Summary of Submissions

Application # RM22.550

Onumai Enterprises Limited - Coastal Marine Area Permit - Upgrade Existing Wharf/Shed, Taieri Mouth

Status	Number of Submissions
Neutral	1
Opposed	17
Support	34
Total Number of Submissions:	**52**

To Be Heard	Number of Submissions
No	35
Yes	17
Total:	**52**

Submitter No	Submitter	Submissions Summary	Received Date	To Be Heard	Status
1	Nina Winifred Parkes on behalf of Nina Winifred Parkes, Philippa Judith Davies, Alison Margaret Keeling and William John Philip Keeling	Supportive of provision of water access from boat shed with amenities for persons regardless of health factors, age, disabilities. Supportive of use by emergency services. Notes that the proposal includes a disability crane and all-tide floating pontoon for aiding people into and out of boats. Seeks that consent is granted.	29/08/2023	No	Support
2	Tracey Howell	Supportive of proposed access to CMA for persons with disabilities, particularly the disability crane and the floating pontoon. Supportive of the proposed access to wharf by emergency services. Supportive of employment for local tradespeople. State that a percentage of rented accommodation earnings will be given to local community.	04/09/2023	No	Support
3	Kirsty Ann Fiddes	Supportive of the proposed activities. Particularly hosting of persons with disabilities, wheelchair ramp, percentage of rental earnings to be given to community, 24 hour access to disability crane, floating pontoon for emergency services, employment of local tradespeople. States that proposed building doesn't impede view of river or Moturata Island. Seeks that consent is granted.	04/09/2023	No	Support
4	David McKewen	Supportive of application in its entirety. States that an alternative use of the Taieri Mouth wharf is required to replace the previous commercial fishing operations and "stop the rot". States application strikes balance between personal desires and public good (first responders and disability access). States that anyone can AirBnB their property. That proposal will create local employment opportunities and that the design will fit in with the local environment and enhance it. Seeks that consent is granted.	06/09/2023	No	Support
5	Gregory Joseph Fitzgerald	Supportive of the application in its entirety. Specifically to replace the existing structure with a new dwelling for the purposes listed in the application. Considers the proposal will benefit the Taieri Mouth community. Supportive of the proposed structure both in	07/09/2023	Yes	Support

		terms of design and proposed uses. Also supportive of portion of rental going back to community and local employment and increased visitors to the area. Seeks that consent is granted.			
6	Glen Patterson	Opposes the bed and breakfast accommodation at the wharf. Considers that this is a conflict of interest with commercial fishing and a conflict of interest with Patterson Fishing Ltd. Opposes the whole way in which the applicant has gone about the proposal and considers that it is money oriented. States incorrectly that he is a trade competitor. States that he is directly affected by an effect of the proposed activity that adversely affects the environment and does not relate to trade competition. Seeks that consent be declined	10/09/2023	Yes	Opposed
7	Werner Van Harselaar	Supportive of the conversion of storage units into building allowing temporary accommodation. Suggests that this will revitalise the wharf precinct. Suggests that the conversion will ensure a funding stream to ensure that the structure is continually kept in repair. Suggests that appropriate conditions of consent will mitigate potential adverse effects of the temporary accommodation. Supportive of access for disabled persons to wharf and building. Suggests that the proposal strikes a balance between locals/crib owners and allowing the public to have something more to enjoy about Taieri Mouth and the river. Seeks that consent is granted.	11/09/2023	Yes	Support
8	Jacqueline Mumm	Supportive of the application in its entirety. Suggests that the application is comprehensive and covers the usual concerns of a recreational/community/part-time residential structure in a marine environment and suggests that the project architect has provided appropriate design guidance. Particularly supportive of disability ramp and crane. Suggests that the proposal provides community/public benefit as a result	12/09/2023	No	Support

		of the proposed emergency access. States that funds will be fed back into the community from the rented accommodation and is supportive of this. Seeks that consent is granted.			
9	Gillian Mary Holland	Submission relates to enhancing the deteriorated Taieri Mouth wharf area. Particularly supportive of the accommodation including wet area shower and crane aspects and provision of access for disabled persons. Also supportive of the floating pontoon which will be used for emergency access. Seeks that the application is granted in full	12/09/2023	Yes	Support
10	Mike and Erin Wellington	Is a property owner at Taieri Mouth with a direct view of the wharves. Fully supportive of the proposal and have no issues with the visuals of the building, or it being a part-time rental, and endorse the community benefits. Considers that it is a positive upgrade for the wharf. Consider that the exterior design is appropriate and represents that of a traditional boat shed. Supportive of the floating pontoon and access for emergency services. Supportive of wet area shower, ramp access, and public use of crane. Considers that this is safe a well thought through engineering. Seeks that proposal goes ahead with no general conditions.	12/09/2023	No	Support
11	John Frederick Bywater	Opposes the residential and commercial accommodation use. Has had a crib at Taieri Mouth for 27 years. Enjoys the character. Does not want to see a house built over the water on the wharf. Concerns with the residential and commercial accommodation uses include: the precedent, the activity does not require a coastal location, coast plan does not provide for this activity, the activity would preclude future use of the area for activities that do require a coastal location, the other uses proposed by the applicant do not align with the house	13/09/2023	Yes	Opposed

		design, the fees for coastal structures are small and do not align with structures for residential accommodation, no indication of what proportion of use is for this purpose. States that they are affected by an effect of the activity. Seeks that any approval given excludes the ability to occupy the coastal area for residential and commercial accommodation.			
12	Gary Lewis Homan	Supportive of the application. States that he is a nearby permit holder and that his wharf used to be the permanent residence of Mr George Vick who resided there for many years. Seeks that consent is granted without delay.	14/09/2023	Yes	Support
13	Sharron Lee Tomlinson and Allan John Johnston	Fully supportive of the proposal and considers that it will be an asset to Taieri Mouth and the community. States that the applicant is doing so much to help people with disabilities. States that they are undecided on the BnB side of the proposal. Seeks that consent is granted.	13/09/2023	No	Support
14	Rodger Anderson and Margaret Anderson	IIn favour of the proposal in total. Believes that the proposal will be a great addition to the Taieri Mouth community. Seeks that a decision in favour of the applicant is made because it will improve the look of the area and encourage more visitors.	13/09/2023	No	Support
15	Hannah Fleur Cardno	Supports application in full. Is a permanent resident in Taieri Mouth and looks upon the wharf area. Considers that the proposal is a much needed improvement and community asset by way of public use to all. Seeks that the application is granted in full.	13/09/2023	No	Support
16	Terence Hayward	Supports the proposal in its entirety.	13/09/2023	No	Support
17	Louise Farmer and Jason Farmer	Supportive of the proposed development. Considers that the proposal will enhance the visual appeal and provide a valuable asset to	15/09/2023	No	Support

		the community and emergency services as well as community groups and schools. Providing opportunity for disabled persons to access the CMA. Supportive of the colour scheme, size, and profile and also support the accommodation aspect given the effects will be less than minor to minor on the CMA and all wastewater is captured.			
18	Scott Barkman	Considers that the application will fundamentally enhance a run-down area without encroaching on nearby wharves or roadside. Supports the proposal and considers that it will improve the area. Does not believe that the low-glare glass will have significant effects on those residents across from the wharf. Supportive of the proposed residential use, disabled access, commercial use (air BnB as well as commercial benefit to wider area), return of percentage of rental income to local community, the emergency use access. Seeks that consent is granted for the application as presented.	15/09/2023	Yes	Support
19	Lucy Hardy	Submission relates to exclusive occupation of CMA for residential purposes, precedent that could be set and cumulative effects if other similar activities are subsequently permitted, restriction of public access either physically or by perception, size of the structure, effects on character of the area. States that they live on Riverside Road very close to the wharf, and walk past it most days. Identifies a list of reasons for opposing the proposal. Seeks that consent is declined. Specifically to decline residential use, the building design. Does not oppose recreational, commercial, emergency uses, pontoon and lowered wharf to provide for smaller boats/craft, wheelchair friendly access.	14/09/2023	No	Opposed
20	Pauline Grace Mumm	Supportive of the application in full. States that proposed buildings will improve	14/09/2023	No	Support

		the appearance of the environment, the community will not be impacted by Air BnB use, emergency services will benefit from pontoon, crane will help disabled persons, appearance is like a boatshed. States that footprint is not increasing. Seeks that consent is granted for the proposal as applied for.			
21	Todd Perkins and Amanda Perkins	Supportive of application in its entirety. Seeks that consent is granted for the application as proposed. Supportive of the use of wharf and pontoon for emergency services and boat shed as base for events. Considers that the build/accommodation is in keeping with traditional boat shed and likes the colours. States that other wharf owners should upgrade their wharves to improve their condition, in a similar fashion to what the applicant has already done. Supportive of access for disabled persons and the crane. Supportive of percentage of rental income going back to the community. Seeks that consent is granted.	14/09/2023	No	Support
22	Sheryl McKewen	Supports application in its entirety. Supportive because they have witnessed the decline of the wharves and considers that the proposal will enhance the area and give others confidence to spend money to make the area more attractive. Seeks that consent is granted.	14/09/2023	Yes	Support
23	Fire and Emergency New Zealand	Submission relates to provision of a firefighting water supply and access to that supply. Submission is neutral subject to the relief sought in the submission, being the inclusion of a suitable approved supply of water for firefighting. Seek that the proposed building is provided with a firefighting water supply in accordance with relevant code of practice.	14/09/2023	Yes	Neutral

24	James Painter	Submission relates to environment enhancement and emergency use. States that to do nothing results in dilapidation and danger. Providing a floating pontoon provides all tide access for emergencies. Supportive of all aspects of the application and applicant. States that fifth generation Taieri Mouth applicants have only the enhancement and environmental interests of the region at heart. States that they have viewed all the intended uses and development proposal and can see no negative environmental or visual impact on community. Seeks that consent is granted.		Yes	Support
25	Christopher James Knight	Submission relates to local amenities, aesthetics, safety, conservation, similar precedents, and historical. States the current wharf area is an eyesore. Suggests that proposed building is in keeping with surroundings and visual impacts including lighting should not be an issue. Seeks that consent is granted without undue constraints and caveats.	14/09/2023	Yes	Support
26	Stephen Alan Young	Supportive of application due to its provision of services for disabled person. States that this is urgently required in Otago's coastal recreation areas. Submissions talks at length about the wider wharf area appearance. Supportive of access for disabled persons and emergency services. Suggests that approval of the proposed change in use will set a foundation of quality standards for future developments. Seeks that consent is granted without undue constraints and caveats.	14/09/2023	No	Support
27	Bronwyn Ann Ballantyne	Supportive of upgrade of existing buildings. Considers it will be a significant visual improvement. Supportive of provision of access for disabled persons and 24/7 emergency access. Seeks that application is approved.	14/09/2023	No	Support
28	Ian Spencer Annette Spencer	Supports application and overall idea of the development. Supportive of growth in the	14/09/2023	No	Support

		community.			
29	Nicola Dianne Tekani Atakirau Fowler Meli Nason Tekani Atakirau Fowler	Supportive of application. Supports crane, ramp, and pontoon to provide access for disabled persons as well as emergency services. Considers that the proposed structure will be a visual improvement. Supportive of use of employment of local persons with respect to the cleaners and service people.	13/09/2023	No	Support
30	Sally Barkman	Submission relates to residential, recreational, emergency use. Fully supportive of application, particularly of the crane, pontoon, and access ramp for disabled persons. Submitter is a wheelchair user. Supportive of accommodation aspect as well, particularly giving disabled persons somewhere unique to stay. Supportive of emergency use. Seeks that consent is granted.	13/09/2023	Yes	Support
31	Allan Donald Egerton and Marilyn Joy Egerton	Submission relates to change of use - new structure and rescue facility. Supportive of application in entirety. Live on Finlayson Road which overlooks the wharf structures. Considers current structures to be an eyesore. Believe that proposed structure will improve visual aspect from all angles. Also believe the all-tide access for rescue will be a major asset for the area. Seeks that application be granted in its entirety.	13/09/2023	No	Support
32	Juliet Anderson	Strongly opposes the application. Submission relates to the building of a residential/commercial building dwelling in CMA. Believes that this will create a private residential and boating marina and will open the door regionally and nationally to boatsheds becoming private housing. Identifies numerous concerns including inconsistency with policy direction and lack of functional need for residential structure in the CMA, climate change risks. Considers that there is already access for emergency services via a different jetty and that ambulances/helicopters would use Knarston Park.	15/09/2023	No	Opposed

		Considers that the application is for the benefit of the applicant, their family, friends, and paying guests. Seeks that application is declined. Supports intention to upgrade and strengthen current wharf for recreational and fishing use and for access by disabled persons.			
33	Trevor Sutherland	Opposes the application, in particular the residential establishment. However, is supportive of the recreational, commercial, and emergency use components of the application. Seeks that the residential aspect is declined.	15/09/2023	Yes	Opposed
34	Alan Dunlop	Submission relates to proposed building, residential activity, pontoon. Submitter opposes these parts of the application. Considers new building to be an eyesore and inappropriate in this location, particularly effects of the glazing and the detraction from current landscape character. Considers that the pontoon is a maritime hazard and should be removed because it hampers access to and from the river for fishing and other activities. Considers that the area is not a suitable area for residential activities as it is a fishing and recreational boating area. States that access to the area will be hampered by residential activity and that there are no specific details for uses of the building other than residential and Air BnB activities. States that the gate will prevent public access. Concerned about vehicles, rubbish, parties, noise. Considers effects of residential activity would be substantial. Seeks that consent is declined for the building as proposed, any residential activity, and the pontoon.	15/09/2023	No	Opposed
35	Troy McNeill	Opposes the application for reasons including: precedent and potential to change complexion of entire wharf area, lack of clear/finalised details on design, use of	15/09/2023	Yes	Opposed

		public/crown space for private use, lack of immediate need for the development to occur. Considers access for disabled persons is important but is not fully thought through. Seeks that consent in current form is declined.			
36	Michelle Mary Johnston	Submission relates to disability access and emergency services access and improvements to visual aesthetics of the area. Supports access via ramp and crane and recreational experience for disabled persons. Supports all-tide floating pontoon and ramp and access for emergency services. Supports proposed build and considers this will be a visual improvement.	15/09/2023	No	Support
37	Mylrea Elizabeth Bell	Submission relates to improvement of existing structures within existing footprint and enhance wharf access. States that submission is in support of all activities proposed. Considers that the proposal will provide visual improvements, access improvements, and considers that the accommodation is a positive aspect. Considers that the Applicant's proposal is well-thought out and planned. Seeks that application is granted in full.	15/09/2023	No	Support
38	Andy Woods	Supportive of the whole application as proposed. Considers that application should be approved because it will be a visual improvement, it will provide income for the local economy, will benefit the public via improved access, will be of use to emergency services, will reinforce their contribution to the area. Considers that any adverse effects will be less than minor. Seeks that application is granted as per the applicant's documentation.	15/09/2023	No	Support
39	Scott Walker	Submission relates to all of the proposal. Supportive of proposal in its entirety. Regularly rents a holiday home across from subject wharf/structures.	15/09/2023	No	Support

		Considers that the proposed building design and look will be a visual improvement. Supportive of proposed access and accommodation for disabled persons and use by emergency services particular via the pontoon. Believes that applicants will donate a percentage of rental income to community. Considers that commercial fishing at Taieri Mouth will never return to what it was and that the proposal is an improvement.			
40	Susan Elizabeth Keith	Submission relates to commercial and residential accommodation use. Lives at Taieri Mouth. Considers that they are affected by an adverse effect relating to the proposal. Considers that the current wharf area has character which fits in with this part of Taieri Mouth and that the application is for a residential house over the river with the recreational facilities a means to gain local support. Opposes the house only, not the recreational facilities. States that there is no need for a house in the coastal area. Concerns are also expressed about the building design, visual and lighting effects, noise, vehicles, precedent, and potential to remove the recreational aspects of any permit at a later date. Concerns about health and safety in relation to use of the proposed crane. Seeks that any decision excludes commercial and recreational accommodation. Does not oppose the sale of locally caught fish.	15/09/2023	Yes	Opposed
41	Sally van Dyk	Submission is in opposition and relates to onsite storage of waste and the risk posed by storm surges and high spring tides, reverse sensitivity complaints relating to non-commercial fishing that occurs at the wharves, and the precedent that may be set by allowing private accommodation on New Zealand wharves.	15/09/2023	No	Opposed
42	Jeannine Marie Basquin	Submission relates to the proposed building,	15/09/2023	No	Opposed

		its size and character, and the storage in tanks of grey and black water. Considers that the river mouth area has a special character and a lot of sea life which should be prioritised over tourism activities. Opposes the building itself. Does not oppose the floating dock or actions to make access easier for boats. Seeks that ORC decide that a building of this size and character is not in the interest of preserving the coastal environment.			
43	Thomas Brownlie	Supportive of the application and considers that it is a key step in gentrifying Taieri Mouth and improving access to the coast for the wider public. Considers that the proposed structures align with enhancing the area's economic, recreational, and environmental value. Considers that the application creates better accessibility, environmental stewardship, community enhancement, and heritage preservation and supports these aspects. Seeks that the application is supported in full.	15/09/2023	No	Support
44	Raymond and Angela Moore	Submission relates primarily to residential component of application. Considers that the current wharf area is not dilapidated but rather has charm and character and could do with some tidying. States that the proposed building will be a towering eyesore, and that any building in the area should be in keeping with the natural landscape and should not be used as a residence. Expresses concern about the lack of engineering/geotechnical input to application. Submits that there are already areas for sporting, recreational, and emergency activities. Proposed building is not suitable and will not bring benefit to the community. Considers that the primary activity is residential accommodation for Air BnB. States that applicants are not active members of Taieri Mouth Amenities Society. Does not expect that the proposed non-residential activities will be delivered. Seeks that application is declined.	15/09/2023	No	Opposed

45	Elisabeth Lukeman	Submission relates to removal of current buildings and replacement with a new commercial centre and the alteration of the character of the area. Opposes the removal of the current buildings and view, and opposes building a modern building for commercial enterprise for the following reasons: there is no community need, wharves are heritage sites, removal of community neighbourhood identity, removal of architectural identity of area, encourages vehicle activity (noise concerns), environmental loss and degradation, states this wouldn't occur in the harbour, damage to neighbourhood identity and wildlife. Seeks that existing structures are not demolished and that the wharf area retains its current personality and heritage fishing/farming community.	15/09/2023	No	Opposed
46	Meg Evans	Opposes the proposal outright. States that applicants have already removed two structures on wharf. Considers that the proposed building and its residential use is not appropriate in this sensitive site. Concerned about precedent, additional amenities to support recreational activities, precedent, climate change, public access, design of structure. Notes that neither emergency services nor boat owners/recreational users have requested that current jetties are upgraded, and instead request that council upgrade a boat ramp. Seeks that consent is declined, unless the applicants propose to build two small boat sheds in the exact footprint and dimensions of the previous boat sheds.	15/09/2023	No	Opposed
47	Bernadette de Bono	Submission relates to proposed building structure, design, and environmental sustainability impact on community settlement. Supports the proposal. States that the proposed building enhances visual appeal, is representative of other boatsheds, and will remain largely within existing footprint with an additional access ramp. Supportive of	15/09/2023	Yes	Support

		proposed use by disabled persons and emergency services. Seeks that consent is granted.			
48	Aukaha	Submission relates to the entire application and is on behalf of Te Runanga o Otakou. Seeks that application is declined based on uncertainties inherent in the application, potential cumulative effects, lack of functional need for the structure in this location (and inconsistency with policy direction), perceived restriction on public access, and precedent setting.	15/09/2023	Yes	Opposed
49	Neil and Katrina Weir	Opposes the proposal outright. States that applicants have already removed two structures on wharf. Considers that the proposed building and its residential use is not appropriate in this sensitive site. Concerned about precedent, additional amenities to support recreational activities, precedent, climate change, public access, design of structure. Notes that neither emergency services nor boat owners/recreational users have requested that current jetties are upgraded, and instead request that council upgrade a boat ramp. Seeks that consent is declined, unless the applicants propose to build two small boat sheds in the exact footprint and dimensions of the previous boat sheds.	15/09/2023	No	Opposed
50	Brenda King and Graeme King	Opposes the proposal outright. States that applicants have already removed two structures on wharf. Considers that the proposed building and its residential use is not appropriate in this sensitive site. Concerned about precedent, additional amenities to support recreational activities, precedent, climate change, public access, design of structure. Notes that neither emergency services nor boat owners/recreational users have requested that current jetties are upgraded, and instead request that council upgrade a boat ramp. Seeks that consent is declined, unless the applicants propose to build two small boat	15/09/2023	No	Opposed

		sheds in the exact footprint and dimensions of the previous boat sheds.			
51	Gerald Paul and Karen Mary Mumm	The submission relates to the entire application. The submitter states that they are long-time regular visitors to the area, and consider that the proposal is innovative and will provide benefit to both the applicant and the community. The submitter considers that the proposal will improve the appearance of the area and will provide safe and easy access for recreational and emergency users of the CMA. The submitter seeks that the application is approved.	20/09/2023	No	Support
52	Don Hunter	Submission relates to natural character and amenity values and public access values. The submission opposes the application. Considers that there will be negative visual effects resulting from the scale of the building. Considers also that the public access will be reduced. Notes there are multiple other local options for accommodation and that development of new residential structures along the riverbank is not prudent when considering climate change and riverbank stability. Seeks that application is amended to address the building height (suggests max of 4 m) and that public access is secured 24/7.	15/09/2023	No	Opposed