

Submission Form 16 to the Otago Regional Council on consent applications

This is a Submission on (a) limited notified/publicly notified resource consent application/s pursuant to the Resource Management Act 1991.

Submitter Details:
(please print clearly)

Full Name/s: John Frederick Bywater

Postal Address: [Redacted]

Post Code: [Redacted]

Phone number: Business: Private:

Mobile: [Redacted]

Email address: [Redacted]

I/ we wish to **OPPOSE** / the submission on the application of:

Applicant's Name: Onumai Enterprises limited

And/or Organisation:

Application Number: RM22.550

Location: Marine Parade, Taieri Mouth

Purpose: Residential et.al activities ,per consent application .

The specific parts of the application/s that my submission relates to are: *(Give details)*

Residential and commercial accommodation use

My/Our submission is *(include: whether you support or oppose the application or specific parts of it, whether you are neutral regarding the application or specific parts of it and the reasons for your views).*

see attachment 1

I/We seek the following decision from the consent authority *(give precise details, including the general nature of any conditions sought)*

_____ Ensure any approval given excludes the ability to occupy the coastal permit for residential or commercial accommodation.

I/we:

- Wish to be heard in support of ~~our~~/my submission
-

If others make a similar submission, I/we will consider presenting a joint case with them at a hearing.

- Yes
-

I, **am not** (~~choose one~~) a trade competitor* of the applicant (for the purposes of Section 308B of the Resource Management Act 1991).

**If trade competitor chosen, please complete the next statement, otherwise leave blank.*

I, **am/** (~~choose one~~) directly affected by an effect as a result of the proposed activity in the application that:

- adversely affects the environment; and
- does not relate to trade competition or the effects of trade competition.

I, **do not** (choose one) wish to be involved in any pre-hearing meeting that may be held for this application.

I **do/do not** request* that the local authority delegates its functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. *neutral on this.*

I **have** served a copy of my submission on the applicant.

Signature/s of submitter/s
(or person authorised to sign on behalf of submitter/s)

11/9/2023
(Date)

Attachment 1

I am a Dunedin Resident and have had a crib at Taieri Mouth for about 27 years. I like its rather rural rustic nature.

I have used the wharves for fishing and canoeing .

They may be somewhat run down but they have a particular character and charm .

I do not want to see a house built overwater on one of the wharves .If consent were granted would set a precedent and without doubt it will lead to further housing on other wharves .

I do not oppose the other uses the applicant proposes in his application ..

Key Items of objection , no particular order

- 1.Coastal Permits are for the purpose of activities that require close proximity to coastal waters .These activities should not be compromised by inappropriate use.
2. The Regional Plan, Coast, does not consider residential activity or commercial residential activity in relation to coastal permits . Hence there are no guidelines to assess impact .
- 3.This application has major implications for future use of coastal permits as it would approve their first use as residential and commercial accommodation .
4. This will set a precedent for future usage of coastal permits,an activity that has not yet been evaluated in any ORC planning documents.
5. Residences and commercial accommodation do not require close proximity to coastal waters , they can clearly be located elsewhere.
6. Given they can be located elsewhere , their placement on a wharf would preclude its future use for coastal activities that do require proximity to water .
7. Although the applicant plans to make available the residential building for use by others engaged in waterbased and other activities, the plan submitted is simply one of a house with no apparent provision for this.
8. My understanding is the permit transfer fee for this coastal permit is \$200. The permit comes with 70\$ annual compliance fee and a structural integrity of \$100 every 5 years . I would suggest these fees were not set with residential or commercial accommodation in mind.I believe prior to approving use of a coastal permit for residential and commercial purposes the consent authority need to review its fees. Otherwise it will be providing some very cheap coastal house sites .
- 9.There is no indication in the application of times that the house will be used as a dwelling

or as commercial accommodation or be available for "other event usage ". There is in the AEE a request for the wording of a new permit to include....." and the building for short term , temporary accommodation purposes "....

This wording is so vague that it cannot be used to assess potential occupancy impact .

10 . This gives no indication of proposed residential /commercial accommodation length of use ; i.e is it in the order of :-

1 day a week

7 days a month

1 month a year etc

It can only be assumed that the accommodation will be available all year, but there is no indication of the balance between residential and commercial usage.

11 . The crux of my submission is that the the building of a house /commercial accommodation on what could be considered prime coastal property is not something considered in any ORC planning document that I am aware of and therefore should not be permitted.

If granted it will set huge precedent for future use of coastal permits.

It will effectively sterilize the location for activities that do require coastal proximity.

The times of use of the house are so vague that residential impact cannot be assessed.

12. Should the permit be granted , even with fettered restrictions on length of accommodation usage, I suggest a condition be included the requires any changes to accommodation usage be via a notified consent .

13. Should the residential component of the application be declined . I suggest a condition be included requiring the applicant to submit new plans for a building to replace the house that is more appropriate for the coastal activities envisaged.