

Form 1 – Application for Resource Consent

This application is made under Section 88 of the Resource Management Act 1991 (RMA).

The purpose of this Form 1 and the relevant activity form(s) is to provide applications with guidance on information that is required under the Resource Management Act 1991. Please note that these forms are to act as a guide only, and Otago Regional Council reserves the right to request additional information or to reject the application as incomplete under Section 88 of the RMA if the provisions of the fourth schedule of the RMA are not provided (refer to page 6 of this form, which details these requirements).

PLEASE NOTE: You must have Adobe Acrobat Reader installed onto your computer to use this editable version, which you can download for free from the Adobe website. This form cannot be filled in on your internet browser. REMEMBER to save the form to your computer after completing then attach and send via email along with the other relevant application forms/information to consents.applications@orc.govt.nz. The form can also be printed and completed manually.

1(a). Applicant's details:

- The full names or Company name or Trust (including full names of all Trustees) of the consent holder who will be responsible for the consent and any associated costs.
- A resource consent can only be held by a legal organisation or fully named individual(s). A legal organisation includes a registered limited company, incorporated group or registered trust. If the application is for a Trust, the full names of all Trustees are required. If the application is not for a limited company, incorporated group or trust, then you must use fully named individual(s).
- All invoices will be made out to and sent to the applicant.

Full name(s): _____

OR

Registered company: Onumai Enterprises (Greg and Ange Mirams) _____

OR

Trust (include all Trustees full names) _____

Postal address: _____

and

Physical address: (not a PO Box number) _____

Phone number: Business: _____ Private: _____

Email address: _____

Please provide a valid and clear email address. Otago Regional Council has adopted a paperless consenting process – therefore any correspondence including decision documents and consent (if granted) will be sent via email, unless you request a paper copy.

Please tick if you do not prefer contact by electronic means xx

5. Location of proposed activity:

Address: 21 Marine Parade Taieri Mouth

Legal description(s): CMA

Map reference(s) (NZTM 2000): E NZ260:145:2510-58001 N _____

Please include location details on separate documentation if there are multiple sites or activities.

Note: Certificate(s) of Title less than three months old for the site to which this application relates are required.

6. Are there any current or expired Resource Consents relating to this proposal:

Yes No

If yes, give consent number(s), description and expiry date(s):

Coastal Permit 2006.321. 1 December 2040 expiry date.

(a) Do you agree to your current consent automatically being surrendered should a replacement consent be issued?

Yes No

(b) Has there been a previous application for this activity that was returned as incomplete?

Yes No

(c) Have you lodged a pre-application with Council for this activity?

Yes No

(d) Have you spoken to a Council staff member about this application prior to lodging this application?

Yes No

If yes, please state name of staff member: Kersten Strauss and Shay McDonald

7. What is the term of consent you are seeking and reason for this term:

35 years. This is the maximum available under the Act.

8. Territorial Local Authority in which activity is situated:

Dunedin City Council Clutha District Council Central Otago District Council

Queenstown Lakes District Council Waitaki District Council

9. Do you require any other resource consent from any local authority for this activity:

Yes No

If yes, please give the date applied for or issued:

10. For the land on which the activity occurs, is the applicant (tick one):

If the applicant does not own the land to which this application relates, unconditional written approval from the land owner/affected party will be required.

- The owner The lease holder The occupier
- Prospective purchaser

If the applicant is not the land owner, who is the owner of the land on which the activity occurs/is to occur:

Name of land owner: _____

Phone number: Mobile: _____ Business: _____

Email address: _____

11. Site visit from the Consents Team:

Consents staff are able to meet with you, visit your site and see what you are proposing to do. We find that this is beneficial to everyone involved. The cost of the visit will be included in the total cost of processing your consent. However, we find that applications that have an on-site visit are processed with less congestion and at a similar or lesser overall cost. Please let us know below if you would like us to come and see your site.

I would like a member of the Consents Team to visit my site:

- Yes No

12. Processing Officer:

Due to high workloads or the complex nature of your application, it could be assigned to a consultant processing officer. Having your application assigned to an external officer should not greatly affect the processing costs. However, if you would like your application to be assigned to an internal officer then please advise. This may mean that your application enters a waiting line to be allocated and may not be processed straight away. If this is the case we will ask for a timeframe extension to cover the waiting time. There may be situations where we cannot accommodate this request but will let you know why this is.

I would like my application to only be processed by an internal staff member:

- Yes No

13. How to pay:

A deposit **must** accompany this application (see **page 9** for amounts and ways to pay). The applicant will be invoiced for all costs incurred in processing this application that exceed the deposit.

If the required deposit does not accompany your application, staff will contact you on the email address provided on this form to request payment, and after 3 working days your application will be returned as incomplete if no payment is made for the required deposit.

When paying online, please use the word '**Consent**' followed by the name of the applicant as a reference.

Method of payment:

Online bank transfer In person Credit card

Date of payment: _____

Amount paid: _____

Payment reference: _____

Please note: Your deposit may not cover the entire cost of processing your application. At the end of the application process you will be invoiced for any costs that exceed the deposit. Interim invoices may be sent out for applications, where appropriate. We will communicate processing costs to you at key stages through the process. If you would like this, then please let us know and we can see if this is an option for you.

If your application is returned to you, you will still be charged for the cost of processing the application up to the point it was returned or withdrawn. **Therefore, it is recommended that you have your application checked before it is lodged. This is a free service.**

Information regarding costs can be found via the following link:
www.orc.govt.nz/consents/ready-to-apply-for-a-consent/fees-and-charges

Consultation

(consultation is not compulsory, but it can make a process easier and reduce costs)

Under Section 95E of the Resource Management Act 1991 (the Act), the Council will identify affected parties to an application and if the application is to be processed on a non-notified basis the unconditional written approval of affected parties will be required. Consultation with potentially affected parties and interested parties can be commenced prior to lodging the application.

Consultation may be required with the appropriate Tangata Whenua for the area. The address of the local Iwi office is: Aukaha, 258 Stuart Street, P O Box 446, Dunedin, Fax (03) 477-0072, Phone (03) 477-0071, Email info@aukaha.co.nz. If you are in the Clutha River area you may need to talk to Te Ao Marama Inc, Phone (03) 931 1242. If you require further advice, please contact the Otago Regional Council.

Good consultation practices include:

- Giving people sufficient information to understand your proposal and the likely effects it may have on them
- Allowing sufficient time for them to assess and respond to the information
- Considering and taking into account their responses

Written approval forms are available on Council's website.

Information Requirements

In order for any consent application to be processed efficiently in the minimum time and at minimum cost, it is critical that as much relevant information as possible is included with the application.

Resource Management Act 1991

FOURTH SCHEDULE – ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

(Below are the provisions of the fourth schedule of the Act, which describes what must be in an application for resource consent, as amended in 2015)

1. Information must be specified in sufficient detail

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

2. Information required in all applications

- (1) An application for a resource consent for an activity (the **activity**) must include the following:
 - (a) a description of the activity; and
 - (b) a description of the site at which the activity is to occur; and
 - (c) the full name and address of each owner or occupier of the site; and
 - (d) a description of any other activities that are part of the proposal to which the application relates; and
 - (e) a description of any other resource consents required for the proposal to which the application relates; and
 - (f) an assessment of the activity against the matters set out in Part 2; and
 - (g) an assessment of the activity against any relevant provisions of a document referred to in section 104(1)(b) (*"document" includes regional and district plans, regulations, national policy statements, iwi plans*).
- (2) The assessment under subclause (1)(g) must include an assessment of the activity against:
 - (a) any relevant objectives, policies, or rules in a document; and
 - (b) any relevant requirements, conditions, or permissions in any rules in a document; and
 - (c) any other relevant requirements in a document (for example, in a national environmental standard or other regulations).
- (3) An application must also include an assessment of the activity's effects on the environment that:
 - (a) includes the information required by clause 6; and
 - (b) addresses the matters specified in clause 7; and
 - (c) includes such detail as corresponds with the scale and significance of the effects that the activity may have on the environment.

3. Additional information required in some applications

An application must also include any of the following that apply:

- (1) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1))

- (2) if the application is affected by section 124 or 165ZH(1)(c) (which relate to existing resource consents), an assessment of the value of the investment of the existing consent holder (for the purposes of section 104(2A))
- (3) if the activity is to occur in an area within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, an assessment of the activity against any resource management matters set out in that planning document (for the purposes of section 104(2B)).

4. **(relates to subdivisions – not included here as subdivisions are not within ORC’s jurisdiction)**

5. **Additional information required in application for reclamation**

An application for a resource consent for reclamation must also include information to show the area to be reclaimed, including the following:

- (1) the location of the area; and
- (2) if practicable, the position of all new boundaries; and
- (3) any part of the area to be set aside as an esplanade reserve or esplanade strip.

Assessment of environmental effects

6. **Information required in assessment of environmental effects**

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

7. **Matters that must be addressed by assessment of environmental effects**

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

Set out below are details of the amounts payable for those activities to be funded by fees and charges, as authorised by s36(1) of the Resource Management Act 1991.

Resource Consent Application Fees (from 1 July 2022)

Note that the fees shown below are a **deposit** to be paid on lodgement of a consent application and applications for exemptions in respect of water metering devices. This deposit will not usually cover the full cost of processing the application, and further costs are incurred at the rate shown in the scale of charges. GST is included in all fees and charges.

If you wish to make a payment via internet banking, or online, the details are below. Please note the applicants name and 'consent application' should be used as reference when paying the deposit.

For ways to pay, visit: www.orc.govt.nz/consents/ready-to-apply-for-a-consent

Pre-Application Work

Fees payable for pre-application work carried out before a consent application is lodged with Council will be incurred at the rates shown in the scale of charges.

Publicly Notified Applications: ³

First application	15,000.00	\$
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Non-Notified Applications and Limited Notification Applications: ³

First application (except those below)	1,750	\$
Multiple Applications ¹	2,300	
Variation to Conditions – s127	1,750	
Administrative Variation – s127	1,750	
Bore - Multiple	1,500	
Compliance Administrative Fee payable on all applications	150	

Fixed Fees

Bore - Single	750	\$
Exemption under regulation 7A of the Water Metering Regulations	150	
Exemptions from water metering regulations	450	

Hearings

Payment for Commissioner request – s100A	Per Note 2 below
	Per Note 4 below

Objections

Payment for Commissioner request – s357AB	Per Note 4 below
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Transfer of Consent Holder and Certificates Deposits:

Transfer of permits and consents	200	\$
Priority Table	200	
Section 417 Certificate	500	
Certificate of Compliance	1,750	
All Other Costs As per Scale of Charges		

Scale of Charges:

Staff time per hour:		\$
• Management	205	
• Team Leader/Principle	185	
• Senior Technical	165	
• Technical	145	
• Field staff	145	
• Administration	110	

Disbursements	Actual
Additional site notice	Actual
Advertisements	Actual
Vehicle use per kilometre	0.70
Travel and accommodation	Actual
Testing charges	Actual

Consultants
Commissioners

Actual
Actual

Harbourmaster vessel per hour	375
Councillor Hearing fees per hour:	\$
• Chairperson	\$100
• Member	\$80
• Expenses	Actual

Notes:

1. For additional permits in respect of the same site, activity, applicant, time of application, and closely related effect as the first application.
2. The deposit payable shall be 90% of the cost of a hearing as calculated by Council in accordance with information contained in the application file and using the scale of charges. The amount payable will be due at least 10 working days before the commencement of the hearing. If the amount is not paid by the due date, then the Council reserves the right under S36(7) of the Resource Management Act to stop processing the application. This may include cancellation of the hearing.

Should a hearing be cancelled or postponed due to the non-payment of the charge, the applicant will be invoiced for any costs that arise from that cancellation or postponement.

Following completion of the hearing process, any shortfall in the recovery of hearing costs will be invoiced, or any over recovery will be refunded to the applicant.

3. Where actual and reasonable costs are less than the deposit paid, a refund will be given.
4. Where an applicant requests under s100A (for a consent hearing) or under s357AB (for the hearing of an objection) an independent commissioner(s); the applicant will be required to pay any increase in cost of having the commissioner(s).

Where a submitter(s) requests under s100A an independent commissioner(s) any increase in cost that is in addition to what the applicant would have paid shall be paid by the submitter. If there is more than one submitter who has made such request the costs shall be evenly shared.

Review of consent conditions

Following the granting of a consent, a subsequent review of consent conditions may be carried out at either the request of the consent holder, or as authorised under Section 128, as a requirement of Council. Costs incurred in undertaking reviews requested by the consent holder will be payable by the consent holder at the rates shown in the Scale of Charges above.

Reviews initiated by Council will not be charged to consent holders.

Compliance Monitoring Charges

Compliance charges may also be applied to any granted consent(s). These can be found via Council's website at: https://www.orc.govt.nz/media/8679/annual-plan-2020-21_digital.pdf

Resource Consent Application Form 12B

Coastal Permit for Boatsheds, Jetties, Slipways etc



IMPORTANT NOTES TO THE APPLICANT

You must complete this form **and** Resource Consent Application Form 1 in full.

It is crucial that you provide as much relevant information as possible with your application and in an understandable way. This will help ORC staff process it efficiently, and at the minimum cost.

If all the necessary information is not entered on the form or supplied with the application then Otago Regional Council may return your application, request further information or publicly notify your application. This will lead to delays in the processing of your application and may increase processing costs.

This application form, when properly completed, should provide an adequate "Assessment of Effects on the Environment" (AEE) where the adverse effects of a proposal are not significant. However, this can only be determined on application.

GENERAL

1. Describe the structure, and state whether this is an existing or a new structure:

[Existing structure. See attached AEE](#)

2. Name the area where the structure is / will be located:

[Taieri Mouth Coastal Development Area](#)

3. Are you:

	Yes	No
(a) Reclaiming or draining?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Erecting, reconstructing, placing, altering, extending, removing or demolishing any structure?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Disturbing the foreshore or seabed by excavating, drilling or tunnelling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Depositing any substance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Destroying, damaging or disturbing the seabed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Introducing or planting any exotic or introduced plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Occupying the beach or seabed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Removing sand, shingle or other material?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. Please provide an accurate GPS location of the existing / proposed structure in NZTM2000 (New Zealand Transverse Mercator) format: [Current permit is in NZMA 260 format](#)

E 92510 N 58001

(Note: this should be two seven digit numbers e.g. E1415593 N4923363)

5. Please attach a map showing the location of the existing / proposed structure in relation to the shoreline and adjoining properties.

6. Please attach technical drawings of the existing / proposed structure, along with details showing how the structure is / will be secured in place.

7. What is the area of land involved (in square metres or hectares)?

[Approximately 80m2](#)

8. What activities will occur on or in your structure?

[Boat shed/storage/accommodation unit. See attached AEE](#)

9. For boatsheds only - please provide information regarding the disposal all wastewater (grey water / blackwater / washdown water etc.) generated from the boatshed. If you have a consent to dispose of wastewater from the boatshed, please provide the consent number.

[Grey and black water will be collected in storage tanks on the landward side of the building.](#)

[See attached AEE](#)

EXISTING STRUCTURES

10. Please provide certification from an appropriately qualified person (e.g. engineer or building inspector) that your structure is in a structurally sound, safe and sanitary state.

11. Please provide recent colour photographs of the structure from all sides (this can be included as part of the structural certification report).

12. What is the age of the structure?

[20 -30 years](#)

13. Describe the structure including what it is constructed of (wood, iron etc), what colour it is painted, and the colour of the roof if it is a boatshed.

See attached AEF

14. Has the structure been modified from its original form? If yes, please describe.

No

15. Is the structure currently authorised by a permit / consent from ORC? If yes, please provide the permit / consent number.

Yes. Coastal Permit 2006.321

CONSTRUCTION / MODIFICATION / REMOVAL OF STRUCTURES

16. Describe how the proposed works will be undertaken, including (but not limited to):

- a. Hours of operation;
- b. Total duration of the works and proposed commencement and completion dates;
- c. Who will be undertaking the works;
- d. Whether the work will be undertaken in stages and what the different stages involve;
- e. Machinery to be used and whether it will be operated from the shore or water:

a. 8am to 5pm

b. Approximate 4 weeks

c. Jason Stewart, builder

d. Will be completed in one stage

e. No machinery will be needed. No construction from the water will occur.

17. Is the work permanent or temporary?:

Permanent

18. Describe how the completed works will affect the coastal marine area:

See attached AEE

19. Will public access to any part of the coastal marine area be restricted during or following the works? If yes, please describe to what extent and for how long.

Access to wharf will be restricted during construction. Access to building will be restricted once constructed but public access to the wharf will be improved

20. Are there any alternative locations of methods for undertaking the proposed works? If yes, please describe and explain why have you chosen this location and method over others.

No

ASSESSMENT OF ENVIRONMENTAL EFFECTS

21. Within 50 metres of the activity are there any:

	Yes	No	Unsure
(a) Obvious signs of fish, eels, insect life, aquatic plants, etc?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Wetlands (e.g. swamp areas)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Waste discharges (e.g. from rural sources, industries sewage plants)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Recreational activities carried out (e.g. swimming, fishing, canoeing, boating)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(e) Areas of particular aesthetic or scientific value (e.g. archaeological sites)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Areas or aspects of significance to Iwi?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. If you have answered yes to any of the above, please describe what these are, what effects the proposed activity will have on these features, and what measures will be put in place to avoid / minimise / mitigate or remedy these effects.

[See attached AEE](#)

23. Will hazardous or toxic chemicals be used or stored on site (e.g. fuel)? If yes, please describe what these are, how they will be contained, and what measures will be put in place to ensure that the risk of harm from accidental spillages is managed appropriately.

No

24. Will there be any discharge or mobilisation of silt, sediment or other material during the proposed works? If yes, for how long will this occur, what effect will this have on water quality, and what measures will be put in place to avoid / minimise / mitigate or remedy these effects?

25. Further Assessment of Environmental Effects (AEE)

Depending on the scale of the proposed activity, a separate Assessment of Environmental Effects (AEE) may be required as outlined in the Fourth Schedule of the Resource Management Act 1991.

If you are unsure whether a separate AEE is required, please contact the Consents Team prior to lodging your application.

The extent of detail required should be relative to the scale and significance of the potential adverse effects that the activity may have on the receiving environment. The AEE must contain, but is not limited to:

- if it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity;
- an assessment of the actual or potential effect on the environment of the activity;
- if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such use;
- if the activity includes the discharge of any contaminant, a description of -
 - (i) the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and
 - (ii) any possible alternative methods of discharge, including discharge into any other receiving environment;
- a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect;
- identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted;
- if the scale and significance of the activity's effects are such that monitoring is required, a description of how and by whom the effects will be monitored if the activity is approved;
- if the activity will, or is likely to, have adverse effects that are more than minor on the exercise of a protected customary right, a description of possible alternative locations or methods for the exercise of the activity (unless written approval for the activity is given by the protected customary rights group).

26. Policy Assessment

For all applications, you must provide a policy assessment which includes an assessment of the proposed activity against:

- the matters set out in Part 2 of the Resource Management Act 1991; and
- any relevant objectives, policies, rules or other provisions of:
 - the New Zealand Coastal Policy Statement 2010 (and any subsequent versions);
 - the Otago Regional Policy Statement or proposed Regional Policy Statement;
 - the Regional Plan: Coast for Otago 2012 (and any subsequent versions); and
 - any other relevant national environmental standards or national policy statements.

27. Customary Marine Titles

Section 62(3) of the Marine and Coastal Area (Takutai Moana) Act 2011 requires that where the activity occurs over an area where a customary marine title has been applied for, the applicant must notify and seek the views of the group who have applied for the customary marine title prior to applying for resource consent. You must provide evidence with your resource consent application to demonstrate that this has been done.

CHECKLIST

In order to submit a complete application, have you remembered to?

- Fully completed this application form and Form 1?
- Attached an Assessment of Environmental Effects? (if required)
- Attached maps, technical drawings and photographs as appropriate?
- Structural Certification (for existing structures only)?
- Attached a Policy Assessment?
- Attached evidence that applicable customary marine title groups have been notified and their views sought?
- Attached any written approvals?
- Paid your deposit or attached a cheque?

To keep consent processing costs to a minimum it is strongly recommended that the checklist is complete, and all items required are attached **before** you lodge your application to the Otago Regional Council.

**APPLICATION FOR
RESOURCE CONSENT**
(Pre-application RM22.400)

ONUMAI ENTERPRISES



**21 MARINE PARADE
TAIARI MOUTH**

Prepared By

Cubitt Consulting Ltd

June 2022

TABLE OF CONTENTS

1.	Description of Proposal	1
1.1	Description of the Site.....	1
1.2	Proposed Activity.....	3
1.2.1	The Applicant	3
1.2.2	The Proposal.....	3
1.2.3	The Consents Sought	5
1.3	Status of the Activity	5
2.	Assessment of Environmental Effects.....	7
2.1	Introduction.....	7
2.2	Natural Character and Visual Amenity effects	8
2.3	Temporary Accommodation and construction activity.....	9
2.4	Ecological Values	10
2.5	Public access.....	11
2.6	Safety and Navigation.....	12
2.7	Cultural Values	12
2.8	Positive Effects	12
2.9	Conclusion.....	13
3.	The Policy Framework.....	13
3.1	NZ Coastal Policy Statement and Regional Policy Statements	13
3.2	Regional Policy Statements.....	13
3.3	Regional Coast Plan.....	17
3.4	Other matters: Kai Tahu ki Otago Natural resource Plan.....	20
4.	Part 2 of the Act	21
5.	Affected Persons and Notification	21
6.	Conclusion	23

Appendices

1. Building Plans
2. Coastal Permit 2006.321
3. Letters of Support

1. Description of Proposal

1.1 Description of Site

The site subject to this application is an existing wharf structure, located approximately 105m southwest of the intersection of Marine Parade and York Street, Taieri Mouth. Coastal Permit 2006.321 authorises the occupation of the 'coastal marine area' (CMA) in this location for the wharf and the associated storage shed and two cool sheds. The permit, which lapses on 1 December 2040, was recently transferred to the applicants, Onumai Enterprises (Greg and Ange Mirams), from Mr Keith Simon. "Onumai" is the Māori name for the headlands at Taieri Mouth.

The wharf is currently in a sad and dilapidated state of repair after years of neglect. A large farm gate secures access from Marine Parade to the wharf, which houses two old chiller containers and a lean-to storage area. The site has recently been decluttered of a large array of unused fishing equipment that has built up over the years. The associated pontoon was becoming a hazard in its own right, half sinking with half of the floats beyond repair and idly swinging with the tides. This has since been fully restored, and safely secured to the wharf as a "floating pontoon" with an access ramp in the planning.

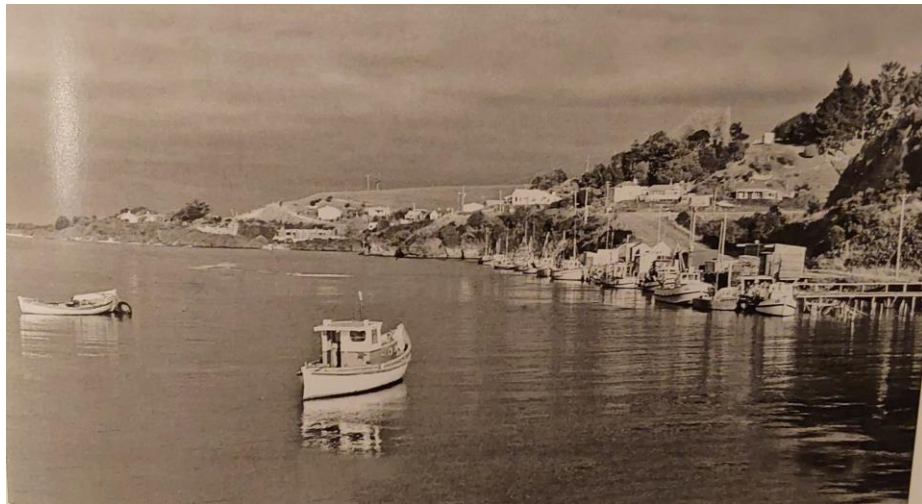
As illustrated by the photo below, the wharf (circled) is one of many located along Marine Parade in an area that was formerly a small fishing port. The wharfs are located within CMA and directly adjoin the legal road reserve of Marine Parade to the west. The landward side of Marine Parade (west) rises sharply and is covered in wilding pines with houses scattered throughout.



Attempts at establishing commercial fishing at this location began as early as the 1800's but was thwarted due to many deaths from open sailing boats negotiating the notorious bar. Again in 1910 an attempt was made to establish a regular fishing industry with motor powered boats, fishing was successful, but prices were so low the venture was abandoned. Fishing did continue but to the peril of many fishermen and boats. In 1930 collective catches of fish were transported to Dunedin by truck.

In 1954 with the introduction of power to Taieri Mouth, several storage sheds were been built on the new fishing wharves. Freezers and fuel pumps were installed which revolutionised the commercial fishing industry but did not improve the changing weather and bar conditions that made fishing a hazardous occupation at Taieri Mouth. Improved communications with Police and Air/Sea Rescue organisations enabled some disasters to be averted.

In the late 1960s and through to the 1980s, fishing was the lifeblood of the Taieri Mouth Community, with approximately 26 commercial fishing operations at the peak. By 2016, this had dropped to three operators, and in 2022 only one now remains. The 1980 photo below shows 10 commercial fishing boats tied up at the port.



The only commercial fishing boat remaining in operation out of Taieri Mouth is circled in the photo below. The other boats moored at the wharfs are all pleasure boats. The slow demise of the industry was primarily a result of the introduction of the Fisheries Act 1996. The introduction of the Act fundamentally changed the in-shore fishing industry throughout New Zealand. Of the wharves that remain, none are used commercially to service catches of fish. Paterson's fishing occasionally sells fresh fish from the wharf he once owned.



1.2 *Proposed Activity*

1.2.1 *The Applicant*

The Mirams's have a long family connection with the area, dating back to the 1890's when Greg's great grandfather, Samuel Mirams, use to holiday in the settlement. Samuel Mirams, an Architect and Engineer, was appointed in 1866 as Dunedin's City Structural Engineer. He was responsible for the sewage system, roading, sea walls and mostly remembered for the design of the Dunedin Town Belt. His son John Mirams (Greg's grandfather) owned property in the settlement and was actively involved in the Taieri Mouth Community even though he resided permanently in Dunedin.

Successive generations have owned property in the settlement culminating in Greg and Ange, along with Greg's brother Phil and his sister Sue, owning their father's property north of the river, on Taieri Mouth Road. This property has been renovated as a family holiday home and is also available for short term rental. Angela and Greg are part of the Taieri Mouth Amenities Society, which was founded in 1924. This society supports local services, including the updating of health and safety needs (Tsunami Alert and procedures), and community infrastructure such as the local hall.

1.2.2. *The Proposal*

The current coastal permit for this wharf enables commercial use of the wharf for the mooring and unloading fishing boats and the storage of fishing and boating equipment. Fishing is generally no longer viable in this location so the current permits are no longer aligned with the current function of the wharves, which is essentially a mooring and base for recreation activities and search and rescue operations. The applicants are proposing to restore and upgrade their wharf and align the coastal permit with uses more suitable to the current economic direction of Taieri Mouth, being a recreation and holiday base.

The applicants already run a successful holiday retreat in the settlement and are aware of the need for additional accommodation and the development recreation activities for guests. They currently use their wharf as a base for the boating and fishing activities they undertake with family, friends, and guests of their accommodation. Recreational fishing remains popular at Taieri Mouth, both in the river and at sea when weather allows safe crossing of the bar, while cruising up the river is also a popular pastime with visitors to Taieri Mouth. This is often undertaken on the Mirams Mustang Sports Cruiser leisure boat, which can accommodate 4 people for overnight stays on the river.

The Taieri River is also now popular with school and club water sport activities, such as rowing, kayaking and multisport events, for training and competition purposes. Each November, Taieri Mouth also hosts the Multisport and Duathlon day event.

These organisations require a base for these activities in Taieri Mouth. There are currently no all-tide access wharf facilities for small craft (kayaks, rowing skiffs, small sailing boats) in the Taieri Mouth area. Accommodation in the settlement also comes under significant pressure at these times. The applicant's current accommodation facility hosts members of the multisport and rowing fraternities on a regular basis.

This proposal will go some way to address the needs of these various activities while providing a range of public benefits. While recreational fishing remains popular at Taieri Mouth, there are currently no facilities at Taieri Mouth boat ramp to accommodate inspection by Fisheries Officers. This is now a frequent event due to a recent change in law that requires all fish caught at sea to be bought back whole to allow for inspection.

The subject wharf provides the ability to process fish – people will be able to tie their boat to the wharf and comply with the regulations. This happened to the applicant in December 2021 with a Fisheries Officer visiting the wharf as soon as the boat was docked.

There is also no wheelchair access to the wharves in this area, which is of concern to the applicants who have a close friend in a wheelchair. They propose to make this wharf wheelchair accessible to enable people with disabilities to have access to boating, fishing and swimming opportunities. This can be achieved by modifying the existing wharf and floating pontoon. The floating pontoon can rise and fall with the tides providing safe wheelchair access and easy access to small boats and other watercraft.

A further public benefit is the provision of a suitable wharf for search and rescue operations for an area that can be relatively dangerous for inexperienced boaters. The applicants themselves have recently been involved in the rescue operations (including an upturned boat accident on the river and another boat tow in January 2022) and are very aware of the lack of facilities at the current wharves to serve this function.

The wharf will be upgraded to address these issues. Associated with that will be the conversion of the existing buildings with a boat shed/accommodation unit as illustrated in appendix 1. This building will be used by family and as a short-term accommodation option, generally in association with the many training camps and competitions held on the river over the weekends. It is envisaged that the wharf will be utilised as a base for these activities with the accommodation enabling the event managers to be 'on-site,' as it were.

The applicants also envisage that associated with these events will a range of activities, such as food and coffee caravans etc, occurring on the adjoining land to service both competitors and supporters, as well as the local community. This, however, will fall outside of the ambit of this consent process but is seen as a positive effect of the proposal as it will benefit and support the local business community.

The proposed boat shed/accommodation unit is illustrated on appendix 1. It will essentially occupy a similar footprint as the existing storage sheds albeit with the wharf area that currently exists between the two containers to be incorporated within the new building. The building will also be approximately 1.7m longer but this will be an extension on to the landward side of the CMA rather than being in the CMA itself. The new building will be approximately 8.6m by 9.6m (82m²) whereas the current storage sheds occupy an area 8.5 by 8m, 68m². The additional area is primarily due to the addition of a wheelchair access ramp on the north western end of the building.

The building will have a maximum height of 5.9m at the top of the pitch. The roof will be finished in a dark coloured (ebony) aluminium coloursteel cladding while the walls will be clad in a James Hardies Linea weatherboard to replicate colonial construction. The 'Baltic Sea' colour from Resene Heritage Range has been chosen for the finish, also to reduce glare.

As noted above, a new accessible ramp will be constructed along the north-west side of the building to provide access to the main wharf. The existing pontoon, which has been upgraded, will remain at the south east end of the wharf. The existing commercial fishing station will be restored and repurposed for recreational fishing while the existing commercial fishing crane with winch will remain to aid with unloading vessels and people with disabilities.

Access to the new building will be from the grass verge that adjoins the gravel car park. Two storage areas will also be accessed directly from the grass verge. The western storage area will contain holding tanks for foul waste while the eastern storage area will contain potable water tanks. The unit will be self-contained in this respect with no waste water being discharged to the CMA.

The entrance way leads into an open planned living and dining space with attached kitchen. This area can also be used as the administration headquarters for event operations. Off this central core is a master bedroom and a bunkroom, along with a self-contained bathroom.

1.2.3 The Consent Sought

As noted above, Coastal Permit 2006.321 enables the consent holder *“to occupy the coastal marine area with a wharf, storage shed and two coolstore sheds for the purpose of using a wharf for mooring and loading/unloading a commercial vessel and the sheds for storage of fishing and boating equipment”*. As we have highlighted, commercial fishing no longer occurs from this wharf or many of the other wharves in the location. However, recreational fishing does still occur from the wharf along with a range of other recreation and sporting activities. As a consequence, the coastal permit needs to be updated to reflect this along with making provision for the associated temporary accommodation use proposed for the new building.

The proposed uses are such that a variation to the permit is not appropriate. Hence, a new permit is sought albeit on very similar terms to the current permit. We would suggest the new permit have the following purpose:

“to occupy the coastal marine area with a wharf and building for the purpose of using a wharf for mooring and loading/unloading a commercial and recreational vessels and the building for short term, temporary accommodation purposes, and for recreation and sporting purposes.”

Given any commercial/community type activity associated with any recreation or sporting events that may be run from the wharf will be on the landward side of the CMA, they do not need to be included in the permit. With the exception of condition 7, which will need to be changed to reflect the new purpose, the conditions of the current permit remain relevant and address all potential effects of the proposal.

The current permit was issued for 34 years and 7 months and expires on 1 December 2040. The applicants seek the maximum 35-year term allowable under the RMA.

1.3 Status of Activity

There are three aspects to the proposal being the occupation of the CMA, the repurposing and conversion of a structure, and the potential disturbance of the seabed during construction.

The occupation of the Coastal Marine Area is dealt with by Rule 7.5.1. The activity does not comply with, or fall under, Rules 7.5.1.1 to 7.5.1.4 so is a discretionary activity under Rule 7.5.1.5.

The removal of parts of the existing storage sheds is dealt with by 8.5.3. The permitted activity rule is Rule 8.5.3.1 which reads as follows:

The demolition or removal of any floating or open piled structure or any part of a floating or open piled structure that is fixed in, on, under, or over any foreshore or seabed is a permitted activity provided:

(a) The disturbance of the foreshore or seabed is confined to within the perimeter of the structure, and after completing the activity the foreshore or seabed is smoothed over to leave a depression no deeper than 0.5 metres; and

(b) It results in the complete removal of the structure, as far as practicable, from the coastal marine area; and

(c) The structure is no longer required, abandoned, illegal or unsafe; and

(d) All material removed or demolished from the structure is removed from the coastal marine area; and

(e) Written notice of the proposed demolition is given to the Otago Regional Council; and

(f) The structure is not a historic structure, or its removal does not disturb adjacent historic sites listed in Schedule 2 of the Plan or in the New Zealand Historic Places Trust Register for Otago

The current structures are dilapidated and potentially unsafe, and parts of it are no longer required. They are not listed heritage buildings and retain no heritage values. Nor do they adjoin or sit within a historic site. Unwanted parts of the structure will be removed from the CMA but there will be no disturbance of the foreshore or seabed as they sit on the wharf structure, which will remain undisturbed by their removal. Written notice will be provided to Council prior to their removal, if this does in fact occur.

As a consequence of the foregoing, the removal of the unwanted parts of the small lean-to section of the cool storage structure will meet the permitted activity standards.

The repurposing of the storage sheds with the proposed boat shed/ temporary accommodation unit is dealt with by Rule 8.5.2 'Maintenance, extension, alteration, replacement or reconstruction of a structure'. The circumstances provided for in Rules 8.5.2.1 to 8.5.2.4 do not apply to this proposal and hence it is a discretionary activity under Rule 8.5.2.5.

With respect to disturbance of the CMA, there are a number of rules in the Coastal Plan that deal with this matter. However, at this stage of the proposal's design we do not envisage that the construction work will disturb the CMA. It is our expectation that the existing jetty piles should be sufficient to attach the new ramp to so no further piling will be necessary. We also expect the ramp can span the distance from the existing structure to the bank so again no new base structure will be required.

However, this assessment is based on a preliminary assessment that indicated the structure was sufficient. This was carried out by a builder, not an engineer and no geotechnical investigation has been undertaken to determine foundation requirements. Once that has been done, we will be in a position to confirm the final design. If that requires additional piles, a further consent to disturb the CMA will be sought at that time.

We also note that the construction work will need to disturb the bank at the new entry and to the new ramp to create new foundations. This will occur outside CMA (above MHWS) and can be done without disturbing the seabed while containing any sediment that could be generated.

Overall, the proposal is considered to be a **discretionary activity**.

2. Assessment of Environmental Effects

2.1 Introduction

Being a discretionary activity, Council is not restricted in terms of the matters it can consider. However, in this case the existing environment is significant in the assessment of this proposal. The application site is located within 'Coastal Development Area 5' at Taieri Mouth of the Regional Plan: Coast. Schedule 2.2 of that Plan makes the following statement in relation to these areas:

There are a number of developed areas within Otago's coastal marine area. These areas are characterised by having a mixture of structures, facilities and associated infrastructure required by the recreational and commercial activities occurring in those areas. In considering applications for activities within or adjacent to coastal development areas, the values identified within those areas will be recognised and regard will be given to the need to provide for those values, as appropriate.

The schedule identifies the values within this part of the Taieri Mouth CMA as being fishing and recreational facilities. As the photos included in this application indicate, this location is well developed with commercial wharves, originally utilised for commercial fishing. The more common use now is recreational activities such as fishing and boating. The subject wharf was also originally utilised for commercial fishing and while it is still used for fishing purposes, that is now generally of a recreational nature. The storage sheds have continued to be used for storing fishing gear although much of this has recently been removed.

The Coastal Permit that authorises the wharf and its commercial use (2006.321) does not lapse until 1 December 2040. Hence, it is part of the legal environment against which this application must be assessed. If the consent sought here exceeds the 1 December 2040 expiry date, then it is no longer part of the legal environment but at that point in time we have no way of knowing what that legal environment may look like. It is reasonably safe to assume that this area will still be developed in a manner similar to what is there now.

As a consequence, the application is not for a new activity and the effects of the proposal can be measured against the existing wharf structure and associated buildings. The existing wharf will be upgraded and strengthened if necessary but we do not envisage this to require disturbance of the seabed. Visually, the proposal is seen as a significant improvement over what is currently on site, with a resultant enhancement of natural character and amenity values.

Having reviewed the provisions of the Coast Plan, the following matters require consideration:

- Effects on natural character and visual amenity values
- The effect of temporary occupation and construction activities on amenity values
- Effects on ecological values
- Effects on public access
- Effects on safety and navigation

- Effects on cultural values

These matters are each considered below.

2.2 *Natural Character and Visual Amenity Values*

Outside of it being located within the CMA, there are no recognised landscape values under the Clutha District Plan in this location. As noted above, the site is located within the within 'Coastal Development Area 5' at Taieri Mouth of the Regional Plan: Coast. This is an area of the CMA that is developed for commercial and recreational purposes through the establishment of wharfs and associated storage structures. The subject wharf is consented for use until 1 December 2040 and forms part of the legal environment. The wharf and associated structures, along with many of the other wharves in the area, is in a poor state of repair, arguably in breach of conditions 5 and 6 of the existing permit, which requires the structures to blend into the environment and be kept in a tidy state.



The existing structures, which have been recently tidied up somewhat by the applicant

This location is the entry point to the settlement and it is somewhat of an eyesore as the commercial fishing industry has been in decline for some time now and the infrastructure has not been adequately maintained as a result.

The applicants have only recently purchased the wharf and have removed much of the previous equipment stored at the site. Enabling the proposed activity at the wharf will ensure that natural character and visual amenity values are vastly improved at the site. The project architect, Mr Bernard Young, has succeeded in creating a modern, functional structure on the wharf that recognises the industrial heritage of the location while ensuring it blends into the landscape. To this end, dark colours and tinted glazing have been chosen to reduce glare (in contrast to the current structure) while ensuring it is not a dominant feature on the water front.

The building is visually represented at A701 to A703 of the attached plan set. The replacement structure will be visible to residents across the Taieri River to the north and those driving along Taieri Mouth Road. The effect of this will be overwhelming positive given the current state of the existing structures. Likewise, for those traveling along Marine Terrace (from both directions) where the building will present as an attractive addition to the local environment even though they will generally experience the rear and sides of the building.

As a consequence of the foregoing, we believe that any adverse effects on natural character and visual amenity values of this proposal are less minor. Overall, the effects on these values will be positive.

2.3 *Temporary occupation and construction activity effects*

There will of course be some landscape and amenity effects, potentially adverse, during the demolition and construction phase of the project. Construction works are of a short duration and temporary nature but they can generate adverse visual effects and other amenity effects such as noise and dust.

The neighbouring properties in this location are generally at some distance from the site, either across the river to the north east or high above it to the south east. Hence, we do not anticipate any amenity related issues during construction.

Dust will not be a concern at this site given there are no earthworks (apart from some minor work required on the bank). With respect to noise effects, the applicant will comply with the New Zealand Standard Acoustics - Construction Noise NZS 6803:1999. Works will be restricted to Monday to Saturday, 7:30am – 6:00pm, which will minimise any effects on potentially sensitive receptors and the public. This will ensure that construction noise is appropriately mitigated.

The temporary occupation of the building by guests and event organisers will have some impact on amenity values due to the presence of people on the wharf and its environs, both during the day and during the evening. Accommodation guests will generate activity normally associated with a domestic dwelling and this can involve noise and traffic generation while at night time, the building will be lit. However, this activity will be minimal in comparison to the type of activity normally associated with commercial wharves and will be in keeping with the residences in the surrounding environment.

The operation of events from the facility does have the potential to draw larger gatherings to the location but again this is type of activity is not unexpected in such locations given wharves are often used for recreation and sporting purposes. Most of these effects will be on the landward side of the site, so outside the Councils discretion. However, there is ample space here for the community to congregate without creating any significant traffic and amenity related issues.

In terms of servicing, the building will be totally self-contained. As with many Taieri Mouth dwellings, grey and black water will be collected in storage tanks on the landward side of the building. These will be easily accessible so that they can be regularly emptied for disposal at the appropriate facility. Water tanks will also be located on the landward side of the building and will store rain water for use on-site. If necessary, they can easily be topped up from a water tanker. The site is currently serviced with power and the applicant is proposing to underground the existing line so as to improve visual amenity.

We note that the control of ongoing noise at the site is already addressed by condition 8 of the existing permit. It is appropriate to roll this condition over to any new permit issued.

In conclusion, we believe that any adverse effects on amenity values from construction activities and temporary occupation of the building will be less minor. Overall, the effects of temporary occupation are likely to be positive on the social and economic wellbeing of the local community.

2.4 *Ecological Values*

The nature of the site is such that there are very limited ecological values present (leaving aside aquatic values). The wharf structure is located in a highly modified environment adjoining a road with a large gravel shoulder that provides parking for people using the wharf area. There is a narrow, grassed strip of land between the gravel carpark and the bank where the wharves in this location attach to land. This environment retains little in the way of ecological values. While birds may currently perch and/or nest on the existing wharf structure, any effect on this will be temporary and there are other alternatives available nearby for any displaced bird.

The existing wharf obviously sits above the CMA on piles that are driven into the CMA. As noted above, we do not envisage any requirement for additional piling work to occur as the result of this proposal (although this will be assessed at the detail design phase, and consented if required). There will be work on the bank above MHWS and appropriate measures will be put in place to contain sediment discharge to ensure nothing enters the CMA. Hence, there will be no impact on the ecological environment of the CMA.

Overall, any effect on ecological values is considered to be less than minor.



Environment adjacent the existing wharf structure

2.5 *Public Access Values*

The applicant notes that as a general principle, the right to occupy the Common Marine and Coastal Area is not an exclusive right. Our understanding is that the general public cannot be excluded from the areas or any part of the areas to which the consent applies, unless necessary for the primary purpose of the structures, and only to the extent necessary to enable the primary purpose of the structures.

As advised by ORC staff, for the typical wharf and boat shed arrangement, this would mean that the boat shed/accommodation unit could be locked and inaccessible to the general public, as this is necessary to achieve the primary purpose of the structure and to enable the storage the Consent Holder's personal equipment.

However, the general rule of thumb is that the wharf is freely accessible to the public all the time. While there will be accessible wharves in this area, this does not always happen in practice, and that access is often limited and not always fit for purpose. The restoration and revamping of this wharf will enhance public access to the CMA in this location by providing restricted mobility access; providing for recreational fishing inspections by Fisheries Officers; and significantly, for Civil Defence, Emergency Services and other Community agencies, such as the Harbour Master. The refurbished ponton and wharf structure (illustrated below) will enable the safe transfer of distressed/injured people to and from water via a small crane. The building can also act as a base for any longer-term search and rescue mission. Access of this type is not currently available in this location so will have a significant public benefit.



The facility will also be available to provide access to the water for numerous water sport activities including competitions. This will include rowing, kayaking and multi-sport events, both for training

purposes and competitions. Again, the building can be used as a base to manage/co-ordinate such activities and events.

As a consequence of the foregoing, while the area of wharf technically available for public access will remain unchanged, the refurbished ponton and wharf structure will significantly improve this access and make it available to a wider segment of the public, in particular the disabled community. It will also enhance access for public health and safety authorities. To that end, the applicant has consulted the Harbour Master (Steve Rushbrook) who has provided support to the proposal outlined in the letter attached.

In conclusion, we consider the proposal will not only enhance public access to the CMA but will provide a range of significant public benefits in doing so.

2.6 *Safety and Navigation*

Given the footprint of the wharf is not changing in any significant way, there will be no impact on navigation. The letter of support from the Harbour Master states there are *“no navigational concerns with this application, it is essentially an upgrade to the current situation and one that would benefit the community and emergency services in regard to access to at water level.”* The Harbour Master goes on to state that *“access to 21 Marine Parade will be available at all times for Civil Defence, Emergency Services and other Community agencies, such as Harbour Master, the public benefit being safe transfer of users to and from water. This includes accessibility for disabled persons with access to the small crane.”* He confirms that *“access of this type (as proposed) is not currently available in this area and would be of huge benefit to many.”*

In this context, the proposal is considered to have significant positive safety benefits for the community at large.

2.7 *Cultural Values*

The coastal environment has a number of values to Iwi including, but not limited to, wahi tapu (sacred places), mahika kai (food places) and coastal water. As a consequence, Iwi are currently being consulted on this proposal. Once we have their feedback (and hopefully, written approval), this will be passed on to Council. However, we do not envisage any values of concern to Iwi being compromised by this activity, given it is located on an existing wharf within a defined 'Coastal Development Area'. No further seabed disturbance will occur while all wastewater will be contained and will not be discharged into the CMA. Construction works will be undertaken in a manner that ensures all sediment is contained and does not discharge into the CMA.

2.8 *Positive Effects*

Positive effects are included within the definition of 'effect' in the Act, and as a consequence, must be considered as part of the assessment process. Many of the effects outlined above are considered to be positive effects of the proposal. This includes the enhancement of visual amenity values as a result of the new structure and enhanced public access and safety.

The applicants have consulted a number of public organizations that have an interest in public access and safety and their support for the proposal is attached.

In addition to this will be the economic effects that flow onto the local community from the accommodation and event promotion components of the proposal. The applicants already demonstrate their utilisation and support of the local community through the employment of local people to service their existing family property that is also used for short term accommodation. They envisage that this approach would be expanded to service the wharf. The quality and reputation of the applicants existing short term accommodation at Taieri Mouth has brought high value visitors to the region where they stay, spend and enjoy the regions natural features and businesses.

2.9 Conclusion

The above assessment leads us to conclude that any adverse effects of the proposed activities will be less than minor with the majority of effects being positive overall. In our opinion, the proposal will contribute positively to Taieri Mouth's social, economic, and cultural well-being and the health and safety of locals and visitors alike.

3. The Policy Framework

3.1 ***New Zealand Coastal Policy Statement and Regional Policy Statement***

The New Zealand Coastal Policy Statement (NZCPS) contains a range of provisions relating to the coastal environment and the CMA. However, the NZCPS was considered when the regional policy statements and the Regional Plan: Coast for Otago were developed. Hence, these documents are consistent with the NZCPS, and contain more specific and detailed provisions. As a consequence, it is not necessary to consider the NZCPS here.

3.2 ***Partially Operative and Proposed Otago Regional Policy Statement***

The RPS provides an overview of the resource management issues for the Otago Region and the ways of achieving integrated management of its natural and physical resources. There are currently two regional policy statements in play in the Otago Region:

- Partially Operative Regional Policy Statement (PORPS 2021)
- Proposed Otago Regional Policy Statement (P-ORPS), which was notified on the 26th of June 2021.

(a) *Proposed Otago Regional Policy Statement (P-ORPS)*

The key RPS document is considered to be the latest iteration, the P-ORP. The most relevant provisions are addressed below. The first set of provision are a number of overarching policies as follows:

MW-01 – Principles of Te Tiriti o Waitangi

The principles of Te Tiriti o Waitangi are given effect in resource management processes and decisions, utilising a partnership approach between councils and Papatipu Rūnaka to ensure that what is valued by mana whenua is actively protected in the region.

MW-P3 – Supporting Kāi Tahu well-being

The natural environment is managed to support Kāi Tahu well-being by:

1. *protecting customary uses, Kāi Tahu values and relationships of Kāi Tahu to resources and areas of significance, and restoring these uses and values where they have been degraded by human activities,*
2. *safeguarding the mauri and life-supporting capacity of natural resources, and*
3. *working with Kāi Tahu to incorporate mātauraka in resource management.*

IM-01 – Long term vision

The management of natural and physical resources in Otago, by and for the people of Otago, including Kāi Tahu, and as expressed in all resource management plans and decision making, achieves healthy, resilient, and safeguarded natural systems, and the

ecosystem services they offer, and supports the well-being of present and future generations, mō tātou, ā, mō kā uri ā muri ake nei.

IM-O2 – Ki uta ki tai

Natural and physical resource management and decision making in Otago embraces ki uta ki tai, recognising that the environment is an interconnected system, which depends on its connections to flourish, and must be considered as an interdependent whole.

IM-P2 – Decision priorities

Unless expressly stated otherwise, all decision making under this RPS shall:

- 1. first, secure the long-term life-supporting capacity and mauri of the natural environment,*
- 2. secondly, promote the health needs of people, and*
- 3. thirdly, safeguard the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

IM-P6 – Acting on best available information.

Avoid unreasonable delays in decision-making processes by using the best information available at the time, including but not limited to mātauraka Māori, local knowledge, and reliable partial data.

We consider the proposal to be consistent with these overarching provisions. Kai Tahu is being consulted on the proposal and we do not expect any particular concerns being raised given the proposal relates to an existing structure and what is proposed is a significant upgrade, without any disturbance of the seabed. All wastewater will be contained so will not enter the CMA. Hence, the long-term life-supporting capacity and mauri of the natural environment is not compromised by this proposal. There are a number of aspects of the proposal that will promote and maintain the health and wellbeing of both the community and the applicant alike.

In terms of the specific coastal policies, we considered the following to be the most relevant:

CE-O1 – Safeguarding the coastal environment

The integrity, form, functioning and resilience of Otago's coastal environment is safeguarded so that:

- (1) the mauri of coastal water is protected, and restored where it has degraded,*
- (2) coastal water quality supports healthy ecosystems, natural habitats, water-based recreational activities, existing activities, and customary uses, including practices associated with mahika kai and kaimoana,*
- (3) the dynamic and interdependent natural biological and physical processes in the coastal environment are maintained or enhanced,*
- (4) representative or significant areas of biodiversity are protected, and*
- (5) surf breaks of national significance are protected.*

CE-O5 – Activities in the coastal environment

Activities in the coastal environment:

- (1) make efficient use of space occupied in the coastal marine area,*
- (2) are of a scale, density and design compatible with their location,*
- (3) are only provided for within appropriate locations and limits, and*
- (4) maintain or enhance public access to and along the coastal marine area, including for customary uses.*

CE-P10 – Activities within the coastal marine area

Use and development in the coastal marine area must:

- d) *The natural movement of water and sediment;*
- e) *The natural darkness of the night sky;*
- f) *Places or areas that are wild or scenic;*
- g) *A range of natural character from pristine to modified;*
- h) *Experiential attributes, including the sounds and smell of the sea; and their context or setting.*

The natural character of this particular part of the coast is modified. The proposal will have little, if any, effect on the other values listed.

Policy 3.1.13 Environmental enhancement

Encourage, facilitate and support activities that contribute to the resilience and enhancement of the natural environment, by where applicable:

...

- g) *Improving access to rivers, lakes, wetlands and their margins, and the coast;*
- h) ...

This proposal will improve access to the coast so should be supported and encouraged.

Policy 3.2.10 Managing the high natural character of the coastal environment

Preserve or enhance the high natural character of the coastal environment, by all of the following:

- a) *Avoiding significant adverse effects on those values that contribute to the high natural character of an area;*
- b) *Avoiding, remedying or mitigating other adverse effects;*
- c) *Recognising and providing for the contribution of existing introduced species to the natural character of the coastal environment;*
- d) *Encouraging enhancement of those values that contribute to the high natural character of an area;*
- e) *Controlling the adverse effects of pest species, preventing their introduction and reducing their spread.*

This location does not have high natural character but the proposal will enhance the amenity values of the area.

Policy 5.1.1 Public access

Maintain or enhance public access to the natural environment, including to the coast, lakes, rivers and their margins and where possible areas of cultural or historic significance, unless restricting access is necessary for one or more of the following:

- a) *Protecting public health and safety;*
- b) *Protecting the natural heritage and ecosystem values of sensitive natural areas or habitats;*
- c) *Protecting identified sites and values associated with historic heritage or cultural significance to Kāi Tahu;*

d) *Ensuring a level of security consistent with the operational requirements of a lawfully established activity.*

This proposal will improve current levels of access to the CMA in this location.

Policy 5.4.9 Activities in the Coastal Marine Area

In the coastal marine area minimise adverse effects from activities by all of the following:

a) *Avoiding activities that do not have a functional need to locate in the coastal marine area;*

...

d) *Providing for the efficient use of space by requiring structures be made available for public or multiple use wherever reasonable and practicable;*

...

This proposal is utilising an existing structure that provides for commercial and recreation uses. While it could be said that the temporary accommodation aspect of the proposal does not have a functional need to be in this location, it is ancillary to the recreational use of the site. The proposal provides for multiple uses of the site and enhances public access.

While there is some inconsistency with this policy, the PORPS takes a more balanced approach to this issue and should be preferred as it is more aligned with the New Zealand Coastal Policy Statement.

3.3 Regional Plan: Coast

The relevant objectives and policies of the RPC are assessed below. Overall, the proposal is considered consistent with the policy framework of this plan.

Section 5: Coastal Management

This section identifies recognises and provides for a range of different areas within the CMA. These areas have values associated with them which need to be recognised in the management of Otago's coastal resources.

Objective 5.3.1

To provide for the use and development of Otago's coastal marine area while maintaining or enhancing its natural character, outstanding natural features and landscapes, and its ecosystem, amenity, cultural and historical values.

Policy 5.4.3

To recognise the following areas, as identified in Schedule 2.2, as coastal development areas within Otago's coastal marine area:

... CDA 5 Taieri Mouth.

Explanation

There are a number of developed areas within Otago's coastal marine area. These areas are characterised by having a mixture of structures, facilities and associated infrastructure required by the recreational and commercial activities occurring in those areas. ...

Principal reasons for adopting

This policy recognises the importance of the facilities, services, and infrastructure associated with the developed areas for the social, cultural and economic well being of Otago's communities.

Policy 5.4.4

Regard will be given to the need to provide for the values associated with any coastal development area when considering the use, development and protection of Otago's coastal marine area.

Explanation

There are a wide range of existing activities occurring within the coastal development areas that must be recognised and provided for in the Plan. The consideration of new activities in the area must be set within the context of the existing uses, the developed nature of the areas, and the purpose to which the developed areas are put.

Principal reasons for adopting

The continued use and development, where appropriate, of areas already developed within Otago's coastal marine area is important for the social, economic, and cultural well being of the people of Otago.

Policy 5.4.8

Regard will be given to the need to provide for the values associated with any coastal harbourside area when considering the use, development and protection of Otago's coastal marine area.

Explanation

There are a wide range of activities that can occur in a coastal harbourside area that must be recognised and provided for in the Plan. The consideration of new activities must be set within the context of the uses of the area, the developed nature of the area, and the purpose to which the developed areas are put. **Recreation and public access are important values associated with coastal harbourside areas with their change in focus from traditional port activities to recreation and people places. Development in and around these areas can adversely or beneficially affect public use of these areas. It is important that any adverse or beneficial effect on recreational and public access values is taken account of when considering a proposed use of the coastal marine area in coastal harbourside areas.** Examples of activities to be facilitated in the Steamer Basin area include use of small recreational craft, marine type berthage, public events space, departure point for related maritime activities, access for kayaks and public access to the water level. It is anticipated that additional wharves, pontoons and other structures will need to be established to enhance public access and recreation.

Principal reasons for adopting

Providing for increased public use of areas already developed within Otago's coastal marine area is important for the social, economic, and cultural well being of the people of Otago.

The proposal is consistent with this policy framework as it is located in an area identified as a 'Coastal Development Area' in the Coast Plan. In terms of Policy 5.4.8, the focus of this particular coastal harbourside area has changed over time as the viability of commercial fishing has reduced in this location. The balance is now heavily weighted toward recreation and public use. This proposal is entirely consistent with that and will assist in ensuring the viability of the area for generations to come.

Section 7: Public Access and Occupation of Space

This section considers the need to maintain and enhance public access to and along the coastal marine area, while considering those cases where occupation or restricted access is required.

Objective 7.3.1

To maintain and as far as practical enhance public access to Otago's coastal marine area.

Objective 7.3.2

To provide for activities requiring the occupation of the coastal marine area

Policy 7.4.2

For activities seeking the right to occupy land of the Crown, consideration will be given to the reasons for seeking that occupation, whether or not a coastal location is required, and to any other available practicable alternatives

7.4.3

Public access to and along the margins of the coastal marine area will only be restricted where necessary:

- (a) To protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna; or*
- (b) To protect Maori cultural values; or*
- (c) To protect public health or safety; or*
- (d) To ensure a level of security consistent with the purposes of a resource consent; or*
- (e) To facilitate temporary Navy defence operations in Otago Harbour; or*
- (f) In other exceptional circumstances sufficient to justify the restriction.*

The proposed activity will not occupy any more of the CMA than the current activity and nor will it restrict the public access any further than already occurs. The restriction that will occur is in line with Policy 7.4.3(d), to protect personal property of the consent holder. Overall, the proposal will enhance public access.

Section 8: Structures and Signs

Coastal structures are often required in the coastal marine area in order to provide for a variety of recreational, commercial or industrial purposes. This section addresses these activities and their effects.

Objective 8.3.1

To recognise and provide for values associated with:

- (a) Areas of cultural significance; and*
- (b) Areas of conservation value; and*
- (c) Areas of public amenity;*

when considering structures within the coastal marine area.

Objective 8.3.2

To preserve the natural character of Otago's coastal marine area as far as practicable from the adverse effects associated with structures.

Objective 8.3.3

To provide for the development of appropriate new structures and maintenance of existing structures, whilst minimising the use of structures which do not require a coastal marine location.

Objective 8.3.4

To take into account the effects of natural physical coastal processes when considering structures in the coastal marine area.

Policy 8.4.3

To recognise and have regard for the values and uses associated with coastal development areas and when considering activities involving structures in and adjacent to coastal development areas and coastal harbourside areas.

Policy 8.4.4

New structures will be avoided, as far as is practicable, in areas of open space, and in areas of little or no development, in order that the amenity values associated with those areas are maintained or enhanced.

Policy 8.4.5

New and existing structures will be required to be maintained in a structurally sound and tidy state, and should blend as far as is practicable with the adjoining landscape to minimise the visual impact of that structure on the character of the area

Policy 8.4.6

When considering structures within the coastal marine area, consideration will be given to the disposal of wastes, the reticulation of water, and the provision of power and other services where necessary.

Policy 8.4.7

To encourage new structures within the coastal marine area to provide an additional 0.3 metres of freeboard, or be designed so as to be able to incorporate an additional 0.3 metres of freeboard at a later date, in order to take account of the possibility of sea level rise.

Policy 8.4.8

To require the removal of any structure that is abandoned or redundant by the holder of the consent authorising that structure.

Policy 8.4.9

Structures should only be allowed to locate in the coastal marine area where there are no practicable alternatives elsewhere.

The proposal is located on an existing structure within a coastal harbourside area and will continue the transformation of this area to a coastal recreation area. There will be no impact on the coastal processes of CMA. The existing dilapidated structures will be replaced with a new structure that will enhance the amenities values of the area. All waste generation will be contained and will not discharge to the CMA.

The proposal is considered consistent with this policy framework.

3.4 Other Matters: Kai Tahu ki Otago Natural Resource Management Plan

The Kai Tahu Ki Otago Natural Resource Management Plan 2005 (NRMP) outlines natural resources of importance to Kai Tahu. The CMA is one of the areas Kai Tahu seeks to preserve and protect. The relevant policies in relation to this proposal are seen as the following:

Policy 5.8.4(6)

To encourage any land use activity adjacent to the coastal environment to avoid or mitigate any adverse effects on coastal water quality. For example, set back distances for effluent spraying and protection of coastal margins.

5.8.16(5)

To encourage coastal buffer zones free from visually intrusive structures and activities.

5.8.16(6)

To protect the coastal environment from encroachment of the built environment.

5.8.16(7)

To require that buildings and developments within the coastal environment are to be in sympathy with the cultural landscapes.

5.8.16(8)

To require that jetties and other structures in the foreshore area are controlled to minimise adverse environmental impacts and to ensure access by Kāi Tahu ki Otago to culturally significant areas.

These policies are probably more important in the context of informing the development of regional policy documents. The regional plans considered above are largely consistent with the outcomes sought by the NRMP. This particular area does not appear to be a 'cultural landscape' of importance to Iwi and has been identified as appropriate for coastal development. However, the proposal has

been designed to enhance the visual amenity values of the area and avoid any adverse effects on coastal water quality.

Overall, the proposal does not appear to be inconsistent with the NRMP. However, consultation with iwi will occur and their feedback will be provided.

4. Part 2 of the Act

Under Section 104(1) of the RMA, a consent authority must consider resource consent applications "subject to Part 2" of the RMA, specifically, sections 5, 6, 7 and 8.

The Court of Appeal has recently clarified how to approach the assessment of "subject to Part 2" in section 104(1). In *R J Davidson* the Court of Appeal found that:

- Decision makers must consider Part 2 when making decisions on resource consent applications, where it is appropriate to do so. The extent to which Part 2 of the RMA should be referred to depends on the nature and content of the planning documents being considered
- Where the relevant planning documents have been prepared having regard to Part 2 of the RMA, and with a coherent set of policies designed to achieve clear environmental outcomes, consideration of Part 2 is not ultimately required. In this situation, the policies of these planning documents should be implemented by the consent authority. The consideration of Part 2 "would not add anything to the evaluative exercise" as "genuine consideration and application of relevant plan considerations may leave little room for Part 2 to influence the outcome". However, the consideration of Part 2 is not prevented, but Part 2 cannot be used to subvert a clearly relevant restriction or directive policy in a planning document.
- Where it is unclear from the planning documents whether consent should be granted or refused, and the consent authority has to exercise a judgment, Part 2 should be considered.
- If it appears that the relevant planning documents have not been prepared in a manner that reflects the provisions of Part 2, the consent authority is required to consider Part 2.

In this case, we have not identified any invalidity, incompleteness or uncertainty of meaning in the relevant regional planning documents. Hence, we do not consider it necessary to consider these matters in this assessment.

5 Affected Persons and Notification

The following notification assessment has been provided in the ORC's standard template for ease of reference.

Section 95A Public Notification

Step 1: Is public notification mandatory as per questions (a) – (c) below?

(a) Has the applicant requested that the application be publicly notified? **No**

(b) Is public notification required by Section 95C? **No**

Has further information been requested and not provided within the deadline set by Council? **N/a**

Has the applicant refused to provide further information? **N/a**

Has the Council notified the applicant that it wants to commission a report but the applicant does not respond before the deadline to Council's request? **N/a**

Has the applicant refused to agree to the Council commissioning a report? **N/a**

(c) Has the application been made jointly with an application to exchange recreation reserve land under section 15AA of the Reserves Act 1977? **No**

Step 2: Is public notification precluded as per questions (a) – (b) below?

(a) Is public notification precluded by a rule in the plan or a NES? **No**

(b) Is the application for one or more of the following activities but no other activities:

(i) A controlled activity? **No**

(ii) A restricted discretionary, or discretionary activity, but only if the activity is a subdivision of land or a residential activity? **No**

- (**ii**) A restricted discretionary, discretionary or non-complying activity but only if the activity is a boundary activity? **No**
(**iii**) A prescribed activity (see section 360G(1)(a)(i))? **No**

Step 3: Does the application meet either of the criteria in (a) or (b) below?

- (**a**) Is the application for a resource consent for one or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification? **No**
(**b**) Will the activity have or be likely to have adverse effects on the environment that are more than minor in accordance with Section 95D? **No**

The adverse environmental effects on the environment from the proposal are discussed above. We consider that any potential adverse effects on the environment will be less than minor (discounting the site and adjacent sites).

Step 4: Do special circumstances exist in relation to the application that warrant the application being publicly notified?

No, not in our opinion.

The Court of Appeal in *Far North District Council v Te Runanga–a-iwi O Ngati Kahu* [2013] NZCA 221 summarised the relevant law relating to special circumstances as follows:

... A “special circumstance” is something, as White J accepted, outside the common run of things which is exceptional, abnormal or unusual but less than extraordinary or unique. A special circumstance would be one which makes notification desirable despite the general provisions excluding the need for notification. As Elias J noted in Murray v Whakatane District

Council:

... the policy evident in those subsections seems to be based upon an assumption that the consent authority does not require the additional information which notification may provide because the principles to be applied in the decision are clear and non-contentious (as they will generally be if settled by district plan) or the adverse effects are minor. Where a consent does not fit within that general policy, it may be seen to be unusual.

[37] ...the special circumstance must relate to the subject application. The local authority has to be satisfied that public notification, as opposed to limited notification to a party or parties, may elicit additional information bearing upon the non-complying aspects of the application. We repeat that Carrington’s application to construct and use dwelling houses was, as White J accepted, a permitted activity in the Rural Production Zone. FNDC’s discretion when determining the application was accordingly restricted by s94B to those aspects of the activity which specifically remained for its consideration-compliance with the traffic intensity and vehicle access standards.

As noted in our assessment of effects above, we consider that any potential adverse effects of the proposal will be less than minor and certainly no more than minor. Overall, the proposal is considered to have significant positive public benefits. Public notification will not elicit any additional information that may assist a substantive decision.

Merely because the public might be interested in a proposal does not mean it should be publicly notified. Venning J confirmed this in *Urban Auckland, The Society for the Protection of Auckland City and Waterfront Incorporated v Auckland Council and others* when he said that:

Concern on the part of an interested party could not of itself be said to give rise to special circumstances because if that was so every application would have to be advertised where there was any concern expressed by the people claiming to be affected.

We note that this is not a unique activity in many parts of the country. Accordingly, we do not consider there to be any special circumstances that would warrant public notification.

Section 95B Limited Notification

Step 1

Section 95B(2) Are there any affected groups or persons identified under Section 95B(2):

- (a) Protected customary rights groups? **Not as far we are aware**
- (b) Customary marine title groups?

Section 95B(3)(a) Is the proposed activity on or adjacent to, or may it affect, land that is the subject of a statutory acknowledgement made in accordance with an Act specified in Schedule 11? **Yes. Te Tai o Arai Te Uru (the Otago Coastal Marine Area) is a statutory acknowledgement area.**

Section 95B(3)(b) Is a person to whom a statutory acknowledgement is made an affected person under Section 95E? **Yes**

Step 2

Is Limited Notification precluded under Section 95B(6)?

- (a) Is the application for a resource consent for one or more activities, and each activity is subject to a rule or national environmental standard that preclude limited notification? **No**
- (b) (i) Is the proposal a Controlled Activity that requires consent under the District Plan (other than a subdivision of land)? **No**
- (ii) Is it a prescribed activity under Section 360G(1)(a)(ii)? **No**

Step 3

Having regard to Section 95E of the Resource Management Act, identify persons who would be adversely affected by the proposed activity by effects that are minor or more than minor, but not less than minor and give reasons why affected parties were identified.

The following parties have been identified to be affected parties due to effects on them that are minor or more than minor for the reasons stated below.

Affected Party	How they are affected	Why effect is minor or more than minor
Aukaha on behalf of Mana Whenua	Due to effects on iwi values	The proposal is altering a man-made structure within the coastal environment which may potentially have a minor effect on iwi values

The following parties were not considered to be affected parties to the application as effects on them will be less than minor or they are not considered to be affected parties:

Party	Why they are not affected
Director General on behalf of Department of Conservation	Effects on ecological and conservation values are considered to be less than minor.
Nearby	Effects on amenity values are not considered to be

residential properties	adverse.
------------------------	----------

Have all persons identified as affected under Step 3 provided their written approvals? Written approval is being sought from iwi.

Step 4 Further notification in special circumstances

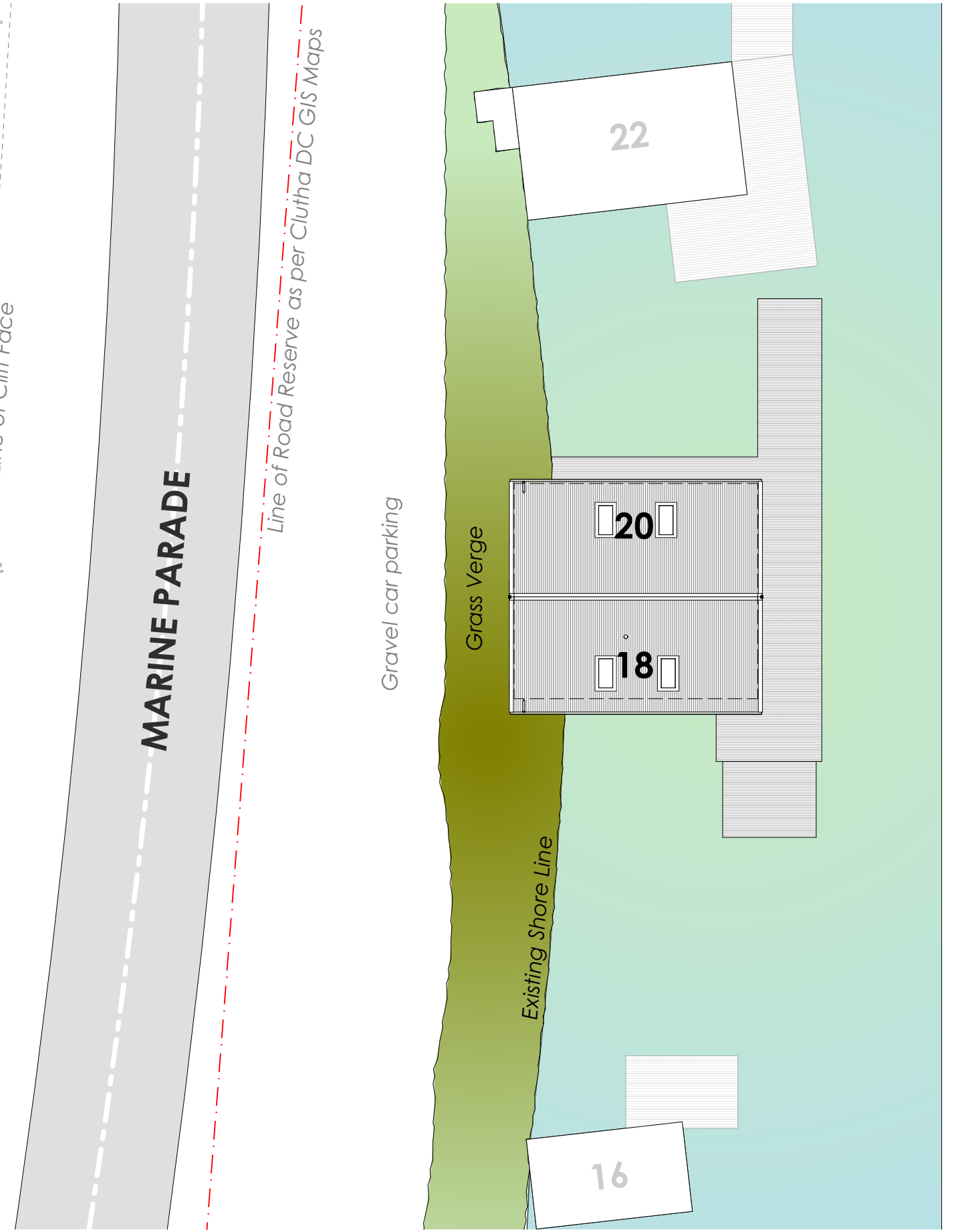
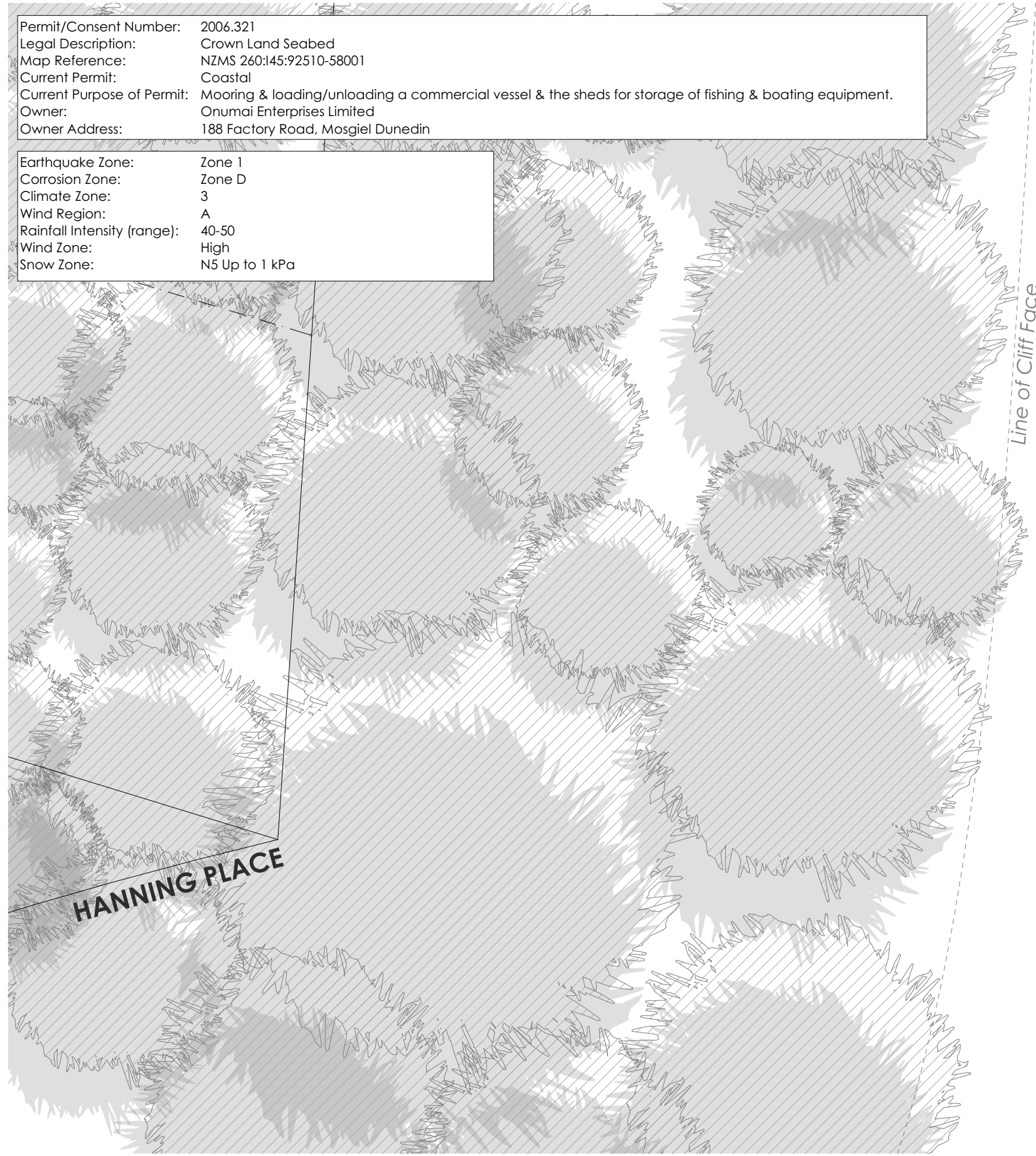
Do special circumstances exist in relation to the application that warrant notification of the application to any other persons not already determined to be eligible for limited notification under this section (excluding persons assessed under Section 95E as not being affected persons)? **No**

6. Conclusion

We are confident that any adverse effects arising from this proposal will be less than minor and that it is consistent with the policy framework of the relevant planning documents. Overall, we believe the proposal will have significant positive benefits for the general public. We are of the view that the proposal promotes the purpose of the Act, being the sustainable management of the natural and physical resources and should be granted accordingly

Permit/Consent Number: 2006.321
 Legal Description: Crown Land Seabed
 Map Reference: NZMS 260:145:92510-58001
 Current Permit: Coastal
 Current Purpose of Permit: Mooring & loading/unloading a commercial vessel & the sheds for storage of fishing & boating equipment.
 Owner: Onumai Enterprises Limited
 Owner Address: 188 Factory Road, Mosgiel Dunedin

Earthquake Zone: Zone 1
 Corrosion Zone: Zone D
 Climate Zone: 3
 Wind Region: A
 Rainfall Intensity (range): 40-50
 Wind Zone: High
 Snow Zone: N5 Up to 1 kPa



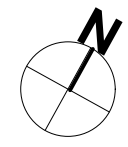
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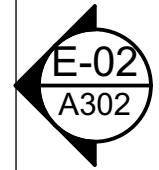
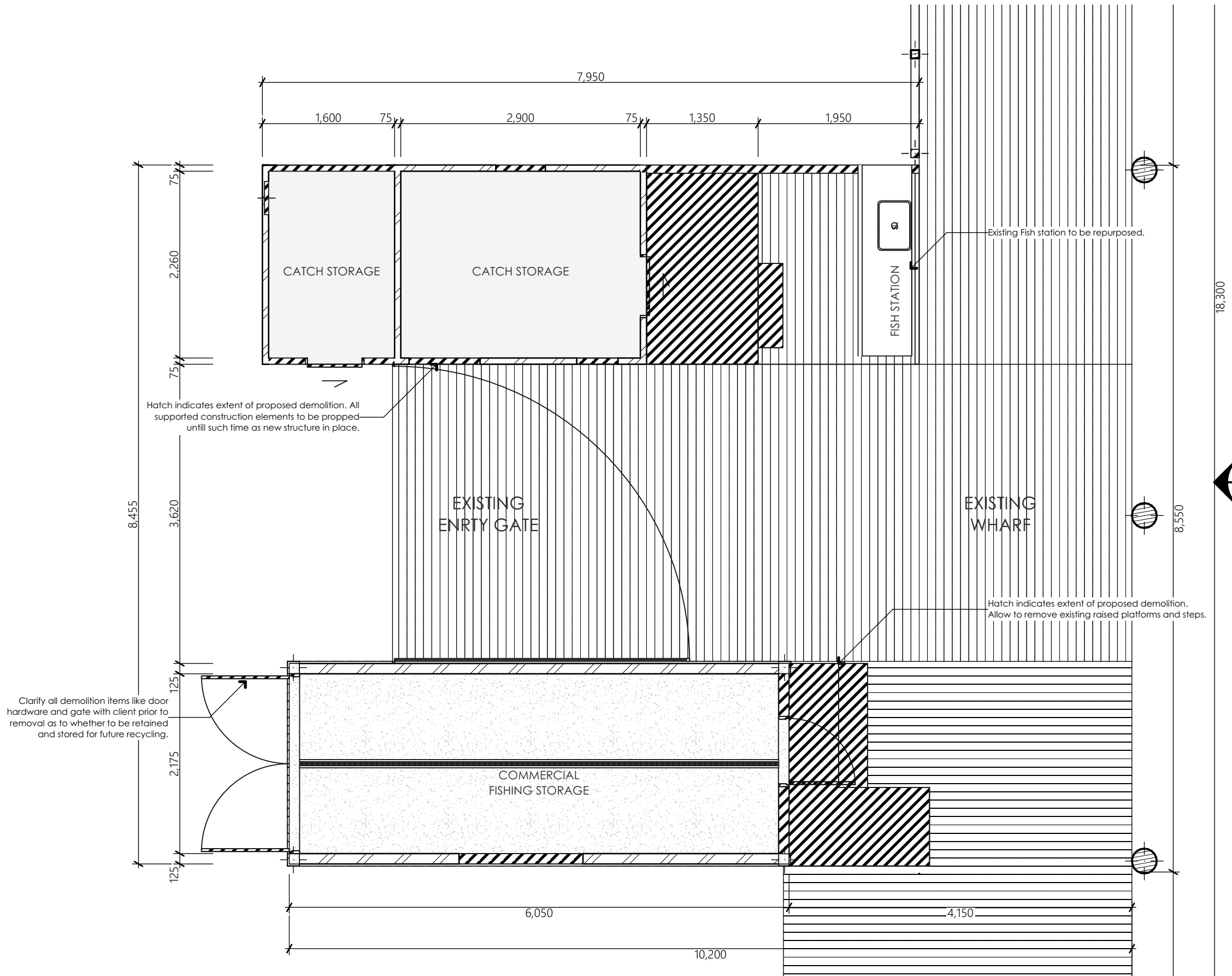
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Site Plan

JOB No.	A101 SHEET NO#	
2202	ISSUE	DATE
RC ISSUE	01	22/07/2022
RC ISSUE		



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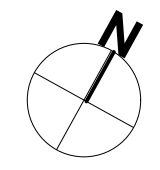
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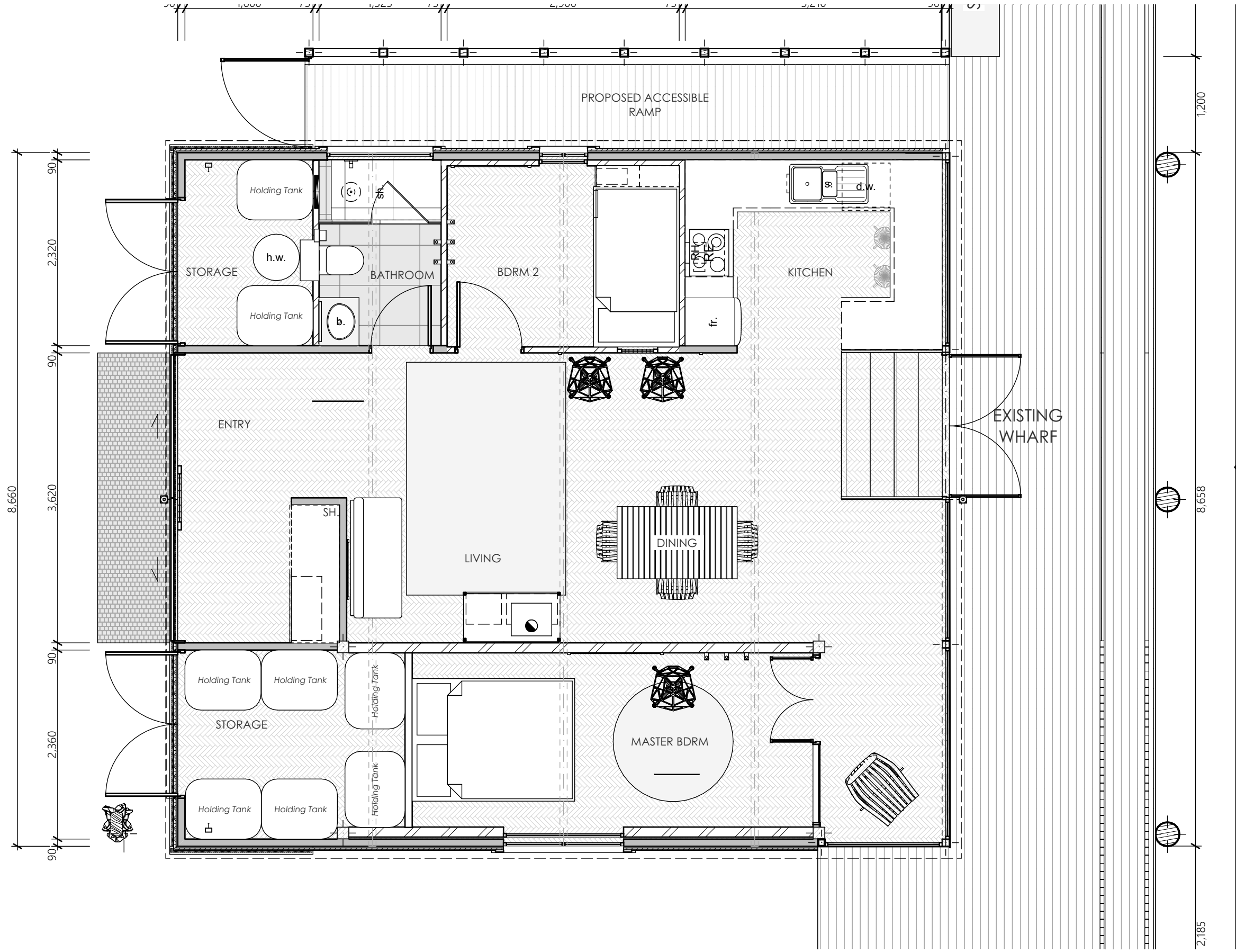
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Existing/Demolition Floor Plan

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2202	ISSUE	DATE
	AMENDMENT	
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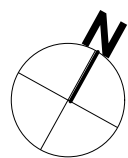
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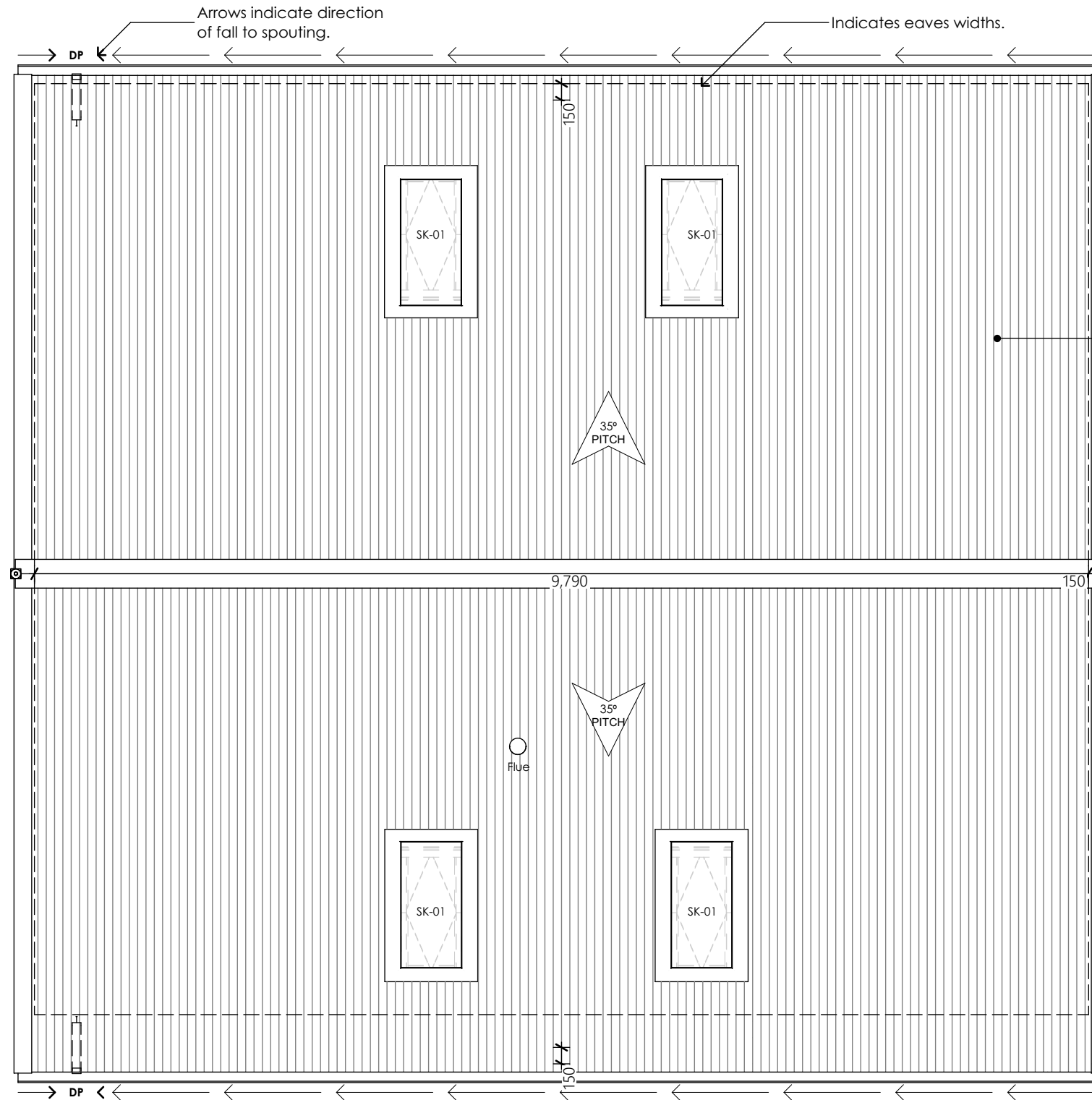
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Proposed Ground Floor Plan

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0.7 BMT Dimond Aluminum Corrugate Roofing @ 35°. Colorcote AlumiGard Colour- Ebony.

Recycled Finial & Frieze sourced from Colonial Architectural period. Colour - Ebony/All Black.



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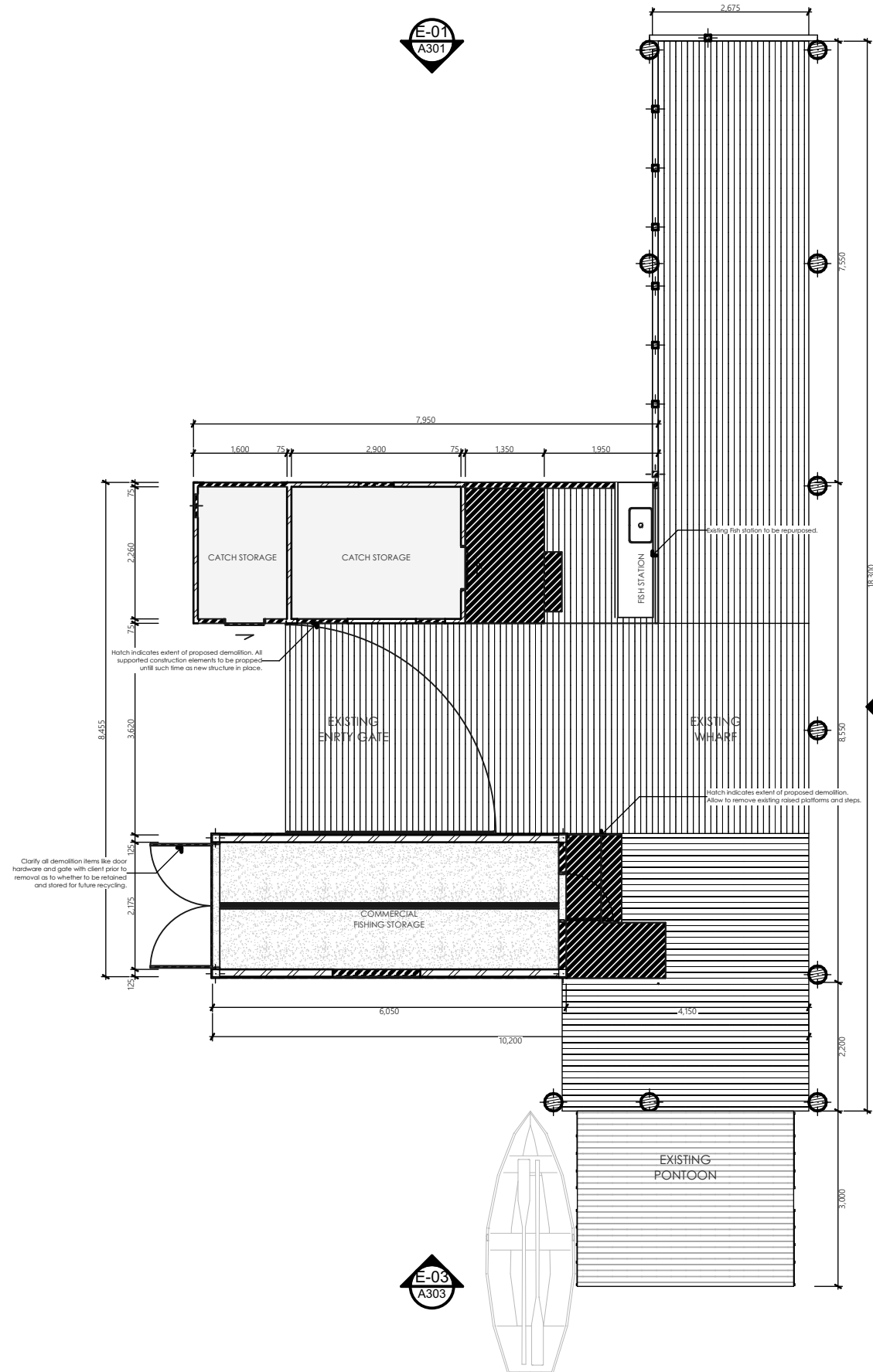
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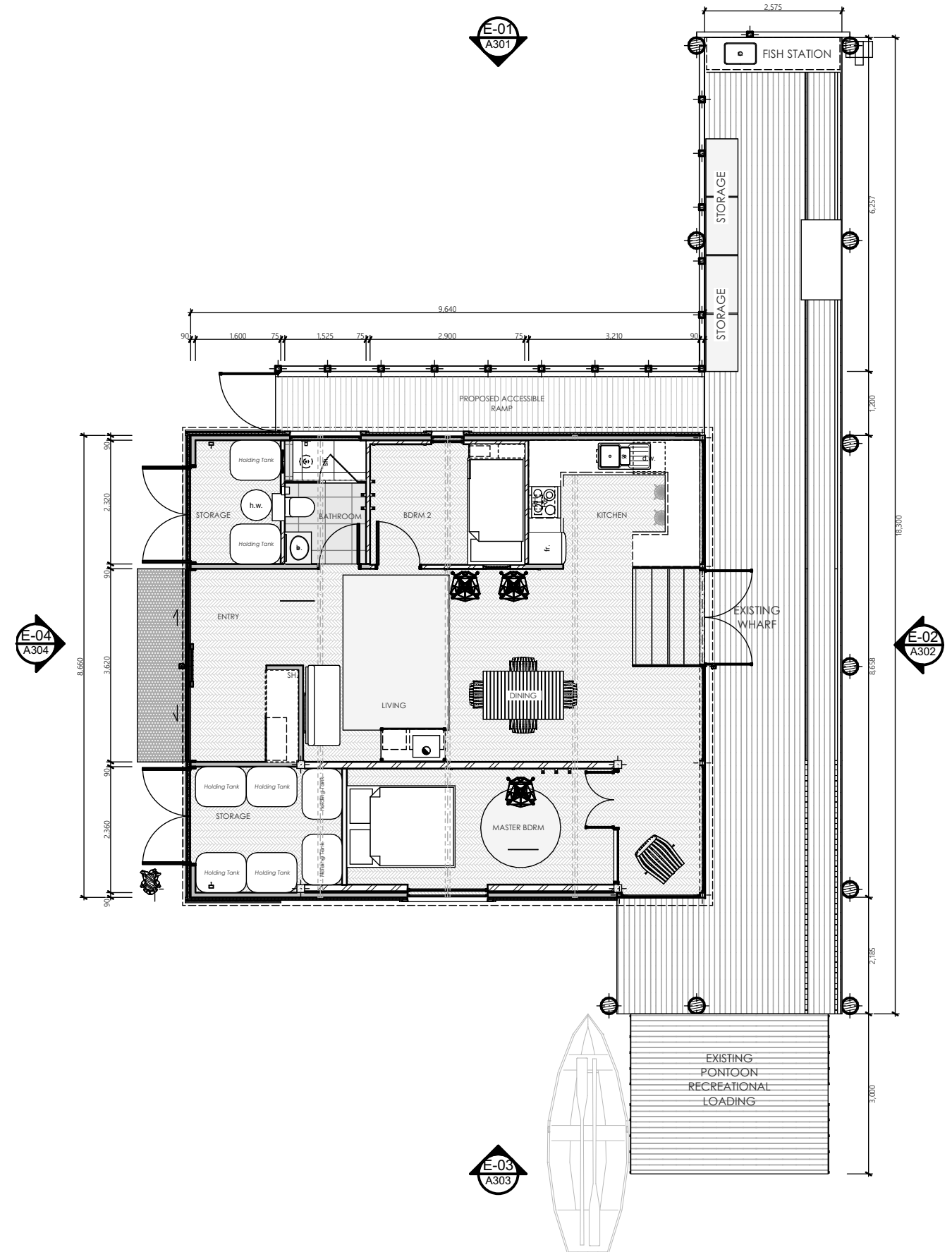
Roof Plan

JOB No.	A104 SHEET NO#	
2202		
ISSUE	AMENDMENT	DATE
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Ground Floor Existing Plan 1:100



Proposed Ground Floor Plan 1:100

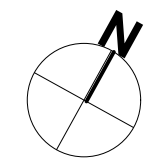
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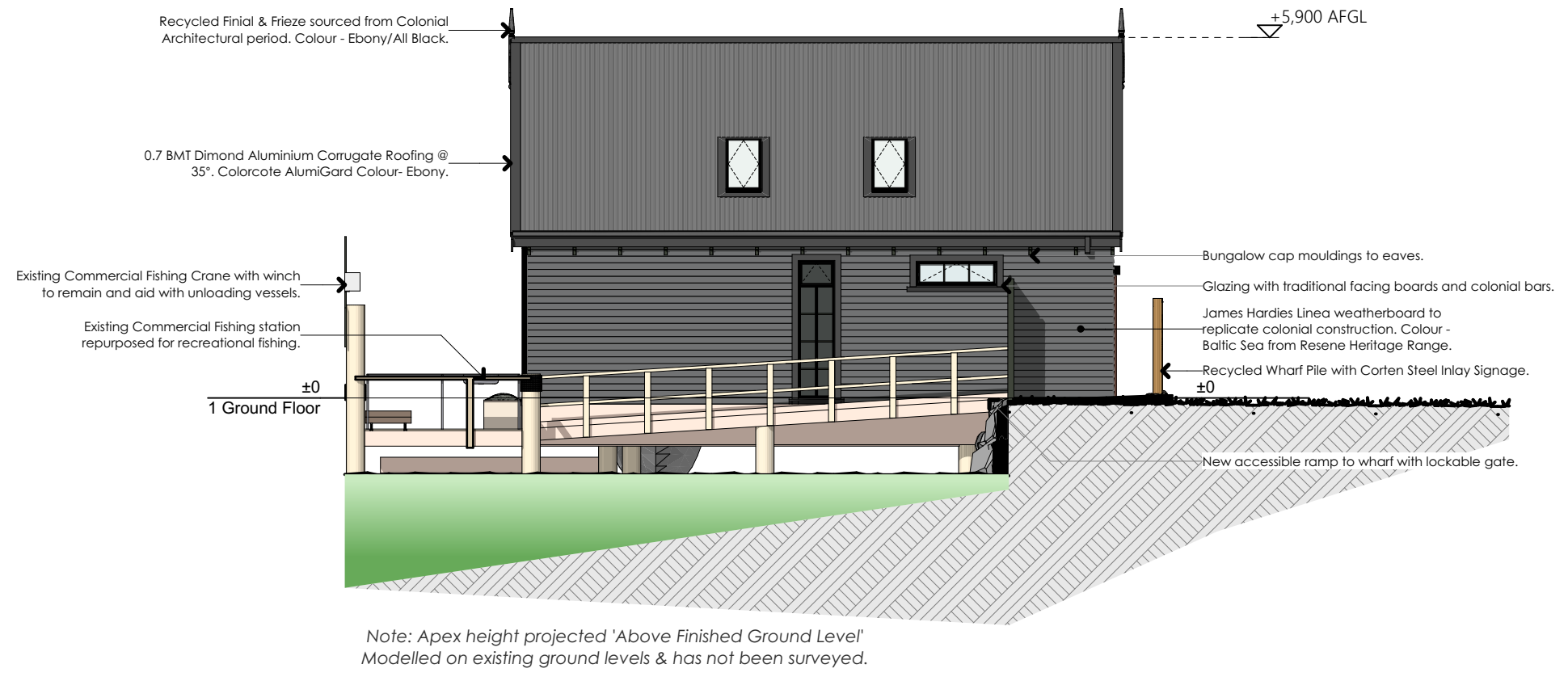
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Existing/Demolition & Proposed Plans Full Extent @ 1:100

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2202	ISSUE	DATE
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E-01

North Elevation

1:100

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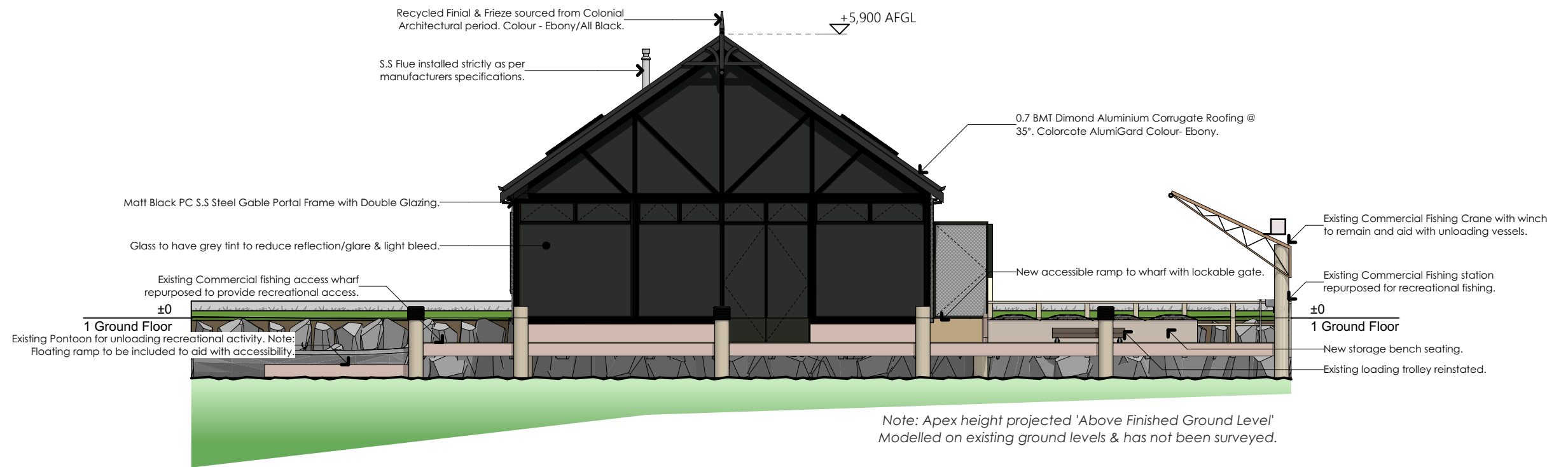
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Elevations

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E-02

East Elevation

1:100

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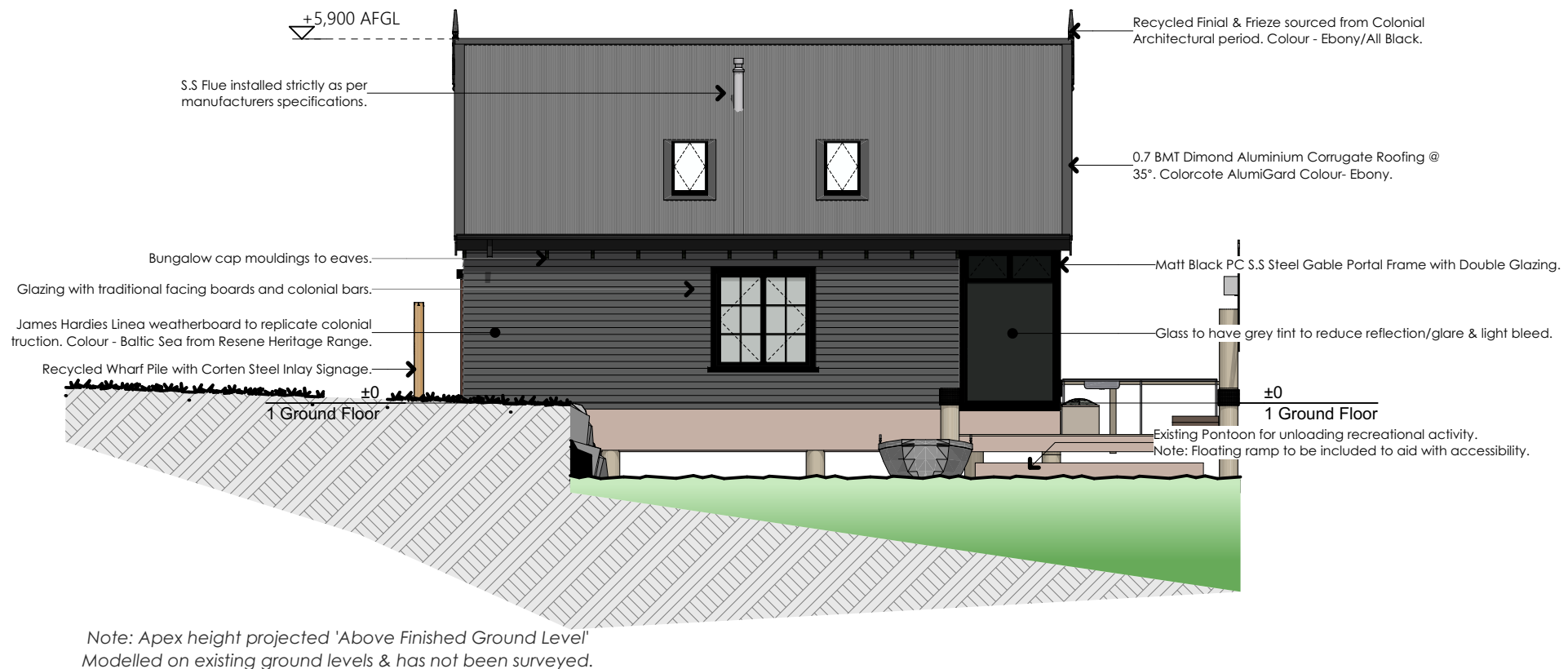
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Elevations

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 ph: (03) 4821842 or 027 4821842
 Bernard.young.architecture@gmail.com



Note: Apex height projected 'Above Finished Ground Level'
 Modelled on existing ground levels & has not been surveyed.

E-03

South Elevation

1:100

DESIGN	B.Y	DRAWN	B.Y
CHECKED		DATE	22/07/2022
SCALES	1:100	ISSUED	22/07/2022

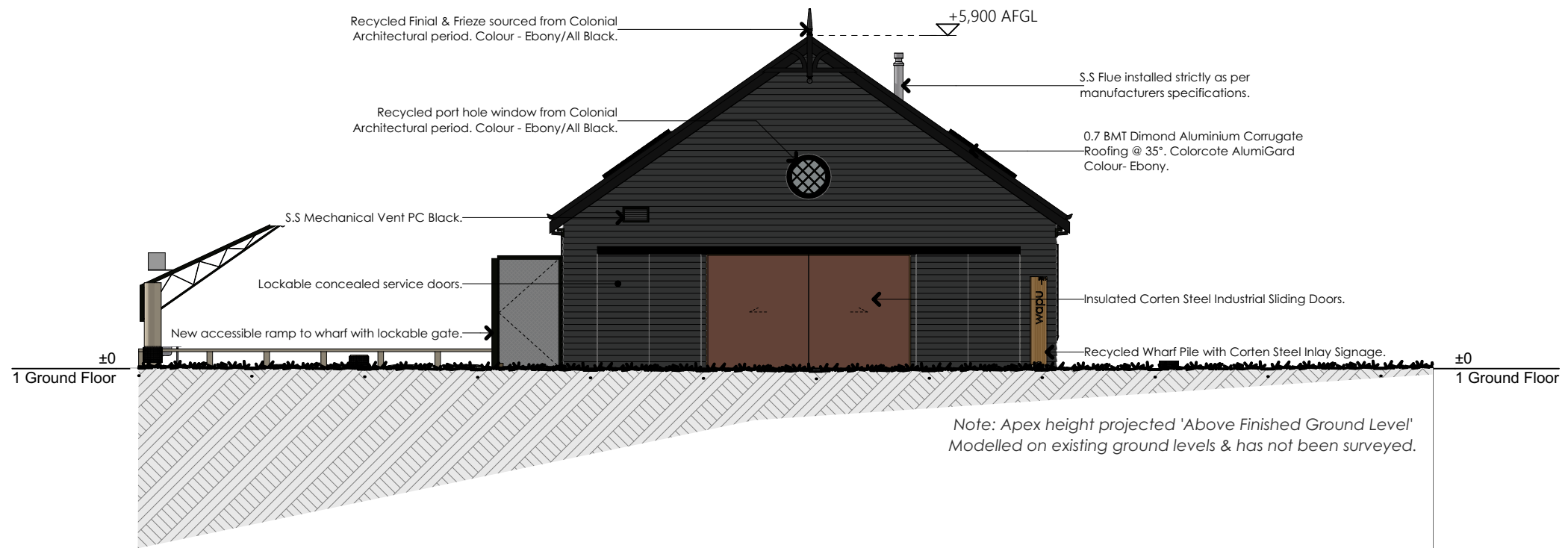
NOTES:
 Confirm all dimensions on site before any fabrication or construction
 Use figured dimensions at all times
 Notify designer of any dimensional discrepancies prior to construction
 This drawing is subject to copyright and must not be reproduced without prior consent of the designer

Wapu Retreat

Elevations

JOB No.	A303 SHEET NO#	
2202		
ISSUE	AMENDMENT	DATE
RC ISSUE	01	22/07/2022
RC ISSUE		

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E-04

West Elevation

1:100

DESIGN	B.Y	DRAWN	B.Y
CHECKED		DATE	22/07/2022
SCALES	1:100	ISSUED	22/07/2022

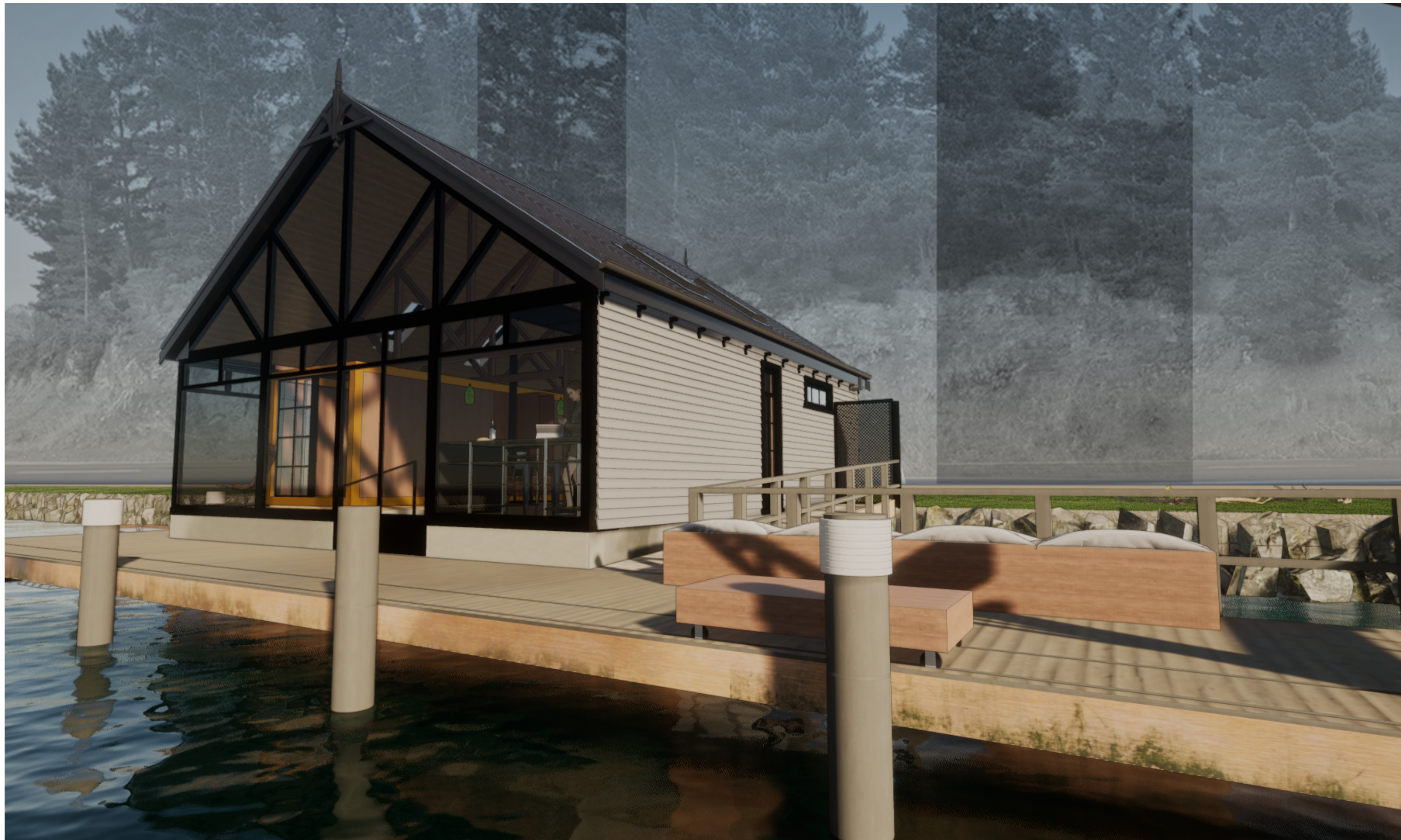
NOTES:
 Confirm all dimensions on site before any fabrication or construction
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Wapu Retreat

Elevations

JOB No.	A304 SHEET NO#	
2202		
ISSUE	AMENDMENT	DATE
RC ISSUE	01	22/07/2022
RC ISSUE		

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 Bernard.young.architecture@gmail.com



DESIGN	B.Y	DRAWN	B.Y
CHECKED		DATE	22/07/2022
SCALES	N.T.S	ISSUED	22/07/2022

NOTES:
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Perspectives

JOB No.	A701 SHEET NO#	
2202		
ISSUE	AMENDMENT	DATE
RC ISSUE	01	22/07/2022
RC ISSUE		



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DESIGN	B.Y	DRAWN	B.Y
CHECKED		DATE	22/07/2022
SCALES	N.T.S	ISSUED	22/07/2022

NOTES:
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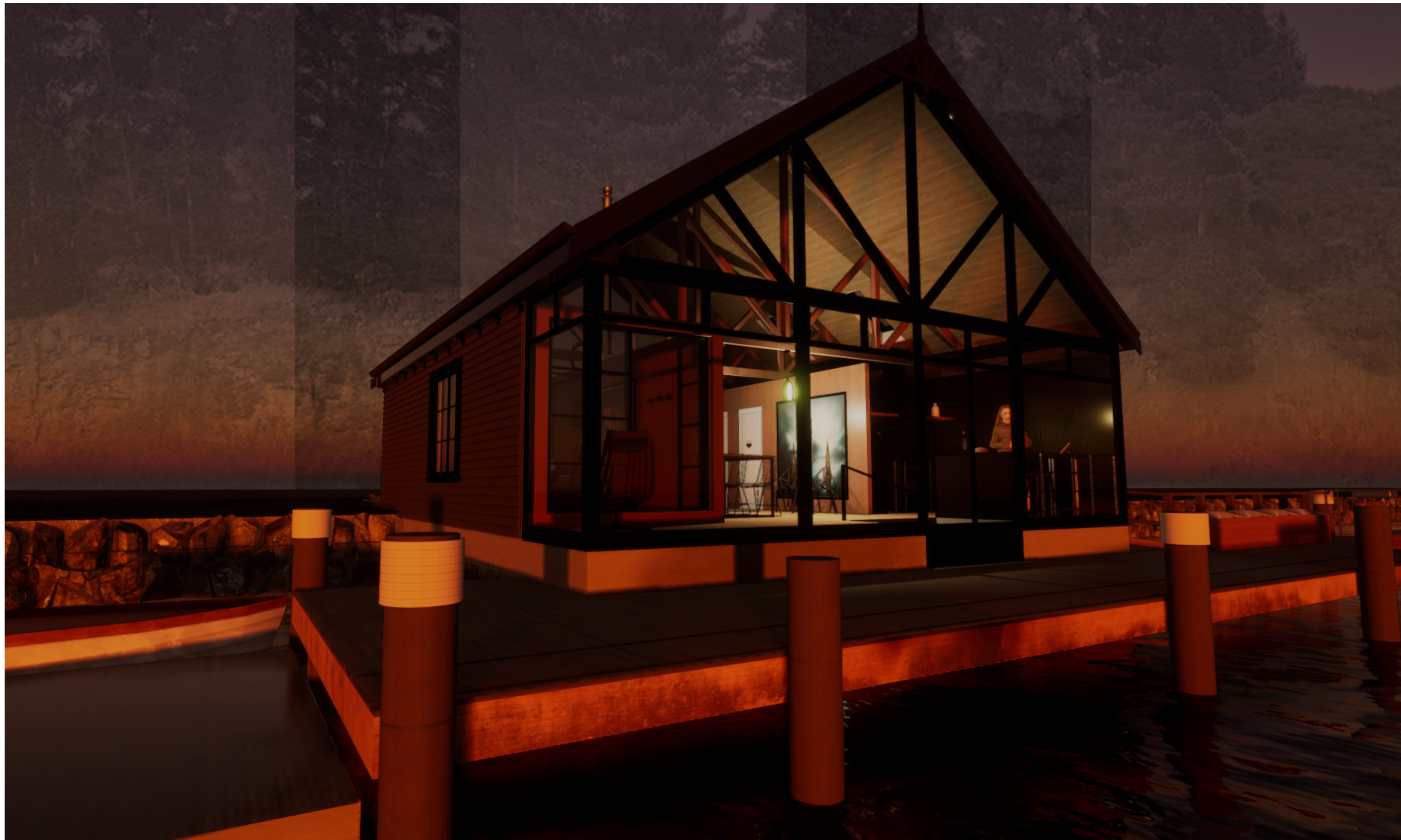
Wapu Retreat

Perspectives

JOB No.	A702 SHEET NO#	
2202		
ISSUE	AMENDMENT	DATE
RC ISSUE	01	22/07/2022
RC ISSUE		



LBP Number : BP134930
 7 Orokonui Road RD2 9085 Waitati Dunedin
 ph: (03) 4821842 or 027 4821842
 Bernard.young.architecture@gmail.com



DESIGN	B.Y	DRAWN	B.Y
CHECKED		DATE	22/07/2022
SCALES	N.T.S	ISSUED	22/07/2022

NOTES:
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Wapu Retreat

Perspectives

JOB No.	A703 SHEET NO#	
2202		
ISSUE	AMENDMENT	DATE
RC ISSUE	01	22/07/2022
RC ISSUE		



LBP Number : BP134930
 7 Orakonui Road RD2 9085 Waitati Dunedin
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COASTAL PERMIT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: ~~[Brendon Robert Darvill Jackson]~~ transferred 18 August 2006
Harold Keith Simon

Address:



to occupy the coastal marine area with a wharf, storage shed and two coolstore sheds for the purpose of using the wharf for mooring and loading/unloading a commercial vessel, and the sheds for storage of fishing and boating equipment

for a term expiring 1 December 2040

Location of consent activity: Approximately 105 metres southeast of the intersection of Marine Parade and York Street, Taieri Mouth.

Legal description: Crown Land Seabed

Map reference: NZMS 260: I45:92510-58001

Conditions:

1. This consent shall not commence until consent 94048 has been surrendered or has expired.
2. The consent holder must clearly display the assigned permit number 2006.321 on the wharf and on the two sheds adjacent to Marine Parade Road.
3. The wharf and sheds shall be located at or about WGS 84 Datum longitude (Degrees, minutes, decimal seconds) E 170° 11.499 latitude S 46° 03.137.
4. Within one month of the fifth anniversary date of this consent and thereafter every five years, the consent holder shall submit a structural integrity assessment for the wharf and all its appurtenant component and accessory structures from an independent and suitably qualified person such as a building inspector or structural engineer. Within three months of this assessment, any necessary recommended repairs shall be completed and confirmation in writing that these repairs have been completed shall be provided to the Consent Authority by an independent and suitably qualified person.

5. The wharf and sheds shall be maintained in a structurally sound and tidy state to the satisfaction of the Consent Authority.
6. The appearance of the structures shall blend in with the local environment to the satisfaction of the Consent Authority.
7. The wharf shall be used for the purpose of mooring, loading and unloading boats, and the sheds for storing ancillary boating and fishing equipment and fish only.
8. Noise emitted from the wharf and sheds shall not exceed:
 - (a) 55 dBA between 7 am to 10 pm Monday to Sunday; and
 - (b) 45 dBA between 10 pm – 7 am Monday – Sunday.

NB: Noise shall be measured from immediately adjacent to the wharf in accordance with New Zealand standard 6801:1999: Acoustics – Measurement of sound.

9. No discharge of any contaminants to water associated with the use of the wharf or sheds shall occur.

NB: Consent holders should ensure that contaminants such as petroleum products, oils and paint, are stored according to the manufacturer's directions and in a manner that will prevent the release of the contaminant in the event of seawater inundation.

10. No advertising signage shall be erected on the wharf or sheds.
11. The consent holder shall pay any Consent Authority's administrative fee or coastal occupation charges as set by the Consent Authority.
12. The Consent Authority may, in accordance with sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within three months of each anniversary of the commencement of this consent for the purpose of determining whether the conditions of this consent are adequate to deal with any adverse

effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which become evident after the date of commencement of the consent.

Issued at Dunedin this 14th day of June 2006

Reissued at Dunedin this 18th day of August 2006 to reflect a transfer of holder.

Christopher P Shaw
Manager Consents

j g'asl2j\simon p doc

NOTICE OF TRANSFER OF HOLDER OF PERMIT

Pursuant to Sections 134, 135, 136 and 137 of the Resource Management Act 1991.

Transferor – person/s who currently holds and uses the consent or permit

Transferee – person/s who wish to hold and use the consent or permit in the future

1. Permit/Consent Number _____

Mining Privilege Number (if applicable) _____

- | | Yes | No |
|--------------------------------|--------------------------|--------------------------|
| a) Is the current permit for a | | |
| Land Use Consent | <input type="checkbox"/> | <input type="checkbox"/> |
| Coastal Permit | <input type="checkbox"/> | <input type="checkbox"/> |
| Discharge Permit | <input type="checkbox"/> | <input type="checkbox"/> |
| Deemed Permit | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Permit to dam | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Permit to divert | <input type="checkbox"/> | <input type="checkbox"/> |
| Water Permit to take water | <input type="checkbox"/> | <input type="checkbox"/> |

b) Does the transferee own the site for which the permit is granted? No

Yes No

c) Does the transferee occupy the site for which the permit is granted?
(If No, proof of the right to occupy the site will be required)

Yes No

d) What is the current purpose of the consent or permit?

e) Will the Transferee continue to use the consent or permit for its current purpose?

Yes No

2. For Water Permits to take water only:

a) Does the Transferor intend to transfer the permit for a limited period only?

Yes No

b) If Yes, Please state period
from day/month/year _____
to day/month/year _____

c) Please provide the legal description/s of the land/s where the water is being used.

d) (i) Has the water permit been exercised within the past 5 years?
Yes / No

(ii) Have you provided evidence of this use in the past to Council?
Yes / No

NOTE: if you answered No to d(ii), please attach evidence of the dates and amounts of water taken for this period, as per conditions of the consent to be transferred. There will be delays and costs in processing the transfer if no evidence has been provided either in the past or with this application.

22nd September 2022

Coastal Permit #2006.321 – 21 Marine Parade Taieri Mouth

Harbourmaster Support Letter

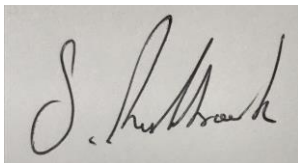
Whom it may Concern,

I write in support of the above application. I have no navigational concerns with this application, it is essentially an upgrade to the current situation and one that would benefit the community and emergency services in regard to access to at water level.

Access of this type (as proposed) is not currently available in this area and would be of huge benefit to many.

Access to 21 Marine Parade will be available at all times for Civil Defence, Emergency Services and other Community agencies, such as Harbour Master, the public benefit being safe transfer of users to and from water. This includes accessibility for disabled persons with access to the small crane.

Yours sincerely



Steve Rushbrook
Harbourmaster
Otago Regional Council



21 October 2022

TO WHOM IT MAY CONCERN

To have access to the wharf sited at 21 Marine Parade (Costal Permit 2006.320) would greatly benefit Otago Fisheries Officers. It would significantly enhance our ability to berth our patrol vessel at a secure base inside the 'mouth' where we can complete inspections of vessels returning from fishing activity. This is an option we currently do not have.

Future use could also include the wharf/pontoon as a base for "Fisheries Information Open Days" to engage with and educate recreational fishers and the local community.

I therefore write in support of this application of being of benefit to MPI Otago Fisheries ability to deliver on its core service outputs and with the possibility of facilitating future engagement and education with fisheries stakeholders, local community and the public in general.

A handwritten signature in blue ink, appearing to be 'Garreth Jay'.

Ka mihi
Garreth Jay

20/10/2022

To whom it may concern,

Re: Letter of Support for Taieri Mouth wharf

ParaFed Otago strongly supports the redevelopment of the wharf at 21 Marine Parade which will greatly benefit the community of those living with a disability.

Having safe, and clearly defined access to a wharf and use of a crane to act as a hoist, which would aid persons with a disability on and off a boat, would be an incredible asset to the disability community. To our knowledge, this type of service is not currently available in Dunedin or the wider area.

This redevelopment would give people living with a disability, especially those who use wheelchairs for mobility, an incredible opportunity to engage with their natural environment in a safe and inclusive way. It will allow them to gain access to the water safely, which others may take for granted, and to participate in recreational activities such as water sports and fishing/boating.

ParaFed Otago take pride in ensuring accessibility for sport and recreation is front in mind for our members and the wider disability community. This project would be well received and much appreciated.

Yours sincerely,

Kelly Nooy
Sport Development Officer
ParaFed Otago

18 October 2022



TO WHOM IT CONCERN

Taieri College would like to add its support to the proposed "WAPU" wharf development at Taieri Mouth.

Our students walk the "Millennium Track" as part of their Outdoor Education programme and explore the lower reaches of the Taieri River via kayak. We also believe "WAPU" would benefit the students of Taieri College as we would have potential access to the wharf as a base for these Outdoor Education events. The ability to access toilets, freshwater, internet connection and kitchen facilities would be very helpful to us and enhance the student's outdoor education experience.

There would be an enormous advantage for us to have access for students with disabilities from roadside to the wharf itself and by using the existing crane assisting students on and off boats would also be of great benefit.

Please feel free to contact me at the College should you require any further information.

Ngā mihi nui

A handwritten signature in blue ink, appearing to read 'Dave Hunter', is positioned above the printed name and title.

Dave Hunter
PRINCIPAL

PO Box 45, Mosgiel 9053
3 Green Street, Mosgiel 9024

Telephone: + 64 3 489 3823
Email: office@taieri.school.nz