

Good morning, Mōrena ① 17

My name is Juliet Anderson.

This is further to my submission which I take as read by you. ~~My fellow submitters have covered all the other important legal~~

I moved down to Taian Mouth 6 years ago and I live on a sandhill overlooking the sea in a house not too dissimilar to the house the Mirams are hoping to build on the wharf, in the Coastal Marine Area, above the beach and water. My house too is just under 6 metres high with a full glass front window - and much as I love it, I would not want to see it sitting on the wharf.

As you enter Taian Mouth from the North, you look across at the working fishing wharf at the mouth of the mighty Taian River, a tidal river prone to surges, tsunamis and flooding.

At the wharf, the boats hold centre

(2)

stage because the structures adjacent to the wharf are mainly small single room boat sheds or containers. These structures have a functional need to be in this environment — they contain refrigeration fishing equipment and boating gear required for a day out at sea or up the river. They are not equipped for overnight stays, as per their leases.

At night the wharf, and surrounding area, is generally a quiet dark space, certainly low lit.

Coming home in the evening, if you are lucky, the moon, stars and the dark quiet river are the focus.

~~A residence would change this,~~
This would not be the case with an occupied well lit residence on this wharf.

(3)

The applicants and their representatives have made much of the derelict state of the wharf and it's "run down" structures and propose that their building will vastly improve the "visual aspect" of the area.

I, and my fellow Submitters who oppose, disagree.

I believe this project, if it goes ahead, will ultimately create a private residential and boating marina which will exclude the public, not only by its appearance as a private house, but also the cost. Unless they are able to pay to rent it as an AirBnb, or be invited by the family when they are using the house, the public will be excluded from the area.

(4)

~~I believe the Mirams have~~
~~realised there is a need, a lack~~
~~of~~

very valid
 The Mirams, through personal
 experience, have discovered
 a commercial opportunity
 which is lacking in the current
 Airbnb rental market.

Yesterday, when I came
 home to TM, I drove
 into Knardsen Park and

parked right on the edge of
 the water by the sand — the
 access to the water and the view unsurpassed.
 — opposite was the Mirams

holiday rental The Shed,
 with fabulous river / sea views,
 an amazing house, already
 able to cater to the disabled
 community in every way —
 except a disabled bathroom.

I think it is really important
 to remember that this is not

an altruistic undertaking.

It is a commercially driven enterprise that will actually benefit a lucky few.

As we were told at the prehearing in no uncertain terms —

"NO HOUSE, NO HOIST"

This is reaffirmed in the "Submissions of Counsel 5 Sept (Point 29)

"We do not focus on the functional need for the wharf, crane, and hoist ... however we do note that these facilities are a package".

Mr Ellison said something yesterday which resonated with me, along the lines of "it only takes one generation to lose".

Let's not be that generation! Learn

(6)

from the past! Value on natural environment and its character and what we have!

- This proposal will undoubtedly create a precedent - for Tairānui Month definitely, but for Otago and also nationwide.
- It will encourage privatisation of the Coastal Marine Area.
- It will discourage public access to these areas.
- And it goes against the wishes of local iwi.

This article was in the last Saturday's ODT about a Hazards Portal that Regional Councils are to be required to gather re natural hazards, (see article*)

A house, built at a large river mouth, on a wharf - headline "Hazards"

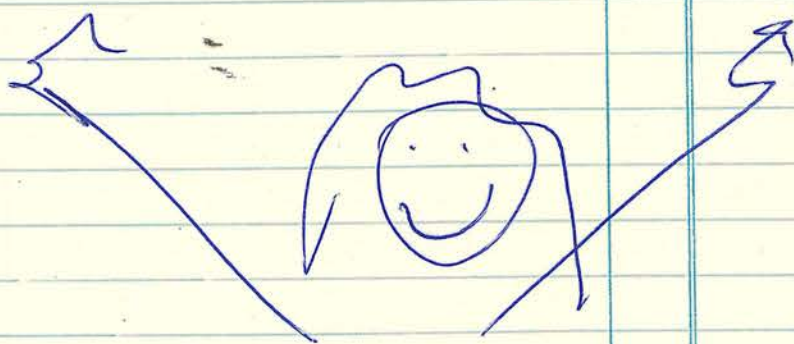
Portal will Not Stop "Stupid
Builds".

While I originally supported
part of the proposal - the hoist
etc - now they have been
packaged as one, I would
like to reiterate

To Decline - ALL!

I oppose this application in its
entirety!

Thank you!



LOIS WILLIAMS
Local Democracy Reporter

WEST Coasters will soon be able to find out online if their property or one they are thinking of buying, is at risk from liquefaction — or a host of other damaging events.

However, a regional councillor has warned you cannot “stop stupid” as developments happen in risky areas.

Under new government rules, regional councils must now share all the information they gather on natural hazards and district councils must list the risks in plain language, on every property's Land Information Memorandum report.

At the West Coast Regional

WEST COAST

Juliet Anderson evidence Hazards portal will not stop ‘stupid’ builds: councillor

LDR Local
Democracy
Reporting

Council's Resource Management meeting this week, staff reported they were aiming to have a hazards portal open for public access on the council website by the end of the year.

The portal would show the various risk zones, allow people to look at the maps and reports to evaluate risks to their property.

Many of the reports held by the council were highly technical but under new Local Government Official Information and Meetings Act 1987 rules, it would now provide simple language summaries of each one.

The council's natural hazards



Brett
Cummings

expert Dr Sharon Hornblow was working on the project and the council would need to be 100% confident in the site before it went public, Ms Morgan said.

Cr Ewen said with council elections coming up, new councillors would need to be made aware the work was mandatory.

Liquefaction — when soil turns to liquid in an earthquake — was a new addition to the hazards list, he noted.

Cr Andy Campbell said the impact would depend a lot on

where a potential quake was centred. The important thing was to stop people building in “stupid” places.

“We can't stop what's been done ... but building right by the sea is probably not a good idea now.”

Cr Brett Cummings said liquefaction would be the last thing people worried about when “the big one” hit.

“Most places at risk of liquefaction on the Coast are probably already built on for retail and so

on ... Westport was built on liquefaction.”

Cr Cummings said some Coast developers were not bothering to ask about natural hazards.

“They just get a digger in, have the site cleared, get a building on there in a week.

“No-one can stop stupid. But I'm sure the insurance people will pick up on it and that's where ‘buyer beware’ (comes in) isn't it.”

Cr Chris Coll — a Westport land surveyor — said if people did

build in “stupid” places they had to come up with technology that countered those risks.

Chairman Peter Haddock said the hazards project was an important piece of work for the council and the community, staff were to be commended for it.

“As we've seen in events around the country, there's a huge legal risk to both the government and councils by not identifying these risks.

“We've seen for years that people have built in wrong places, whether it because of coastal inundation or flood risk or just building on hazardous places like the toes of hills,” he said.

■ **LDR** is local body journalism co-funded by RNZ and NZ On Air.