

# Proposed Thames-Coromandel District Plan



## Variation 3 - Taiwawe Catchment Structure Plan

### Submission Form

Form 5 Clause 6 of the First Schedule to the Resource Management Act 1991

#### Your submission can be:

**Posted to:** Thames-Coromandel District Council  
Proposed Thames-Coromandel District Plan Variation 3  
Private Bag, Thames 3540  
**Attention:** Policy and Planning Team

**Email to:** [customer.services@tcdc.govt.nz](mailto:customer.services@tcdc.govt.nz)

**Delivered to:** Thames-Coromandel District Council, 515 Mackay Street, Thames  
**Attention:** Policy and Planning Team  
(or to the Area Offices in Coromandel, Whangamata or Whitianga)

#### Submitter Details - Address for Service

Full Name(s) Vivianne Bongard + Daniel Lockhart

Organisation (if relevant) \_\_\_\_\_

Email address viv\_bon@hotmail.com

Postal address 31 Radar Rd  
RDI, Whitianga 3591

Phone Number (include area code) (021) 557 085

Mobile Number 021 557 085

*Our preferred method of corresponding with you is by email.*

**Submissions must be received no later than 5 pm, Friday 28 August 2020**

If you need more writing space just attach additional pages to this form.

#### PRIVACY ACT 1993

Please note that submissions are public information. Information on this form including your name and submission will be accessible to the media and public as part of the decision making process. Council is required to make this information available under the Resource Management Act 1991. Your contact details will only be used for the purpose of the Proposed District Plan process. The information will be held by the Thames-Coromandel District Council. You have the right to access the information and request its correction.



## Your Submission

The specific provisions of Variation 3 - Taiwawe Catchment Structure Plan that my submission relates to are:

45 House sites (dwellings), individual septic systems close to stream source

### My submission is:

(clearly state whether you SUPPORT or OPPOSE specific parts of Variation 3 - Taiwawe Catchment Structure Plan or wish to have amendments made, giving reasons for your view)

I support  oppose  the above plan submission.

### Decision sought from Council:

(clearly state what you want the Council to do, eg: retain, amend, delete)

Restrict the size of the Subdivision  
Review of traffic plan  
Address issue of septic + waste management.

### Reasons for my submission:

Asking council to limit size of subdivision and to act responsibly to ensure the rural landscapes are preserved and protected.

## Proposed District Plan Hearing

I wish to be heard in support of my submission.  Yes  No

If others make a similar submission, I will consider presenting a joint case with them at a hearing.  Yes  No

Signature of submitter: 

Date: 27/8/20

Person making the submission, or authorised to sign on behalf of an organisation making the submission.

## Trade Competition

Please note that if you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by Clause 6 of Schedule 1 of the Resource Management Act 1991.

I could gain an advantage in trade competition through this submission.  Yes  No

If you could gain an advantage in trade competition through this submission please complete the following:

I am directly affected by an effect of the subject matter of the submission that –

a) adversely affects the environment; and

b) does not relate to trade competition or the effects of trade competition.  Yes  No

If you require further information about the Variation please visit the Council website [www.tcdc.govt.nz/variation3hotwaterbeach](http://www.tcdc.govt.nz/variation3hotwaterbeach)

THAMES-COROMANDEL DISTRICT COUNCIL  
Private Bag, 515 Mackay Street, Thames 3540  
phone: 07 868 0200 | fax: 07 868 0234  
customer.services@tcdc.govt.nz | [www.tcdc.govt.nz](http://www.tcdc.govt.nz)



Vivianne Bongard and Daniel Lockhart  
31 Radar Rd  
RD1  
Whitianga 3591

27.08.2020

**Re: Variation 3 – Taiwawe Catchment Structure Plan Submission**

To whom it may concern

We are writing in reference to the variation proposed to the TCDC district Plan. We oppose the written request made by Hot Water Beach (NZ) Ltd that seeks to insert a new structure plan into Section 27 of the proposed district plan. The proposed 45 `rural-residential` lots and dwellings will have more than a „minimal effect“ on the the infrastructure and environment. At present Hot Water Beach has approx. 60 houses and an additional 40 lots would not be considered as a „low density residential development“ in this context as stated in the request.

We do not support a subdivision of this size that does not address the environmental issues in details and the issue of septic tank and waste with in a combined managed scheme. To consider is furthermore the impact of 45 individual septic systems close to a stream source and springs.

As residents of a small rural village with min. infrastructure we are not willing to accept rate increases to cover the lack of infrastructure from developers. Furthermore, with basic roading at Hot Water Beach we expect in addition a peer review of the traffic plan.

The ecological assessment of the poposed variation does not sufficiently cover the protection of birdlife eg. Kiwi habitants. The proposed area covers a kiwi sanctuary for which we expect clear rules in regards pets. Generally it does not outline any conditions to preserve and protect rural landscape and wildlife.

It is imperative that council protects the rural landscapes and considers the above aspects when making decisions.

Kind regards

Vivianne Bongard and Daniel Lockhart