

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: Don Hunter

Postal Address: [REDACTED]

Post Code: [REDACTED]
Phone number: Business: _____ Private: _____
Mobile: [REDACTED]
Email address: [REDACTED]

I wish to **OPPOSE** a submission on (circle one) the application of:

Applicant's Name: Greg and Ange Mirams

And/or Organisation: Onumai Enterprises

Application Number: **RM22.550**

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

Purpose: Occupy the CMA (Residential, recreational, commercial, and emergency use activities)

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

2.1 Introduction

2.2 Natural Character and Visual Amenity Values

2.5 Public Access Values

My 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)*.

My submission is in opposition to the proposed residential dwelling on the following grounds:

Negative visual effects

The proposed building will introduce a larger structure to the port area, which will have a noticeably different character and purpose to the existing sheds. In my assessment, the scale of the proposed boatshed will not integrate acceptably in this context.

Its scale is not within the range of the adjacent boatsheds/building, and therefore is not appropriate to its riverside / coastal setting. Aesthetically, the dark coloured, single, gabled building will not contribute positively to the visual amenity of the area when compared with the existing fishing related structures due to its height.

Interesting to note, the applicants have not provided a visualisation to contextualise the 5.9 metre high structure proposed in relation to the other surrounding buildings in the submission. It would also be prudent to provide a visualisation of the building's height in relation to view of the river mouth and Moturata island from a residents or visitors point of view coming into the settlement after crossing the bridge – as this visual aspect is of local, cultural and environmental significance.

Access to wharf and water (health and safety)

I am concerned that while the applicant proposes this will provide greater access to the water via their floating pontoon, they will only grant access to the public when it suits the applicant. Given the commercial and private purpose of the dwelling (for family and paying guests) it is highly unlikely the access they propose will be widely available to the public.

I note, the pontoon is currently in place but not publicly available. In regard to the 'public amenity' they propose there are already multiple access points including the boat ramp for kayaks and small craft.

Search and rescue coastguard do not require pontoon/wharf access as they transport their vessel by trailer and use the current boat ramp.

Fishing officers do not require facilities to accommodate inspections. They inspect from the shore not their boat.

Accommodation & facilities

There are multiple options for sports groups and visitors for accommodation in Taieri Mouth including Air B n B, Book a Bach and the camping ground. I note in the floor plans the accommodation is only for three people.

Environmental effects

Given the effect of climatic changes impacting Taieri Mouth riverbank stability. Development of new residential structures alongside riverbank areas is not prudent.

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

I seek that an amendment be proposed that addresses the height issues aforementioned, and that a more acceptable maximum building height of 4 metres be proposed.

I seek that an amendment be proposed that secures public access 24/7 to keep within the spirit of good faith.

I

Not 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 not** (choose one) 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.

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

I **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.

I **have not** served a copy of my submission on the applicant.



15 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