

APPLICATION AS NOTIFIED

Andgra Limited

(RM220767)

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:

Andgra Limited

What is proposed:

To remove an existing swing mooring from the bed of Lake Wānaka, and to re-establish this mooring in a different location to the south of Eely Point, requiring land use consents from the Otago Regional Council and the Queenstown Lakes District Council

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

Bed and surface of Lake Wānaka in a location to the south of Eely Point, at the following GPS coordinates:

-44.684583 S, 169.123253 E (WGS84 Decimal Degree Format)

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

<https://www.qldc.govt.nz/services/resource-consents/notified-resource-consents#limited-not-rc> or via our edocs website using RM220767 as the reference <https://edocs.qldc.govt.nz/Account/Login>

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

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

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

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

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

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

12th March 2026

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

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

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

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

You must serve a copy of your submission to the applicant (Andgra Limited, sagittasail@gmail.com) as soon as reasonably practicable after serving your submission to Council:

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

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 12th February 2026

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 11-Feb-2026

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7343855	1	31-Aug-2022
PUB_ACC	AEE - Updated 1.9.22	7345412	1	01-Sep-2022
PUB_ACC	Mooring Permit 238 2025 - 2026	9312001	1	26-Jan-2026
PUB_ACC	Swing Mooring Report _ M238 Oxley (2)	7900331	1	29-Jan-2024
PUB_ACC	LINZ APA - Form 8A	8523211	1	18-Mar-2025



APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

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



APPLICANT //

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

*Applicant's Full Name / Company / Trust: **Andgra Limited**

(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust: **Andrea Oxley**

*Postal Address: **1 Faulks Terrace, Wanaka,**

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

*Post code:

9305

*Email Address: **sagittasail@gmail.com**

*Phone Numbers: Day **021 107 5520**

Mobile:

The Applicant is:



Owner



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



Occupier



Lessee

Other - Please Specify



Our preferred methods of corresponding with you are by email and phone.

The decision will be sent to the Correspondence Details via email unless requested otherwise.



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

Name & Company: **Kristy Jennings, Central Resource Management Ltd**

Phone Numbers: Day **021 443 139**

Mobile:

Email Address: **kristy@centralrm.co.nz**



INVOICING DETAILS //

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

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

Applicant:



Agent:



Other, please specify:

Email:



Post:



*Attention: **Andrea Oxley**

*Postal Address: **1 Faulks Terrace, Wanaka,**

*Please provide an email AND full postal address.

*Post code:

9305

*Email: **sagittasail@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:

☐

Landowner:

☐

Other, please specify:

*Attention:

*Email:

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



DETAILS OF SITE

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

Lake Wanaka

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

Numerous

For any land based areas:

Legal Description:

Owners/Occupiers:

District Plan Zone:



SITE VISIT REQUIREMENTS //

Should a Council officer need to undertake a site visit please answer the questions below

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

YES

☐

NO

☒

Is there a dog on the property?

YES

☐

NO

☒

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

YES

☒

NO

☐

If 'yes' please provide information below

Waterbased site, therefore water hazards



PRE-APPLICATION MEETING OR URBAN DESIGN PANEL

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

☐

Yes

☒

No

☐

Copy of minutes attached

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



CONSENT(S) APPLIED FOR



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



Existing use certificate

To legalise an existing swing mooring



BRIEF DESCRIPTION OF THE PROPOSAL

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

(Lake / River)

The activity will operate **24/7**

(dates / duration)

to provide for

(number persons)

Brief description of activity:

to legalise an existing swing mooring

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



OTHER CONSENTS

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

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



Yes



N/A



INFORMATION REQUIRED TO BE SUBMITTED //

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

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



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



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



A Safety Management Plan



Noise report (if relevant)



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

Consultation required with:

Aukaha

Te Ao Marama INC

Fish & Game New Zealand

Consultation required where relevant:

Guardians of Lake Wanaka

Guardians of Lake Hawea

Department of Conservation

Land Information New Zealand



An Assessment of Effects (AEE).

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

Address the relevant provisions of the District Plan and affected parties including who has or has not provided written approval. See [Appendix 1](#) for more detail.



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

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

Each document should be no greater than 10mb



PRIVACY INFORMATION

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



FEES INFORMATION

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

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

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

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

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

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

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

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

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

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



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

Please reference your payments as follows:

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

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

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

I confirm payment by:



Bank transfer to account 02 0948 0002000 000 (If paying from overseas swiftcode is – 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 **RMANDGRA**

*Amount Paid

\$2,420 - Discretionary

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

*Date of Payment **8/22/31**

APPLICATION & DECLARATION

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



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

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

OR:



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

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



PLEASE TICK

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

Signed (by or as authorised agent of the Applicant) **

Full name of person lodging this form **Kristy Jennings**

Firm/Company **Central Resource Management Ltd**

Dated **8/22/31**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

Information provided within the Form above

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

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

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

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

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

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

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

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

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



Andgra Limited
Resource Consent Application
Roys Bay, Wanaka
August 2022

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1.0 APPLICATION DETAILS

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

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

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

2.0 RELEVANT DISTRICT PLAN REQUIREMENTS

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

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

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

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

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

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

3.0 DESCRIPTION OF PROPOSAL

3.1 History

Mr Simon Stuart established the mooring in 2006. It was then sold to Mr Murray Cleverly and then to the current owner in 2016.

3.2 Proposal

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

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

Currently, a commercial boat (the Wanaka Water Taxi) is using the mooring, however the applicant intends to use it for private purposes in the future. The application seeks allowance for boats up to 10 metres in length (measured at the waterline) to be moored.

The coordinates (NZ Grid Reference) as per the QLDC permit are as follows:

2202821
5606509

Consent is sought for a period of 35 years.

3.3 Site Description

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

Figure 1: Aerial image of Mooring 238 (yellow pin).



4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Effects on the Environment

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

The mooring has recently been inspected by EWS. The report is attached to this application.

Consent has been sought for 35 years for the consent under the Otago Regional Water Plan with the Land Use consent, from QLDC, having no expiry date as per the Resource Management Act 1991.

Consent for anything less than 35 years becomes very onerous on the applicant in terms of costs, insecurity and puts pressure on Council systems to have to process numerous consents for the same structure. The applicant is willing to accept an annual review condition as per below to give Council the ability to manage any adverse effects that may arise in the future.

Review

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

- a) To deal with any adverse effects on the environment that may arise from the exercise of the consent which were not foreseen at the time the application was considered and which it is appropriate to deal with at a later stage;*
- b) To deal with any adverse effects on the environment which may arise from the exercise of the consent and which could not be properly assessed at the time the application was considered.*
- c) To avoid, remedy and mitigate any adverse effects on the environment which may arise from the exercise of the consent and which have been caused by a change in circumstances or which may be more appropriately addressed as a result of a change in circumstances, such that the conditions of this resource consent are no longer appropriate in terms of the purpose of the Resource Management Act 1991.*

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

4.2 Affected Parties and Consultation

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

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

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

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

With regards to Fish and Game, comment has not been sort. The mooring is existing and therefore there is no disturbance to the lakebed. The mooring is used for yachts which have very little effect on lake bed disturbance compared with a jet or powerboat that can frequent the area as a permitted activity. It is therefore considered that Fish and Game are not affected by the application.

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

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

5.0 SECTION 95 NOTIFICATION

A consent authority must publically notify an application if it concludes that under s95D of the Resource Management Act 1991 that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. Additionally, Section 95B(1) requires a decision to be made as to whether any persons are considered to be adversely affected (s95E) in relation to the activity. The proposed activity as outline above, is not likely to have adverse effects on the environment that are more than minor and no persons are considered to be adversely affected.

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

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

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

6.3.5 Managing Activities on Lakes and Rivers

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

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

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

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

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

The mooring has been in place for a number of years and therefore has been a feature of Lake Wanaka. The mooring is surrounded by others and so is suitably integrated within with the surrounding environment.

Rural

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

Policies

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

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

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

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

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

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

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

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

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

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

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

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

7.0 PART 2 OF THE RESOURCE MANAGEMENT ACT 1991

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



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 238

Description of mooring: Swing Mooring

Name to whom permit is granted: G & A Oxley

Waterway: Lake Wanaka

Position of mooring: N 5606509

Resource Consent: RM220767

E 2202821

Status: Processing

Date of issue: 01 July 2025

Expiry of permit: 30 June 2026

Signed for and on behalf of Queenstown Lakes District Council:

Duty of Permittee:

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

Conditions of permit

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

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

Maintenance and construction requirements

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

Liability of the Council

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

Transfer of permit

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

Surrender of permit

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

Swing mooring inspection & Information form

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

Please Print All Details Clearly

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

Mooring Location (Lake): Wanaka

Mooring Resource Consent No: Permit 238 Mooring buoy No: Permit 238 / WAN 794

Mooring Owners Name: Andgra | Graeme Oxley

Mooring Owners Residential Address: 1 Faulks Terrace, Wanaka 9305

Mooring Owners Postal Address: as above

Mooring Owners Phone No: 021 1075520

Emergency contact Number: Brent Shears (vessel Owner) 0800 273 687

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

Name of vessel using mooring: Wanaka Water Taxi - Kapiti Explorer

Vessel MNZ Registration Number: NA Vessel Regional Identification Number: NA

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

If "Other" please outline type of vessel : _____

Length of Vessel: 8.5m Weight of Vessel: 3500kg Number of Engines: 2

Vessel Colour(s): Alloy/blue

Does Vessel Have Mooring Number attached and clearly visible from outside of vessel? Yes

Is the above vessel the only vessel intending to use this mooring: Yes, only vessel at present.

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):

DD

LAT: 44.684464 S

LON: 169.123789 E

Inspection Date: 23/1/24 Inspection Time 10 am

Water Depth at location at time of inspection: 13m

Calculated total swing radius of mooring at lowest lake level: 10 (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 20m (9 m vessel) (Please note: As lake level drops low, mooring chain shortened via chain drop and shackle to reduce swing)

Type of Mooring: Block

Type of Mooring Block: concrete

Dimensions of Mooring Block: Weight 1 tonne (from original spec info)

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)100(kg) (Submerged weight) est 630(kg)

Chain Length Bottom: 5(m) Middle: NA (m) Top:16 (m)

Chain Diameter Bottom: 25 (mm) Middle:NA (mm) Top:16 (mm)

Swivel Diameter: 22mm lower (mm) Swivel Location(s): end of ground chain and 19mm swivel at buoy

Shackle Diameter(s) 16mm rated (mm) Shackle Locations (s): At all chain and swivel connections as per diagram

Headline Length: 2.5 (m)

Headline Diameter: 20mm nylon 8-strand (mm)

Headline Chafe Protection Type: NA Checked: Yes

What is the life expectancy of the mooring prior to upgrades / replacements being needed: 48(Months)

Life Expectancy of Block: 20 plus years under normal conditions.

Life Expectancy of Chain: 48(Months)+

Life Expectancy of Rope: 18 months + Note: rope to be visually checked by vessel operator each use

Life Expectancy of Swivel: 48(Months)+

Life Expectancy of Shackles: 48(Months)+

Life Expectancy of Buoy: 48(Months)+

Mooring Shift

Is the mooring block at its correct GPS coordinates, as outlined in the original Resource Consent documents and not shifted between inspections? YES

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

No action required

Checklist – (Mooring Inspector To Complete)

Checked

Item Replaced

Specify / Comments

	Checked Y/N	COMPONENT	DETAILS		Condition (% & notes)	Replaced
TOP SECTION	✓	Float	Numbered:	Yes 238	new 2022	✗
			Colour:	pink A4 Polyform		
	✓	Shackle(s)	Number: 1 16mm dee	Moused: Yes	Condition = 95% + Integrity	✗
	✓	Top rope	Length: 2.5m	Diameter: 20mm nylon 8 plait	Near new condition With backup line attached. Secondary 10mm chain	✓
	✓	Shackle(s)	Number: 2	Moused: Yes	Condition = new 2022	✓
MIDDLE	✓	Swivel	Diameter:	19mm	Condition = 95% + Integrity	✗
	✓	Shackle(s)	Number: 2	Moused: Yes	16mm rated Condition = new	✗
	✓	Riser chain	Length: 16	Av D: 13mm Min D: 13mm	As New Chain Condition = 100% Integrity	✓
	✓	Shackle(s)	Number: 2 - 16mm	Moused: Yes	Condition = new	✓
	✓	swivel	none		Condition = new 2022	✗
	✓	Shackle(s)	Number: 2 16 mm 3.5t rated dee	Moused: Yes	Condition = 90% + Integrity	✗
BOTTOM	✓	Ground chain 25mm blackened	Length: 5m	Av D: 24mm Min D: 22mm	Condition = 90% + Integrity	✗
	✓	Block Shackle	Diameter: 20mm Dee	Moused: Yes	Condition = 80% + Integrity	✗
	✓	Block Ring	Diameter: 16mm			✗
	✓	Block(s)	Visible: yes	Weight est 800kg wet	Block has worked into lakebed lies on 20 degree angle.	✗
			Is block visible?: Yes	Type: Concrete	Block condition looks good	

Inspectors Observations

Block Showing Damage / Wear? Block in good state, no damage noted

Has Block Shifted or become buried? Block has worked into the lakebed and sits on a 30 degree angle. Light digging required to expose connection point.

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

Please note that life expectancies requested by QLDC are given using best judgement under normal conditions. It is not possible to accurately guarantee these items for a timeframe.

Inspectors Further Comments:

No impediments/potential snags found on lakebed in swing area..

Recent chain replacement and mooring system is close to new condition.

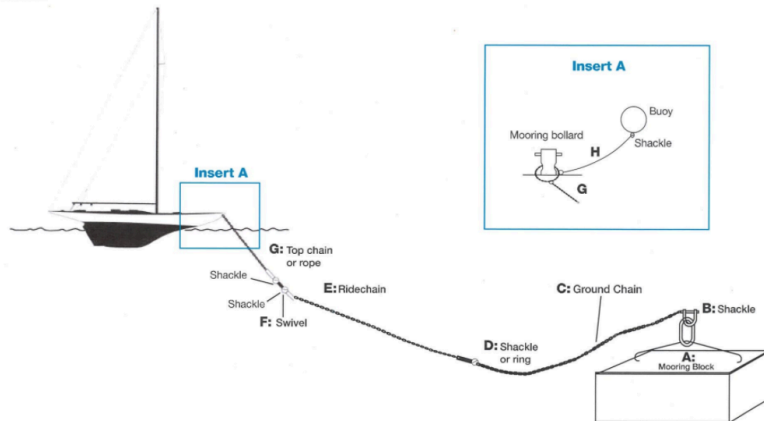
Inspector was asked to comment on whether the mooring was appropriate for a commercial vessel: Yes, there is no differentiation as the mooring itself is not used in a commercial capacity, it simply is home to a boat that operates commercially. The same design specs & standards apply to the mooring and vessel whether the vessel in question is used commercially or not.

Mooring Diagram – (Mooring Inspector To Complete)

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

As per table above

FIGURE 1
MOORING SYSTEM



Pictures – (Mooring Inspector To Complete)

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





Declaration – (Mooring Inspector To Complete)

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

Company undertaking Inspection: Craig Fahey, Lakes Marine Limited

Company physical address: 13 Arklow St, Albert Town

Company Postal Address: AS above

Name of person completing inspection: Craig Fahey & Glen Cammeron (certified commercial construction diver)

Signature of person completing inspection:

Date: 23/1/24

Harbourmasters Document Review – (To Be Completed By Harbourmaster)

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Owner Details Complete (Yes / No)

(Comments) _____

Details of vessel using mooring complete (Yes / No)

(Comments) _____

Details of Mooring Inspection Complete (Yes / No)

(Comment) _____

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) _____

Harbourmaster Additional Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Andgra Limited RM220767



AFFECTED PERSON'S DETAILS

I/We Toitū Te Whenua Land Information New Zealand

Are the owners/occupiers of

The lakebed of Lake Wanaka



DETAILS OF PROPOSAL

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

To legalise and existing swing mooring on Lake Wanaka

at the following subject site(s):

Lake Wanaka



PLEASE TICK

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



PLEASE TICK

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



WHAT INFORMATION/PLANS HAVE YOU SIGHTED



PLEASE TICK

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



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

A

Name (PRINT)

Dale Thompson - under delegation

Contact Phone / Email address

dthompson@linz.govt.nz

Signature

D Thompson

Date

14/03/2025

B

Name (PRINT)

Contact Phone / Email address

Signature

Date

C

Name (PRINT)

Contact Phone / Email address

Signature

Date

D

Name (PRINT)

Contact Phone / Email address

Signature

Date

Note to person signing written approval

Conditional written approvals cannot be accepted.

There is no obligation to sign this form, and no reasons need to be given.

If this form is not signed, the application may be notified with an opportunity for submissions.

If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.

