policy Statement 2019

Objective 1.1 of the PORPS seeks to ensure that Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.

Objective 3.1 seeks to ensure that the values (including intrinsic values) of Otago's ecosystems and natural resources are recognised, and maintained, and or enhanced where degraded. The moorings will not impact these matters

10.5 Proposed Otago Regional Policy Statement 2021

The Proposed RPS includes objectives and policies about integrated management. These include setting a strategic and long term approach to ecosystem health and securing the long term life-supporting capacity and mauri of the natural environment, promoting the health needs of people and safeguarding the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future. For the reasons outlined above in Section 8, the proposal is considered to be consistent with these objectives and policies.

The two moorings and the mooring blocks have very minimal physical impact on the bed of the lake and therefore are anticipated to protect the mauri of the waterbodies which extend through the site therefore being consistent with Te Mana o te Wai.

The proposal is also considered to be consistent with the objectives and policies relating to LF-FW – Freshwater as the health of the water is to be maintained.

In terms of the Ecosystems and Indigenous Biodiversity section, the moorings will not impact these matters.

Taking into account the above assessment, the proposal is considered to be consistent with the relevant objectives and policies of the Proposed RPS.

10.6 Regional Plan: Water for Otago

The relevant objectives and policies are included within Section 7: Water Quality of the Regional Plan.

These provisions seek to maintain water quality (and enhance it were its degraded). As detailed above, it is considered that the proposed moorings will not impact the water quality.

The proposal is considered to be consistent with the relevant provisions of Section 7.

10.7 Kai Tahu ki Otago Natural Resource Management Plan 2005

The Kai Tahu ki Otago Natural Resource Management Plan is a relevant other matter for the consideration of this application.

Iwi values in relation to the protection of the mauri of the waterbodies have been taken into consideration. As the moorings have been in place for a very long period of time within an area of the lake that has been specifically zoned for this purpose the two moorings are not considered to impact these values.

10.8 Proposed District Plan

Under the Proposed District Plan, relevant provisions are found within *Chapter 12 Queenstown Town Centre*

12.2.5

Objective - *Integrated management of the Queenstown Bay land-water interface, the activities at this interface and the establishment of a dynamic and attractive environment that benefits both residents and visitors.*

The two moorings contribute to the dynamic and attractive environment by providing opportunity for boats to moor within this area where water based activity is anticipated.

A series of policies address specific activities with Policy 12.2.5.6 being specific to moorings.

12.2.5.6 Provide for structures (including moorings, jetties and wharves) within the Queenstown Bay waterfront area subject to complying with bulk, location and appearance controls (if specified) and maintaining or enhancing the existing predominantly open character, a continuous pedestrian waterfront connection, and navigational safety.

The two proposed moorings will align with and give effect to this policy. They have been established with valid QLDC permits for a long period of time and no navigational issues have been raised.

Overall the proposal is supported by and aligned with the relevant policy framework including the PDP.

11.0 AN ASSESSMENT OF THE ACTIVITY AGAINST MATTERS IN PART 2

The proposal is consistent with Part 2 of the Act, 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.

The proposal represents an efficient use of the water resource providing for two moorings in a location where moorings are sought to be provided for. They will positively contribute to the vibrancy of Queenstown Bay and the Queenstown Town Centre.

12.0 CONCLUSION

Consent is sought to retrospectively consent two swing moorings.

The activity is assessed as a restricted discretionary activity in the QLDC PDP and discretionary activity within the ORC Water Plan.

The actual and potential effects on the environment have been outlined in Section 7 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposed development is consistent with the relevant objectives and policies of the relevant plans including the Proposed District Plan and meets the purpose and principles of the Resource Management Act 1991.

Overall, and in accordance with the assessment contained in this report, it is requested that the consent is granted as proposed.

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): Wakatipu

Mooring Resource Consent No: _____ Mooring buoy no: **2**

Mooring Owners Name: DS & EE Properties Ltd

Mooring Owners Residential Address: 1033 Frankton Road, Queenstown 9300

Mooring Owners Postal Address: As above

Mooring Owners Phone No: _____ (w) 034510005 _____ (H) _____
(Cell)

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: _____ None currently _____

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): _45*02'06.02 S 168*39'39.47E

Inspection Date: _18 December 2023_____ Inspection Time: _____1300 hrs_____

Water Depth at location at time of inspection: _10.8m

Calculated total swing radius of mooring at lowest lake level: _____19_ (m) with no boat attached

Calculate total swing radius of mooring and vessel at lowest lake level: _no boat – **owner to complete**_____ (m)

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

Type of Mooring Block: _____concrete_____

Dimensions of Mooring Block: _____1m_ (w) _____500mm plus_ (h) _____1m_ (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) _____1000_____ (kg) (Submerged weight) _____850-900_____ (kg)

Chain Length Bottom: _____6_ & 5_ (m) Middle: _____8m_____ (m) Top: _____4m_____ (m)

Chain Diameter Bottom: _____32mm & 20mm_ (mm) Middle: _____16mm_____ (mm) Top: _____16_____ (mm)

Swivel Diameter: _____20_____ (mm) Swivel Location(s): _____4m below surface_____

Shackle Diameter(s) _____20mm, 16mm & 13mm_ (mm) *Shackle Locations at the end of all change of chain sizes and swivels*

Headline Length: _____2m_ (m) Headline Diameter: _____13 chain_____ (mm)

Headline Chafe Protection Type: _____n/a_____ Checked: _____Yes_____ (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: _approx. 12 or when a boat is going to be moored on it (Months)

Life Expectancy of Block: _____25 years plus_____ Life Expectancy of Chain: _____10 years for bottom / 5 years for ride chain_____

Life Expectancy of Rope: _____n/a_____ Life Expectancy of Swivel: _____5-10 years_____

Life Expectancy of Shackles: _____4 years_____ Life Expectancy of Buoy: _____5 years_____

Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? (/ **No**)

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

Checklist – (Mooring Inspector To Complete)

	Checked	Item Replaced	Specify / Comments
Block	Y	<input type="checkbox"/>	_____
Bottom Shackle	Y	<input type="checkbox"/>	_____
Bottom Chain	Y		
Av Dia: ____32/20____ (mm) Min Dia: ____32/19____ (mm)			
<input type="checkbox"/>			_____
2 nd Shackle	Y	<input type="checkbox"/>	_____
Middle Chain - ride chain	Y		
Av Dia: ____16____ (mm) Min Dia: ____11 (one area 1m long only)____ (mm)			
<input type="checkbox"/>			_____
3 rd Shackle	Y	<input type="checkbox"/>	_____
Top Chain	Y		
Av Dia: ____13____ (mm) Min Dia: ____11____ (mm)			
<input type="checkbox"/>			_____
Swivel	Y	<input type="checkbox"/>	_____
4 th Shackle	Y	<input type="checkbox"/>	_____
Headline	Y	<input type="checkbox"/>	_____
Mooring Buoy Clearly Labelled	(Checked) Y	<input type="checkbox"/>	_____
Vessel Clearly Labelled with Mooring Number	(Checked) <input type="checkbox"/>	<input type="checkbox"/>	__ Owner to complete ____

Inspectors Observations

Block Showing Damage /

Wear? ___ No _____

Has Block Shifted or become

buried? _____ No _____

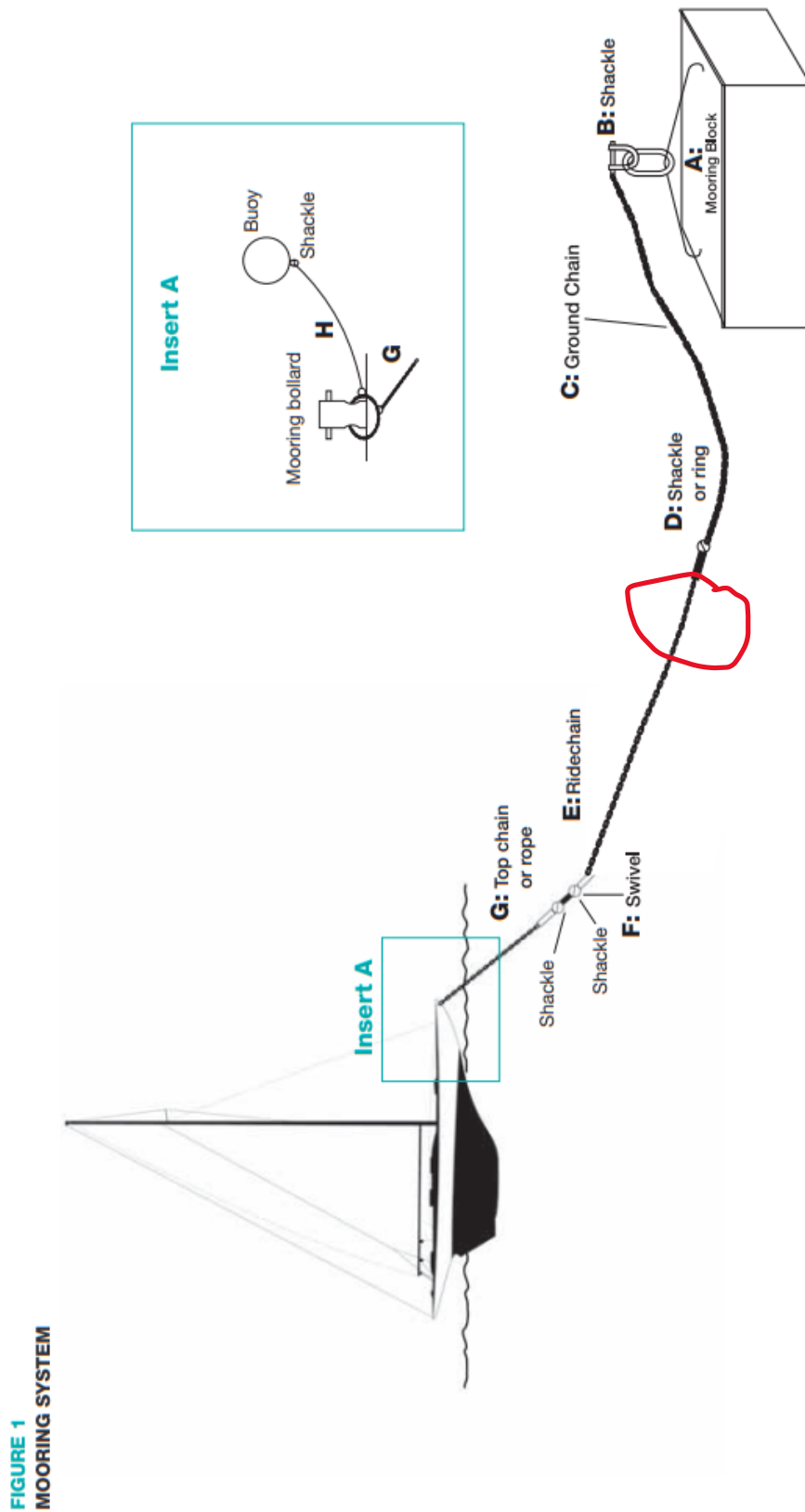
Is the Ground chain causing scouring of the lake bed? _____ Yes

Inspectors Further Comments:

Mooring Diagram – (Mooring Inspector To Complete)

Insert Diagram of complete mooring showing each section and current average diameters here: (as above)

Red circle indicates a 1m section that has wear referred to above



Pictures – (Mooring Inspector To Complete)

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

Standard components used for all swing moorings – note: mainly “tested shackles and rings”



Declaration – (Mooring Inspector To Complete)

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

Company undertaking Inspection: ___Wright Building & Diving Services
Ltd_____

Company physical address: _____10 Elizabeth Place, Kelvin Heights,
Queenstown_____

Company Postal

Address: _____a/a_____

Name of person completing inspection: _____Garry
Wright_____

Signature of person completing inspection: _____

Date: ___18 December 2023_____



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: _____

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): Wakatipu

Mooring Resource Consent No: _____ Mooring buoy No: 3

Mooring Owners Name: DS & EE Properties Ltd

Mooring Owners Residential Address: 1033 Frankton Road, Queenstown 9300

Mooring Owners Postal Address: As above

Mooring Owners Phone No: _____ (w) 034510005 _____ (H) _____
(Cell)

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: None currently

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): _45*02'06.72 S 168*39'39.58E

Inspection Date: _18 December 2023_____ Inspection Time: _____1330 hrs_____

Water Depth at location at time of inspection: _10.6m

Calculated total swing radius of mooring at lowest lake level: _____14.5_____ (m) with no boat attached

Calculate total swing radius of mooring and vessel at lowest lake level: _no boat – owner to complete_____ (m)

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

Type of Mooring Block: _____concrete_____

Dimensions of Mooring Block: _____1m_____ (w) _____500mm plus_____ (h) _____1m_____ (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) _____1000_____ (kg) (Submerged weight) _____850-900_____ (kg)

Chain Length Bottom: _____3_ & 3_____ (m) Middle: _____8m_____ (m) Top: _____5m_____ (m)

Chain Diameter Bottom: _25mm & 20mm_ (mm) Middle: _13mm_____ (mm) Top: _____13mm_____ (mm)

Swivel Diameter: _____20_____ (mm) Swivel Location(s): _____5m below surface_____

Shackle Diameter(s) _____25mm, 20mm & 13mm_ (mm) *Shackle Locations at the end of all change of chain sizes and swivels*

Headline Length: _____2m_____ (m) Headline Diameter: _____13 chain_____ (mm)

Headline Chafe Protection Type: _____n/a_____ Checked: _____Yes_____ (Yes / No)

What is the life expectancy of the mooring prior to upgrades / replacements being needed: _approx. 12 or when a boat is going to be moored on it (Months)

Life Expectancy of Block: _____25 years plus_____ Life Expectancy of Chain: _____10 years for bottom / 5 years for ride chain_____

Life Expectancy of Rope: _____n/a_____ Life Expectancy of Swivel: _____5-10 years_____

Life Expectancy of Shackles: _____4 years_____ Life Expectancy of Buoy: _____5 years_____

Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? (/ No)

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

Checklist – (Mooring Inspector To Complete)
--

	Checked	Item Replaced	Specify / Comments
Block	Y	<input type="checkbox"/> _____	
Bottom Shackle	Y	<input type="checkbox"/> _____	
Bottom Chain	Y		
Av Dia: <u>25/20</u> (mm) Min Dia: <u>25/18</u> (mm)			
<input type="checkbox"/> _____			
2 nd Shackle	Y	<input type="checkbox"/> _____	
Middle Chain - ride chain	Y		
Av Dia: <u>13</u> (mm) Min Dia: <u>12</u> (mm)			
<input type="checkbox"/> _____			
3 rd Shackle	Y	<input type="checkbox"/> _____	
Top Chain	Y		
Av Dia: <u>13</u> (mm) Min Dia: <u>11</u> (mm)			
<input type="checkbox"/> _____			
Swivel	Y	<input type="checkbox"/> _____	
4 th Shackle	Y	<input type="checkbox"/> _____	
Headline	Y	<input type="checkbox"/> _____	
Mooring Buoy Clearly Labelled	(Checked) Y	<input type="checkbox"/> _____	
Vessel Clearly Labelled with Mooring Number	(Checked) <input type="checkbox"/>	<input type="checkbox"/> Owner to complete _____	

Inspectors Observations

Block Showing Damage /
Wear?___No_____

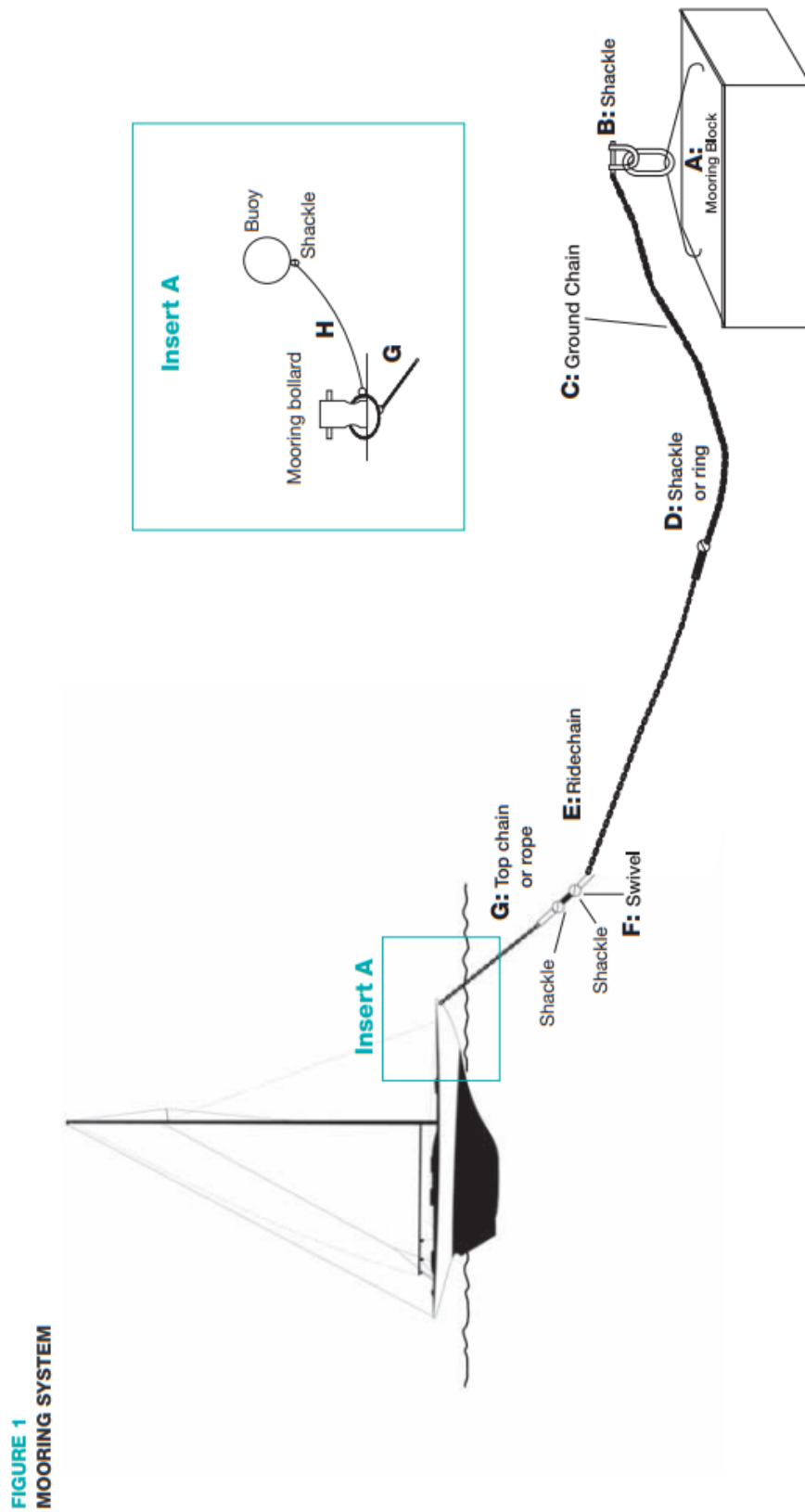
Has Block Shifted or become
buried?_____No_____

Is the Ground chain causing scouring of the lake bed?_____Yes

Inspectors Further Comments:

Mooring Diagram – (Mooring Inspector To Complete)

Insert Diagram of complete mooring showing each section and current average diameters here: (as above)



Pictures – (Mooring Inspector To Complete)

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

Standard components used for all swing moorings – note: mainly “tested shackles and rings”



Declaration – (Mooring Inspector To Complete)

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

Company undertaking Inspection: ___Wright Building & Diving Services
Ltd_____

Company physical address: _____10 Elizabeth Place, Kelvin Heights,
Queenstown_____

Company Postal

Address:_____a/a_____

Name of person completing inspection: _____Garry
Wright_____

Signature of person completing inspection:_____

Date:___18 December 2023_____

A large, stylized handwritten signature in black ink, appearing to read 'Garry Wright', is written over the signature line and extends into the date line.

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) _____

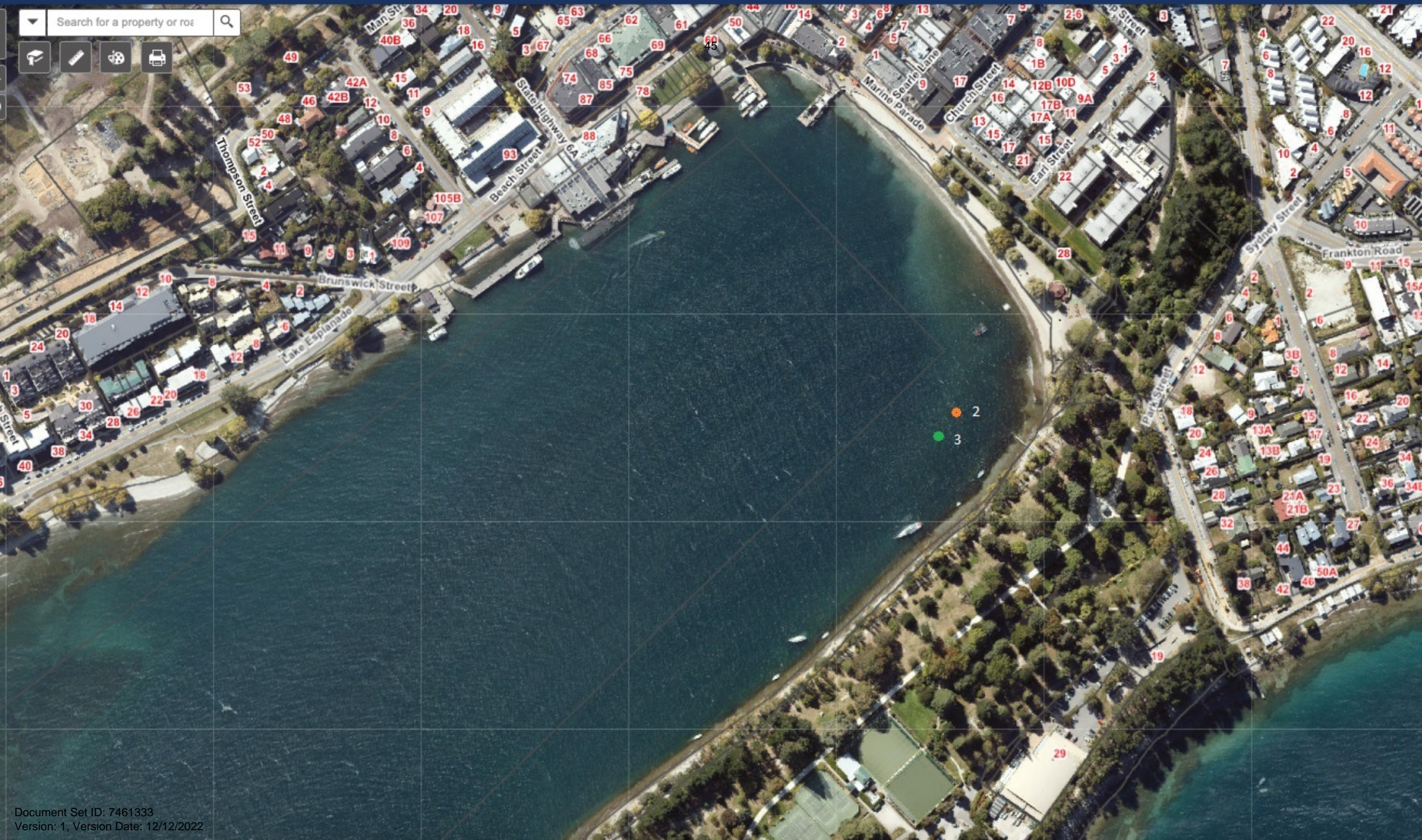
Harbourmaster Additional Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____





TAX INVOICE

Don Lawrence

Moorings checked
 & Renewed Buys.
DS+RE Properties Ltd
 18/1/2021

Invoice Date
27 Dec 2020

Invoice Number
INV-0346

Reference
Mooring inspections - No:2 & Queenstown 9300
No:3

GST Number
086-487-012

Wright Building & Diving
Services Limited
Attention: Garry Wright
10 Elizabeth Place
Kelvin Heights
South Island
NEW ZEALAND
cell: 027 221 8778
email: diving.pet@extra.c

Description	Quantity	Unit Price	Amount
22/12 - Queenstown Bay Mooring #2 - materials for repair. Boat hire	0.75	100.00	7
A4 Windy Buoy	1.00	135.00	13
Foam filled buoy	1.00	88.20	8
Galv standard shackle 16mm	1.00	7.80	
Tested shackle 20mm	1.00	25.00	2
Galv Chain medium link 13mm	2.00	28.00	5
Galv standard shackle 20mm	1.00	8.80	
Queenstown Bay Mooring #3 - materials for repair. Boat hire.	0.75	100.00	7
A4 Windy Buoy	1.00	135.00	13
Foam filled buoy	1.00	88.20	8
Galv standard shackle 16mm	1.00	7.80	
Galv standard shackle 20mm	1.00	8.80	
Tested shackle 20mm	1.00	25.00	2
Galv Chain medium link 13mm	6.00	28.00	16
Tender/Skipper	1.50	65.00	9
Dive Time	1.50	185.00	27
		Subtotal	1,271
		TOTAL GST 15%	19
		TOTAL NZD	1,470

Due Date: 20 Jan 2021



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2018

Mooring Number: 2

Description of mooring: Swing Mooring

Name to whom permit is granted: DS and EE Properties

Waterway: Lake Wakatipu

Position of mooring: N 5565817

E 2168241

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 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 PERMIT

Issued under the Navigation Safety Bylaw 2018

Mooring Number: 3

Description of mooring: Swing Mooring

Name to whom permit is granted: DS and EE Properties

Waterway: Lake Wakatipu

Position of mooring: N 5565789

E 2168225

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 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.

Property & Project Management, Valuation

APL Property Queenstown Ltd
1st Floor, 50 Stanley Street
PO Box 1586
Queenstown 9348
New Zealand

t: + 64 (3) 442 7133
f: + 64 (3) 442 7863
e: queenstown@aplproperty.co.nz
www.aplproperty.co.nz



QUEENSTOWN LAKES DISTRICT COUNCIL WATERWAYS TRANSFER FORM

Dear Sir/Madam,

I wish to apply to transfer a Jetty / Boatshed / Mooring permit (circle appropriate field).

Licence No: M3 on lake Wakatipu

Description of location: Queenstown Bay

Old Owners Details

Name: RWALK Butson

Company: Fairlight Trust

Address: PO Box 255

Queenstown

Telephone No: 03 2494272

Mobile: 021 320 385

Email: mtaice@extra.co.nz

Signed: [Signature]

New Owners Details

Name: DS and FE Properties Ltd

Company:

Address: 1033 Frankton Road

Queenstown 9300

Telephone No: 03 4510005

Mobile: 027 7446072

Email: ap@extra.co.nz

Signed: [Signature]

Insurer: to be arranged

Policy Number:

Expiry Date:

Insurance Cover: Boat / Mooring / Both

On payment of the transfer fee an amended permit will be issued in the new owner's name. Please make cheques payable to Queenstown Lakes District Council.

Non-commercial - \$120.00 incl of GST

Commercial - \$200.00 incl of GST ☒

NB: By signing this form, the new owner is agreeing the Queenstown Lakes District Waterways and Ram

(Office Use Only)

Date:

Insurance certificate supplied:

Fairlight Trust: RW + LR Butson

Bank Details:

06 0594 0042389 00

GST No. 787-18-656

For:
Mooring No 3
Queenstown Bay.



Property, Project, Resource Management, Valuation

APL Property Queenstown Ltd
Level 1, 50 Stanley Street
P O Box 1586
Queenstown 9345
New Zealand

t: + 64 (3) 442 7183
f: + 64 (3) 442 7863
e: queenstown@aplproperty.co.nz
www.aplproperty.co.nz

QLDC Waterways Transfer Application

Dear Sir/Madam,

I wish to apply to transfer a Jetty / Boatshed / Mooring (circle appropriate field).

Licence No: 2 on lake Wakatipu

Description of location: QUEENSTOWN GARDENS BY Jetty.

Old Owners Details

Name: DES PUNNIAHARAN

Company: _____

Address: PO Box 745

TIMARU

Telephone No: 036887064

Mobile: 0274812334

Email: MARCOES@XTRA.CO.NZ

Signed: [Signature]

New Owners Details

Name: Donald Stewart Lawrence agents

Company: DS and EE Properties Ltd

Address: 1033 Frankton Road

QUEENSTOWN 9300

Telephone No: 03-4510005

Mobile: 0277486022

Email: ee@xtra.co.nz

Signed: DS Lawrence

Insurer: TBA

Policy Number: _____

Expiry Date: _____

Insurance Cover: Boat / Mooring / Both

On payment of the transfer fee an amended licence will be issued in the New Owners name. Please make cheques payable to Queenstown Lakes District Council. Prices as below:

Non Commercial Craft - \$120.00 incl of GST

Commercial Craft - \$200.00 incl of GST ✓

NB: By signing this form, the new owner is agreeing to comply with all requirements as detailed in the Queenstown Lakes District Waterways and Ramp Fees Bylaw 2014.

(Office Use Only)

Date: _____

Insurance certificate supplied: _____

Check fees are up to date: _____

Transfer Fee Paid \$ _____

Our Ref 2711316

11/10/2024

R C Fennell
rory@arrowtownretirement.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 Mr. Fennell

Affected Party Approval for Two Swing Moorings on Lake Wakatipu.

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 regarding 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

{add electronic signature here}

Mark Hayden
Customer Regulatory Specialist
Crown Property



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95

#

RESOURCE CONSENT APPLICANT'S NAME AND/OR RM #



AFFECTED PERSON'S DETAILS

I/We

Are the owners/occupiers of



DETAILS OF PROPOSAL

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

at the following subject site(s):


☐

PLEASE TICK

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

☐

PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED

☐

PLEASE TICK

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

Mhayden



APPROVAL OF AFFECTED PERSON(S)

53

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)

on behalf of the Commissioner of Crown Lands

Contact Phone / Email address

Signature

Mhayden

Date

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.

