

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: Neil & Katrina Weir

Postal Address: [REDACTED]

Post Code: [REDACTED]

Phone number:
Business:

Private:

Mobile:

Email address: [REDACTED]

I wish to **OPPOSE** the application of:

Applicant's Name:

And/or Organisation: Onumai Enterprises

Application Number: NZMA E92510N58001

Location: Taieri Mouth

Purpose: Convert a coastal marine boat shed permit to enable the development of residential property

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

1.2 Proposed Activity

1.2.2. The Proposal

Coastal Permit 2006.321 upgraded to include accommodation

Rule 8.5.2 'Maintenance, extension, alteration, replacement or reconstruction of a structure'.

2. Assessment of Environmental Effects

- 2.1 Introduction
- 2.2 Natural Character and Visual Amenity Values
 -
- 2.3 Temporary occupation and construction activity effects
- 2.7 Cultural Values
- 2.9 Conclusion

My submission is to oppose the proposal outright for the following reasons:

The permits that have been issued for the 2 structures (the applicants have already removed) on the site that the applicants seek resource consent for, were for boat sheds - appropriately small, low slung structures for a sensitive coastal marine area.

The applicants however wish to construct a residential property which they intend to occupy, rent out and run events from.

Such use would not be appropriate for this sensitive coastal marine site.

If the current permits were changed to allow such activities this would create a precedent for all current boat sheds in the Otago Region with likely substantial detrimental effects to the coastal marine areas.

In addition, amenities appropriate to such activities as described by the applicants, would need to be allowed, likely further jeopardising this sensitive coastal marine site.

Too much is at risk if this application were granted, especially in the face of extreme weather events, more frequent with climate change. Will ORC expect to pay out for any damage to this residential dwelling.

The current permits for the boat sheds, must allow public access at all times to the jetties. However if this were a residential dwelling and exclusively occupied by the applicants or their Air BnB guests or events participants this would 'appear to grant property rights to the applicants' so public access at all times would neither be easy or apparent.

The height and colour of the proposed dwelling is out of character with this Taieri Mouth coastal marine site.

The height and colour of the dwelling would prevent seeing the river, the bar and the beach, which all Taieri Mouth residents place great value on.

The design of the structure denotes private ownership of the adjacent jetty and the land on which it sits...which it is not.

The proposed dwelling is in a notable location The entrance to Taieri Mouth and in a sensitive, valuable (to all residents) coastal marine area.

Emergency Services has never requested a resource consent to upgrade the current jetties in order to carry out its activities.

Likewise boat owners, rowers etc have not. What they have requested is that council upgrade the boat ramp.

There is no critical shortage of accommodation in Taieri Mouth. Many private house owners offer Air BnB and we have the Taieri Mouth Holiday Park which more than meets any demand.

Before the dwelling is consented council needs to erect poles on the site to show the dimensions of the dwelling ... so that Taieri Mouth residents can see the foot print and disapprove if they see fit

I request that the ORC does not grant approval for resource consent for this application by Onumai Enterprises.

If however they wish to build 2 small boat sheds in the exact footprint of the previous boat sheds (length, width, height) I would not oppose.

- I do not wish to be heard in support of my submission

If others make a similar submission, I 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:

- adversely affects the environment

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. My intention is to do so as soon as I have lodged this submission.

Signature/s of submitter/s

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

(Date). 14.10.2024

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