

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: Raymond and Angela Moore

Postal Address:

Post Code:

Phone number:

Business:

Private:

Mobile:

Email address:

We wish to strongly **OPPOSE** / submit a submission on (circle one) the application of:

Applicant's Name: Greg and Angela Mirams

And/or Organisation: Onumai Enterprises Limited

Application Number: ID Ref -A1731576, Application No: RM22.550

Location:

Common Marine and Coastal Area adjacent to 21 Marine Parade, Taieri Mouth at about NZTM2000 E1382750 N4896314

Purpose:

Coastal Permit Application RM22.550 by Onumai Enterprises to alter and extend a structure and to occupy the common marine and coastal area with a wharf, floating pontoon, and multi-purpose building, Taieri Mouth

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

If Onumai Enterprises Limited want to build a Boatshed, then I agree, Leave the area as it stands, usage should stay recreational, and commercial, Residential needs to be removed from this as this is not a Residential area and should not be re-zoned as such. If they want to build another Air B&B in the community, they should consider buying land away from the foreshore/riverbed.

The applicants state the wharf area is dilapidated - *meaning - (of a building or object) in a state of disrepair or ruin as a result of age or neglect), Strong words about an area with charm and character, and that connects Taieri Mouth with its strong fishing heritage. These buildings at the wharf are old, and could do with tidying up, but they are not dilapidated.

* At 5.9 metres (m) above ground level, the proposed building will be higher than the existing storage units which are approximately 3 m above ground level. • The multipurpose building will extend approximately 1.7 m further landward than the current sheds. The building will extend out of the CMA onto land adjacent to Marine Drive. The structure they are planning will be a *towering eyesore in this location. Any building placed in this area should be kept in design with the natural landscape and use of the area and should be expected to maintain a standard that fits with what is already there and should be forbidden to be used as a residence (or Air B&B)

The Applicant states This was carried out by a builder, not an engineer and no geotechnical investigation has been undertaken to determine foundation requirements. This should be a necessary requirement even before this application process, a builder is not an engineer and cannot make this judgement. I would like to know if said builder entered the water to test the structural integrity of the piles. The Applicant cannot then say there will be NO impact to the CMA, when they do not know this for certain.

The location is the entry point to Taieri Mouth and the applicant states this 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. 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. It should be noted by the ORC that their requirements of maintaining these structures on leased areas be followed-up. Please see snippet below from the original coastal permit – consent #2006.321

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.

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).

*As an all-tide base for recreational, sporting, and school-based activities and events requiring access to the CMA. - In all the years we (26) have lived in the community, Knarston Park (or Livingstonia Park) has been the location for sports groups, rowers, picnicker's and leisure activities. This area (Knarston Park) better serves locals and visitors with large open spaces, access to the river for canoeing/kayaking, swimming and play, fishing from the shore, BBQ areas and public toilets. A small wharf with a building/dwelling that is designed with the sole purpose of making the applicants money will never be big enough or benefit the community.

For rescue activities, no helicopter will be able to land on the wharf, it will, as it always does, land in Knarston Park. Rescue boats will be launched from the already in place boat ramp and will bring any person/s back to waiting emergency service again at the boat ramp. This wharf area will not benefit - Civil defence and emergency response for marine incidents.

It will only sleep approx. 4 people, and this will not resolve in their view of any accommodation issues in the community.

Everything they mention as a benefit to the community is just a ruse to fluff up their plans to build another business to make money. This is an Air B&B first and foremost. If I was renting this accommodation, I certainly wouldn't want people tramping around the area while I am on holiday. I don't think any access to the wharf will be allowed during the times it is rented.

They are not active members of the Taieri Mouth Amenities Society, I have been involved as the Secretary with the Amenities Society myself and attending meetings for years and I have never seen them at a meeting.

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

We feel the only decision the ORC can make is decline this application. The ORC will also need to keep in mind that if this application is approved, then it sets a precedence in the whole Otago area (but let's not exclude the whole of Aotearoa) for anyone wanting to build accommodation, a business or party venue on leased wharf areas.

They say, "What is good for the GOOSE, is good for the GANDER".

We will see ugly buildings popping up all over the region's waterways, just waiting for sea levels to rise and wash them away.

We:

Not wish to be heard in support of our/my submission.

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

We **are not** 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.*

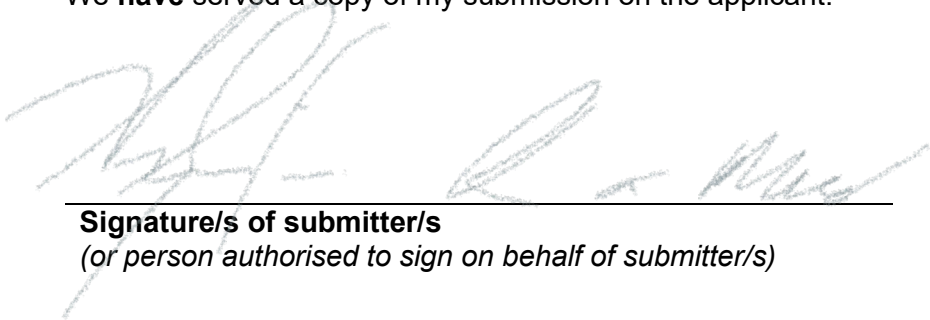
We are **not** directly affected by an effect as a result of the proposed activity in the application that:

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

We **do not** wish to be involved in any pre-hearing meeting that may be held for this application.

We **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.

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



14/09/2023

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

(Date)

Notes to the submitter

If you are making a submission to the Environmental Protection Authority, you should use [form 16B](#).

The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public, including publication on the Council website. Your submission will only be used for the purpose of the notified resource consent process

If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in [Part 11A](#) of the Resource Management Act 1991.

If you make a request under [section 100A](#) of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you may be liable to meet or contribute to the costs of the hearings commissioner or commissioners.

You may not make a request under section 100A of the Resource Management Act 1991 in relation to an application for a coastal permit to carry out an activity that a regional coastal plan describes as a restricted coastal activity.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

The address for service for the Consent Authority is:

Otago Regional Council, Private Bag 1954, Dunedin, 9054
or by email to submissions@orc.govt.nz