

Overview

- I strongly oppose development on the wharf and surrounding bush-clad hills and points of coastal character
- I strongly support protection of coastal special character buildings, areas, environment, and social “special character”.
- Protection of special character is central to nature preservation, community identity, history, and wellbeing.
- My family has lived in Taieri Mouth off and on for four generations. I own a house in Taieri Mouth that my grandfather built and. I plan to live there again.



Special coastal character –

Wharf area = entrance to Taieri Mouth, “The welcoming smile, the warm embrace.”

- The wharf, river, and surrounding bush-clad hills are a special character coastal area that is distinctive and reflects the settlement’s history and relationship to the sea.
- The water and adjoining bush-clad hills are **full of vulnerable distinctive natural life** that development damages and destroys.
- The wharf and bush-clad hills are the welcoming, emotionally important entry point to Taieri Mouth and contributes to the overall “special character” of this coastal settlement. The warm smile and warm embrace of the township.

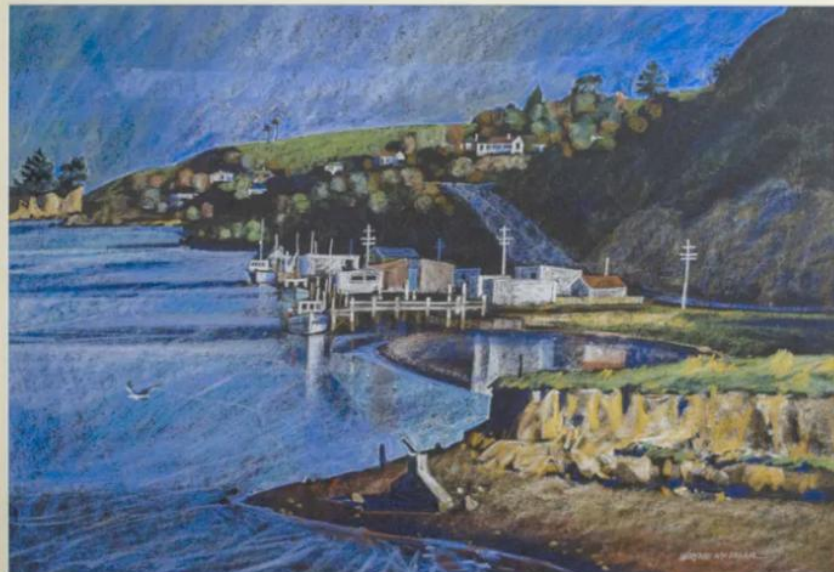
Beauty, not "dilapidated "ugly" wharf

The wharf is painted by artists and sold in galleries due to its unique character and beauty. Artists see the character and social history ... that money-motivated developers are blind to.



 Quilliam's Art

Water colour Paintings | Quilliam's Art





The submitters say wharf is “ugly”. Yet why are there so many artists’ watercolours, paintings and photos of the structures and wharf, sold in galleries around New Zealand and the world? Artists come here paint and photograph the wharf view because of its unique character and cultural beauty.

“Dilapidated” so should demolish??? That’s what developers will say because their motive is personal profit. Personal, privatized profit versus public and environmental loss.

** I believe owners should be responsible for maintaining or replacing like for like.



The rights of “poorer” locals who don’t have the money travel more than 60 mins to experience nature

Building aspirational accommodation and commercial enterprise on special coastal features ... for people with money to enjoy ... Excludes people from nature. It excludes people living nearby who **don’t** have money for flash trips to paid for accommodation or national parks. Instead they visit nearby beaches, rivers, bush for their emotional wellbeing. They are seeking blue spaces, green spaces, and a feeling of nature. But the natural experience is smothered, obscured by commercial enterprise and development, who are privately profiting handsomely from (obscuring) those views.

These private businesses that become focal points smothering the natural character. They steal the landscape and beauty from locals who also want to enjoy nature.

Wealthy people visit and “enjoy the view” from the accommodation or the event centre, while in fact the very building they’re in is destroying the views and experience of nature for others who are less financially well off, but should also have rights to experiencing nature within easy traveling distance in New Zealand.

“Nature blindness” / social history blindness is a cognitive bias.

Many developers and decision-makers suffer from blindness of the value of natural and social history beauty, without knowing they have a lack of understanding, or blindness. They have a cognitive bias that cannot see the beauty that others can interpret.

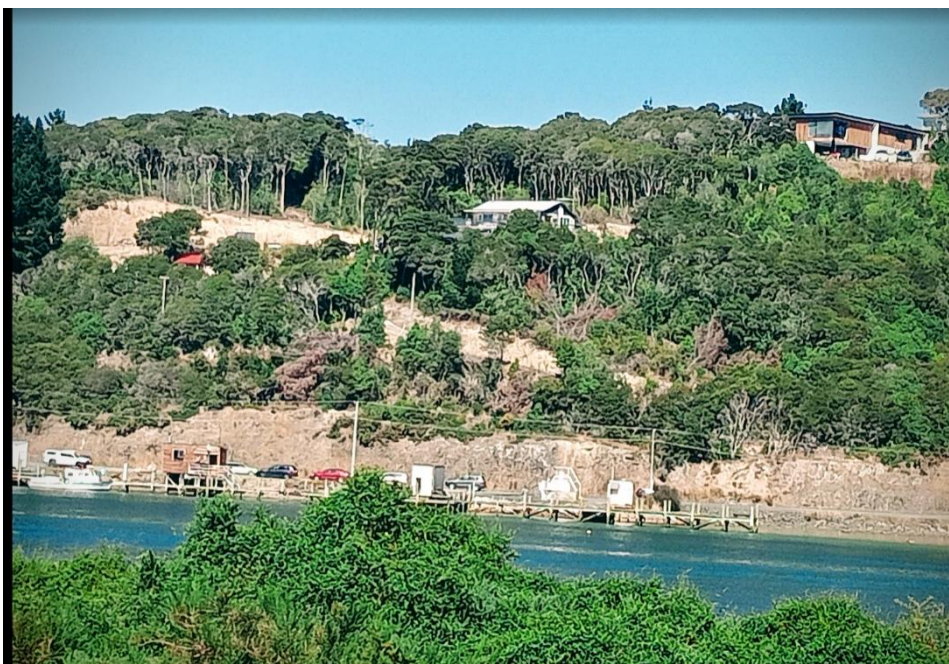
Often developers have this “nature blindness”. They believe a natural view is of value because it is a money maker – and thus they demolish part of the very nature they aim to profit from.

Dangerous precedent. Opens the doors ...

A house and private businesses for the rich on the water. Larger than many Taieri Mouth homes.

On the water, our public and natural taonga. This is a dangerous precedent.

- Encourages commerce and aspirational, ostentatious commercial holiday housing and expensive large homes on sensitive land with special coastal character. Thus damages the natural environment.
- **Developers are like dominos** – - Lipstick on a pig/trojan horse ... Money making psychology is they copy each other and pile on, without any sensitivity or care for the taonga of an area. They think of their bank balance, and ruthless, unethical and illegal real estate deals occur, just out of sight of regulators. They’ve already occurred in Taieri Mouth. This opens floodgates to private greed copycat development tramples on community beauty and **the future public’s rights to enjoy special coastal character.**



Left: Thankfully the ugly and upsetting scarring of this once gorgeous bush-clad natural hill is recovering and looks less scarred. But should this development have been allowed, destroying the view for others and taking habitat from animals, at the “welcoming” entry to the township?



“Development creep”

- Lipstick on a pig/trojan horse ...
- First it's a house, then it's air b n b then it becomes full blown events centre, with tourist and social event garbage and cigarette butts inevitably dumped straight in to our waterways by litterers and drunk people.

Encourages more homes on the bush-clad hills, which should in fact be preserved from now on, for their conservation, vulnerable wildlife, and special character value Allowing in flashy “tourist aspirational commerce” entertainment venue on the water will lead to more flashy business, more large housing on these beautiful hills by the river.

Taieri Mouth is full of wonderful wildlife – some the rarest in the world, some only accidentally discovered. Taonga hiding right here with us.



Rare Spade-Toothed Whale Discovery Astounds ..
[timesng.com](https://www.timesng.com)



Scientists cut open world's rarest whale never se...
www.dailystar.co.uk

Mum, The Matriarch



1987 – 2010

Early on a warm summer morning in December 1993 farmer George MacIntosh stepped out the front door of his farm near Taieri Mouth, Dunedin. Hearing a cry he thought was a kid goat he followed the





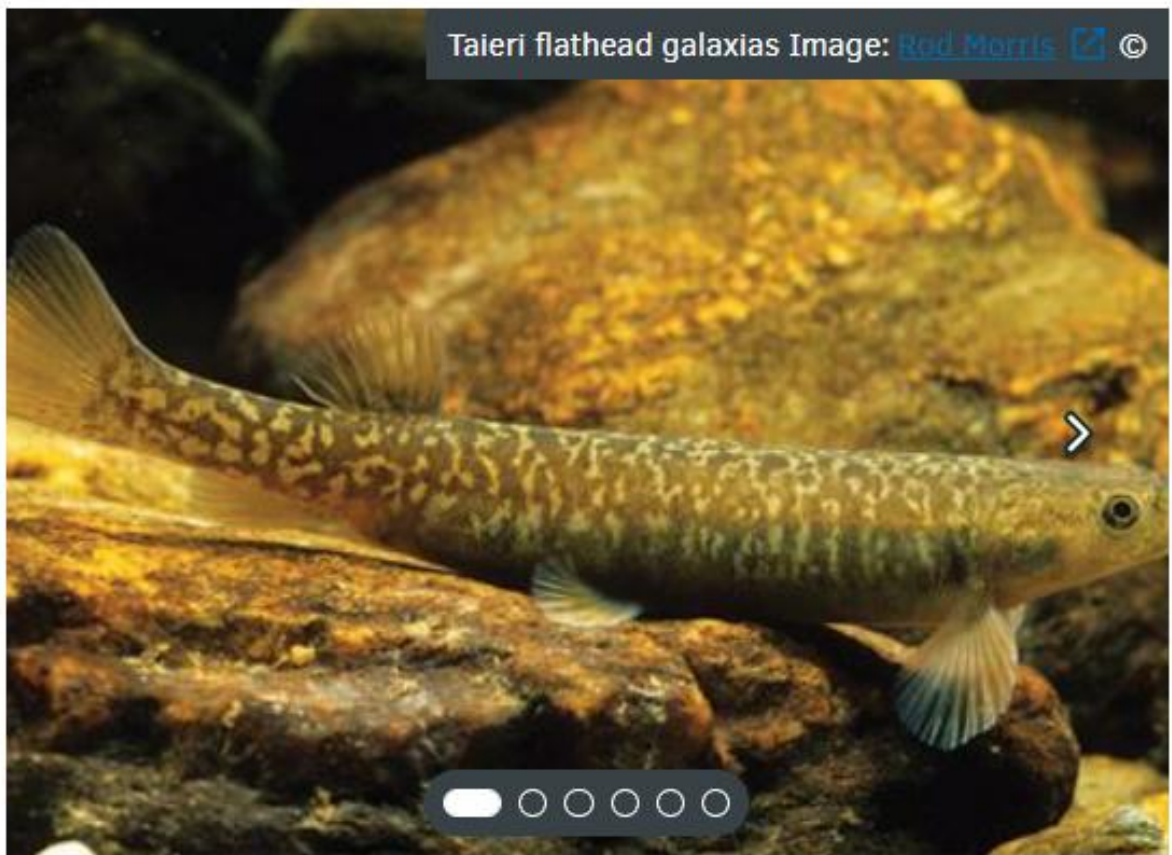
Rare Smeagol sea slug population discovered south of Dunedin

Thursday 14 March 2024

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Otago can now lay claim to its own population of the rare and nationally threatened Smeagol sea slug following an ORC discovery in January in the Akatore Creek estuary - 50 kilometres south of Dunedin.

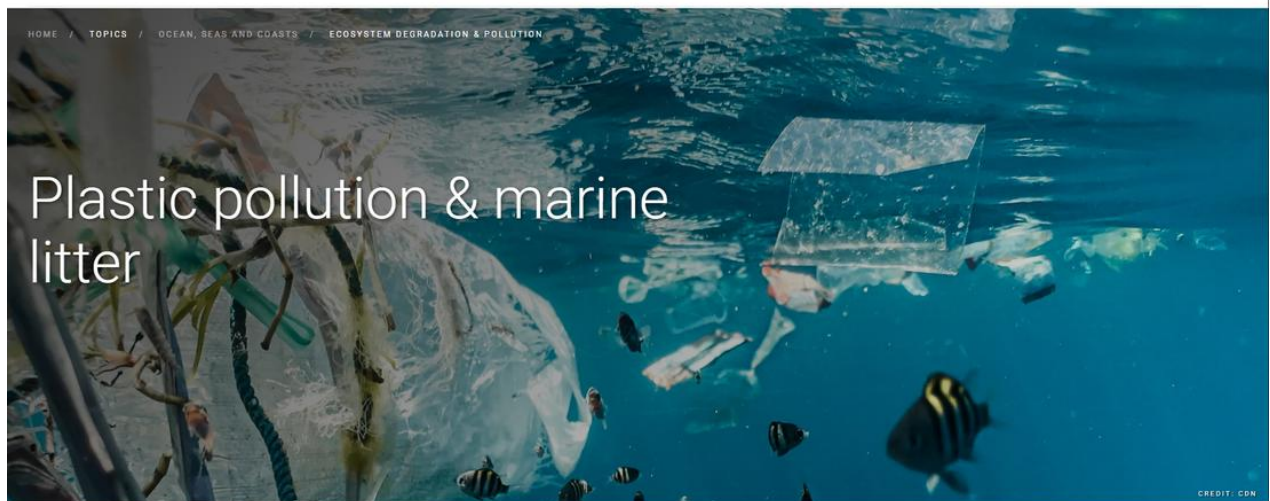


Commercial and tourist activity on the water: Damage by humans

Plastic pollution

It is inevitable that tourist accommodation on the water, and what will almost certainly become a **exclusive and popular rented party and event space** will lead to regular litter in the water.

With scope creep, this supposed air b n b and “community facility” soon transitions in to a booked out events centre, with private weddings, 21st birthdays, celebrations And pollution dropped directly in to the water, killing our precious, vulnerable local aquatic life and moving through their food chain. We have an events centre, the community hall, in Taieri Mouth within one km of this proposed building. There is no need for another centre, and one on the precious river would be disastrous.



Cigarette butts – trillions littered per year. Almost all smokers litter butts. Highly toxic plastic full of chemicals. ONE BUTT of non-degrading microplastic in water KILLS FISH WITHIN ONEMETRE OF IT IN WATERWAYS. Keeps on killing marine life. Doesn't degrade.











Encouraging tourist accommodation and convention/events centre ... leads to coastal damage


Taieri Mouth beaches unfortunately allow cars. People already travel to Taieri Mouth from Dunedin specifically for beach driving thrills, and honing. I've seen first hand the death of animals and birds on the beach due to these drivers.

Encouraging this type of commercial development "air b n b" and entertainment venues for parties will encourage more tourists driving on fragile beaches. I've seen a baby sea lion on the beach with vehicle tracks all over it. I've almost been hitting by honing day tourists. If the beach driving bylaws don't change, encouraging more tourist accommodation and party venues down here ... is a direct threat to our local wildlife.



Vehicles kill birds on sandy beaches: The global evidence

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Highlights

- Recreational off-road vehicles (ORVs) conflict with birds on sandy beaches.
- We provide a global meta-analysis of ORV impacts on birds on ocean beaches.
- There is substantial evidence that ORVs cause serious harm to avifauna.
- Declines in abundance, diversity, and fitness are common in birds stressed by ORVs.
- The prime management tool is permanent and sizeable 'safe zones' free of vehicles.

Why I oppose a private tourist and events business on the water of Taieri Mouth

- **Cultural heritage:** The wharf and bush-clad hills are naturally stunningly beautiful. record how earlier generations lived, built, and worked by the coast.

- **Community identity:** The wharf shapes the look, feel, and belonging of this place.

The wharf and hills are one – and they are the warm smile, the welcoming embrace of Taieri Mouth.

The mayor has said: “A little slice of paradise ... A place that’s almost a bit like New Zealand used to be. A piece of peace”.

This is a quiet fishing, farming and natural community. Not the beginnings of an events centre for 21st birthdays and weddings and insensitive tourism.

- **The rights of future generations and poorer New Zealanders to enjoy our local nature and special coastal character is eroded by allowing commercial development on the water and special coastal character areas of Taieri Mouth.**

We often forget the **rights of future generations to also enjoy special natural character. We forget the needs of poorer people in our community, so that they can easily access special character places.** Many NZers only have petrol money to go for a short day trip. We forget that poorer NZers also deserve to enjoy the ‘recuperative powers of natural views, our heritage ... While the wealthier NZers travel to tourist hotspots and remote nature reserves with their mountain bikes and rich boys toys.

Taieri Mouth development currently is very insensitive – tacky houses with ten cars parked on the top of once glorious hill lines. This insensitive and damaging development needs to be acknowledged and halted before the taonga of Taieri Mouth’s special coastal character is smothered and disappears.

- **Tourism & economy: Sensitive, low footprint tourists and visitors are drawn to authentic towns. Flashy development attracts insensitive tourists.** If we go “flash development” we then open the floodgates to more flash, expensive development on the wharf and the bush-clad hills, and every other significant landscape point in Taieri Mouth--- and the wrong type of tourism and people are encouraged to tread heavily and disrespectfully on Taieri Mouth --- tourism and “air b n b” “Perfect Instagram Photo” tourism with people who litter, put their travel garbage in the waterways, and deface natural character, to take bits home or get the very best photo speed on their flash machinery that will destroy what we hold dear.

- **Taieri Mouth beaches unfortunately allow cars.** People travel to Taieri Mouth for beach driving thrills. Encouraging this type of commercial development “air b n b” and entertainment venues for parties will encourage more tourists driving on our fragile beaches.
 - **Environmental fit:** Scale and form to harmonise with the natural landscape. Instead this proposed building is the size of a house – larger than my house, on our taonga, standing out like “dogs bollocks” on an historic wharf.
 - **Vulnerable native wildlife is directly damaged by the inevitable “come for a party weekend” tourism an events centre and air b n b on the water creates.**
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- Once lost, social heritage and special character cannot be replaced.
 - Overdevelopment erodes what makes this area a taonga.
 - The special coastal and social history features are precious.

Protect priority landscapes.

The Taieri Mouth wharf is a priority landscape, painted and loved by many for it’s special character, history, and connection to the township’s historic and current personality.

Proposal for development negatively affects the coastal landscape’s identified values

Historic heritage: Safeguard historic heritage on coasts

Coastal historic heritage includes wharves.

It is extensive but not fully known or appreciated by many.

Thus, it is vulnerable to loss and destruction, development, subdivision.