

# 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) Rachel Clow and Adam Clow

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

Email address rt.clow@icloud.com

Postal address 40 Radar Rd, Hot Water Beach RD1 Whitianga 3591.

Phone Number ( ) \_\_\_\_\_  
(include area code)

Mobile Number 0275772007

*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:**

the entire plan

**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)

delete proposal

**Reasons for my submission:**

see attached document

## 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:

*Kate Clow* *John Clow*

Date: 27/08/2020

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



### Reason for my submission

As full time residents of Te Puia we strongly appose this plan. Here is a summary of our main reasons for this submission.

There is no written Iwi consultation from Ngati Hei kaumatua and representative Joe Davis particularly in regards to the archaeological report.

There is a lack of consideration for summer congestion and pending growth from the most recent subdivision in the transport assessment.

Lack of sound solutions to the issues raised in the ecological assessment.

No robust way to reduce sedimentation and contamination from storm/waste water and septic fields in the existing waterways including Taiwawae stream.

No mention of the kiwi population currently on the property and adequate measures to protect them from the disturbance any development would create.

No way to enforce dog training and cat bans to protect native species.

Development area is too large and conservation areas are too small.

Preservation of coastal character is not listed as a key issue in reference to the RMA - this is one of the main issues with this plan.

The lots are too dense and are not big enough to provide the rural lifestyle they are trying to market, even their use of the term "cluster housing" would contradict what they are proposing.

The scale of this proposal would impact so many aspects of Hot Water Beach that I urge you to reject the plan all together and consider both Section 24.2.1 and 24.2.4 in the proposed TCDC district plan and also Section 15, Objective 10, Policy 10 – Hot Water Beach  
"Hot Water Beach should have no industrial, residential or commercial expansion except for home businesses, self-serviced lots of a rural character and small-scale retail activities servicing beach visitors. Development and growth shall not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure."

What our community said in the district plan was meant to protect the natural/cultural values and preserve the coastal character of this small and unique village, these are values that our community holds tightly. The natural beauty and village atmosphere at Hot Water Beach is its most valuable asset and must be preserved for the livelihoods of local businesses, visitor expectation and the quality of life of the current residents. If we do not stop development on this scale we will be forever playing infrastructure catch up like Hahei and unable to cope with increasing demands from residents and visitors.