

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:

Full Name/s: Alan Dunlop

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

Applicant's Name: Onumai Enterprises Limited

And/or Organisation: Onumai Enterprises Limited

Application Number: RM22.550

Location: Common Marine and Coastal Area adjacent to 21 Marine Parade, Taieri Mouth.

Purpose: Residential, recreational, commercial, and emergency use activities

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

1) The proposed building

The proposed residential activity

The pontoon

My submission is

I oppose specific parts of the application as follows:

The new building. - This building is going to be an eyesore and definitely not appropriate in the Taieri Mouth wharf location. The amount of glazing will be a constant source of glare during the day and distraction especially at night when inside and outdoor lights are on. The building itself is also so out of character with the existing buildings along the riverside area that it will detract from the current landscape character and visual amenity of the existing "small peaceful seaside fishing and boating port".

The existing and proposed pontoon. - It's a maritime hazard that shouldn't be there and should be removed as it has no reasonable use given there are suitable wharves and it hampers access to and from and upon the river for fishing and other activities.

The proposed residential use of the proposed structure. - This definitely not a suitable area for any residential activity whatsoever. The area is there for fishing and recreational boating activities.

Access to these areas is only going to be hampered or compromised long term by allowing any residential activity to occur on the waterfront. The applicant has proposed some fantastical ideas of providing for recreational events, civil and emergency defence and sporting activities. They have no specific details of any of these fantastic uses of what is clearly just a residential development. Regional Council needs to look at the facts – the “multipurpose” building is a residential house. Just because it's going to be built beside the river if allowed does not mean it is useful for anything or any other people or organisations. The purpose is clearly for an Air BnB commercial residential activity which the applicant also does on the other side of the river.

It's a nonsense to say that the wharf will be available to the public when they are going to gate it.

Any gated areas always have the effect of discouraging access and if there are people renting the building at the time then that is what will happen. There is also the fact that there will be additional cars parked around the building and all down the street if there are any parties going on there. There will be more noise, more litter and rubbish thrown in the water especially from any residents staying there. The waterfront boatshed area is a nice peaceful place with character. There are many pictures of it shown in the local calendar produced by the local amenities group. The effects of any residential activity would certainly be quite substantial and ruin the area for the locals and regular visitors to that area. ORC must be aware that any decision to allow residential activity developments in the boatshed area will be a dangerous precedent. I personally know of 2 other boatshed owners who upon a favourable decision to the applicant will be immediately starting applications of residential developments in the same area. This will eventually result in a terrible outcome for the locals in Taieri Mouth who use the area recreationally and commercially. There are plenty of areas with good river views available for greedy developers to build on without sacrificing the wharf area forevermore.

It is disappointing that the ORC has described the wharves and sheds in the area as generally dilapidated. Most of the wharves have been rejuvenated in recent years and the sheds are used for purposes allowed under existing permits and commercially. I feel that the ORC has not undertaken a good look at the existing activity or structures in the area before providing this assessment for the Receiving Environment. There is an implication of a defunct fishing industry and poor facilities when it's quite the opposite (apart from the applicants wharf and old containers). I also am surprised by the letter of support from the ORC harbourmaster included in the application. Clearly seizing upon fanciful offerings of the applicant when in fact the ORC is at the same time doing a publicly notified submission for an unbiased determination by it's own planning department.

I seek the following decision from the consent authority

Decline the application for the proposed “multipurpose” building as shown in its current proposed plan as it is not going to be multipurpose but simply a luxury studio stay for paying guests and there are no benefits to the local area or people but there are quite a few downsides especially with the visual amenity and local character.

Decline any residential activity on the waterfront wharf area.

Remove the pontoon immediately.

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.

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

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

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

Alan Dunlop

14/09/2023

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

(Date)

