

Appendix 3 – Summary of Submissions

Submitter Number	Submitter	To be heard	Support/Oppose/Other	Key points
1A	Dianne Smith	?	Oppose	<p>Proposal does not support Te Ao Māori values:</p> <ul style="list-style-type: none"> • Site is located close to Mahinga Mātaitai, Pūkaki (stream), and Manu (bird) which are areas associated with Te Ao Māori and Te Taiao. • No Cultural Values Assessment Report and no knowledge of wāhi tapu. • No Conservation Values Report and no consideration of the impact on the endangered Banded Dottrell colony. • No full consultation with Tangata Whenua to understand and recognise Tangata Whenua cultural values. <p>Negative impact of increased demand of services and traffic from residential activities on existing environment.</p> <p>Negative impact on biodiversity from domestic animals.</p> <p>Scale of the proposal is inappropriate for the Rural Zone and is contrary to the District Plan.</p>
1B	Dianne Smith	Yes	Oppose	<p>Concerns about the scale of residential activities on the:</p> <ul style="list-style-type: none"> • Amenity values • Biodiversity

				<p>Proposal does not comply with the NZ Coastal Policy Statement 2010 and the National Adaptation Plan 2020 due to climate change and expected sea level rise.</p> <p>Proposal is contrary to the Operative District Plan due to the proposed lot sizes and intended residential use.</p>
2	Roger Peter Sinclair	Yes	Oppose	<p>Concerns of increased traffic with no speed suppression as the current road has vehicles travelling at excessive speeds creating safety concerns.</p> <p>Increase in residential units and activities will result in excessive noise, light, visual pollution, and an increase in domestic animals.</p>
3	Pourerere Community and Character Preservation Society	Yes	Oppose	<p>Concerns about the increase in traffic:</p> <ul style="list-style-type: none"> • The road is currently in poor conditions and the proposal will result in heavy construction traffic and increased vehicle movements. • Safety concerns for pedestrians as there is no footpath along the road to access the beach. • Lack of parking to accommodate additional traffic at the beach and may result in an increase of vehicles (light vehicles, tractors and trailers) on the beach. Subsequent safety concerns and effects on wildlife and coastal character. <p>Concerns about the cumulative effects of septic tanks and stormwater and the impact on the Pourerere Stream estuary and ground water systems:</p> <ul style="list-style-type: none"> • High water table in the winter and concerns about contaminants leaching into waterways.

				<ul style="list-style-type: none"> • Estuary is used by native birds and for recreation. • Increased demand for wastewater facilities during busy holiday periods. • Concerns of stormwater runoff and management as the stream floods. • Concerns as any runoff will end up in the ocean and impact the health of the Kaimoana. <p>Concerns for the dotterel breeding areas on the beach from the new track.</p> <p>Concerns of reverse sensitivity effects from the proposal on:</p> <ul style="list-style-type: none"> • Existing farming operations and permitted productive activities. • Fishing boats. Recently there have been rahui on the beaches to the north and additional houses will add to the pressure to collect kaimoana. • Operation of the camp and venue hire. <p>Increased operational pressure to the channel which provides safe passage to launch boats which is currently at capacity during peak times.</p> <p>Safety concerns as there is no coast guard service at Pourerere.</p> <p>Proposal diminishes the character of the rural landscape and increased vehicles and people will adversely affect the coastal character.</p> <p>Concerns for power supply as it is currently fragile, and the application does not consider power supply for the development or how it will impact existing users.</p>
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4	Ivan, Jennifer, and Warren Bennett	?	Oppose	<p>Concerns surrounding increased traffic and roading demands:</p> <ul style="list-style-type: none"> • Safety of pedestrians from both heavy and light vehicles. • Impact on road conditions from increased vehicle movements and weather events. • Concerns of speed limits and traffic control measures. Requests controlled speed limits in and around proposed subdivision and traffic control measures are provided. • Road beach exit ramps are currently eroded during winter by high seas and require repair annually. Request for potential permanent concrete ramp and consideration of its use. • Lack of consideration of traffic during busy holiday periods and weekends. • Increased demand for parking at the beach. • Vehicles getting stuck on the soft sand from the existing exit areas onto the beach. Requests a concrete or bitumen surface for an existing road onto the sand. • Who covers the cost of maintenance and repair as a result of increased traffic demands. <p>Safety concerns due to increased numbers of people both onshore as a result of crime and security issues, and offshore in the water.</p>

				<p>Concerns of the effects on the Punawaitai Stream from stormwater and wastewater from both runoff and contaminants in the soil.</p> <p>Local growth and development shall have influence from the existing residents.</p>
5	Garreth Charles Harris and Melaney Lise Harris as trustees of the Havelock Bluff Trust	Yes	Oppose	<p>Proposal is contrary to the Rural Zone provisions in the Operative District Plan.</p> <p>Proposal is contrary to the Proposed District Plan.</p> <p>Proposal is contrary to the purpose and principles of the RMA.</p> <p>Concerns on the coastal rural amenity of the area:</p> <ul style="list-style-type: none"> • Landscape values • The character of the area has low density, low built environment, a sense of isolation, low site coverage, specific location of productive activities and buildings including stock, horses, farm bikes etc. • Privacy • Noise • Increased people and traffic <p>Concerns around the uncertain future use of the track to the beach through the applicant's site.</p> <p>Concerns around increased traffic:</p> <ul style="list-style-type: none"> • Safety issues crossing the Pourerere Road from the main homestead to the farm and for existing residents reversing out of their properties.

				<ul style="list-style-type: none"> Sealing of Punawaitai Road has sped traffic up along the road. Additional traffic will exacerbate this safety concern. <p>The traffic assessment provided with the application focuses solely on the intersection of Punawaitai Road and Pourerere Road and does not address pedestrian safety to the beach nor peak traffic numbers over the holiday period. Nor does it assess where the increased traffic will park at the beach or the disruption of existing farming activities.</p> <p>Concerns of reverse sensitivity effects from the proposal:</p> <ul style="list-style-type: none"> Impacts on existing farming activities including livestock performance and crops. Proposal will limit the intensification of existing productive activities. Proposal will alienate the farm infrastructure from 98% of the farmland. Amenity effects on the existing wedding venue as a result of increased traffic and noise and loss of rural character particularly sense of isolation and privacy. Traffic will impact existing horse riding. Increased traffic will disrupt existing farming operations. Stage 1 has resulted in reverse sensitivity effects and this proposal will exacerbate these. <p>Proposal is an inappropriate development on highly productive land as it results in a loss of highly productive land and is contrary to the Proposed District Plan and NPS-HPL.</p>
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