

19 January 2017

Lisa Wheeler

C/- lwheeler@doc.govt.nz

(via e-mail)

RE: Concession 63695-OTH

Dear Lisa,

I refer to the information requested dated 8th December 2017 for the 100WPS Limited concession application to modify the marina at Walter Peak. This letter sets out the applicant's responses, and corresponds to the numbering in your letter.

1. An aerial map showing the location of the marina within the wider setting of Lake Wakatipu

1.1 The following image provides an aerial location of the marina. We also refer Figures 1 – 4 (pages 4 and 5) of the document titled *Report in Support of Application.pdf*, included with the application material submitted.



2. A concept plan of what the marina will look like?
 - 2.1 The attached plans included within **Appendix A** provide various perspectives of the marina and surrounds.
 - 2.2 The marina had been redesigned to ensure that it remains publicly accessible at all times, and to ensure that the open-water entry to the marina remains open (ie. free from alongshore sediment drift).

3. A plan showing any development associated with the use of the marginal strip to better understand how the hardstand area will be used and the volume of use that it will generate.
 - 3.1 **Appendix A** provides a draft plan of the proposed boathouse. An application for resource consent has not been lodged with the Queenstown Lakes District Council at this stage.

4. An aerial overlay of the hardstand area, gangway, floating pontoon units over the marginal strip to also show the graded access elevations at each end of the hardstand.
 - 4.1 The concept plan shows the graded access and intended levels at each end of the boardwalk area.

5. Details of how the hardstand area is to be used including volume of use and how it will remain accessible to the public at all times beyond the initial development of the hardstand area.
 - 5.1 The works within the marginal strip will enable access to the marina facility at appropriate levels, and its use will primarily relate to marina activity and access across that section of land.
 - 5.2 The marina will be used by the future residents of the site (being those consented under QLDC approval ref: RM010111) and their visitors or utilising any associated future buildings on the site. RM010111 granted 8 allotments for residential use and a large lodge with 10 associated villas.
 - 5.3 A barge may visit the site from time to time to transport materials, vehicles, and the like for the residents on the site and for farm related uses.
 - 5.4 The hardstand area will remain accessible to the public at all times.
 - 5.5 There will not be any gates etc. restricting access to any part of the marginal strip.
 - 5.6 The hardstand area is a necessary component of redeveloping the marina and providing a safe and publicly accessible harbour, particularly during inclement weather.
 - 5.7 The hardstand area and associated marina will enhance public recreational opportunities, providing a safe, level and accessible place for members of the public to disembark and board vessels.

6. Details of what will be loaded or unloaded off the barge and transported over the marginal strip. To outline any requirement for temporary exclusive use, and / or continued future use beyond the initial development of the hardstand.
 - 6.1 From time to time a barge will be used to service the land including, for example, delivery of construction materials, vehicles, movement of farm related stock, plant and equipment and other site supplies and equipment as required. This will be unloaded onto the beach to the north of the marginal strip and transported across. It is not envisaged that that these activities will occur at regular schedule intervals, but rather on an ad-hoc basis.
 - 6.2 The only time public will be excluded from the marginal strip will be during construction of the hardstand and marina, and during any maintenance period or in association with any other construction related activity on the site. Such exclusion would only occur in consultation with the department and for health and safety purposes

7. Details of the proposed graded track access to the lake for use by pleasure craft and who will use the access.
 - 7.1 The graded access track to the lake will be formed to re-shape that section of the lakeshore margin to the east of the existing marina entrance that has eroded. That localised erosion has resulted from the current marina design that has resulted in scouring. The realignment of the entry to the marina will avoid any further lakeshore erosion.
 - 7.2 The works within the lake margin will return that section of the foreshore to its original state, and the access will be gently graded to enable improved public access to and within the adjoining marginal strip.
 - 7.3 It is considered that the modifications to the lakeshore margin will enhance recreational opportunities.
 - 7.4 Other access tracks that are shown on the plans are located on private property, and are not intended for public access, except in emergencies.

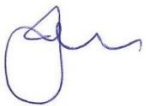
8. The Conservation Act allows for a 30 year term before needing to consider exceptional circumstances for anything beyond that. The term you have applied for is 'intended to be enduring', The term should reflect the same or similar term being sought for the marina under other consent processes.
 - 8.1 A term of 30 years is sought.
 - 8.2 In regard to the other consent processes (Otago Regional Council, Queenstown Lakes District Council), those consents will be subject to section 125 of the Resource Management Act 1991. Such consents Lapse if they are not given effect to within 5 years. There is no term for these consents once they are given effect.

9. Identify if there is any requirement to register any concession or authorisation contract if the application was approved.
 - 9.1 There is no requirement for registration of any concession or authorisation.

We trust this letter provides the Department with the necessary information to continue processing concession application 63695-OTH. Could you please confirm the date for notification of this application?

Please contact me if you need anything further.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'John Edmonds', with a large initial 'J' and a stylized 'E'.

John Edmonds

John Edmonds & Associates

Appendices:

Appendix A – Concept Plan of the Marina

Concession Application Form 7A

Applicant Information Form 1A