

APPLICATION AS NOTIFIED

Cruise Lake Wanaka Limited

(RM230021)

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:

Cruise Lake Wanaka Limited

What is proposed:

To lawfully establish two existing swing moorings on the bed and surface of Lake Wānaka, adjacent to the Wānaka Marina, 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 west of the Wānaka Marina, Roys Bay, at the following GPS coordinates:

M212: -44.692395, 169.133611 (Decimal Degree Format)

M219: -44.691668, 169.131970 (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 RM230021 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:

2 December 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/notified-consents/current-notified-resource-consents/>

You must serve a copy of your submission to the applicant (Cruise Lake Wanaka Limited (Attn: Tim Cuthbertson, tim@lakecruise.co.nz)) as soon as reasonably practicable after serving your submission to Council:

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

QUEENSTOWN LAKES DISTRICT COUNCIL



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

Date of Notification: 4 November 2025

Address for Service for Consent Authority:

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

Phone
 Email
 Website

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

TechnologyOne ECM Document Summary

Printed On 31-Oct-2025

Class	Description	Doc Set Id / Note Id	Version	Date
PUB_ACC	Form 9	7495005	1	19-Jan-2023
PUB_ACC	AEE	7495217	1	19-Jan-2023
PUB_ACC	Location Map	7495008	1	19-Jan-2023
PUB_ACC	Mooring Permit 212 2025 - 2026	9062797	1	13-Oct-2025
PUB_ACC	M212 Cuthbertson _ Swing Mooring Report	7970432	1	28-Mar-2024
PUB_ACC	Mooring Permit 219 2025 - 2026	9062803	1	13-Oct-2025
PUB_ACC	M219 Cuthbertson _ Swing Mooring Report	7970433	1	28-Mar-2024
PUB_ACC	Marine engineer design - M219	8904219	1	21-Jul-2025
PUB_ACC	LINZ APA - Form 8A	8522931	1	18-Mar-2025
PUB_ACC	Guardians response to retrospective resource consents for vessel moorings in Roys Bay - for Kristy Jennings	7970503	1	28-Mar-2024



APPLICATION FOR RESOURCE CONSENT FOR A WATER-BASED ACTIVITY



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

PLEASE COMPLETE ALL MANDATORY FIELDS* OF THIS FORM.

This form provides contact information and details of your application. If your form does not provide the required information it will be returned to you to complete. Until we receive a completed form and payment of the initial fee, your application 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: **Cruise Lake Wanaka Limited**
(Name Decision is to be issued in)

*All trustee names (if applicable):

Contact Name if Company or Trust: **Tim Cuthbertson**

*Postal Address: **9 Wicklow Terrace Albert Town, 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: **tim@lakecruise.co.nz**

*Phone Numbers: Day **021 307 104**

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: **Tim Cuthbertson**

*Postal Address: **Wicklow Terrace Albert Town, Wanaka**

*Please provide an email AND full postal address.

*Post code:
9305

*Email: **tim@lakecruise.co.nz**



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 two existing swing moorings



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 two existing swing moorings

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 **RMCRUISE**

*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 **1/23/20**

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 **1/23/19**

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

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

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

1 INFORMATION MUST BE SPECIFIED IN SUFFICIENT DETAIL

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

2 INFORMATION REQUIRED IN ALL APPLICATIONS

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

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

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

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

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

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

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

Information provided within the Form above

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

ADDITIONAL INFORMATION REQUIRED IN SOME APPLICATIONS

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

Clause 6: Information required in assessment of environmental effects

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

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

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

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

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

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

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



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

Application Form 9

Assessment of Environmental Effects (AEE)

Affected Party Approval/s

Safety Management Plan

Traffic Report



Cruise Lake Wanaka Ltd

Resource Consent Application

Roy's Bay, Lake Wanaka

January 2023

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1.0 APPLICATION DETAILS

Applicant:	Cruise Lake Wanaka Ltd
Site Location:	Roy's Bay, Lake Wanaka, Wanaka
Legal Description:	Lake Wanaka
Computer Freehold Register:	N/A
Area:	N/A
Zone:	Rural (Wahi Tapuna overlay)

Resource Consent is sought to legalise two existing swing moorings 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 moorings are located outside of the non-complying line and the foreshore and therefore is a discretionary activity. There has been some disagreement over the interpretation of this rule and therefore this application seeks any other consent that is required and is not listed above.

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

3.0 DESCRIPTION OF PROPOSAL

3.1 History

The applicant purchased mooring M219 from S and D Stewart in 2016. It has since moored Dual Image, a powered catamaran that is utilised predominantly for tourism.

The applicant has recently purchased M212 also previously owned by S and D Stewart.

3.2 Proposal

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

M212

Mooring M212 is to be utilised to secure a 11.5-metre-long monohull aluminum vessel that is owned by the applicant. The mooring will be used for commercial purposes.

The coordinates of the mooring as per the council permit are as follows:

44°41'32.397" S
169°08'01.534" E

M219

The applicant who is the owner of the boat known as Dual Image, seeks to continue to utilise mooring M219 for the securing of this vessel. Dual Image is a 17-metre-long powered catamaran. The mooring will therefore be used for commercial purposes.

The coordinates of the mooring as per the council permit are as follows:

N 5605701
E 2203495

3.3 Site Description

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

Figure 1: Aerial image of the subject sites (yellow pins).



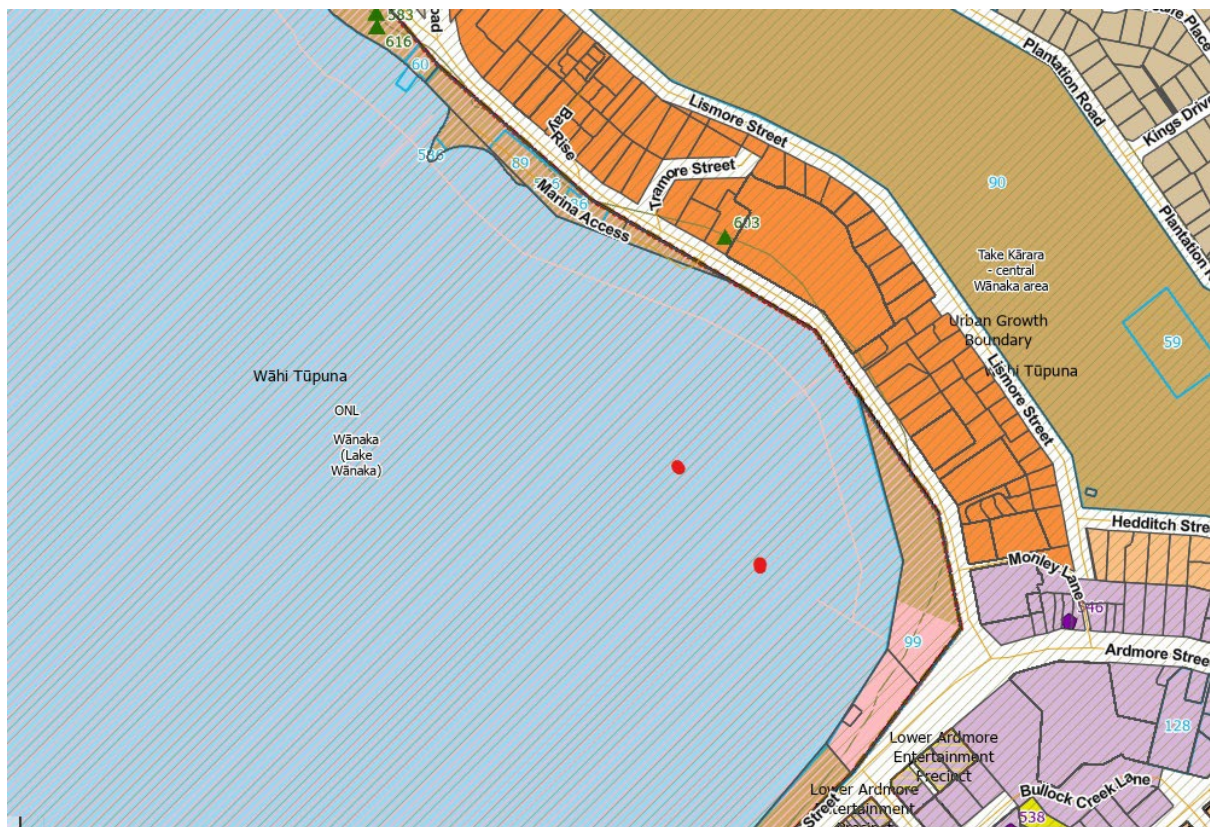
4.0 ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 Effects on the Environment

Dual Image, whilst being the largest boat currently moored on Lake Wanaka, is an iconic Lake Wanaka feature. The vessel has been moored in Roy's Bay for a number of decades and there will be no further loss in terms of visual amenity created by this application. It is considered that the existing moorings and the boat to be accommodated on M212 are in keeping with other moorings and boats within the vicinity. The moorings are appropriately located from a visual perspective, as it reads as part of the surrounding environment. There is adequate space around the moorings for manoeuvring of boats in and out of the marina, and to contain a boat of up to 17 metres in length on M219 and 11.5 metres in length on M212.

Figure 2 below shows that the moorings are located on the outside of the non-complying line that can be seen in a pale fawn colour.

Figure 2: Planning map showing the two moorings (red dots) are outside of the non-complying line



Any adverse effects created by the proposed moorings 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.

The lake is identified as being Wahi Tupuna. 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 or further effects on the passage of fish. It is therefore considered that Fish and Game are not affected by the application.

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

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

5.0 SECTION 95 NOTIFICATION

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

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

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

6.0 OBJECTIVES AND POLICIES

Proposed District Plan

6.3.5 Managing Activities on Lakes and Rivers

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

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

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

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

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

Rural

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

Policies

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

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

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

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

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

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

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

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

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

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

The moorings are going to continue to be used for commercial purposes which meets the above policies. Dual Image is a large boat; however, she has been moored in Roy's Bay for a significant amount of time. The mooring that the vessel is to be located on, M219, is located in an area that is not used for recreational purposes other than recreationalists passing through the general area as they move further into the lake to other locations.

As the moorings have been existing for a number of years, they are already part of the visual landscape. The moorings are surrounded by other moorings of a similar nature and so are 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: 212

Description of mooring: Swing Mooring

Name to whom permit is granted: Simon & Danni Stewart

Waterway: Lake Wakatipu

Position of mooring: Longitude: 169.133614

Latitude: -44.692396

Resource Consent:

Date of issue: 01 July 2025

Expiry of permit: 30 June 2026



Signed for and on behalf of Queenstown Lakes District Council:

Duty of Permittee:

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

Conditions of permit

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

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

Maintenance and construction requirements

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

Liability of the Council

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

Transfer of permit

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

Surrender of permit

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

Swing mooring inspection & Information form

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

Please Print All Details Clearly

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

Mooring Location (Lake): ___ Roys Bay Wanaka _____

Mooring Resource Consent No: ___ Under Application _____ Mooring buoy No: _____ M212 _____

Mooring Owners Name: ___ Cruise Lake Wanaka Ltd _____

Mooring Owners Residential Address: ___ 9 Wicklow Tce Albert Town Wanaka

Mooring Owners Postal Address: ___ Above

Mooring Owners Phone No: ___ 021307104

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: 0800 800 090 (Lake Wanaka Cruises)

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

Name of vessel using mooring: ___ Moutimu

Vessel MNZ Registration Number: ___ 128455 Vessel Regional Identification Number None

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

If "Other" please outline type of vessel : _____

Length of Vessel: ___ 11 ___ (m) Beam: ___ 3 ___ (m) Draft: ___ 0.5 ___ (m)

Weight of Vessel: ___ 5 ___ (t) Number of Engines: ___ 2 ___

Vessel Colour(s): ___ Orange/White

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

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

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

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used): ___ Lat. 44.692510/ Long. 169.133775 Decimal Degrees

Inspection Date: Feb 25 2024 Inspection Time: 0930

Water Depth at location at time of inspection: 6m

Calculated total swing radius of mooring at lowest lake level: 7 (m)

Calculate total swing radius of mooring and vessel at lowest lake level: 20 (m)

Type of Mooring: _QLDC Spec concrete block _____ (Block / Screw / Eco / Other)

Type of Mooring Block: _QLDC Spec concrete _____

Dimensions of Mooring Block: ___1200 (w) ___1200 (h) ___400 _____ (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)1300 (kg) (Submerged weight)830 (kg)

Chain Length Bottom: 2 (m) Middle:1 (m) Top:8(m)

Chain Diameter Bottom:32 (mm) Middle:20 (mm) Top:13 (mm)

Swivel Diameter: 20 (mm) Swivel Location(s): Mid to riser junction and also top

Shackle Diameter(s) 16 (mm) Shackle Locations (s): each connection

Headline Length:2m (m) Headline Diameter: 20 Multiplait Nylon (mm)

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

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

Life Expectancy of Block: 20+ years Life Expectancy of Chain: 24 months +

Life Expectancy of Rope: 18mths + Life Expectancy of Swivel: 24 months +

Life Expectancy of Shackles: 24 months + Life Expectancy of Buoy: 24 months +

Mooring Shift

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

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	✓	☐ New 2023	
Bottom Shackle	✓	☐ New 2023	
Bottom Chain Av Dia:___32 (mm) Min Dia:_____32 (mm)		☐ New 2023	
2 nd Shackle	✓	☐ _____New 2023_____	
Middle Chain Av Dia:_____20 (mm) Min Dia:_____20 (mm)		☐ _____New 2023	
3 rd Shackle	✓	☐ _____	
Top Chain Av Dia:_____13 (mm) Min Dia:_____13 (mm)		☐ _____New 2023	
Swivel	✓	☐ _____New 2023	
4 th Shackle	✓	☐ _____New 2023	
Headline	✓	☐ _____New 2023	
Mooring Buoy Clearly Labelled	(Checked) ✓	☐ _____	
Vessel Clearly Labelled with Mooring Number	(Checked) ✓	☐ _____	

Inspectors Observations

Block Showing Damage / Wear? _____ None _____

Has Block Shifted or become buried? _____ Sitting atop lakebed no evidence of drag visible _____

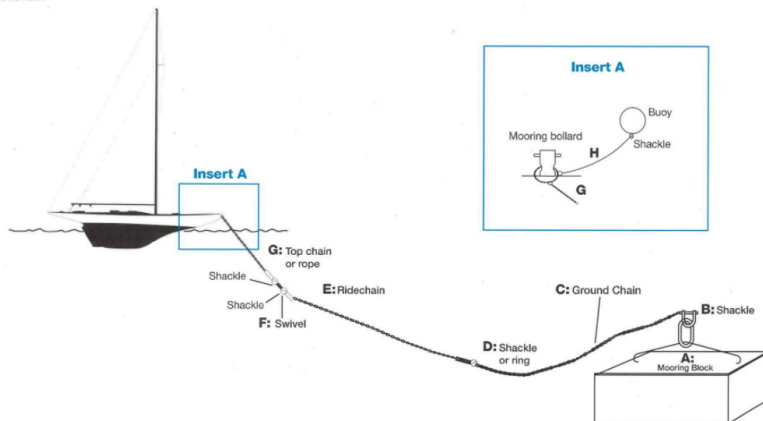
Is the Ground chain causing scouring of the lake bed? Not visible. Area is covered outflow sediment from Bulloch creek

Inspectors Further Comments:

Mooring Diagram – (Mooring Inspector To Complete)

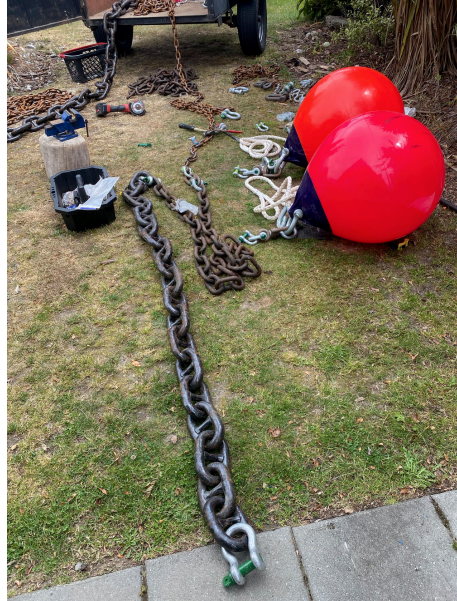
Insert Diagram of complete mooring showing each section and current average diameters here:

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 mooring:



Declaration – (Mooring Inspector To Complete)

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

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

Signature of person completing inspection:



Date: 27/3/24

Harbourmasters Document Review – (To Be Completed By Harbourmaster)
--

Document Reviewed on: (Inset Date): _____

Document Reviewed by: _____

Owner Details Complete (Yes / No)

(Comments) _____

Details of vessel using mooring complete (Yes / No)

(Comments) _____

Details of Mooring Inspection Complete (Yes / No)

(Comment) _____

Person Inspecting Mooring Checklist Complete (Yes / No)

(Comment) _____

Harbourmaster Additional Comments:

Harbourmaster Signoff

Name: _____

Signature: _____

Date: _____



MOORING PERMIT

Issued under the Navigation Safety Bylaw 2025

Mooring Number: 219

Description of mooring: Swing Mooring

Name to whom permit is granted: Cruise Lake Wanaka Ltd - Tim Cuthbertson

Waterway: Lake Wanaka

Position of mooring: Longitude: 169.13197

Latitude: -44.691668

Resource Consent:

Date of issue: 01 July 2025

Expiry of permit: 30 June 2026

Signed for and on behalf of Queenstown Lakes District Council:

Duty of Permittee:

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

Conditions of permit

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

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

Maintenance and construction requirements

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

Liability of the Council

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

Transfer of permit

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

Surrender of permit

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

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): ___ Roys Bay Wanaka _____

Mooring Resource Consent No: ___ Under Application _____ Mooring buoy No: _____ M219

Mooring Owners Name: ___ Cruise Lake Wanaka Ltd _____

Mooring Owners Residential Address: ___ 9 Wicklow Tce Albert Town Wanaka

Mooring Owners Postal Address: ___ Above

Mooring Owners Phone No: ___ 021307104

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: 0800 800 090 (Lake Wanaka Cruises)

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

Name of vessel using mooring: ___ Dual Image

Vessel MNZ Registration Number: ___ 129460 Vessel Regional Identification Number None

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

If "Other" please outline type of vessel : _____

Length of Vessel: ___ 15.5 ___ (m) Beam: ___ 7 ___ (m) Draft: ___ 1 ___ (m)

Weight of Vessel: ___ 22 ___ (m) Number of Engines: ___ 2 ___

Vessel Colour(s): ___ White _____

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

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

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

Details of Mooring – (Mooring Inspector To Complete)

GPS Position of mooring: (Include GPS format used): ___ Lat 44.691668 Long 169.131970 Decimal Degrees.

Inspection Date: Feb 24 Inspection Time: 10am

Water Depth at location at time of inspection: 14m

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

Calculate total swing radius of mooring and vessel at lowest lake level: 32 (m)

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

Type of Mooring Block: Concrete

Dimensions of Mooring Block: 1.8 (w) 1.2 (h) 400 (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) 2 Tonne (kg)(estimate) (Submerged weight) 1300(kg)

Chain Length Bottom: 4 (m) Middle: _____ (m) Top: 16(m)

Chain Diameter Bottom: 32(mm) Middle: _____ (mm) Top: 16 (mm)

Swivel Diameter: 25 (mm) Swivel Location(s): ground to riser junction

Shackle Diameter(s) 16 (mm) Shackle Locations (s): multiple at each connection

Headline Length: 4 (m) Headline Diameter: 50 (mm)

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

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

Life Expectancy of Block: 20+ years Life Expectancy of Chain: 24 month +

Life Expectancy of Rope: Unknown Life Expectancy of Swivel: 24 month +

Life Expectancy of Shackles: 24 month + Life Expectancy of Buoy: 24 month +

Mooring Shift

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

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	X	☐ _ Good condition and fit for purpose. Visible above lakebed	
Bottom Shackle	X	☐ Good condition and fit for purpose_____	
Bottom Chain	Av Dia:32 (mm) Min Dia:30 (mm)	☐ Good condition and fit for purpose	
2 nd Shackle	X	☐ _____	
Middle Chain	Av Dia:_____ (mm) Min Dia:_____ (mm)	☐ NONE	
3 rd Shackle	☐	☐ _____	
Top Chain	Av Dia:16(mm) Min Dia:14 (mm)	☐	
Swivel	X	X	
4 th Shackle	X	X_____	
Headline	X	X Replacement Headline and Hardware	
Mooring Buoy Clearly Labelled	(Checked) X	☐ _____	
Vessel Clearly Labelled with Mooring Number	(Checked) X	☐ _____	

Inspectors Observations

Block Showing Damage / Wear? No_____

Has Block Shifted or become buried? Sitting on surface minimal
bury_____

Is the Ground chain causing scouring of the lake bed? Silt bottom. Ground chain pattern in silt.

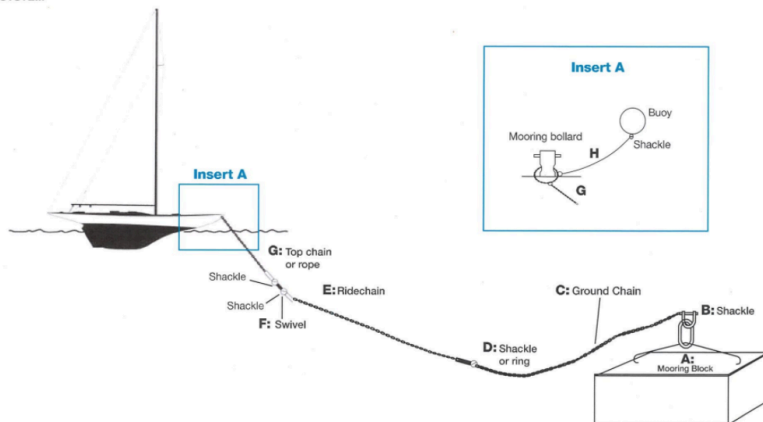
Inspectors Further Comments:

Due to size and location of vessel suggest regular inspection & engineers review of all components _____

Mooring Diagram – (Mooring Inspector To Complete)

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

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 mooring:



Declaration – (Mooring Inspector To Complete)

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

Company undertaking Inspection: 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

Signature of person completing inspection:

Date: 27/2/24

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: _____

Cruise Lake Wanaka Ltd

**Lake Wanaka Mooring 219
Assessment Report**

July 2025

This Document has been prepared by the office of Emtech Ltd

PO Box 681 **Dunedin** 9054 New Zealand

Issue Date	Revision No.	Author	Checked	Approved
14 July 2025	Draft1	A.R. Bird	J. Campbell	A.R. Bird
15 July 2025	-	A.R. Bird	J. Campbell	A.R. Bird

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MOORING ASSESSMENT REPORT

1.0 BACKGROUND

1.1 General

Emtech Ltd (EL) have been engaged by Cruise Lake Wanaka Ltd (CLWL) to provide a suitable mooring design for vessel MV DUAL IMAGE in Lake Wanaka's Roys Bay.

The nominated location is adjacent the existing Wanaka Marina and main public boat ramp situated on the eastern flank of Roys Bay. CLWL currently use an existing mooring at this location and the Queenstown Lakes District Council (QLDC) have designated this as Mooring Buoy Number M219.

All moorings are under the jurisdiction of QLDC and require CLWL to have a confirmed design and approved inspections carried out.

All mooring design information and environmental parameters were supplied by CLWL with the design vessels air draught and centroid calculated by EL from supplied information.

1.2 Mooring Design Specifics

The following design perimeters were supplied or calculated and form the basis for the mooring design.

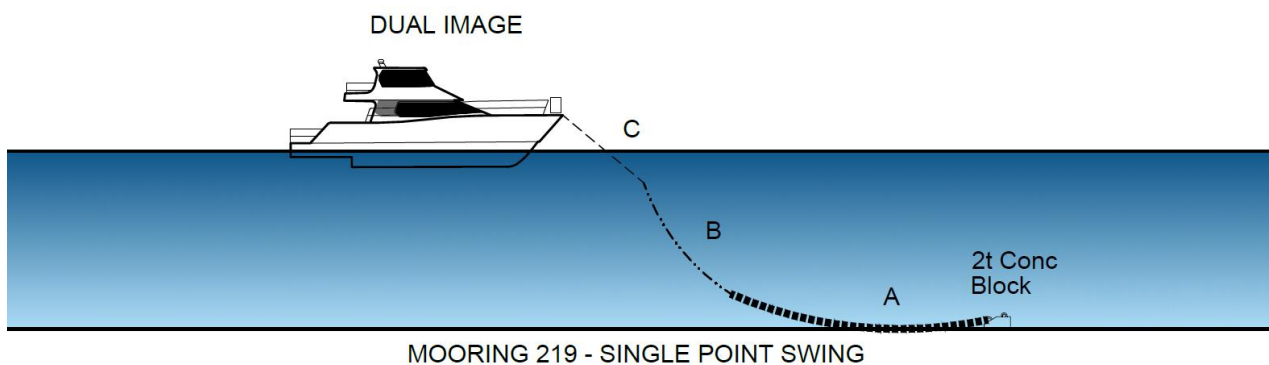
Vessel Particulars

Name:	DUAL IMAGE
Length (LOA):	15.5m
Breadth:	7.0m
Draft:	1.0m
Displacement (Operating):	22 tonnes
Air Draught (side profile max):	38.6m ²
Centre of Pressure Side Profile (AWL):	1.64m
Air Draught (fwd profile):	21.21m ²
Centre of Pressure (AWL):	2.42m

MOORING ASSESSMENT REPORT

Mooring Particulars

Design Water Depth:	14m
Mooring Type (desired)	Single point, swing mooring
Anchor Type:	Concrete Block
Lines/Warps:	Refer table APPENDIX B



2.0 MOORING ASSESSMENT

2.1 Assessment Specifics

The assessment primarily focuses on a mooring location in the immediate vicinity of Lat 44.691668° Long 169.131970°, on the eastern side of Roys Bay, Lake Wanaka as shown on the map included in Appendix A of this report. This location has been assessed using similar design environmental criteria to other moorings designed on Lake Wanaka and Roys Bay, with some modifications due to specific local features and any identified orographic modification of the wind or local current patterns.

It should be noted that this mooring location was not specifically selected by EL, but the location has been used successfully for many years by DUAL IMAGE and is within the Lakes nominated mooring area with several other swing moorings in the area and the adjacent marina. The location is not regarded as 'fully sheltered', however the eastern side of the lake from Roys Bay to Eely Point does provide some protection from the predominant northerly winds and the fetch is relatively short from other compass points.

On establishing the expected design limits, various iterations were also assessed to ensure unexpected wind or current directions would not induce exceedance type loads.

MOORING ASSESSMENT REPORT

The following assessment criteria was used:

Max. Design Wind Gust:	40 knots / 20.6m/s
Max. Wind Pressure:	259.36 pascal / 26.48 kg/m ²
Primary (Modified) Wind Direction:	North – Predominant (Also assessed from all other compass points as part of this assessment)

Current: While there is some documented evidence that an occasional slow speed gyre effect can occur in Roys Bay under certain environmental conditions the velocity is so low that the effects on any mooring design are negligible.

Preliminary calculations for this site using a very conservative 0.5m/s current or induced water movement (possibly by a nearby vessel) and the fact that DUAL IMAGE is able to weather cock, produced maximum instantaneous current loadings of <0.06t (60kg). For this reason, currents were disregarded in this design assessment.

Swell: Nil – Lake environment with wind generated slop only, refer below.

Waves: Roys Bay and the mooring location provides relatively short fetch distances from all sides except the North and North-west. The northerly fetch distances are in excess of 10km however the wave climate at the mooring site in these conditions is somewhat muted due to the lee provided from Eely Point. The wind generated waves at the mooring site, irrespective of wave front direction, are considerably shorter than the length or breadth of the vessel. In this scenario it is generally regarded that the net force on the boat is close to zero, the forward motion of the water particles under the crest of the wave is counteracted by the reverse motion under the trough. The storm waves are short and steep and reflect off and impact on the moored vessel, but the resulting loads are short sharp shock loads rather than sustained loads. For this assessment we have not increased the load factor beyond a value of 1.

Lakebed Conditions: Little information was available on the seabed conditions where the anchor block is set, and in particular, what friction and passive earth pressure resistance would be provided to the set anchor blocks. EL personnel have some knowledge of the sites and observations were supplied from CLWL personnel and from this we have been able to derive some soil strength characteristics. The anchor resistance figures derived in our calculations are conservatively based on soft marine mud, undrained shear strength equal to 10 kPa, and compact sand $\phi = 36^\circ$.

MOORING ASSESSMENT REPORT

Anchors: CLWL currently uses a 2t concrete anchor block which has the calculated submerged weight in fresh water of:

- 2 tonne concrete block dry weight = 1.17 t submerged

This assessment has shown that DUAL IMAGE requires an anchor block of minimum 1.89t dry weight provided the appropriate ground chain is used.

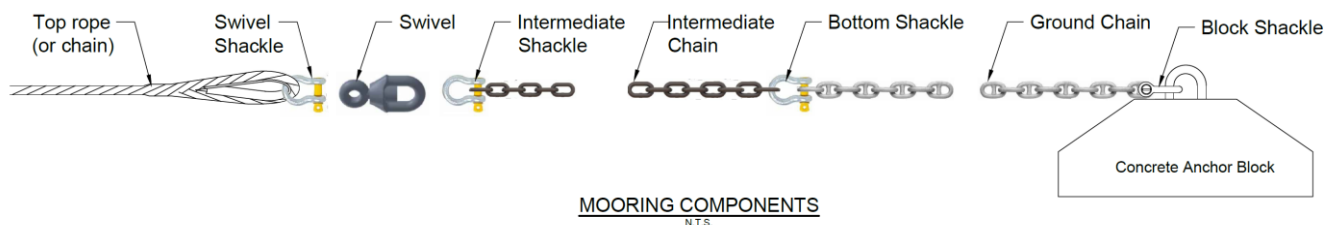
Vessels Bollards or Mooring Bitts: Specific design information was not available for the vessel's bollards or mooring bitts. It has however been assumed that the vessels bollards or mooring bitts will have been designed capable of securing the vessel to a proposed mooring.

2.2 Mooring Components

Each mooring line consists of a number of primary components:

- Anchor Block with 40mm min diameter connection eye.
- Block Shackle (connection between anchor block and ground chain)
- Ground Chain/Bottom Chain (**Noted as A in above diagrams**)
- Bottom Shackle (connection between bottom chain and intermediate chain)
- Intermediate Chain (**Noted as B in above diagrams**)
- Intermediate Shackle (connection between intermediate chain and swivel)
- Swivel
- Swivel Shackle (connection between swivel and top chain or rope)
- Top Chain/mooring rope (**Noted as C in above diagrams**)

The moorings are illustrated below, and the specifics of each element can be found in Appendix B.



MOORING ASSESSMENT REPORT

2.3 Mooring Line Length

The length of the mooring leg assembly is the sum of the lengths of the constituent elements listed above, from the anchor block connection through to the connection at the moored vessel. The majority of mooring guidelines and standards recommend a total mooring line length of 2.0-2.5 times the mean water depth with a recommended maximum of 3.0 times the depth and a minimum of 1.5 times acceptable in some cases. There are however some concessions allowable for non-tidal and freshwater moorings.

During this assessment, an optimum length of 1.75 times the mean water depth at the mooring location has been used unless stated otherwise.

2.3.1 Ground Chain

The ground chain is the principal energy absorbing component in heavy weather. The heavier and longer it is, the less the wear on the mooring block eye and less vertical uplift on the mooring block. Along with the intermediate chain, the chains catenary action gives the mooring line elasticity and reduces shock loading on the vessel attachment points.

While some common formulae and guidelines specify the length of ground chain to be equal to the length of the vessel, this becomes excessive on longer vessels, particularly in shallow waters. To achieve the required elasticity while keeping uplift to a minimum at full load a minimum of 6m ground chain is required for the DUAL IMAGE moorings provided this is used in conjunction with an intermediate chain.

A practical consideration, and an EL recommendation, is that the ground chain and the intermediate chain combined be made the same length as the mean water depth which provides the ability to place or lift/inspect moorings if required using these two chains which increases the safety of the operation.

The recommended minimum diameter of the ground chain for the DUAL IMAGE moorings is 38mm having a minimum weight of 30kg/m.

2.3.2 Intermediate Chain

Accepted design standards and guidelines specify an intermediate chain length of between 1.0-1.5 times the depth of water at MHWS. The catenary developed by the combination of the bottom chain and intermediate chain again reduces uplift on the mooring block and minimises shock loading, with the longer the intermediate chain the more effective this is.

MOORING ASSESSMENT REPORT

With a design depth of 14m however the length of the intermediate chain cannot be excessive and for this reason EL recommend a minimum intermediate chain length of 19m.

The recommended minimum diameter of the intermediate chain for DUAL IMAGE mooring is 24mm having a minimum weight of 13kg/m.

As is also the case for the ground chain, the load capacity of the intermediate chain is well in excess of what is required strength wise, however the weight and durability is both required and beneficial for the mooring characteristics.

2.3.3 Top Rope

The top rope connects the mooring leg to the vessel and is exposed to wear from the fairleads and the vessels' structure. The inclusion of anti-chafe protection is imperative and should be provided in the form of a UV resistant reinforced hose securely fitted to the rope (or similar) so that it does not slip and wear on the rope itself.

The length of top rope is generally made to suit the vessel and mooring situation however a minimum length of 2.5-3.0m is recommended.

It is recommended top ropes be nylon as this provides far superior elasticity relative to polypropylene ropes. Abrasion resistance and durability is also an increased benefit for some of the 'super' nylons now available.

The DUAL IMAGE moorings top ropes are to be a minimum 32mm diameter rope however we understand CLWL will use the existing 48mm floating line for this.

2.3.4 Connecting Elements

Shackles are used to connect the mooring leg elements in line and must be secured in such a way as not to be able to work loose over time from sustained movement or abrasion.

The preferred method is the use of Kenter shackles. These shackles are designed for such installations and provide a secure and reliable connection.

A swivel is recommended at the top of the intermediate chain to avoid the twin perils of 'binding up' or 'twisting down'. Both result in undesirable mooring situations that can result in accelerated component wear, shortening of mooring leg or ultimate mooring failure.

Swivel size should never be smaller than that of the largest chain attached to that swivel. It is however our assessment in this case that the swivel should be

MOORING ASSESSMENT REPORT

one size larger than the largest attached chain to meet the load requirements and due to the nature of this component provides durability benefits.

Individual connecting component sizes can be found in the detailed table Appendix B of this report.

2.3.5 Corrosion

The avoidance of dissimilar metals within each mooring leg greatly reduces accelerated corrosion. In addition, the use of galvanised components and the attachment of an anode also enhances the durability of the installation considerably however both can be subject to abrasion in some scenarios reducing their effectiveness. Ground conditions at each location should be considered to ensure that these additions are an economical option.

3.0 RECOMMENDATIONS

EL make the following recommendations when implementing moorings covered in this report:

1. Ensure all chain is certified to the grade specified.
2. We recommend that all chain is galvanised.
3. Ensure all shackles are certified to the grade specified.
4. Ensure all shackles are appropriately pinned/locked once in place.
5. Ensure all rope is certified to the grade specified.
6. All rope eyes must have correct thimbles fitted and seized.
7. Anodes may be used at the mooring providers discretion.

4.0 MOORING SWING

As requested, EL also completed a mooring swing assessment and using the specified components and lengths listed in this report, the calculated bow swing radius at 40kn wind gust is 21m.

At the aforementioned wind speed the total swing radius from the anchor block to the stern of the 15.5m DUAL IMAGE would be 39m.

MOORING ASSESSMENT REPORT

5.0 MOORING INSPECTION

Moorings should be recovered to the water surface for the purpose of inspection. Where this is not practical periodic inspections may be performed by a suitably qualified and experienced diver and the block lifted once every ten years for a physical check.

All tackle is to be replaced at 10% wear or degradation.

Moorings must be inspected at intervals not exceeding 2 years.

6.0 DISCLAIMER

This Assessment Report has been prepared on the basis of observations, comments, photographs, and sketches provided by CLWL and historical meteorological data and mooring documentation.

It is further noted that the Assessment covered only the environmental conditions as requested.

Should environmental or lakebed conditions be identified as being outside those used in this assessment or the vessel size shape or characteristics full outside the design vessels, a specific mooring design should be completed for that specific scenario and iterations of this design information should not be relied on.

Emtech Ltd accepts no responsibility for any loss or damage resulting directly or indirectly from actions taken by any person in consequence of reliance on any factors or matters included or referenced in this report.

Appendix A

Proposed Mooring Location

Mooring Location Plan



Enlarged Mooring Location Plan Area



Appendix B

Mooring Component Details

Mooring Component Details

Description	DUAL IMAGE (Minimum)
Design Water Depth	14m
Anchor (Dry Air Weight)	2.0t
Anchor Ring Diameter	40mm
Anchor Shackle	38mm
Bottom Chain	38mm x 6m long
Bottom Shackle	30mm
Intermediate Chain	24mm x 19m long
Int Shackle	24mm
Swivel	25mm
Swivel Shackle	24mm
Top Rope	32mm



AFFECTED PERSON'S APPROVAL

FORM 8A



Resource Management Act 1991 Section 95



RESOURCE CONSENT APPLICANT'S NAME AND/OR RM

Cruise Lake Wanaka RM230021



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 two existing swing moorings 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.



Guardians of⁵Lake Wanaka

Serviced by
Department of Conservation,
Wanaka Area Office

The Secretary
PO Box 93
Wanaka
Ph. 03 443 9462

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

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

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

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

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

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

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

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

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



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