



The Department recommends that you contact the Department of Conservation Office closest to where the activity is proposed to discuss the application prior to completing the application forms. Please provide all information requested in as much detail as possible. Applicants will be advised if further information is required before this application can be processed by the Department.

This form is to be used when the proposed activity is the building or use of any private or commercial facility or structure on public conservation land managed by the Department of Conservation. Examples may include lease of land to erect an information centre; authorisation to erect a weather station; or construct or lease a private/commercial campground or lodge. This form is to be completed in conjunction with either Applicant Information Form 1a (longer term concession) or Applicant Information Form 1b (one-off concession) as appropriate.

Please complete this application form, attach Form 1a or Form 1b, and any other applicable forms and information and send to permissions@doc.govt.nz. The Department will process the application and issue a concession if it is satisfied that the application meets all the requirements for granting a concession under the Conservation Act 1987.

If you require extra space for answering please attach and label according to the relevant section.

A. Description of Activity

Please describe the proposed activity in detail – where the site is located, please use NZTM GPS coordinates where possible, what you intend to use the building for, whether you intend to make any changes to the infrastructure.

Please include the name and status of the public conservation land, the size of the area for which you are applying and why this area has been chosen.

If necessary, attach further information including a map, a detailed site plan and drawings of proposal and label Attachment 3b:A.

The subject site is a conventional sized rectangle section with Lake Okareka lake frontage along its north-eastern boundary. Between the subject site and the lake waterbody proper is Marginal Strip administered by DoC on behalf of the Crown. The Marginal Strip is 20.12m wide (one chain wide) as shown on DP 27864. The applicants jetty is located on the northern side of the property (in front of 23 Steep Street, close to the common boundary of 21 and 23 Steep Street).

Boat Lifter Structure

The applicant have recently moved properties and wish to move their existing boat lifter from their old property to their new property (both within Lake Okareka). Therefore, it is proposed to move the existing boat lifter located at 71 Acacia Road on Jetty G52 to the eastern side of Jetty G57, located adjacent to 21 Steep Street, Lake Okareka.

This boat lifter has a dimension of 6m x 3m (18m²) and will be located within the water body of lake Okareka (i.e. not on land).

The jetski port is blu and is attached to a wooden pole that forms poart of an eixtsing lake edge structure. The jetski port is 3m x 1.5m in size.

Attached are site photos (labelled as “3bA1”), and a proposed site plan (labelled as “3b:A2”)

B. Alternative sites considered

If your application is to **build, extend or add** to any permanent or temporary structures or facilities on public conservation land, please provide the following details:

- Could this structure or facility be reasonably located outside public conservation land? Provide details of other sites/areas considered.
 - Yes, if the existing jetty was made longer to locate the boat lifter in Lake Okareka proper.
 - No, the jetski port needs to be close to the shoreline.
- Could any potential adverse effects be significantly less (and/or different) in another conservation area or another part of the conservation area to which the application relates? Give details/reasons
 - No other suitable locations. The boat lifter and jetski port is located adjacent to an existing adjacent to the applicants new property.

C. Larger area

Is the size of the area you are applying for **larger** than the structure/facility **NO**

If **yes**, please detail the size difference in the box below, and answer the following 3 questions, if **no** please go on to the next section:

Is this necessary for safety or security purposes? **YES / NO**

Is this necessary as an integral part of the activity? **YES / NO**

Is this essential to carrying on the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:C.

D. Exclusive possession

Do you believe you need **exclusive possession** of the public conservation land on which your structure/building is located, ie no one else can use the land during your use of it? **NO**

(Exclusive occupation requires a lease which requires public notification of the application)

If **yes**, please answer the following 3 questions, if no please go to the next section:

Is exclusive possession necessary to protect public safety? **YES / NO**

Is exclusive possession necessary to protect physical security of the activity? **YES / NO**

Is exclusive possession necessary for the competent operation of the activity? **YES / NO**

If the answer to any of the above is yes, please provide details and attach supporting evidence if necessary and label Attachment 3b:D.

E. Technical Specifications (for telecommunications sites only)

Frequencies on which the equipment is to operate

Power to be used (transmitter output)

Polarisation of the signal

Type of antennae

The likely portion of a 24 hour period that transmitting will occur

Heaviest period of use

F. Term

Please detail the length of the term sought (i.e. number of years or months) and why.

Note: An application for a concession for a period over 10 years must be publicly notified, an application for a concession up to 10 years will not be publicly notified unless the adverse effects of the activity are such that it is required, or if an exclusive interest in the land is required.

8 years. This would match any BOPRC resource consent approval timeframe.

G. Bulk fuel storage

Under the Hazardous Substances and New Organisms Act 1996 (HSNO Act) 'Bulk fuel storage' is considered to be any single container, stationary or mobile, used or unused, that has a capacity in excess of 250 litres of Class 3 fuel types. This includes petrol, diesel, aviation gasoline, kerosene and Jet A1. For more information on Hazardous Substances, go to:

<http://www.business.govt.nz/worksafe/information-guidance/legal-framework/hsno-act-1996>

Do you intend to store fuel in bulk on the land as part of the activity?

NO

If you have answered yes, then please provide full details of how and where you intend to store the fuel, and label any attachments including plans, maps and/or photographs as Attachment 3b:G. If your concession application is approved you will be required to provide a copy of your HSNO compliance certification to the Department before you begin the activity.

H. Environmental Impact Assessment

This section is one of the most important factors that will determine the Department's decision on the application. Please answer in detail.

In column 1 please list all the locations of your proposal, please use NZTM GPS coordinates where possible. In column 2 list any special features of the environment or the recreation values of that area. Then in column 3 list any effects (positive or adverse) that your activity may have on the values or features in column 2. In column 4 list the ways you intend to mitigate, remedy or avoid any adverse effects noted in column 3. Please add extra information or supporting evidence as necessary and label Attachment 3b:H.

Refer to Steps 1 and 2 in your Guide to Environmental Impact Assessment to help you fill in this section.

Location on public conservation land	Special feature or value	Potential effects of your activity on the feature or value (positive or adverse)	Methods to remedy, mitigate or avoid any adverse effects identified
Lake Okareka marginal strip (boat lifter structure within the water body)	Nil	<p>Nil. The boat lifter and jetski port structures are floating.</p> <p>More detail is provided in Attachment 3b:H.</p>	<p>Nil. The boat lifter structure is floating and is anchored to the existing jetty and therefore will not generate any adverse effects that are more than minor. Likewise the jetski port is floating and anchored to an existing wooden lake edge structure.</p> <p>More detail is provided in Attachment 3b:H.</p>

I. Other

Is there any further information you wish to supply in support of your application? Please attach if necessary and label Attachment 3a:I.

Attached is the resource consent application document lodged with the BOPRC for the boat lifter and jetski port structure. This is labelled as "3b:I".

[Empty text area for additional information]



Photo 1 – Existing Jetty G57 and Boat Lifter



Photo 2 – Existing Jetty G57 and Boat Lifter

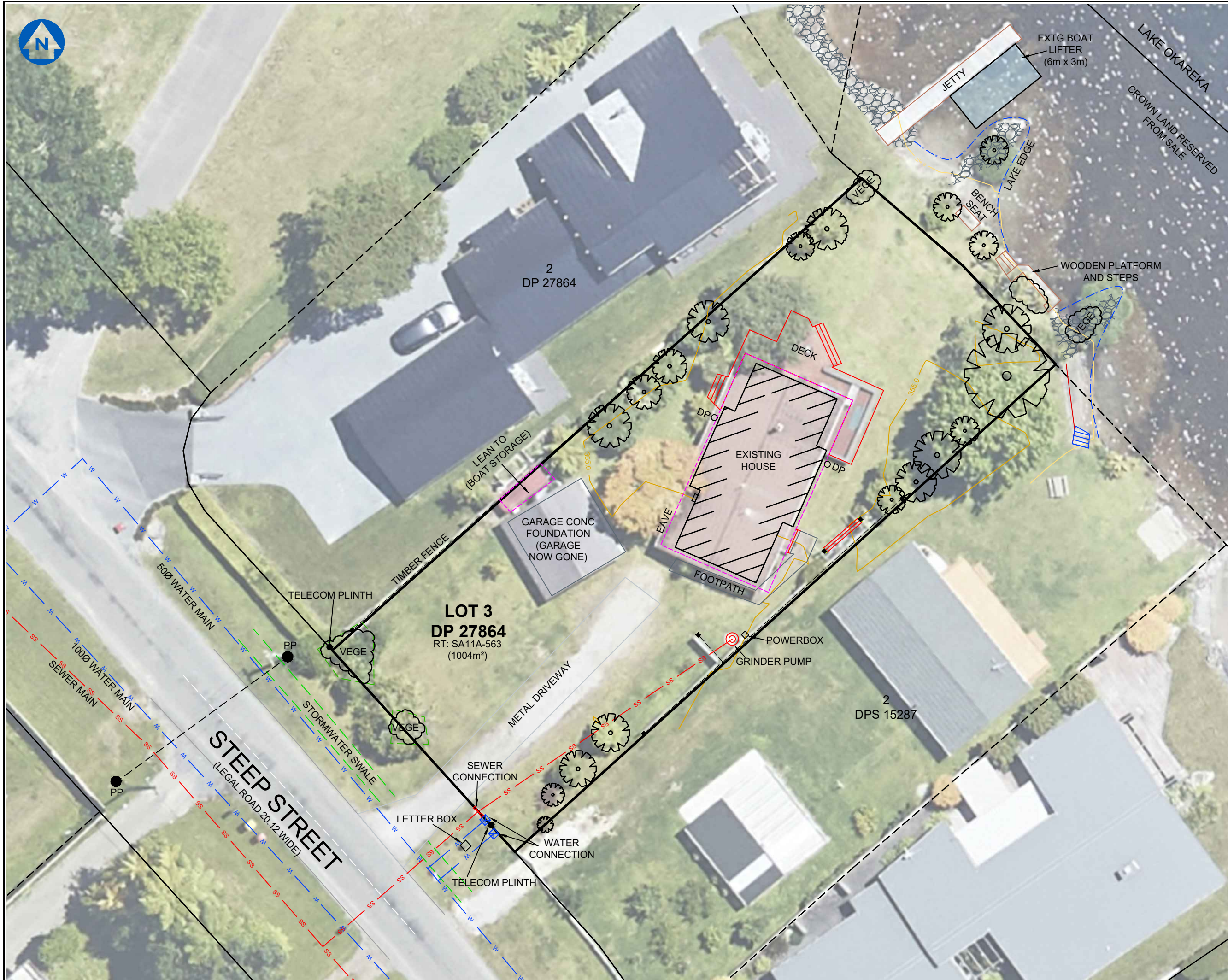


Photo 3 – Existing Jetty G57 and Boat Lifter looking 40m from the Southeast



Photo 4 – Existing Jetty G57 and Boat Lifter looking 85m from the North





DRAWN: CC	DESIGNED: -		
CHECKED: BF	SURVEYED BY: ROT		
OFFICE OF ORIGIN - ROTORUA			
No.	Date	By	Issue/Revision
A	09/03/21	CC	SITE PLAN

NOTES/KEY:

1. GENERAL

- Boundaries have been obtained from LINZ Data Service and have not been verified.
- Areas and measurements are approximate and subject to survey.
- Appurtenant or proposed easements in relation to the subject land may not have been shown if not required for compliance of this proposal.

2. SURVEY

- Survey date: 30-07-20
Trimble RTK GPS
Trimble Robotic Total Station
- Datum
Horizontal datum: Bay of Plenty 2000
Vertical datum: Moturiki 1953
Origin of levels
Benchmark: AD 44 SO 47708 (B4JP)
RL: 355.43m

SERVICES NOTE

WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. STRATUM CONSULTANTS LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

SHARON REEVES TRUST
21 STEEP STREET
LAKE OKAREKA

LOT 3 DP 27864
SITE PLAN



SCALE: 1:250	ORIGINAL DWG. SIZE A3
DRAWING No. 232718-R-P-D001	SHEET No. ISSUE 01 A



Sharon Reeves Family Trust

**Resource Consent Application to the
Bay of Plenty Regional Council**

**Lake Structure
21 Steep Street, Lake Okareka, Rotorua**

December 2020

**Application for Resource Consent under Section 88 of
the Resource Management Act 1991**

To: The Chief Executive
Bay of Plenty Regional Council
PO Box 364
WHAKATANE 3158

We, **Sharon Reeves Family Trust**, hereby apply for the resource consent described below:

1. The **name and address** of the owner and occupier of any land to which this application relates is as follows:
Sharon Reeves Family Trust
PO Box 10029
ROTORUA
2. The **location** to which this application relates: Boat Lifter attached to the Jetty G57 located on northern side of 21 Steep Street, Lake Okareka. The structure is located in the waters of Lake Okareka.
3. **The type of resource consent** being sought is RDC Lakes A zone: Non-complying activity; and BOPRC Regional Plan: Discretionary Activity consent.
4. **The description of the activities** to which the application relates: Retrospective consent for the existing boat lifter attached to the eastern side of Jetty G57, located adjacent to 21 Steep Street, Lake Okareka. This proposal also seeks to surrender the boat lifter consent RM17-0088-BC.01 associated with jetty G52.
5. **Included is an assessment of any actual or potential effects** that the activity may have on the environment and a **plan** to show the proposed changes.
6. No **additional resource consents** are required in relation to this proposal.

Sharon Reeves Family Trust
By his Authorised Agents
STRATUM CONSULTANTS LIMITED

Senior Planner

Dated at ROTORUA this 2nd December 2020.

ADDRESS FOR SERVICE:
Stratum Consultants Ltd
1268 Haupapa St
PO Box 878
ROTORUA 3040

Ph: 

Email: 

LOCALITY DIAGRAM:

Also refer to Stratum Topographical Plan contained in *Appendix 4*.



APPENDICES:

- Appendix 1: BoPRC Forms
- Appendix 2: Resource Consent Decision
- Appendix 3: Site Photographs
- Appendix 4: Topographical Plan

1.0 BACKGROUND AND INTRODUCTION

Sharon Reeves Family Trust (the Applicant) is the owner of a resource consent for a boat lifter located at 71 Acacia Road on Jetty G52 at (RM17-0088-BC.01).

The applicant has since sold this property and wishes to transfer this resource consent to their new property at 21 Steep Street (located on the eastern side of Jetty G57).

Although the transfer of a resource consent is unable to occur, the applicant proposes to surrender the previous consent at 71 Acacia Road and apply for a new consent at 21 Steep Street. The same consent terms of the original consent will be applied for.

Resource consent (RM17-0088-BC.01) for a (boat lifter) structure was granted from BOPRC on 14 May 2018 expiring 14 May 2028 (copy provided in *Appendix 2*).

There are currently five boat lifters consented within Lake Okareka.

The relevant Council forms are attached as *Appendix 1* to this report.

2.0 SITE DESCRIPTION

2.1 Lake Okareka

Lake Okareka is a freshwater lake located 15mins drive from Rotorua city. The lake is surrounded by hills rising to steep scarp along the north-eastern end of the lake. The lake drains to Lake Tarawera through a shallow saddle located at the eastern end of the lake. The north-eastern faces of the lake are vegetated with indigenous vegetation. The eastern, southern and north-western part of the lake edges are characterised by pastoral use.

The Lake Okareka urban settlement area is located at the western end of Lake Okareka. The settlement is nestled into the hills which come down to the lake edge. Many of the properties are elevated and some are located up toward the crest of surrounding landforms. The settlement is small scale and inward facing towards the lake, and also beyond to Mount Tarawera.

The subject site is a conventional sized rectangle section with Lake Okareka lake frontage along its north-eastern boundary. Between the subject site and the lake waterbody proper is Marginal Strip administered by DoC on behalf of the Crown. The Marginal Strip is 20.12m wide (one chain wide) as shown on DP 27864. The applicants jetty is located on the northern side of the property (in front of 23 Steep Street, close to the common boundary of 21 and 23 Steep Street). No other jetty's are positioned near the applicant's jetty.

2.2 Subject Lake Structure

G57 is a wooden jetty of 12m x 1.2m with a total area of 14.4m². The structure is located in the Marginal Strip administered by DOC and in the waters of Lake Okareka. Both structures are utilised by the applicant, and the owners of 23 Steep Street for private recreational use.

See photographs are provided in *Appendix 3* and the topographical plan is provided in *Appendix 4*.

3.0 PROPOSED ACTIVITY

Sharon Reeves Family Trust (the Applicant) is the owner of a resource consent for a boat lifter located at 71 Acacia Road on Jetty G52 (RM17-0088-BC.01).

This boat lifter has a dimension of 6m x 3m (18m²).

The applicant has since sold this property and wishes to transfer this resource consent to their new property at 21 Steep Street (located on the eastern side of Jetty G57).

Although the transfer of a resource consent is unable to occur, the applicant proposes to surrender the previous consent at 71 Acacia Road and apply for a new consent at 21 Steep Street. The same conditions of the original consent will be applied for, including retaining the existing term of consent.

This will result in 5 boat lifters being retained in Lake Okareka (i.e. no further additional boat lifters are proposed).

Photos of the boat lifter are attached as *Appendix 3*.

4.0 ROTORUA DISTRICT PLAN – LAKES A ZONE

The site is located in the Lakes A zone of the Rotorua District Plan, and the lake bed and adjoining Marginal Strip and are zoned Sensitive Rural on Map 266.

Rule 10.5.1 requires a Non-complying consent for lake structures that are "*new private lake structures which are not Restricted Discretionary activities*". Therefore, the proposal must be assessed as a **Non-complying activity**.

We note that RDC has transferred their powers for the administration of lake structures and that the BoPRC and the Regional Plan (RP) has delegated authority for lakes structures. Nevertheless, an assessment against the relevant Lakes A zone provisions are provided in the following sections of this report.

4.1 Objectives and Policies

The following Lakes A zone Objectives and Policies are relevant to the proposal:

OB 9: Protected and enhanced riparian areas.

OB 16: Recreational opportunities on land and water that:

- a) Do not detract from the natural character of the landscapes;*
- b) Maintain and enhance existing amenity values including ambient noise levels which are consistent with amenity values;*
- c) Are serviced by appropriate access and facilities to meet the needs of residents and visitors.*

P1.2 To recognise the heritage and Tangata Whenua values associated with the landscape.

P1.6: To ensure scales of building and built elements, and vegetation that contribute to the naturalness, visual consistency and coherence of the landscape.

P2.6.2: To ensure that activities and recreational opportunities:

- a) Retain a character that has an appearance of being uninhabited away from the settlement.*
- b) Protect and enhance the existing natural character of policy area.*

P2.6.3: To avoid the presence of buildings and structures which:

- a) *Detract from the naturalness of the views of Lake Okareka and Mount Tarawera from identified viewpoints;*
- b) *Are obtrusive when viewed from Lake Okareka;*
- c) *Reduce the rural and natural landscape context of the settlement;*
- d) *Are placed on prominent landform units;*
- e) *Dominate the visual enclosure of the lake.*

P2.6.4: To retain the natural character by ensuring that:

- a) *Buildings and structures are low-rise, low key, well-spaced and nestle into vegetation;*
- b) *The proliferation of lake structures is reduced and avoided;*
- c) *Lake structures adjacent to the settlement do not dominate the unbuilt nature of the lake;*
- d) *Vessels are restricted on the lake.*

P2.7.8 To ensure activities and recreational opportunities protect the existing natural character.

P11.1 To manage facilities, lake structures and access to waterbodies, to avoid adverse effects on the functioning of:

- a) *Riparian areas;*
- b) *Habitats of aquatic indigenous fauna and trout;*
- c) *Maori heritage sites;*
- d) *Spread of aquatic pests;*
- e) *The natural character of the margins.*

P11.4 To support appropriate recreational activities and to ensure that these are enhanced through the protection of natural character and aesthetic values.

P16.4: To avoid, remedy or mitigate adverse effects on the discreet domestic building form, dominant vegetative cover, undeveloped foreshore, that contribute to the amenity values of Tarawera and Okareka settlements including the Tarawera bush settlement area.

The boat lifter structure is existing, albeit in a different location to the original approval, and therefore is able to comply with the intent of the relevant objectives and policies outlined above. The structure is located in a modified settlement area and will be attached to another existing jetty. The riparian margin in the vicinity of this proposal is modified by the presence of onshore and existing lake structures. When viewed from Lake Okareka waters, the boat lifter structure is seen against a backdrop of urban residential built development. Views of the structure are limited from Boyes Beach with any views obscured by virtue of being located on the side of the jetty facing away from this public beach area. The Lakes A zone provides for structures to assist lake users with recreational activities. It is considered that the proposal is not contrary to the intent of the relevant Objectives and Policies.

4.2 Assessment Criteria

The relevant assessment criteria for Non-complying lake structures are outlined in Section CR9.0. Essentially the criteria require assessment of the extent and effect of the lake structure on the immediate and wider environment, public space, ecosystems, and natural processes. This assessment is addressed in Section 7.0 below.

5.0 BOPRC - REGIONAL POLICY STATEMENT (RPS)

The Regional Policy Statement (RPS) outlines the Objectives and Policies for the regions' land, water and air and the issues associated with each. It is noted many Objectives and Policies are relevant to this proposal from the following sections:

Objective 6.3.1(b)(iv): To enable land use practices which maintain and enhance the productivity of land over the long term.

Objective 6.3.1(b)(viii): To manage the use and development of land resources in a way which enables people and communities to provide for their social, economic and cultural wellbeing.

Water Quality:

Objective 8.3.1(a): Water quality is maintained, and where practicable enhanced, to a level sufficient to safeguard aquatic life, to sustain the potential of water resources to be used and developed to meet existing and reasonably foreseeable future needs, and to provide for the protection of aesthetic or cultural values associated with water.

Objective 8.3.1(b)(v): To avoid, remedy or mitigate the potential adverse effects on water quality due to the inappropriate location and management of activities.

Objective 8.3.1(b)(vi): To avoid, remedy or mitigate any adverse effects of water-related activities on water quality.

Built Environment:

Objective 13.3.1(a): A built environment that enables efficient use, development and protection of natural and physical resources

Objective 13.3.1(b)(vi): To avoid or reduce the adverse effects on the environment, relating to the use and development of the built environment and the construction, operation, and decommissioning of physical resources and infrastructure.

Natural Character:

Objective 16.3.1(a): The preservation of the natural character of the region, including the protection of significant indigenous habitats

Objective 16.3.1(b)(v): To avoid, remedy or mitigate any adverse effects of inappropriate subdivision, use and development on natural character, habitats and ecosystems.

Essentially the RPS Objectives and Policies allow for the appropriate use of the natural resource, Lake Okareka and its margins, provided that development has regard to the potential effects on the physical environment. It is considered that this application is in accordance with the RPS and further commentary regarding potential effects are outlined in the following sections.

6.0 BOPRC - REGIONAL PLAN (RP)

6.1 Activity Status

Rule BW R36 (Rule 71) of the RP provides for the, " ...use ...of any structure or part of any structure in, on, under, or over the bed of a stream, river or lake" as a Discretionary activity.

6.2 Objectives and Policies Assessment

Section 9.10.6 of the RP outlines the Assessment Criteria and identifies the Objectives, Policies and Methods for Rule BW R36. We note that there are a number of Objectives, Policies and Methods and therefore only provide commentary to those relevant to lake structures, below.

The Objectives considered relevant include Objectives IM O1 (8), BW O1 (55), BW O2 (56), BW O4 (58), BW O5 (59) and BW O7 (61). We note that the application is not contrary to any of the relevant Objectives. In addition, Policies BW P1 (98), BW P2 (99) and BW P4 (101) are considered and discussed below.

Objective IM O1: Integrated management of land and water resources.

Objective BW O1: Aquatic ecosystems, aquatic habitats of indigenous species, spawning areas and migratory pathways for fish, and significant aquatic vegetation are maintained and enhanced.

Objective BW O2: Trout habitats are protected.

Objective BW O4: Activities in, on, under or over the beds of streams, rivers and lakes:

- (a) Do not significantly impede the flow of flood waters, except where the activity's necessary for flood control purposes.*
- (b) Provide for water flow and volume requirements in downstream areas, including authorised water abstractions and non-consumptive uses.*
- (c) Avoid, remedy or mitigate adverse effects on natural hydrological processes of the stream, river or lake, or downstream areas.*
- (d) Do not lead to accelerated erosion of the beds and banks of streams, rivers and lakes.*
- (e) Maintain existing public access to and along the margins of rivers and lakes, where appropriate.*
- (f) Avoid or mitigate the contamination of water by sediment.*
- (g) Avoid adverse effects on areas of significant natural character.*
- (h) Avoid, remedy or mitigate adverse effects on ecological values.*

Objective BW O5: Structures in, on, under or over the beds of streams, rivers and lakes are:

- (a) Designed to commonly accepted design standards (including flood design standards) in relation to the use and location of the structure.*
- (b) Constructed to a standard to withstand flood events.*
- (c) Designed and used to account for natural lake level fluctuations.*

Objective BW O7: Avoid introduction of plants into the beds of streams, rivers and lakes, except where indigenous species are planted to enhance the stream, river or lakes; or the planting is necessary for river control works.

The boat lifter structure has been maintained by the Applicants in accordance with their existing resource consent, and this can be seen in the photographs included within this application.

The original consents would have had regard to lake level fluctuations and the Regional Council was an affected party. No additional hydrological assessment is considered necessary as the structure is existing.

Policy BW P1: To require activities in the beds of rivers, streams and lakes to be undertaken in a comprehensive and integrated manner that recognises and provides for the water quality, water quantity (including flood hazards), soil conservation, aquatic ecosystem issues in the water body, and areas of significant natural character.

An assessment of Policy BW P2, Table BW 2 is provided overleaf.

Table 1: RP Table BW 2 Assessment

	Factor	Requirement
a)	Stability of banks and beds of water bodies	There is no evidence of scouring on the lake bed. The proposal does not provide for scouring. The boat lifter ensures the lake edge is maintained and no damage to the foreshore occurs from boating activities as vessels are required to berth alongside existing jetty or boat lifter.
b)	Water Quality	No change to water quality is proposed as a result of this application. The boat lifter will not be used for vessel re-fueling.
c)	Water and Flood Flows	The jetty lake structure is existing and no changes are proposed.
d)	Natural character, landscape values, Maori cultural values	The boat lifter floats on the surface of the water so will not disrupts flows. Lake structures are consistent with the adjacent built environment.
e)	Wetlands	Not applicable.
f)	Existing Uses	The jetty and boat lifter structures enable continued recreational activity and lake access. Existing users are not compromised by the proposal.
g)	Public Access	The exposed lakebed and adjoining Marginal Strip are not impeded by the boat lifter. The structure provides for continued recreational access to the lake and lake margin. The structure provides for recreational use whilst at the same time not detracting from the recreational activity of the greater Lake environment. The structure does not impede access to the lake and lake margin.

Policy BW P4: New structures in, on, under or over the beds of rivers, streams and lakes, and the reconstruction of existing structures, are to be designed, constructed and maintained to comply with the requirements of Policies B W P 2 and P3, and the following environmental standards:

- (a) *Designed to flood design standards that are appropriate to the Bay of Plenty region (refer to BW M6), and to the site of the structure. This does not apply to flood control structures (refer to Rule WQ R15 and BW R1).*
- (b) *Designed, constructed and maintained to appropriate standards to:*
 - (i) *Withstand flood events.*
 - (ii) *Ensure the integrity of the structure is maintained for its specified use.*
- (c) *Located, designed, constructed and used a manner that accounts for the effect of natural lake water level fluctuations. For the purpose of this regional plan, gabion baskets and rock riprap are considered to be structures.*

The site is not within the immediate vicinity of significant habitats or vegetation, historic heritage or outstanding natural features. Schedule 1 of the RP notes that Lake Okareka contains "*koaro, common bully, common smelt and koura*" and the presence of "*NZ Scaup and NZ Dabchick*" have been observed. Schedule 1 D also identifies Lake Okareka as having "*Regionally significant habitat values and fishery (trout) values*". It is considered that these species will not be affected by the change in location of the existing floating boat lifter structure. There are no known historic or Maori reserve areas within close proximity of the subject site.

7.0 ASSESSMENT OF ACTUAL AND POTENTIAL EFFECTS ON THE ENVIRONMENT

This section provides an assessment of the actual and potential effects on the environment associated with the proposal in accordance with Section 88(2), the Fourth Schedule of the RMA and based on the relevant assessment criteria of the RP and RDC Lakes A zone (CR9.0).

7.1 Erosion/Accretion and Land Stability

There are no signs of exacerbated erosion, accretion or land instability issues resulting from the use of the existing boat lifter structure. Within any lake riparian margin, erosion and accretion are prevalent and result to differing degrees as a result of environmental factors such as soil and vegetation type and cover, rainfall, wave action and use of the area. Comparison of the consented decision plans to the current plans demonstrate that the existing structures are not causing any additional pressure to the lake margin. In fact the boat lifter ensures that the lake margin is protected as boats will utilise the jetty and boat lifter rather than running the vessel onto the foreshore.

7.2 Habitat of Fish, Biota, Aquatic Plants and Wildlife

There are no aquatic plants or areas of significant fish or wildlife within the area of the existing boat lifter structure. A clear area to allow vessel access to and from the boat lifter is currently provided.

Fish, invertebrates and bird life currently co-exist with the existing boat lifter structure in this area and granting this application is not expected to result to any changes in this relationship.

The existing environment adjacent to the boat lifter structure is highly modified. The structures are existing and no further disturbance of the lake bed will be required. Habitats have had the opportunity to adapt to the presence of the lake structures. The on-going adverse effects on habitats are considered to be no more than minor.

7.3 Navigation

The existing boat lifter structure has suitable vessel manoeuvring area between it and adjacent jetties. The water depth is suitable for boat lifter use. There is a requirement for any vessel to travel at 5 knots or less when within 200m of the shore and therefore the space available between structures undertaken at this speed is more than sufficient.

7.4 Amenity Values and Natural Character

The boat lifter structure is existing and is only being moved from one jetty to another within the same lake. Lake Okareka has a high number of lake structures located adjacent to the Lake Okareka settlement area, including jetties and boat sheds and therefore the natural character of the area must be viewed at the less sensitive end of the scale. Notwithstanding the factors identified previously, the boat lifter structure cannot be viewed from Steep Street or Miller Road, and is only able to be seen from the adjacent surrounding residences. The vast majority of the Lake and public beaches will have distant and obscured views of the boat lifter due to topography, vegetative screening and shape of the bays in which the structures are located.

When the boat lifter structure is viewed in context to the bay in which the structure is located, the existing jetty G57 structure will obscure it from view and therefore is not considered to change the overall character of the bay. The bay has a backdrop of dwellings and native and exotic vegetation.

Overall, the structure is complementary to the lake environment. The lake structure is part of the existing environment and therefore effects on amenity values of the adjoining environment are considered to be no more than minor. Land use activities have previously been granted, and therefore their effects have already been considered.

7.5 Maintenance / Monitoring

Any maintenance or monitoring required by Council or undertaken by the Applicants, can be facilitated as the structure is serviced by the Marginal Strip and Lake Okareka.

7.6 Occupation of Public Space / Public Access

There will be no more than minor effects result to public space, as the boat lifter structure adjoins an existing Jetty. Access through the Marginal Strip can be achieved as the structures do not completely obstruct access through the Marginal Strip.

7.7 Landscape Values

In the context of the previous assessments of effects on natural character and amenity values, the effects on landscape are concluded to be no more than minor, and consistent with the existing built environment.

The boat lifter structure is existing, albeit in a different location to the original approval, and therefore is able to comply with the intent of the relevant objectives and policies outlined above. The structure is located in a modified settlement area and will be attached to another existing jetty. The riparian margin in the vicinity of this proposal is modified by the presence of onshore and existing lake structures. When viewed from Lake Okareka waters, the boat lifter structure is seen against a backdrop of urban residential built development. Views of the structure are limited from Boyes Beach with any views obscured by virtue of being located on the side of the jetty facing away from this public beach area.

7.8 Cumulative effects

Cumulative adverse effects arise from increasing numbers of structures along the lake shore. The adjoining site has been substantially modified but the principal influence on the amenity values and natural character of the environment is the presence of existing boatshed buildings. As the subject structure is existing and just being moved from one location on the lake to another, there are not considered to be any additional or continuous structures provided along the lake shore. The effects in relation to cumulative effects for this application are considered to be adequately avoided, remedied or mitigated.

7.9 Effects Conclusion

Overall, it is concluded that the actual and potential effects from Council granting the application for the boat lifter structure, will be no more than minor and will be consistent with the principle of sustainable resource management for the following reasons:

In summary, the adverse effects of the boat lifter structure are concluded to be no more than minor for the following reasons:

- The boat lifter structure is located within a modified riparian margin with limited foreshore vegetation. The effects on natural character are therefore considered to be minor.
- The effects on visual amenity are restricted by the location and presence of topography and structure design and placement.
- There will be no adverse effect on public access caused by the structure.
- No adverse effects on indigenous vegetation or aquatic life have been identified.

Allowing the continuation of the lake structures use, ensures that the structure is used for their intended purpose while also meeting the rules of the RP and assessment criteria CR9.0 of the RDC Lakes A zone.

8.0 RESOURCE MANAGEMENT ACT (1991)

8.1 Sections 88 and 104

Section 88 of the Resource Management Act 1991 (RMA) requires an assessment of any actual or potential effects on the environment arising from the proposal, and the ways in which any adverse effects may be avoided, remedied or mitigated.

The assessment has to be in such detail as corresponds with the scale and significance of the actual or potential effects that the activity may have on the environment (Section 88(2)(b)). It also has to be prepared in accordance with the requirements of the Fourth Schedule (Section 88(2)(b)).

When assessing an application for resource consent under Section 104(1) of the RMA include (subject to Part II), Council shall consider any actual and potential effects on the environment and any relevant objectives, policies, rules or other provisions of the District Plan.

8.2 Section 104D

In terms of decision making, Section 104D provides that a consent authority may not grant consent for a Non-complying activity unless it is satisfied that one of the two following pre-tests or conditions are met by the proposal. These pre-tests are that:

- The adverse effects on the environment will be minor, or
- The application is for an activity which will not be contrary to the objectives and policies of the relevant plan.

If the proposal passes one of these tests above, after assessment under Part II and s104, Council still retains the discretion to grant or decline the consent and if granted, may impose conditions in accordance with s108.

It is demonstrated in Sections 4.0, 5.0 and 6.0 of this application that the proposal is not contrary to the relevant objectives and policies. Furthermore, the effects on the environment have been discussed in Section 7.0 of this report and identify that any potential effects will be minor. It is therefore considered that the application is in a position to be granted with conditions in accordance with Section 104D.

8.3 Part 2

The consideration of a resource consent application is subject to the purpose and principles under Part 2 of the RMA.

Under Section 5(1), the purpose of the RMA is to promote the sustainable management of natural and physical resources, with "sustainable management" defined under Section 5(2) as meaning:

"Managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while—sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonable foreseeable needs of future generations; and

- (a) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (b) Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The matters in Sections 6, 7 and 8 which are of relevance to the proposal are as follows:

"6(a) The preservation of the natural character of the coastal environment...including the margins of lakes...and the protection of them from inappropriate use and

- development.*
- 6(d) *The maintenance and enhancement of public access to and along the ...Lakes.*
 - 7(a) *Kaitiakitanga .*
 - 7(b) *The efficient use and development of natural and physical resources.*
 - 7(f) *The maintenance and enhancement of the quality of the environment"*

The lake structure is considered to be an efficient use and development of the lake environment. The structure ensures that boating activity is undertaken away from the lake bed and lake margin preventing margin disturbance. Consultation with TALT has been undertaken to ensure that cultural (and landowner) considerations have been addressed.

Section 8 of Part II requires consideration of the Treaty of Waitangi. It is considered that the proposal is consistent with the Principles of the Treaty of Waitangi.

Therefore the proposal is consistent with the principles of sustainable management under the RMA.

8.4 Consultation

A meeting was held on site on the 25th November 2020 with the applicant, along with DOC (Ange Paget and Paul Cashmore), LINZ (Jan Webster and Lauren ?), and TALT (Harry Carlson and Dave Marshall).

Discussions were held regarding the location of the boat lifter and as it was determined by the parties that as the boat lifter is located within the Marginal Strip, that DOC is the administrative body for the Marginal Strip (regardless of whether the Strip is in water or in land) and would be responsible for any further legal obligations such as concession requirements. On-going consultation and concession obligations will be undertaken with DOC in due course.

Outcomes of the meeting were to apply for a retrospective boat lifter resource consent, along with marginal lake edge works at a later date.

8.5 Section 95A

Pursuant to Section 95D(c) and as determined in Section 7.0 of this application, the adverse effects of the proposal are considered to be no more than minor and therefore in accordance with Section 95A(2)(a) the resource consent application does not need to be publicly notified. Likewise the development has been assessed as not being contrary to the majority of the relevant Objectives and Policies of the RDC Lakes A plan and RP as determined in Section 7.0 of this application.

Furthermore, the presumption to notify from the recent RMA amendments has been removed and there are no rules in the District Plan or provisions in any National Environmental Standards pertaining to the notification of this application.

It is considered that there are no special circumstances (unusual or exceptional factors) that Council would require public (full) notification pursuant to Section 95A(4) of the Act.

8.6 Sections 958 to 95E

This Section of the RMA requires that if a Consent Authority does not publicly notify an application for resource consent, it must decide (under the criteria set down by Section 95E) if there are any "affected persons" in relation to the proposed activity.

As the activity of *"new private lake structure"* is a Non-complying activity in the RDC Lakes A and a structure located *"on, over a lakebed"* etc is a Discretionary activity

in the RP, and the structure is existing (albeit being moved in location), it was considered that only directly affected parties are affected. These affected parties being TALT, LINZ and DOC.

It is considered that there will be no actual or potential adverse effects on neighbouring property owners and/or occupiers with no additional adverse environmental effects being generated that extend beyond the subject site.

Consultation with Te Arawa Lakes Trust (TALT), DOC and Land Information NZ (LINZ) as land owner and as an affected party is being undertaken.

Notification Conclusion

This proposal considers the tests of all of relevant parts of Sections 95A to 95F and therefore can be processed in a non-notified manner.

8.7 Section 89A

We understand that this section does not require additional consultation with Maritime New Zealand and that Council has an agreement with Maritime NZ for structures in the Rotorua Lakes.

8.8 Section 138

Sharon Reeves Family Trust (the Applicant) is the owner of a resource consent for a boat lifter located at 71 Acacia Road on Jetty G52 at (RM17-0088-BC.01).

Upon the approval of the boat lifter at the subject site on Jetty G57, the applicant requests that the above resource consent is surrendered pursuant to Section 138 of the RMA.

9.0 OTHER RELEVANT MATTERS, SECTION 104(1)(C)

9.1 Lake Ownership

Landowner approval is not a pre-requisite for granting resource consent and granting of resource consent does not constitute landowner approval or negate the duty of the consent holder to obtain landowner approval to exercise a consent. Consultation with TALT has been undertaken.

9.2 Te Arawa Lakes Settlement Act 2006 (Settlement Act)

The Te Arawa Lakes Trust (TALT) was consulted in relation to the structure on the lake bed and is considered an affected party.

It is considered that regard has been given to the Settlement Act and that granting the consent is consistent with the Settlement Act.

9.3 Te Arawa Lakes Trust Lake Structure Policy

The Te Arawa Lakes Trust Lake Structure Policy, published in February 2014, outlines the five principles to ensure that lake structures do not adversely affect the lakes and cultural relationship Te Arawa has with their lakes. An assessment of the five principles are:

Principle One:

Ensuring the structure is safe for public use.

The existing jetty structure and boat lifter structures are safe and no immediate repairs are required. The design is fit for purpose ensuring that the ability to access the lake water is not restricted or impeded by the lake structure, as continued access to Jetty G57 results.

Principle Two:

Ensuring that combined use of structures is promoted.

The structure is accessible for private and public use. It is expected that adjoining neighbouring property owners and occupiers may continue to utilise the jetty structure to access the boat lifter.

Principle Three:

Ensuring that only structures that are necessary are provided, in suitable locations.

Consideration of lake levels, structure design, structure length has been previously undertaken for the original location. No additional structures are proposed.

The structure is necessary to support the applicants recreational and boating activities. The ability to access Lake Okareka is improved by the structure. The size, scale and design of the structure is appropriate for the location. The natural lake systems, including ecology, habitat, landform, shoreline and hydrology are maintained and the lake bed including depth are not permanently disturbed by the proposed use of the structure.

The structure is not located within areas of waahi tapu or mahinga kai.

Principle Four:

Ensuring that lake structures do not contribute to adverse or cumulative effects.

A full assessment of potential effects is outlined in Section 7.0 above, and concludes that there are no adverse or cumulative effects from the proposal.

Principle Five:

That the principle of kaitiakitanga is provided; where kaitiakitanga means the sustainable protection of taonga and resources.

The structure ensures that vessels do not launch directly from the foreshore. It is considered that the wairua and mauri of Lake Okareka can be sustained. Visibility of Lake Okareka is maintained from the site, as the structure does not obscure views to the Lake or distant views of Lake Okareka environs.

Overall, it is considered that the proposal is consistent with the five principles of the TALT Lake Structure Policy.

9.4 Te Tūāpapa o ngā Wai o Te Arawa (Te Arawa Cultural Values Framework) including He Mahere Taiao mō ngā Wai o Te Arawa (Te Arawa Lakes Environmental Plan)

Te Tūāpapa o ngā Wai o Te Arawa (Te Arawa Cultural Values Framework) including He Mahere Taiao mō ngā Wai o Te Arawa (Te Arawa Lakes Environmental Plan) published in November 2019, outlines the values in relation to the long term aspirations of TALT. The values are intrinsic and recognise TALTs inalienable relationship with the Lakes, rivers, streams, groundwater aquifers and geothermal resources.

The two principles are:

- (1) Value the role that TALT and Te Arawa have to play regarding Te Arawa lakes; and
- (2) Value Te Ao Maori.

He Mahere Taiao mō ngā Wai o Te Arawa (Te Arawa Lakes Environmental Plan) outlines the Objectives and Policies for four chapters being:

- a) *He Korowai: Governance and Partnerships;*
- b) *Wai ora: Lake Health and Wellbeing;*
- c) *Wai rua: Our People, Knowledge and Practices; and*
- d) *Wai ata: Our Special Places.*

While mainly centred around the role that TALT and local authorities will have for the use and management of the natural resource, the Objectives and Policies relevant to this application are:

Objective 4.1 and associated Policy 4.1.1; Objectives 5.1B and 5.2C; Objectives 6.1A, 6.1C and 6.3A; and Objectives 7.1A and 7.1B, which in essence recognise and celebrate Te Arawa cultural heritage and identity, and the requirement for consultation as landowner.

The Objectives and Policies identified specific to lake structures and this application are outlined below. It is noted that these are similar in intent to those principles identified in the TALT Lake Structure Policy (see Section 9.3 above) and therefore further assessment is not required.

Objective 7.2A:

Avoid Lake structures in culturally sensitive areas.

Objective 7.2B:

Manage proliferation of structures on Te Arawa Lakes, particularly within high density areas.

Objective 7.2C:

Enhance access to Te Arawa Lakes for recreation and cultural practices.

Objective 7.2D:

Promote and provide for structures that:

- *Enable shared use.*
- *Mitigate cultural, spiritual and/or cumulative impacts.*
- *Are located and designed appropriately.*
- *Are safe to use and not hazardous for cultural practices.*
- *Provide multiple benefits e.g. ecological, recreational, cultural.*

Policy 7.2.1:

For all consent applications for Lakes structures and new commercial activities on the Lakes, TALT:

- a) *Requires consultation as: i) Owner of Lakebeds. ii) A result of the statutory acknowledgement over the Lakes.*
- b) *Considers itself an affected party under Section 95E of the Resource Management Act.*
- c) *Expects that the views of the Lakes Trust and mana whenua are incorporated into an application (including decision) or structure design.*

Policy 7.2.2:

Ensure that Lake structures are not located in, or within 400m of culturally or historically significant areas including waahi tapu, marae, mahinga kai or mahinga raranga areas.

Policy 7.2.3:

Manage cumulative impacts of Lake structures by:

- a) *Ensuring a minimum distance of 100m between recreational structures.*
- b) *Encouraging the shared use of structures.*
- c) *Providing for Lake structures only in suitable locations, when critical specific activities and alternatives have been explored.*
- d) *Not approving new structures, particularly within high density areas, unless critical for specific activities and/or alternatives have been explored.*
- e) *Non-renewal of leases when structures become surplus due to sharing agreements*

Policy 7.2.4:

Lake structures to provide multiple benefits as follows:

- a) *Commercial and local authority access structures are to be accessible for public use.*
- b) *Structures to provide positive ecological contributions to the Lake environment. This could include suitable habitat below the waterline for mahinga kai species such as kōura.*

c) *The ability to access the Lake water is not restricted or impeded by Lake structures.*

It is considered that the structure continues to provide for lake access at this location. Whilst it could be considered that the structure is contrary to Policy 7.2.3, the structures are existing and a boat lifter requires a secondary structure (a jetty) to operate. Although the proposal may be considered contrary to aspects of Policy 7.2.3, overall, the proposal is consistent with the values and aspirations of TALT. The trustees of the Sharon Reeves Family Trust understand the aspirations of Te Arawa.

9.5 Rotorua Te Arawa Lakes Baseline Landscape Assessment (RTALBA)

The Rotorua Te Arawa Lakes Baseline Landscape Assessment (RTALBA) document (published in May 2012) provides guidance to lake structure management within the Rotorua Lakes, however as it is not a statutory document and therefore it has limited planning weight, although is useful to consider.

Under the RTALBA cumulative effects are defined as occurring 'when the addition of one lake structure in combination with existing lake structures potentially tops the natural character from nature dominant to a development prominent state'. For this reason the RTALBA argues that additional lakes structures are undesirable and an extensive set of criteria is given to ensure that lakes structures do not adversely affect the Rotorua Lakes. It is considered that as the subject structure cannot be considered as an additional structure, as it is existing at Lake Okareka albeit consented at a different location. It is being relocated from another location in the same lake. The structure is located adjacent to an existing jetty, therefore the cumulative effects of the lake structure has already been established in this area.

10.0 CONCLUSION AND SUMMARY

The applicant, Sharon Reeves Family Trust, seek consent for the relocation of an existing boat lifter (formerly adjacent to G15) to Jetty G57 at Lake Okareka. The structure is well maintained and located adjacent to an existing jetty lake structure. The application has been assessed in accordance with the RPS, RP and RDC Lakes A zone. The lake water quality and surrounding environment will be maintained with the use of the jetty structure.

This proposal will also surrender the boat lifter consent RM17-0088-BC.01 located at 71 Acacia Road on Jetty G52. This will result in no additional boat lifter structures in Lake Okareka.

The proposal is consistent with the purpose and principles of the RMA. The granting of the application would provide a continued appropriate use of the existing structures with less than minor effects on surrounding properties or wider locality.

Consent to the application subject to appropriate conditions can therefore be supported. Therefore, in accordance with Sections 104B and 104D of the RMA, it is considered appropriate for the consent to be granted subject to fair and reasonable conditions.

11.0 LIMITATIONS

This report has been prepared for Sharon Reeves Family Trust for the relocation of an existing lake structure, located adjacent to 21 Steep Street, Lake Okareka. It is not to be relied upon or used out of context by any other person without reference to Stratum Consultants Ltd. The reliance by other parties on the information or opinions contained in this report shall, without prior review and agreement in writing, be at such parties' sole risk.



Brett Farquhar
Senior Planner
Stratum Consultants Limited



A PO Box 364, Whakatāne 3158
P 0800 884 880
F 0800 884 882
E info@boprc.govt.nz
W www.boprc.govt.nz

File ref:			
	SEEN		SEEN
Office use only			

Application for resource consent – Resource Management Act 1991 (s88)

1C Lake structures: new and existing

We recommend you discuss your application with a Consents Planner before you apply. The first hour is free and will save you time and money in the long run. After the first hour, we will charge you for the service. We'll let you know before we start charging.

Call the Consents Duty Planner on 0800 884 880 with consents questions.

See Notes to Applicant (last pages of form) before filling out this application form.

Lake structures are subject to rules in the Regional Natural Resources Plan and sometimes the Tarawera River Catchment Plan. These plans are on our website:
<http://www.boprc.govt.nz/knowledge-centre/plans/>.

Rule/s and plan/s that apply to your activity: BW R36

Activity status of your consent application:

- Controlled
- Restricted discretionary
- Discretionary

I apply for resource consent(s) under section 88 of the Resource Management Act 1991 (RMA).

If you have already completed Part 1 on another form (if applying for more than one activity), go straight to Part 2 of this form.

PART 1

1 Applicant/s names *(name/s to be on the consent)*

Surname:

First names:

OR

Trustee names *(if the application is on behalf of a trust)*:

Trust name: Sharon Reeves Family Trust

Trustees' names: Sharon Reeves

Trustees' contact details: PO Box 10029, Rotorua

OR

Company name:

Contact person:

NZ Companies Register number:

2 Applicant/s contact details

Postal address:

Telephone *(select preferred contact number)*

Residential

Business

Cell

Email

3 Consultant details *(or other person authorised to apply on behalf of applicant)*

Company name: Stratum Consultants Ltd

Contact person: Brett Farquhar

Postal address: PO Box 878, Rotorua 3040

Telephone *(select preferred contact number)*.

Business

Cell

Email



Send all **correspondence** relating to this application(s), **excluding invoices**, to:

Applicant Consultant

4 **Owner/occupier details** (of the site relating to application):

Owner: Sharon Reeves Family Trust

Postal address:

Residential

Business

Occupier: Sharon Reeves Family Trust

Postal address:

Residential

Business

If the applicant does not own the land to which the activity relates, then it is good practice to provide landowner written approval with the application.

5 **Regional consent(s) being applied for**

(a) Fill in a separate form for each of your proposed activities:

Land use

- Form 1A Culverts, bridges, fords, erosion protection, pipes & associated works
- Form 1B Disturbance in or around a water body (e.g. diversion, dredging, wetland disturbance, gravel extraction)
- Form 1C Lake structures (*new and existing*)
- Form 2A Land disturbing activities (*earthworks and quarrying*)
- Form 2B Land disturbing activities (*forest harvesting/vegetation clearance*)

(b) **District** the activity is located in:

- Whakatāne District
- Rotorua District
- Western Bay of Plenty District
- Taupō District
- Ōpōtiki District
- Kawerau District
- Tauranga District

(c) Application to replace an **existing or expired consent(s)**: Yes No

If yes, consent number(s): RM17-0088-BC.01

(d) Consent **duration** sought:

8 years 0 months

Start date: 20/12/20

Completion date (if applicable):

6 Activity location/s

Site address/es: 21 Steep Street, Lake Okareka

Legal description/s (from Certificate of Title, valuation notice or rate demand):

Lot 3 DP 27864

Map reference/s NZTM:

Note: The Regional Council has a Transfer Agreement with Rotorua Lakes Council, so we assess lake structure consent applications under both the Rotorua District Plan and the Regional Plan. You need to apply to only BOPRC for a lake structure consent. Call the Consents Duty Planner on 0800 884 880 for more information.

PART 2

1 Description of activity (tick all that apply):

- Use, erect, reconstruct, place, alter, extend, remove or demolish any structure or part of any structure in, on, under, or over the bed.
- Excavate, drill, tunnel or otherwise disturb the bed.
- Deposit any substance in, on or under the bed.
- Reclaim or drain the bed.
- Other

1.1 Details of proposed activity:

Purpose of activity: Recreation

Materials to be used: Existing boat lifter

Duration of works: Nil.

Earthworks volume (if applicable):

Machinery to be used:

Access to site:

Methods of installation (e.g. pile driving):

1.2 For each activity, provide:

- (a) A **site plan** showing location of structure in relation to property boundaries.

You can use our mapping system (www.boprc.govt.nz keywords 'regional mapping'). The maps have property boundary and contour layers. You can search by property, view and print topographic maps and aerial photographs.

- (b) **Structural drawings (or as-built plans for existing structures)**, to scale (1:100), showing plan view, long section, cross-section and typical details. Plans must include dimensions, levels and material specification of the structure including:
- Area the structure will occupy over the bed of the lake or waterbody.
 - Height of structure above the lake bed.
 - Level of underside of the structure (RL above Moturiki Vertical Datum – 1953).
 - Foundation depth below the bed level.
 - Dimensions of the structure/s.
- (c) An **erosion and sediment control plan**, including dimensions and specifications of erosion protection (if required).
-

2 Site description

- (a) Lake or water body the structure is to be located in:
Lake Okareka
- (b) Describe the site, including topography, vegetation, bed materials, wildlife habitats, fish, shellfish and bird species, cultural, scientific features, natural character. Please include photographs.
(See report).
- (c) Describe the planning overlays of the site, such as Outstanding Natural Feature and Landscape, Area of Significant Cultural Value etc.
(See report).
- (d) Attach land owner approval if the structure is built on Rotorua District Council Reserve or marginal strip managed by the Department of Conservation.
-

3 Te Arawa Lakes Trust

Te Arawa Lakes Trust (TALT) owns the lakebeds and holds a Statutory Acknowledgement on the Rotorua Lakes. Your application must include approval from TALT. TALT's contact details: (07) 346 1761. For more information: <https://tearawa.iwi.nz/structures/>

4 Assessment of environmental effects (AEE)

Describe the actual or potential effects of the proposed activity on the environment.

- (a) Effects on stability of banks and bed of the lake (e.g. erosion to neighbouring properties, natural beaches and other structures) – during and after construction:

(See report).

- (b) Effects on lake water quality (e.g. increase in suspended sediment, leaching from treated timber):

(See report).

- (c) Effects on aquatic ecosystems, birds, fish habitat and fish passage – during and after construction:

(See report).

- (d) Effects on public access to and along the lake shore; the extent to which the structure contributes to the recreational and social benefits and environmental wellbeing:

(See report).

- (e) Effects on existing users, e.g. navigation and safety in the lake:

(See report).

- (f) Effects on landscape values and the values of the Outstanding Natural Feature/Landscape (if relevant):

(See report).

- (g) Effects on natural character (e.g. the natural lake margin):

(See report).

- (h) Cumulative effects (e.g. proliferation of structures in the lake, loss of naturalness of lake margin):

(See report).

- (i) Other effects:

(See report).

[Continue on a separate page if necessary]

5 Structural integrity

You must provide an **engineering assessment** for all new or previously unconsented structures. This assessment must consider if the structure will be structurally sound and suitable for use by the public for the duration of the consent term sought.

- Engineering assessment attached.
- No engineering assessment attached because:
Existing floating structure

If you do not provide an engineering assessment, we may return your application as incomplete under s.88 of the RMA.

6 Mitigation

Methods to be used to reduce or prevent the environmental effects (e.g. managing sediment discharges, indigenous planting, habitat wall):

If using concrete, see the concrete factsheet on our website www.boprc.govt.nz.

(See report).

[Continue on a separate page if necessary]

7 Alternative options

Alternative options considered (e.g. shared facilities):

Reason/s alternatives are not proposed: (See report).

[Continue on a separate page if necessary]

8 Monitoring

Monitoring to be carried out: (See report).

[Continue on a separate page if necessary]

9 Ongoing vegetation and sediment removal for access

9.1 Lake structure(s) will require ongoing sediment removal or vegetation clearance to maintain access:

Yes No

If yes to 9.1, make sure that the affected party approvals include approval for this ongoing vegetation and/or sediment removal activity.

9.2 If yes, details about the vegetation or sediment removal activity (e.g. how often, area/volume involved, type of vegetation, ecological effects, erosion effects):

10 Assessment against relevant objectives & policies of the relevant plan/s

Provide an assessment of the proposal against the relevant objectives and policies of the Regional Natural Resources Plan (<http://www.boprc.govt.nz/knowledge-centre/plans/>) and the Rotorua District Plan (<https://www.rotorualakescouncil.nz/our-services/planningservices/districtplan/Pages/default.aspx>).

(See report).

11 Affected persons

Affected persons may include neighbouring land owners and occupiers, iwi, hapū, organisations such as the Department of Conservation, Land Information New Zealand (LINZ), Eastern Region Fish and Game Council and community groups.

If you do not think there will be affected persons, you do not need to fill out this section. Bay of Plenty Regional Council will make the final assessment of whether a person is affected by your proposal, and you may be asked to consult with those persons.

For your application to be considered for **non-notification** you **must** gain written approval from all persons who may be affected by the proposal. The 'Affected Person's Written Approval' form can be filled out by the affected person and attached to this application. It is on our website: www.boprc.govt.nz keywords 'resource consent forms'.

Provide details of persons who may be affected by your proposal. If you have discussed your proposal with any of these persons, record their comments and your response and submit with your application.

Name (See report).

Address

Written approval attached

Name

Address

Written approval attached

Name

Address

Written approval attached

[Continue on a separate page if necessary]

12 Extending timeframes

The RMA specifies timeframes for processing resource consent applications. Timeframes can be extended with the applicant's agreement.

May we extend the consent processing timeframe?

- Yes, provided I can continue to exercise my existing consent until this application is processed (*renewal application only*).

- Yes, provided the extension is to discuss and try to agree on consent conditions.
 - Yes, provided the application is processed before
 - No.
-

13 Deposit

A deposit is required with this application: \$2700 including GST for new structures; \$775 including GST for re-consenting existing unchanged structures. This can be paid online, by cheque or eftpos at a Regional Council reception desk.

- Bay of Plenty Regional Council's bank account number is **06 0489 0094734 00**. Use the applicant's name as the reference. We will issue a GST invoice marked "PAID" when we receive payment.
- The application will not be accepted until the deposit is paid. We are happy to hold the forms, but processing will not start until we receive payment.
- **Additional charges are usually incurred**, depending on the resource we use in processing your application (*e.g. staff time, technical reviews, complexity of application*). Staff can give an estimate of expected costs. Please see the schedule of fees attached.

Checklist

Name of **staff member** you discussed the application with:

Pre-application code RM - -PĀ

- Attach any pre-application correspondence/advice

The following information must be included in your application:

- Complete all contact details in this application form
- Assessment of environmental effects (AEE), as set out in Schedule 4 of the RMA
- Assessment of the activity against the relevant objectives and policies in the relevant regional and district plan/s
- Written approval from all affected persons and/or summary of consultation carried out
- Site plan, structure plans
- Sign and date the application form
- Pay the deposit
- Other relevant information (*e.g. Certificate of Title, details from the Companies Register, etc.*)

Unchecked boxes may result in your application being returned under s88 of the RMA.

Information privacy

The RMA requires this information to process the application and assist in managing the region's natural and physical resources. Information in this application is regarded as **official information**.

Bay of Plenty Regional Council will hold this information, and it is subject to the Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. **This information will generally be available to the public. If you would like any of this information to remain confidential, please let us know.**

-
- 1 I have authority to sign on behalf of the party/ies named as applicants for this consent.
 - 2 I have read, and understand, all information in this application form, including the requirement to pay additional costs incurred.
 - 3 All information provided is true and correct. I understand that inaccurate information could result in my resource consent being cancelled.



Signature

Date: 2/12/20

Name: Brett Farquhar

NOTES TO THE APPLICANT

READ THIS BEFORE FILLING OUT THE APPLICATION FORM

Call the **Consents Duty Planner** on 0800 884 880 for consents related queries.

- 1 **We will not begin processing your application until the \$775 or \$2700 deposit is paid**, unless prior arrangement is made. **Processing costs are likely to be more than the deposit**; you will be invoiced for the balance.
- 2 You may be required to pay a **resource management charge** associated with holding a consent (s36 of the RMA). Accounts are payable by the 20th of the month following date of invoice. Where costs are more than \$2000 above the deposit, you may be requested to make interim payments towards the final total cost.
- 3 The **coastal marine area** is the area from the outer limit of the territorial sea (12 nautical miles) to the line of mean high-water springs. For activities at river mouths, contact the Consents Duty Planner for clarification.
- 4 Let us know if your application includes **trade secrets** and/or **commercially or culturally sensitive material**. Section 42 of the RMA enables protection of sensitive information.
- 5 Schedule 4 of the RMA sets out the **information you must provide**. If insufficient information is provided, we may put the application on hold or return it as incomplete.
- 6 **Identify every consent required** for the proposal. We may put the application on hold until you apply for all resource consents required (s91 of the RMA).
- 7 If we request **further information** (s92 of the RMA), the application will be put on hold and processing will not restart until all information is received.
- 8 An application does not need to be publicly notified if the environmental **effects are minor and written approval has been obtained** from everyone adversely affected by the granting of the consent (s95D and s95B of the RMA). Written approval forms are on our website: <https://www.boprc.govt.nz/do-it-online/consent-forms/> under 'Other forms'.
- 9 We may **review any consent** at any time if the application contains inaccuracies that materially influence the decision made (s128(1)(c) of the RMA).

How to prepare an assessment of environmental effects

Key points of Schedule 4 of the RMA

The amount of information in your assessment of environmental effects (AEE) should correspond to the scale and significance of the proposal's environmental effects. Your AEE must include:

- A full description of the proposal, including the site and locality; a site plan and plans of your proposal.
- A description of the environmental effects, including the significance and nature of the effects. Address specific environmental effects and refer to issues identified in the relevant regional plan/s.
- A discussion of effects that may need to be controlled or monitored, how the control or monitoring will be carried out, and by whom.
- A description of alternatives to avoid, remedy or mitigate environmental effects.
- An assessment of risks to the environment from hazardous substances and/or discharge of contaminants.
- An assessment of the activity against the relevant objectives and policies in the relevant regional plan/s.
- A record of consultation: names and comments of people you discussed the proposal with.

You may need specialist advice for more complex applications. Call the **Consents Duty Planner** on **0800 884 880** for more information.

It is not adequate to state that there are no environmental effects.

If your AEE is not sufficient, we may:

- not accept your application
- turn down your application
- impose many conditions on your resource consent
- ask for more information, delaying the time to process your application, or
- commission someone else to review the application at your cost.

For more information see the Ministry for the Environment's *Good Practice Guide on How to Prepare an AEE* and its brochure on making resource consent applications, at www.mfe.govt.nz/publications/rma

Hourly charges for staff & consultants

Group	Hourly charge (including GST)
Administration	\$110
Consents Planners	\$160
Senior Consents Planners	
Engineers/Scientist/Regulatory Project Officers (RPO)/ Environmental Data Officer/Laboratory Technicians	
Compliance Monitoring Officer (externally contracted)	
Maritime Officer	
Team Leaders/Senior RPO/Works Engineer/Senior Maritime	\$180
Senior Engineer/Senior Scientist/Harbourmaster	
Pou Ngaio (Technical/Cultural RMA Specialist)	
Managers/Regional Harbourmaster	\$260
Consultants/Contractors	As charged by consultant/contractor
Regional Council staff mileage	Current applicable IRD rate

The full **Charges Policy** is on our website:

<http://www.boprc.govt.nz/knowledge-centre/policies/section-36-charges-policy/>

Resource Consent

Resource Consent RM17-0088-AP

Following the processing of the Application received on the 28 February 2017, the Bay of Plenty Regional Council has granted the applicant(s):

Paul Pedersen

Consent(s) to:

RM17-0088-BC.01 Lake Structure Expiry 14 May 2028

The consent(s) are subject to the conditions specified on the attached schedule(s) for each activity. Advice notes are also provided as supplementary guidance, and to specify additional information to relevant conditions.

The Resource Consent hereby authorised is granted under the Resource Management Act 1991 does not constitute an authority under any other Act, Regulation or Bylaw.

DATED at Whakatane this 14th day of May 2018

For and on behalf of The Bay of Plenty Regional Council



Mary-Anne Macleod
Chief Executive



**Thriving together -
mō te taiao,
mō ngā tāngata**

Bay of Plenty Regional Council

Resource Consent

Pursuant to the Resource Management Act 1991, the **Bay of Plenty Regional Council**, by a decision dated 14 May 2018, **hereby grants**:

A resource consent:

- Under section 13(1)(b) of the Resource Management Act 1991 and Rule BW R36 of the Bay of Plenty Regional Natural Resources Plan, to carry out a discretionary activity being to Use and Maintain a Boat Lifter Over the Bed of Lake Okareka;
- Under section 13(1)(b) of the Resource Management Act 1991 and Rule 12.2.5(p) of the Bay of Plenty Regional Plan for the Tarawera River Catchment to carry out a discretionary activity being to Use and Maintain a Boat Lifter Over the Bed of Lake Ōkāreka; and
- Under section 9(3)(a) of the Resource Management Act 1991 and Rule 10.5.1 of the Operative Rotorua District Plan, to carry out a non-complying activity being to Use and Maintain a Boat Lifter On the Surface of Lake Okareka.

subject to the following conditions:

1 Purpose

- 1.1 For the purpose of authorising the use and maintenance of a private Boat Lifter structure within Lake Okareka.

2 Location

- 2.1 The Boat Lifter shall be located at 71 Acacia Road, Lake Ōkāreka, tethered to Jetty G52, as shown on B.O.P.R.C Plan No, RM17-0088/1.

3 Map Reference

- 3.1 The Boat Lifter shall be located at or about map reference NZTM 1893972, 5769301.

4 Legal Description

- 4.1 Okareka - Section 1 SO 338992.

5 Occupation

- 5.1 The area occupied by the Boat Lifter structure shall not exceed 6 metres (m) x 3 metres (m) (18 square metres m²) (see Advice Note 4).

6 Structure

- 6.1 The Boat Lifter structure shall remain in place and unchanged, other than specified in condition 6.2, unless it is removed for maintenance in accordance with the information submitted with the application for this consent including the following plans and documentation:
- Site Plan referenced as BOPRC Plan No. RM17-0088/1; and
 - Boat Lifter General Design Plan referenced as BOPRC Plan No. RM17-0088/2.

- 6.2 The Boat Lifter canopy shall be permanently removed. At no time shall any canopy or roof structure be used on the Boat Lifter.

7 Maintenance

- 7.1 The consent holder shall ensure that the Boat Lifter authorised by this consent is adequately maintained in a structurally sound condition at all times.
- 7.2 Works or maintenance activities shall be carried out in a manner that minimises lakebed disturbance and discolouration of water and shall not result in any contamination entering the lake.
- 7.3 Notwithstanding condition 7.1, the consent holder shall undertake any maintenance works, including those relating to structural integrity of the Boat Lifter authorised under this consent if so directed by the Bay of Plenty Regional Council as soon as is reasonably practicable.
- 7.4 In the event the consent holder is requested to carry out maintenance works as required by condition 7.3, and the consent holder does not consider those maintenance works necessary, the consent holder shall engage a suitable independent professional (see Advice note 10) to undertake an urgent structural integrity survey of the Boat Lifter. The consent holder shall report the findings of that survey to the Bay of Plenty Regional Council and undertake necessary maintenance on the Boat Lifter as identified by that survey as soon as reasonably practicable.
- 7.5 The consent holder shall ensure that any maintenance works undertaken on the Boat Lifter authorised under this consent does not increase or alter the footprint of the Boat Lifter within the lake as per condition 5.1 (see Advice Note 4).
- 7.6 The consent holder shall not alter the Boat Lifter to the extent that it is visually obtrusive or detracts from the natural character of the lake. Alteration includes, but is not limited to, attachments; colour, and/or materials (see conditions 6.1 and 6.2).
- 7.8 The applicant shall undertake the removal of exotic lake weeds around and beneath the boat lifter. Removal of lake weeds shall be undertaken by hand only.
- 7.9 The consent holder shall maintain records of the date that any maintenance activities are carried out on the structures authorised by this consent.

8 Monitoring, Recording and Reporting

- 8.1 A monitoring programme shall be developed and implemented, within 12 months of the first exercise of this consent. The monitoring programme shall:
- (a) Be designed by a suitably qualified ecologist and in consultation with Te Arawa Lakes Trust;
 - (b) Be for the purpose of monitoring water quality and koura habitat along the shoreline in the vicinity of the boat lifter locations; and
 - (c) Outline the methodology to be followed, parameters to be reported on and frequency of the monitoring and reporting.
- 8.2 Results of the monitoring undertaken in accordance with Condition 8.1 shall be provided to the Bay of Plenty Regional Council by 31 December each year for the duration of the consent

9 Review of Consent Conditions

- 9.1 The Bay of Plenty Regional Council may serve notice on the consent holder at any time under section 128(1) of the Resource Management Act 1991 of its intention to review the conditions of the consent. The purpose of such a review is to deal with any adverse environmental effect which may result from the consented activity.

10 Resource Management Charges

- 10.1 The consent holder shall pay the Bay of Plenty Regional Council such administrative charges as are fixed from time to time by the Regional Council in accordance with section 36 of the Resource

11 Term of Consent

11.1 This consent shall expire on 14 May 2028.

12 The Consent

12.1 The Consent hereby authorised is granted under the Resource Management Act 1991 and does not constitute an authority under any other Act, Regulation or Bylaw.

Advice Notes

- 1 Unless otherwise stated, all notification required under this consent shall be directed (in writing) to the Regulatory Compliance Manager, Bay of Plenty Regional Council, Box 364, Whakatāne 3158, (or fax 0800 884 882 or email notify@boprc.govt.nz) including the consent number RM17-0088.
- 2 This consent does not authorise the holder to modify or disturb any archaeological or historic sites or deposits within the area affected by this consent. Should any artefacts, bones, shell midden or any other sites of archaeological or cultural significance be discovered within the area affected by this operation, written authorisation should be obtained from the Historic Places Trust before any further damage, modification or destruction is undertaken.
- 3 The consent holder is responsible for ensuring that all contractors carrying out works under this consent are made aware of the relevant consent conditions, plans and associated documents.
- 4 The footprint of the Boat Lifter structure is the area as proposed in the application, whether on the lakebed, within the lake, or above the lake.
- 5 This consent does not constitute landowner approval, that is approval from the owners of the lakebed (Te Arawa Lakes Trust) or the Crown Stratum which is the water and air space above the lake bed (administered by Land Information New Zealand on behalf of the Crown) or the Department of Conservation managed Marginal Strip where applicable.
- 6 In addition to the resource consent, Lease/Right to Occupy agreements are issued for a period of 10 years. The lessee/grantee is required to re-apply for a lease/RTO prior to the Lease/RTO expiring.
- 7 This consent does not allow for use of the lake structures for commercial purposes.
- 8 The Bay of Plenty Regional Council has a transfer agreement in accordance with section 33 of the Resource Management Act 1991 with Rotorua District Council. This transfer agreement transfers duties, powers and functions under section 9 of the Resource Management Act, in relation to some activities on the Rotorua Lakes, from Rotorua District Council to the Bay of Plenty Regional Council. This consent is issued in accordance with this transfer agreement.
- 9 This consent will lapse (no longer be valid) five years after the granting of the consent (section 125 Resource Management Act 1991) unless the consent is given effect to (usually some work being carried out under the authority of the consent). An application can be made to the Regional Council to extend the lapse period, but only before the consent lapses.
- 10 A suitably qualified professional denotes a qualified builder or a structural engineer with experience in building or designing the relevant type of structure.
- 11 This consent, including the provision of maintenance works, does not allow for any disturbance within the lake bed.
- 12 The consent holder is advised that lake bed dredging is not authorised by this consent. The consent holder is required to apply for consent prior to undertaking works of this nature.
- 13 The consent holder is advised that non-compliance with consent conditions may result in enforcement action against the consent holder and/or their contractors.

**APPENDIX 3
SITE PHOTOGRAPHS**



Photo 1 – Existing Jetty G57 and Boat Lifter



Photo 2 – Existing Jetty G57 and Boat Lifter



Photo 3 – Existing Jetty G57 and Boat Lifter looking 40m from the Southeast



Photo 4 – Existing Jetty G57 and Boat Lifter looking 85m from the North

**APPENDIX 4
TOPOGRAPHICAL PLAN**



DRAWN: AH	DESIGNED: -		
CHECKED: BY	SURVEYED BY: ROT		
OFFICE OF ORIGIN - ROTORUA			
No.	Date	By	Issue/Revision
A	30-07-20	AH/NS	TOPOGRAPHICAL PLAN

- NOTES/KEY:**
- GENERAL**
 - Boundaries have been obtained from LINZ Data Service and have not been verified.
 - Areas and measurements are approximate and subject to survey.
 - Appurtenant or proposed easements in relation to the subject land may not have been shown if not required for compliance of this proposal.
 - SURVEY**
 - Survey date: 30-07-20
Trimble RTK GPS
Trimble Robotic Total Station
 - Datum
Horizontal datum: Bay of Plenty 2000
Vertical datum: Moturiki 1953
Origin of levels
Benchmark: AD 44 SO 47708 (B4JP)
RL: 355.43m

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. STRATUM CONSULTANTS LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

SHARON REEVES TRUST
21 STEEP STREET
LAKE OKAREKA

TOPOGRAPHICAL PLAN
LOT 3 DP 27864



SCALE: 1:250	ORIGINAL DWG. SIZE A3
DRAWING No. 232718-R-S-D001	SHEET No. ISSUE 01 A

Ecological Assessment of Boat Lifter at 21 Steep Street, Lake Ōkareka

Prepared for: Stratum Consultants Ltd



Author(s): Alana Delich for Nicholas Singers Ecological Solutions Ltd

Date: May 2021

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Background

Stratum Consultants Ltd. has applied to the Bay of Plenty Regional Council on behalf of the Sharon Reeves Family Trust to obtain Retrospective Resource Consent to use and maintain the Boat Lifter attached to the Jetty G57 located on northern side of 21 Steep Street, Lake Ōkareka (Resource Consent Application RM20-0849-AP).

Sharon Reeves Family Trust is currently the owner of a resource consent for a boat lifter located at 71 Acacia Road on Jetty G52. The applicant has since sold this property, therefore this proposal also seeks to surrender the boat lifter consent RM17-0088-BC.01 associated with Jetty G52.

On receipt of Resource Consent Application RM20-0849-AP, the Bay of Plenty Regional Council has requested further information on a number of points, one being that an ecological assessment of the effects of the boat lifter at 21 Steep Street is required. Nicholas Singers Ecological Solutions Ltd was engaged to provide the ecological expertise.

Lake Ōkareka is one of four small volcanic lakes lying between Lake Rotorua and Lake Tarawera, within the Okataina Caldera in the Rotorua District. It is 340 hectares in size and an average depth of 20 m. It is a mesotrophic lake, and has reasonably clear, clean water and is used extensively for recreation such as boating, swimming and fishing. The water quality in Lake Ōkareka has been stable/improving over recent years. The most recent Trophic Level Index (TLI) score for Lake Ōkareka was 3.1 in 2019 (LAWA 2021).

The lake has a community of native and introduced aquatic macrophytes from the permanent wet lake shore to an approximate depth of 12 m. Several introduced aquatic macrophytes are present and substantial populations oxygen weed (*Lagarosiphon major*), Canadian pondweed (*Elodea canadensis*) and *Egeria densa* occur (Bathgate, 2013). Hornwort (*Ceratophyllum demersum*) was discovered in 2012 and has been targeted for an eradication programme. Native dominated aquatic vegetation primarily occurs as turf forming species on the lake margins, and native charophytes below 7m depth (Burton 2017).

The lake margin and bed of Lake Ōkareka are variable. East of 21 Steep Street the lake edge is sandy with limited turf vegetation. Conversely, at the prior location of the boat lifter at 71 Acacia Road a large area of shallow sloping lakebed is present, including both emergent and submerged aquatic and wetland plants.

The boat lifter is located at 21 Steep Street on the western shore of Lake Ōkareka (Figure 1). This assessment is only for the effects of the boat lifter on the natural environment in the specific location in which it is now located. Any works such as modification of the jetty, or the lakebed in this location is not covered by this assessment.

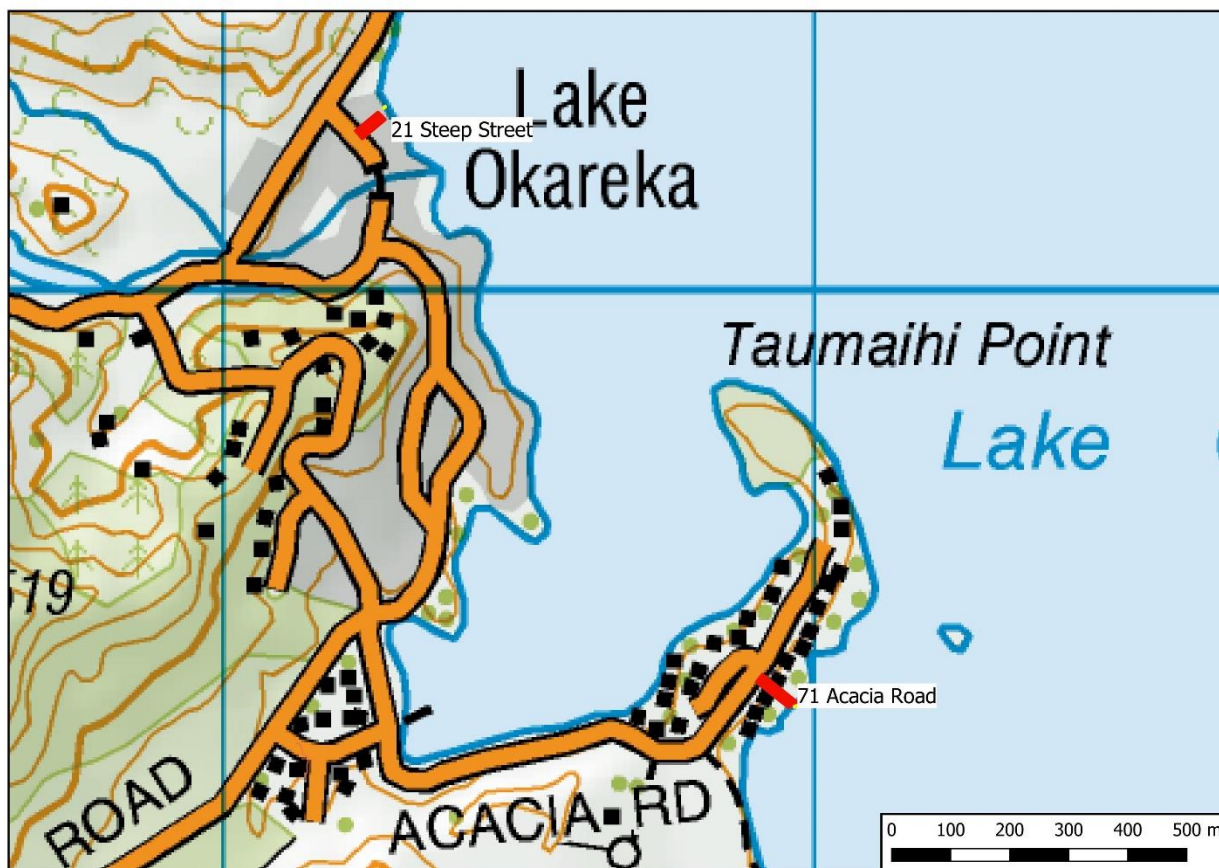


Figure 1: Current location of the boat lifter at 21 Steep Street, and the prior location at 71 Acacia Road.

Assessment Methodology

The site of the boat lifter at 21 Steep Street was visited on the 11th of May 2021 in fine weather. The water depth was measured and the aquatic environment around the boat lifters was surveyed using a 100 mm diameter periscope and plant species present were recorded. Aquatic plant specimens were collected for further identification.

Results

When visited the lake level was very low, an estimated 300 mm below the normal level. The boat lifter is a Sunstream Floatlift, approximately 6.1 m X 3.2 m. There is a shading effect under the boat lifter of approximately 5.1 m X 2.2 m, i.e. 0.5 m in on each side. The jetty the boat lifter is moored to also has similar shading effects.

Sites Description

Steep Street is located in a more open part of the lake, and as such probably experiences more wave action than at the prior Acacia Road site. The lakebed at the 21 Steep Street site is gently sloping pumice sand and small gravel.

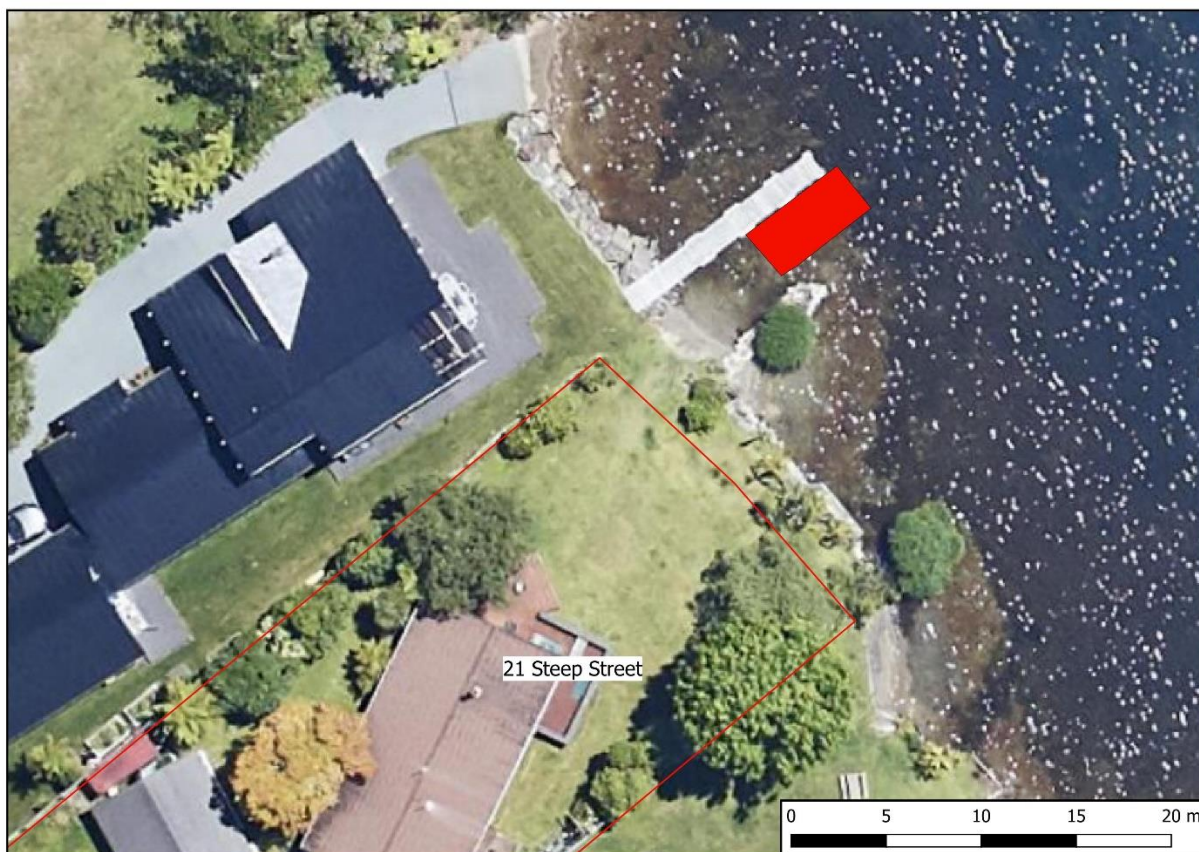


Figure 2: The shared Jetty (G57) at 21 Steep Street. The area occupied by the boat lifter shown in red.

The boat lifter is moored to a jetty (1.2 m X 12 m) (Figure 3). The water is very shallow, the water depth was approximately 0.15 m on the shoreline side of the boat lifter and 0.55 m on the lakeward side.

From 0.3 m depth, to beyond the end of the Jetty and the boat lifter is a lacustrine turf primarily of *Lilaeopsis ruthiana*, *Glossostigma* sp., *Elatine gratioloides*, water milfoil (*Myriophyllum propinquum*) and *Eleocharis pusilla*. There is no vegetation in the shaded area under the jetty and boat lifter.





Figure 3: 21 Steep Street boat lifter.

Assessment of significance of habitat

The lakebed at 21 Steep Street is dominated by sands and small gravel with native lake margin vegetation present on the shore side and lakeward side of the boat lifter. This community would have probably been much more common around the Lake before introduced oxygen weed displaced it and likely continues to be dominant at this location due to low water levels and wave action restricting the growth of oxygen weed.

Two weiweia/New Zealand dabchicks (*Poliiocephalus rufopectus*) were seen in front of the property. The residents of 23 Steep Street reported that a pair of weiweia have nested in the vicinity in the past. New Zealand dabchicks were until recently regarded as At Risk - Declining, but are now believed to be recovering, however their population nationally remains low, between 1000 and 5000 individuals (Robertson *et al.* 2017). Common bully (*Gobiomorphus cotidianus*) were noted in the shallows, and kōura (*Paranephrops planifrons*) are common in Lake Ōkareka so are likely to be present in the vicinity of 21 Steep Street.

Nationally native dominant lake margin ecosystems are naturally uncommon ecosystems (Landcare Research, 2021) with a threat status of nationally vulnerable, because they have been greatly reduced in extent due to displacement by weeds, such as by oxygen weed, and also changes in lake hydrology. Consequently, native dominant lake margin vegetation should be considered by central and regional government and communities as being important to conserve and protect.

Determination of effects

This individual boat lifter has a small footprint and effect by shading and displacing lake margin vegetation, relative to the extent of the vegetation zone on the lake margin. The boat lifter is a Sunstream Floatlift, approximately 6.1 m X 3.2 m. There is a shading effect under the boat lifters of approximately 5.1 m X 2.2 m, i.e. 0.5 m in on each side. This is only 11.2 m² of displacement of vegetation. The jetty adjoining the boat lifter also has a shading effect, and where they adjoin shading effects are increased.

As this boat lifter has been moved from a previous location at Lake Okareka, there is no overall increase in shading of aquatic vegetation in the lake, however the vegetation type being shaded is of higher ecological significance at the new 21 Steep Street location (native lake turf, vs. sparse native charophytes and introduced waterlilies).

Significance of effects

The impact of the boat lifter is a minor effect on native lake turf vegetation, by shading an area of 11.2m² of native lake turf vegetation.

Recommendations on measures to avoid, remedy and mitigate effects

While the impact of the boat lifter is very small in extent, especially compared to the extent of the vegetation on the lake margin, shading does appear to cause native lake turf vegetation to be displaced. This effect cannot be easily avoided or remedied as these structures are permanently moored in the same location.

Given that the size of the effect is only 11.2 m², compensatory mitigation of between 5-10 times (56 m² – 112 m²) aimed to restore native lake margin habitat would more than off-set this loss. Hornwort control on Lake Ōkareka has been reported to have resulted in rapid recovery of native species, where weeds (including oxygen weed) formerly dominated (Bathgate 2013).

These lake margin habitats are important nationally (because of their rarity) and management to maintain and improve their natural values is also lacking nationally. There are no introduced lake weeds present in the vicinity of the Boat lifter at 21 Steep Street, but weed removal elsewhere around the lake, even at a small scale, will lead to an increase of some species of value, such as the at-risk native quillwort (*Isoetes kirkii*) which is found in similar habitat elsewhere around the Lake.

A further mitigation measure could be to place gabion baskets under the jetty, to provide habitat for Kōura and common bully. The use of rock structures to provide habitat for taonga fish such as kōura is encouraged by Te Arawa Lakes Trust (Te Arawa Lakes Trust 2019).

References

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Ecological Assessment of boat lifer, 21 Steep Street, Lake Ōkareka. Prepared for Stratum Consultants Ltd. © Nicholas Singers Ecological Solutions Ltd. NSES Ltd Report 7:2021/22, May 2021.

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19 August 2021

Stratum Consultants
Via email

Attn: Brett Farquhar
[REDACTED]

43 Sale Street
Freemans Bay
Auckland

PO Box 90 366
Victoria St West
Auckland 1142

www.isthmus.co.nz

T +64 9 309 9442
F +64 9 309 9060

Dear Brett,

Re: LAKE OKAREKA STEEP STREET BOAT LIFTER

1.0 EXECUTIVE SUMMARY

The purpose of this report is to assess the landscape, visual and natural character effects of a boat lifter and jet ski port at a shared jetty at 21 and 23 Steep Street, Lake Okareka.

The boat lifter at the site has been relocated from its original consented position adjacent to Calder Road, further south on Lake Okareka.

Isthmus Group completed an assessment of landscape, visual and natural character effects relating to a number of boat lifters in 2017. (The application related to 5 boat lifters at two sites – near Calder Road, and near Acacia Road).

This assessment considers the effects of the relocation of a boat lifter and a jet ski port to a bay including Little Boyes Beach, adjacent to Steep Street. Effects are considered in terms of existing landscape and natural character values of the wider Lake Okareka context, and the developed lake edge where the lifter and jet ski port are now located.

In summary, the assessment has found that the relocated boat lifter and the jet ski port are sufficiently low-key and integrated into their surroundings to ensure that they will not offend the policy direction for Lake Okareka and the settlement.

The boat lifter and jet ski port are relatively small and visually inconspicuous in the location, in that they sit on the surface of the water on a built-up edge of Lake Okareka. They sit within a relatively enclosed bay and are associated with existing structures (a jetty and erosion control structures) and activities of a similar nature (boating).

When viewed from a distance or from relatively close, the boat lifter and jet ski port will create minimal visual effects due to their low-slung nature, recessive colour and materials, and appropriate fit with the existing context and the activities in the area. This is assisted by their appearance as moveable, floating structures, rather than fixed, permanent built elements.

The scale and character of the Lake Okareka context means that any cumulative effect on existing landscape and natural character values from the inclusion of the boat lifter and jet ski port at this site, will be negligible.

Based on the assessment undertaken, the relocated boat lifter and jet ski port will not have adverse effects on the outstanding natural landscape values of Lake Okareka.

2.0 INTRODUCTION

Isthmus Group has undertaken an Assessment of the Natural Character and Landscape Effects of a boat lifter and jet ski port at the edge of Lake Okareka, in a bay adjacent to Steep Street.

The boat lifter and jet ski port are already in place, attached and adjacent to the shared jetty at the edge of Lake Okareka, on the boundary of properties at 21 and 23 Steep Street. The applicant for the boat lifter is 21 Steep Street.

I undertook a site visit on Lake Okareka on 6 March 2021 to view and photograph the boat lifter at the site and study the effects from land and water. The location and photographs of the boat lifter are illustrated in **Figures 1-3** the **Attachment** to this report.

A Landscape and Visual Assessment of the boat lifter and jet ski port has been prepared to accompany the Assessment of Environmental Effects for the Application (AEE).

3.0 ASSESSMENT METHODOLOGY

The methodology employed to consider potential landscape (including visual) and natural character effects of the proposal has followed best practice guidance and included the following:

- Site visit to understand the site and its context, and record the existing environment in photographs (a site visit was undertaken on 6 March 2021). This included viewing the boat lifter and its site from land and from a boat on Lake Okareka;
- Description and evaluation of the existing environment (the site and broader context);
- Review of statutory planning provisions, particularly in relation to the RMA and the Lakes A Zone of the Rotorua District Plan;
- Identification of the visual catchment (areas from which the proposal will be seen), viewing audiences and key viewpoints where visual effects are likely to be experienced;
- Assessment of effects arising from the inclusion of the boat lifter and jet ski port at the jetty;
- Conclusions and recommendations.

The NZILA recommended methodology recognises the need for adaptation of methodology in each project, to suit the context and proposal being considered.

While the NZILA does not propose specific methodology for assessment of natural character effects, in general the methodology for assessment of landscape and natural character effects will be similar.

In line with the NZILA assessment methodology a 7-point scale was used to rate the effects, as set out below. A comparison of how the ratings typically relate to the RMA scales of 'less than minor', 'minor' and 'more than minor' is also provided.

Very Low	Low	Moderate – low	Moderate	Moderate – high	High	Very high
Less than Minor		Minor	More than Minor			

Effects may be adverse, neutral or beneficial.

The assessment methodology is based on and consistent with the **NZILA Tuia Pito Ora Best Practice Note Landscape Assessment and Sustainable Management 10.1**, with adjustments

made to include recent (draft) updates to the NZILA assessment guidelines¹, to include improved integration and consideration of Te Ao Māori values.

The detailed methodology for the preparation of the site photographs within the **Graphic Attachments** is described and illustrated at the end of the Graphic Attachment booklet and is consistent with **NZILA Tuia Pito Ora Best Practice Guide Visual Simulations 10.2**.

The methodology section above sets out a series of 'steps' and guidance that have been used to assess the relevant natural character, landscape and visual effects of the proposal on the receiving environment. The list is provided for completeness to set out the key matters that have been taken into consideration. The detailed description of the work undertaken is contained under the relevant headings throughout the report.

4.0 PROPOSAL

The proposal comprises relocation of a boat lifter from its consented location on the edge of Lake Okareka near Calder Road, to a new position in a bay adjacent to Steep Street. The inclusion of a jet ski port on the edge of the lake is also part of the application. The new location is two bays north of the Calder Street site.

The boat lifter comprises a floating plastic pontoon, with scissor lifts that lift the boat out of the water. Small posts are also positioned at the rear of the boat lifter to provide positioning guidance and to stop the boat from tipping sideways. The boat lifter measures a little under 6 meters in length by 3 meters wide ($\leq 18\text{m}^2$). With the exception of the two posts, the lifter has a profile of about 300-400mm above the water line, depending on the weight load. With a boat on the lifter, the floating lifter essentially elevates the boat above the water.

The boat lifter is tethered or fixed to the edge of an existing jetty, along the long side of the lifter to allow boat entry from one end.

The jet ski port is a small plastic floating raft that is tethered to a timber platform adjacent to the boat lifter. The jet ski port measures approximately two metres by one metre, with a profile of 100-200mm. The jet ski port sits on the edge of the lake, tethered to a small timber platform.

Photos of boat lifters at Calder Road and at Steep Street are shown in the attached **Graphic Attachment**, at **Figures 2 and 3**. The jet ski port is illustrated in **Figure 1** below.

¹ Te Tangi a te Manu. Aotearoa Landscape Assessment Guidelines, Tuia Pito Ora NZILA, 2021.



Figure 1: Jet ski port attached to the timber platform.

5.0 EXISTING ENVIRONMENT

Lake Okareka is small lake in the Rotorua Lakes A Zone, with a surface area of approximately 3.4km² and a catchment area of 19.8km².

The steep northern and eastern slopes of the lake catchment are covered in relatively low stature indigenous dominated vegetation. The southern slopes are largely covered by 'Playnes Farm', a large pastoral farm, with some remnant indigenous vegetation on the steeper slopes and large-scale rural tree planting. The western slopes are a mosaic of pasture, forestry and some remnant indigenous vegetation, with the settlement of Okareka occupying the land immediately adjacent to the lake.

The small settlement of Okareka is a mixture of older baches and houses and renovated or new houses, which are generally associated with or oriented towards the lake and the views through the saddle towards Mount Tarawera to the east.

Where the residential settlement meets the edges of the lake, jetties, platforms, boatsheds and other access structures have been nestled into the side of the lake. In the locations of the boat lifter the lower section of Steep Street and Millar Road are close to the level of the lake.

In close proximity to the boat lifter site the lake edge has been edged with erosion protection structures, a boat ramp and lake edge planting. A series of small, sandy bays have been formed, including Little Boyes Beach to the north of the site.

Jetties and lake edge structures are typical against the settled edge of Lake Okareka and tend to be associated with other associated structures, such as walls, boat sheds, decks, fences, steps, platforms and boardwalks, as illustrated in the site photographs.

The overall extent of the residential development and the scale of the settlement near the site and in relation to Lake Okareka, is visible in **Figure 1** in the **Graphic Attachment**. (This shows an aerial photograph of the site, with residential development on the slopes around the Lake in this area).

6.0 PLANNING AND CONSENTING CONTEXT

Resource Management Act (RMA)

The provisions of Sections 6 and 7 most relevant to this assessment are:

- Section 6 – Matters of National Importance that must be recognised and provided for:
 - The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development – *Section 6(a)*
 - The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development – *Section 6(b)*
- Section 7 – Other Matters that must be had regard to:
 - The maintenance and enhancement of amenity values – *Section 7(c)*

Lakes A Zone Section of the Rotorua District Plan

The Lakes A Zone section of the Rotorua District Plan contains policies that aim to avoid the presence of buildings and structures, that relate to the protection of landscape, set out the specific values of the Okareka Policy area, refer to recreational opportunities and protect the amenity values of the area:

OBJECTIVES

- OB 1** *Maintained or enhanced indigenous biodiversity and natural character of the Lakes Catchments.*
- OB 9** *Protected and enhanced riparian areas.*
- OB 11** *Land management that retains existing landforms as described for each Policy Area*
- OB 12** *Maintained or enhanced naturalness of the landscapes as it contributes to the natural character of the lakes catchments.*
- OB 13** *Protected viewpoints and scenic corridors of roads.*
- OB 16** *Recreational opportunities on land and water that:*
- a) Do not detract from the natural character of the landscapes;*
 - b) Maintain and enhance existing amenity values including ambient noise levels which are consistent with amenity values;*
 - c) Are serviced by appropriate access and facilities to meet the needs of residents and visitors.*

P1.0 LANDSCAPE:

- P1.1** *To maintain and enhance the lake catchments as outstanding natural features and landscapes, each with its unique character.*

P1.2 *To recognise the heritage and Tangata Whenua values associated with the landscape.*

P1.4 *To retain natural character of landscapes by:*

a) Confining close built development to the settlements of Okareka and Tarawera.

b) Managing built development outside the identified settlements according to landscape sensitivity to absorb change.

P1.6 *To ensure scales of building and built elements, and vegetation that contribute to the naturalness, visual consistency and coherence of the landscape.*

P2.6 **Okareka Policy Area**

P2.6.1 *To protect and enhance the natural character of the policy area based on:*

a) protection of existing indigenous vegetation;

b) afforestation and/or re-vegetation of steep land;

c) retirement and restoration of the shoreline.

P2.6.2 *To ensure that activities and recreational opportunities:*

a) retain a character that has an appearance of being uninhabited away from the settlement;

b) protect and enhance the existing natural character of the policy area.

P2.6.3 *To avoid the presence of building and structures which:*

a) Detract from the naturalness of the views of Lake Ōkāreka and Mount Tarawera from identified viewpoints;

b) Are obtrusive when viewed from Lake Ōkāreka;

c) Reduce the rural and natural landscape context of the settlement

d) Are placed on prominent landform units

e) Dominate the visual enclosure of the lake.

P2.6.4 *To retain the natural character by ensuring that:*

a) Buildings and structures are low-rise, low key, well spaced and nestle into vegetation;

b) The proliferation of lake structures is reduced and avoided;

c) Lake structures adjacent to the settlement do not dominate the unbuilt nature of the lake;

d) Vessels are restricted on the lake.

P11.0 RECREATIONAL OPPORTUNITIES:

P11.1 *To manage facilities, lake structures and access to waterbodies, to avoid adverse effects on the functioning of:*

a) riparian areas;

- b) *habitats of aquatic indigenous fauna and trout;*
- c) *Maori heritage sites;*
- d) *spread of aquatic pests;*
- e) *the natural character of the margins.*

P11.2 *To manage activities on the surface of the water to avoid adverse effects:*

- a) *on natural character;*
- b) *from noise on residents and other lake and catchment users;*
- c) *from nuisance to other people;*
- d) *from interference to trout spawning and feeding;*
- e) *from interference to the habitats of indigenous flora and fauna and in particular on indigenous aquatic vegetation in Lake Rotomahana;*
- f) *from interference to the nesting, roosting, feeding and moulting sites of indigenous aquatic birds;*
- g) *on water quality.*

P11.4 *To support appropriate recreational activities and to ensure that these are enhanced through the protection of natural character and aesthetic values.*

P16.0 AMENITY:

P16.4 *To avoid, remedy or mitigate adverse effects on the discreet domestic building form, dominant vegetative cover, undeveloped foreshore, that contribute to the amenity values of Tarawera and Okareka settlements including the Tarawera bush settlement area.*

Assessment criteria are also provided for Discretionary and Non-complying activities:

Assessment Criteria for Discretionary & Non-Complying Activities.

CR9.0 Lake Structures

Assessment Criteria and Information Requirements

CR 9.1 *The extent to which the cumulative effects of the proposed structure in relation to other structures in the vicinity has on visual amenity, landscapes and natural character.*

CR 9.6 *The extent to which there is a likelihood of the structure being used for mooring of boats/vessels and the effects that this would have on visual amenity, landscapes and natural character.*

Section 5.0 of the Lakes A Zone sets out the specific landscape values that relate to the Okareka settlement area:

SECTION 5.0 – EXPLANATION AND PRINCIPAL REASONS

S5.2.6 Okareka

In addition to the attributes that apply to the Sensitive Policy Area within the Lakes A Zone (Refer to S5.1.3), important landscape character values or attributes identified specifically for the Okareka Policy Area including the Okareka Settlement Area, include:

Natural Science

- *Volcanic landforms*
- *Presence of indigenous wildlife, including the rare dabchick and indigenous fish koaro.*
- *Quality of the water has moderate levels of nutrients.*
- *Nationally threatened indigenous mistletoe species Tupeia Antarctica and Ileosylus micranthus.*
- *A highly significant trout fishery.*

Legibility

- *Volcanic landscape clearly legible.*
- *Important volcanic features including scarps, lake and the mountain beyond.*

Aesthetic

- *The complex mosaic of mountains, lake, indigenous bush and farmland following natural patterns.*
- *Classic picturesque views and scenic landscape compositions.*
- *The framed view to the mountain, Tarawera. An iconic vista, highly memorable.*
- *The context for the lake being indigenous bush-clad around the north-eastern slopes, elsewhere a predominantly pastoral landscape.*
- *An unbuilt, high natural character, with the lands beyond the settlement uncluttered by structures. Skylines, faces and shorelines appear natural.*
- *The settlement unobtrusive and clearly confined on the well-vegetated and indented lake shore, to peek out at the views around.*
- *Tranquil and remote character. Low ley, with people and the built seeming subordinate to nature.*
- *Beyond the settlement, it is predominantly nature, plus a picturesque, unbuilt, pastoral character, that dominate the Okareka lake catchment landscape.*

Transient

- *The important wildlife of the area, such as the teal and the rare dabchick on the lake.*

Shared and Recognised

- *A recognised destination and special place.*
- *Recreational attraction*
- *Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.*

S5.2.6.1 Okareka Settlement

The Okareka Settlement Policy Area is located at the western end of Lake Okareka. The settlement contributes much to the character of the policy area. It is nestled into hills, undulating to hilly country and low terraces, which come down to the lake edge. Many of the sites are elevated and some are located up toward the crest of surrounding landforms.

The small scale, well contained, inward looking settlement has a character which specifically relates to the catchment itself. The internal nature and containment is a valuable feature of the settlement.

The settlement contains a high proportion of woody vegetation, with a strong mix of both exotic and indigenous vegetation.

The only prominent view from the settlement out of the policy area is that through to Mount Tarawera. This view is highly valued by the residents and visitors.

Lake Okareka is identified in the Rotorua District Plan as an outstanding natural landscape.

Objective and Policy Comments

The suite of objectives relating to the Okareka settlement focus on maintaining and enhancing the biodiversity and natural character values of the area, enhancing riparian edges, retaining existing landforms, maintaining and enhancing the naturalness and natural character values of the area, protecting views from identified viewpoints towards Mount Tarawera and providing for recreational opportunities, while protecting the sensitive environment.

The detail of the objective is borne out in the detail of the specific policies.

Policies 1.1 to 1.6 and 2.6.1 to 2.6.4 relating to Landscape and the Okareka Policy area respectively cover fairly similar ground, seeking to protect or maintain identified landscape and natural character values of the lake, settlement and catchment, recognising Tangata Whenua values, protecting natural landforms, ensuring that buildings and structures are not obtrusive when viewed from the lake and ensuring that built development is of a scale that does not dominate the visual enclosure of the lake.

The policies relating to scale, visual dominance and enclosure are aimed at controlling larger scale interventions such as a large-scale house or building that would require earthworks and would have the potential to be incongruous with the existing low-key nature of the catchment and the settlement.

In the case of a very low slung, small footprint boat lifter or jet ski port, floating adjacent to an existing jetty on the edge of the lake, the lifter and jet ski port are very much secondary elements and would have little or no adverse effect as a structure within the context of the scale of surrounding structures and built elements.

The effect of the boat lifter and jet ski port on the landscape and natural character values are assessed in more detail below.

The boat lifter and jet ski port will not be prominent when viewed from the lake and will not adversely affect viewed towards Mount Tarawera.

Policies 11.1 to 11.4 set out above provide for recreational opportunities by managing facilities, lake structures, access and activity on the water surface while protecting the environment from adverse effects. The effects of the boat lifter and jet ski port on landscape and natural character values are assessed in further detail below.

Policy 16.4 seeks to protect the amenity of the Okareka settlement by managing effects on the discrete building form, dominant vegetation cover and the undeveloped sections of the foreshore of the settlement. The boat lifter and jet ski port would not have any adverse effect on these aspects of the amenity of the Okareka settlement.

The criteria for non-complying and discretionary activities address the protection of the environment from cumulative, visual amenity, landscape and natural character effects. These are considered in more detail below.

Sections 5.2.6 and 5.2.6.1 provide additional description of Lake Okareka and the Okareka settlement and in particular the landscape characteristics of the area. The descriptions and attributes of Okareka and the settlement have been considered in relation to the assessment of effects undertaken below.

Objective and Policy Summary

On balance the landscape, natural character, Okareka Settlement, amenity and recreational policies set out above are focused on the containment and protection of the specific qualities of Lake Okareka and the discrete settlement on its shores. The policies aim to control earthworks, landform and building outcomes that could threaten those qualities. The boat lifter is very discrete in scale and location, even in relation to the small collection of structures within the Steep Street bay. The boat lifter and jet ski port can be accommodated within the existing location while still being consistent with the policy direction for the settlement and the wider area.

7.0 ASSESSMENT OF NATURAL CHARACTER, LANDSCAPE AND VISUAL AMENITY EFFECTS

The site of the boat lifter and jet ski port is on the surface of Lake Okareka. Given their purpose they have a functional requirement to be on the water and attached to a jetty.

Under the RMA this makes the consideration of natural character matters and effects relevant to this assessment.

Natural Character Effects

Natural character is not defined in the RMA nor the NZCPS. While not within the Coastal Environment, the NZCPS Policy 13 Guidance Note² (page 24) contains a useful definition of 'natural character':

*'Natural character is the term used to describe **the** natural elements of all coastal environments. The degree or level of natural character within an environment depends on:*

- 1. The extent to which the natural elements, patterns and processes³ occur; and*
- 2. The nature and extent of modification to the ecosystems and landscape/seascape.*

The degree of natural character is highest where there is least modification.

The effect of different types of modification upon natural character varies with context and may be perceived differently by different parts of the community.'

² Produced by the Department of Conservation.

³ For the purposes of interpreting the NZCPS 2010 Policy 13.2, 'elements, patterns and processes' means: biophysical, ecological, geological and geomorphological aspects; natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; and the natural movement of water and sediment.

This definition of natural character is widely accepted and used and has been accepted by the Environment Court and Boards of Inquiry. As far as it applies to inland freshwater lake environments, it is the definition adopted for use in this assessment.

The aspects or factors that contribute to natural character attributes are generally separated into three broad types:

- The biotic factors, such as the ecological aspects;
- The abiotic factors, such as the geological/natural landforms; and
- The experiential factors, or the human components.

As set out in the definition above, the highest level of natural character occurs where there has been the least amount of modification from the original natural state.

The bay containing the site of the boat lifter and jet ski port is on the edge of an existing, established residential community. Houses, in particular are obvious from the lake and form part of the settled amenity of Lake Okareka. Lake edge houses have gardens, access tracks, platforms, ramps and jetties that allow access to the water. Associated with the jetties and boatsheds are a range of boats, which are generally small-scale recreational vessels.

Based on the level of domestication of the lake edge, through the residential and associated development and the number of lake edge structures, it is my opinion that the natural character of the site is **moderate**.

The lifter and jet ski port have a very small footprint and displace a small amount of water, floating next to an existing consented jetty structure. Some of the jetty structures in the surrounding area are reasonably elaborate or are much larger structures than the lifter, requiring reach out into the lake to allow boat access within the natural range of the water levels of the lake.

I am not aware that the boat lifter or jet ski port will have any effects on the ecological values of the area, beyond those that might normally be created by the use of the existing jetty and recreational boats associated with that.

The geological and natural landforms of the area, including the lake itself, will not be adversely affected by the presence of the boat lifter or jet ski port, given the very small footprint.

The boat lifter and jet ski port introduce additional floating structures which could have some effect on the human experience of visiting that part of the lake. As the location is domesticated with houses, access structures and importantly a jetty, boat ramp and boats, the boat lifter and jet ski port will form part of those activities and will not be out of keeping with the existing uses and character of the bay. This is assisted by their appearance as moveable rather than fixed, permanent built components.

Given the very small size and the nature and use of the existing jetty and lake edge, it is my opinion that the boat lifter and jet ski port in this location will not have any perceivable effect on the natural character values of the bay or of Lake Okareka.

Landscape and Visual Effects

The main landscape effects of the boat lifter and jet ski port have been assessed in relation to natural character values above.

The visual effects of the lifter and jet ski port are assessed in relation to its prominence within the location and how they relate to the existing use and character of the area.

As described above, the lifter is constructed using grey plastic and aluminium. These materials are a mid-grey, which is a colour that is generally selected for structures in the landscape where a minimum of visual contrast is required against a range of viewing backdrops⁴. In this case the materials of the boat lifter have already weathered to a natural patina and are not visually prominent.

The lake edge site for the lifter is tucked into the shadows at the edge of the landform and the water. This location is a lot less visually prominent than an elevated landform or an open section of water in the centre of the lake.

The Steep Street site has a landform backdrop that rises above the level of the lake as can be seen in the photographs in **Figure 3**. When viewed from a distance the lifter will sit in the shadows of the landform, along with the other structures at the edge of the lake and given the mid grey colouring, will be less visually prominent than other structures. When viewed up close⁵ the lifter will be seen as part of the overall lake access and recreational boating activity and structures within the bay.

The boat lifter occupies an area, adjacent to an existing jetty, which would normally be occupied by a boat. There is no (other than practical) restriction on the size of the boats that could be moored to the jetty. Boats could exceed the overall height and length of the boat lifter. Therefore, the visual effect that is relevant for consideration is the difference between a boat sitting on its own adjacent to the jetty, or the boat sitting in a more elevated position on a boat lifter, or alternatively the boat lifter sitting on its own. As can be seen in the photographs, each of these scenarios exists with the jetties and boat lifters in these locations.

A jet ski port has also been attached to the edge of a small timber platform, adjacent to the jetty and the boat lifter. As illustrated in Figure 1, the jet ski port is tethered to the small timber platform and is part of a collection of recreational structures and crafts which are used to access the waters of Lake Okareka. Structures and crafts include jetties, retaining walls, erosion protection structures⁶, ramps, steps, platforms, tethering poles, boats, kayaks, canoes and in some locations, groups of small craft are also tethered together.

The jet ski port will be consistent in scale and character to the existing structures and crafts that are typically adjacent to residences on this part of Lake Okareka.

Cumulative Effects

The relocated boat lifter and jet ski port near Steep Street will be the only ones in the bay. While they will comprise additional structures in the water at the bay, they are not visually prominent (as previously described) and are grouped with the existing jetty and lake edge structures – which reduces their visual impact. This is further assisted by the design and scale of the lifter and jet ski port, which are floating objects - in character appearing more as moveable, boat-type structures than permanent and fixed built elements.

Additionally, the scale of Lake Okareka means that any cumulative effect on existing landscape and natural character values from the inclusion of the boat lifter and jet ski port at this site, will be negligible.

⁴ Such as mid-grey steel or concrete street lights, power poles, telecommunication masts, transmission poles and pylons, etc.

⁵ Within 100-200 metres, including the photographs in Figure 3.

⁶ Including small walls, revetments and groynes.

8.0 CONCLUSIONS

The purpose of this report is to assess the landscape, visual and natural character effects of a boat lifter and jet ski port at a bay adjacent to Steep Street, at the edge of Lake Okareka.

The boat lifter and jet ski port have been assessed in the context of the existing landscape and natural character values of Lake Okareka, and the developed lake edge that they sit within.

The boat lifter and jet ski port are sufficiently low-key and integrated into its surroundings to ensure that they will not offend the policy direction for Lake Okareka and the settlement.

The boat lifter and jet ski port are relatively small and visually inconspicuous in the location, sitting on the edge of Lake Okareka. They are within a relatively enclosed bay and are associated with existing structures and activities of a similar nature.

When viewed from a distance or from relatively close, the boat lifter and jet ski port will create minimal visual effects due to their low-slung nature, recessive colours and materials and the existing environment.

Based on the assessment undertaken above, the boat lifter and jet ski port will not have adverse effects on the natural character or the outstanding natural landscape values of Lake Okareka.



BRAD COOMBS

Principal
Isthmus

Lake Okareka Boat Lifter - 21 Steep Street Rotorua, Bay of Plenty Landscape Visual Assessment - Appendix

March
2021
—

Isthmus.



Land.
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Legend

● Indicative proposed location of boat lifter.

Figure 1: Boatlifter Location Plan

Source: Geodev. Rotorua District Council GIS

1:5000 @ A3 | 09/03/2021

Isthmus.

Lake Okareka, Rotorua, Bay of Plenty | March 2021



Figure 2

View 1 - Boats sitting on existing boat lifters at Calder Road properties. Note This photo is for illustration and context only. These boat lifters do not form part of the application.





Figure 3

View 2 - Boat lifter in the shared jetty at 21 & 23 Steep Street. 21 Steep Street is the white house on the left-hand side.





DRAWN: CC	DESIGNED: -		
CHECKED: BF	SURVEYED BY: ROT		
OFFICE OF ORIGIN - ROTORUA			
No.	Date	By	Issue/Revision
A	09/03/21	CC	SITE PLAN

- NOTES/KEY:**
- GENERAL**
 - Boundaries have been obtained from LINZ Data Service and have not been verified.
 - Areas and measurements are approximate and subject to survey.
 - Appurtenant or proposed easements in relation to the subject land may not have been shown if not required for compliance of this proposal.
 - SURVEY**
 - Survey date: 30-07-20
Trimble RTK GPS
Trimble Robotic Total Station
 - Datum
Horizontal datum: Bay of Plenty 2000
Vertical datum: Moturiki 1953
Origin of levels
Benchmark: AD 44 SO 47708 (B4JP)
RL: 355.43m

SERVICES NOTE
WHERE EXISTING SERVICES ARE SHOWN, THEY ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL SITE SERVICES. STRATUM CONSULTANTS LTD DOES NOT WARRANT THAT ALL, OR INDEED ANY SERVICES ARE SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO AND FOR THE DURATION OF THE CONTRACT WORKS.

SHARON REEVES TRUST
21 STEEP STREET
LAKE OKAREKA

LOT 3 DP 27864
SITE PLAN



SCALE: 1:250	ORIGINAL DWG. SIZE A3
DRAWING No. 232718-R-P-D001	SHEET No. ISSUE 01 A