

Submission with regard to APP.039650.01.01 – D C Schmuck

My submission is in regard to privatisation of public areas.

The foreshore and waters are primarily a public space and any development should give this consideration if it is to deprive the public of some of that space. This development certainly does encroach on the public area. In this case, it is for the maintenance and storage of boats.

The present jetty has no locks and allows reasonable public access, whether to briefly tie up a dinghy or simply to sight-see. The new plan shows locked swing gates. The opening or locking of the gates is to be at the discretion of the owner, Doug Schmuck. He could choose to have them open during daylight hours, as was originally the case at the main Opuia Marina. Or they could be locked twenty-four hours a day as has now happened at that marina. His proposal gives no indication of what will be the case for his development. That I consider unsatisfactory.

I believe that locked gates will make little difference to the security of the boats. They are after all readily accessible by water or from the beach when the tide is low. And I am sure the boats will be individually locked up, anyway.

But locked gates have the effect of privatising the public space. The effect is both a physical and a visual barrier. And this is of a public space that is to be given to the applicant for no cost apart from those of this hearing process.

Balance is required and steps taken to mitigate the effects of this development. One relatively easy step is to remove the provision for locked gates.

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