

Grant Miller

I bought my small modest home after the dissolution of my marriage in 2002. I initially borrowed 100% of its entire real estate value and then set about working hard toward achieving the goal of having paid off practically all debt relating to this property while at the same time bringing up 3 young children as a solo parent and making living improvements.

My written submission is the same as some other Carey's Bay residents, and I fully agree with it of course, but today I want to focus on specific areas of Port Otago's submission for discussion. And it is the area of alternatives that have not been considered by them and, in fact, shows up only as a cursory glance on page 63 of their report. Under the heading "7.3 Multipurpose Wharf Extension" it is very dismissive of alternatives to the ultimate location of their large cargo cranes where alternatives seem quite obvious to myself.

All I see written in their statement that there is "no other practical alternatives" to using Boiler Point are issues that must only relate to how much money they would save by only considering Boiler Point as a venue for this particular and major aspect of Project Next Generation. So my questions relate as to why the alternatives I see are not so obvious to Port Otago and my only conclusions are as follows;

That their cheapest option is Boiler Point because it would be substantially subsidised by all of the individual households of Carey's Bay due to no compensation offer. Compensation due to the obvious outcome of substantial reduction of property value for each private home. Property value of course relates directly to the desirability or lack of desirability for living in the Bay area and, therefore, it is further obvious that Carey's Bay will become an undesirable place to live if this Port Otago plan goes ahead in its current form. But if there is no compensation consideration then there is also NO REAL COST being considered AT ALL because what it is that is also REAL are the lives of residents of Carey's Bay.

I estimate a very conservative "at least" amount of \$150,000 reduction in property value of each home. It would likely be much more than this however. That amount, if this plan is passed as is, would go directly into this project. Port Otago IN REALITY are demanding, not asking, that each household effectively give them at least \$100,000 from each of our hard earned asset bases only so that Port Otago does not have to look at possibly more expensive, TOO THEM, alternative sites for cargo loading operations. So I ask you gentlemen, is this FAIR? Is this HUMANE? And if this is not fair or humane can it REALLY be regarded as PROGRESS?

I put to you that if Port Otago's plans, as the currently present, are not, in fact, HUMANE, NIEGHBORLY and generally COMMUNITY SPIRITED, then it is not in any REAL way PROGRESSIVE. I have heard Mr Geoffery Plunket say at one public meeting that he feels it is a challenge for Port Otago to be good neighbours. I fail to see in their report, put before you the panel, that Port Otago are willing to meet this challenge. Port Otago's report in fact, at least as far as Carey's Bay residents are concerned, goes a very long way to AVOID this challenge altogether, as demonstrated by the attitude that Port Otago must have exactly what they want regardless of substantial effects upon their physically close neighbours.

Under Chapter 5 – Coastal Management – on page 74 of the report, within paragraph 475, is written; "This policy recognises the importance of the facilities, services, and infrastructure associated with the developed areas for social, cultural and economic well being of Otago's communities". You may note that this says "Otago's communities" and not Port Otago's communities.

I ask, therefore, what is 'well being' if not emotional well being? Should the community of Carey's Bay not be regarded as "cultural" considering its thriving culture of cultured individuals? And how does this policy recognise residents of Carey's Bay's economical status when Port Otago's plans, as it presents currently, undermines directly our economic well being? Recognition of the Carey's Bay community seems to be a different thing to any action of recognition. "Recognition" in the attitude of this Port Otago policy seems to be only a noun. It speaks but does not encourage any act

whatsoever.

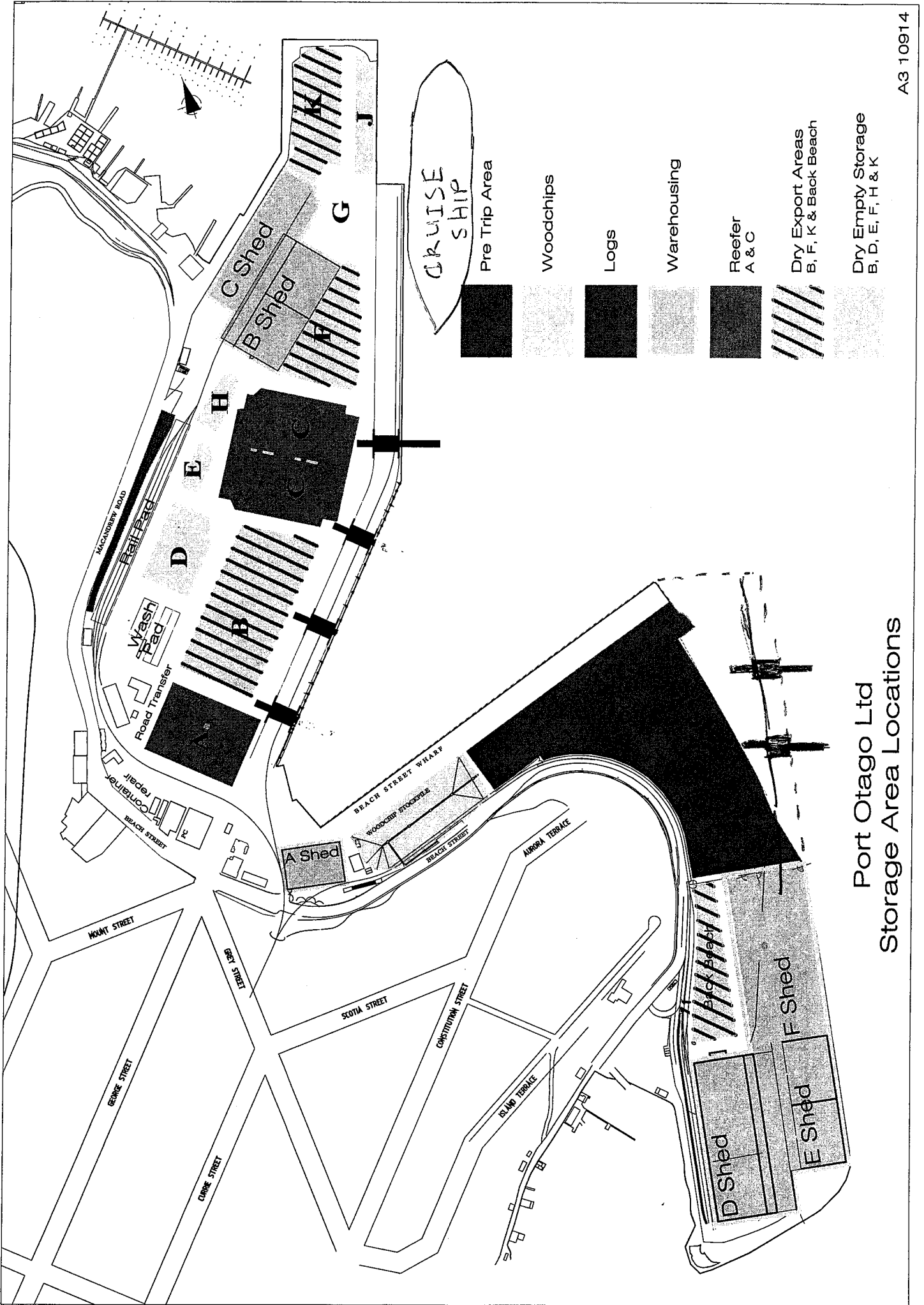
If you conclude that such a subsidy taken from a few is fair then, I suppose, you yourselves must feel equally inclined to donate to Port Otago at least \$150,000 from your own asset base. If you do not wish to donate to their cause in this way, a cause that does not have to be in the way it has been presented so far for it to be ultimately realised, then I further ask WHY NOT? If you do not wish to donate in the same way that is demanded of residents of Carey's Bay then I assume it would be for the same reasons that we do not want to. And even if you did choose to give Port Otago at least \$150,000 from each of your asset bases you can still live where you are living right now. For residents of Carey's Bay it is a double whammey you see. Not only would we have to give all this to Port Otago, but we will apparently have to endure our degraded living environment. Well, without PRACTICAL and REASONABLE compensation WHERE COULD WE GO?

Please remember Port Otago's words on page 63 when they state "No other PRACTICAL alternatives". Why does not the word "PRACTICAL" not relate to their neighbours practical and real lives?

But fortunately, THERE ARE PRACTICAL ALTERNATIVES.

And the alternative is that Port Otago do their business properly. That they do THEIR business. That they DO NOT DEMAND AND USE residents of Carey's Bay as BUSINESS EXPENDABLES.

And now I would like to show you where Port Otago can spend Port Otago's business proceeds from and for Port Otago's future operations.



Port Otago Ltd
Storage Area Locations