

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

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) LINDSAY & LORRAINE STANFIELD

Organisation (if relevant) _____

Email address LINDSAYJSTANFIELD@GMAIL.COM LORRAINESTANFIELD@GMAIL.COM

Postal address 5 ESTELLE PLACE, PAKURANGA, AUCKLAND, 2012

Phone Number () _____
(include area code)

Mobile Number 021 408203

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:

ROAD ACCESS & INCREASED TRAFFIC ; WASTE WATER TREATMENT ;
NEGATIVE IMPACT ON FAUNA & FLORA ; NOT IN KEEPING WITH THE CHARACTER OF
HWB.

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)

1) REQUIRE A RETICULATED HIGH QUALITY WASTE WATER TREATMENT PLANT.
2) DELETE THE EXCESSIVE QUANTITY OF HOUSING
3) PROVIDE PROTECTION FOR FAUNA & FLORA.

Reasons for my submission:

SEE ATTACHED PAGE.

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: 10-AUG-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

THAMES-COROMANDEL DISTRICT COUNCIL
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phone: 07 868 0200 | fax: 07 868 0234
customer.services@tcdc.govt.nz | www.tcdc.govt.nz



Proposed Thames Coromandel District Plan

Variation 3 – Taiwawe Catchment Structure Plan

Lindsay and Lorraine Stanfield (115 Radar Rd) Submission to oppose the proposed development.

Reasons:

- 1) Waste Water provision: It is proposed that each of the dwellings will have its own septic tank. However the soils in this area are not porous enough to accept the required level of soakage which will be exacerbated during the wet season when the clay soils will be water logged. This will result in untreated sewage being discharged in overland flows down the slopes to the bordering properties and into the streams. At the very least the development should provide for reticulated waste water treatment to a centralized treatment plant. The question then becomes as to where the discharge from the plant is directed ? into the river and subsequently onto Hot Water Beach itself? This should not be permitted to happen.

The property should have at most 4 dwellings so that suitable and extensive waste water leach fields can be provided.

- 2) Negative ecological impact: The area is sensitive to the gradual destruction of native fauna and flora. The properties at Hot Water Beach are characterized by low impact, low dwelling count developments. This allows for the reestablishment of the natural forests and to encouraging bird life back to the area including brown kiwi. The scale of the development is completely out of character with Hot Water Beach. The houses, driveways, roads etc will be completely opposed to the natural character of the zone. Relative high-density housing will negatively impact all aspects of reestablishing the natural character of this area.

During holiday periods the potential home owners will still be bringing their pets (cats and dogs) into the area despite any proposed covenant. Human nature is what it is.

Requirement: Allow a very limited development of the property up to a maximum of four dwellings with large areas of the land dedicated to natural reforestation.

- 3) Negative impact to traffic flow: The quantity of dwellings will result in a significant increase in traffic over the single lane bridge at Hot Water Beach, particularly at the proposed entry location off the main road. Tourist traffic, traffic to the Top Ten will all be converging on a narrow section of road. Assuming a conservative two cars per dwelling during peak seasons will result in over 100 vehicles at this juncture. Traffic management plan ? The one way bridge will become backed up during holiday seasons.
- 4) We believe that the proposed development has one main aim ie the maximization of profit at the expense of the natural character of the area. Hot Water Beach is the quintessential Kiwi beach village which makes it so appealing to New Zealanders and Tourists alike. This should be protected at all costs. No high density developments here please and preserve the character of the place.

Thank you.