

RUSSELL PROTECTION SOCIETY (INC)

P O Box 154
Russell, Bay of Islands

SUBMISSION TO RESOURCE CONSENT SUBMISSION PURSUANT TO SECTION 96 OF THE RESOURCE MANAGEMENT ACT

TO: FAR NORTH DISTRICT COUNCIL, Private Bag 752, KAIKOHE. 0400
Attention: MA McDonald

Name: Russell Protection Society Inc

Address: PO Box 154, Russell, Bay of Islands

Contact Details:

- 1 The Society opposes the application of Peter Gilbert Beckett to subdivide Lot 1 DP 160892 to create 2 sites of 1.4ha and 1.3ha.
- 2 The particular part of the application that the Society opposes is the application in its entirety.
- 3 The reasons for this submission are that the proposal:
 - represents unplanned development that is contrary to the policies and provisions of the operative and proposed District Plans.
 - will challenge the integrity of protective coastal zoning in the District by grossly failing to meet the minimum permitted lot size requirements
 - has not demonstrated a need for this non-complying activity
 - contributes to urban sprawl and undermines the containment of Russell
 - creates a dangerous traffic management situation on a narrow, steep tourist route
 - results in difficult, steep access roading
 - is likely to contribute to the sewage contamination of groundwater in the area.
 - will have adverse effects on the flora, fauna and kiwi habitat of the Peninsula.
 - will require significant earthworks to accommodate access drives and building platforms, leading to sediment contamination of streams and the bay.
 - relies upon mitigation measures that are impracticable or impossible to enforce.
 - does not represent sound town planning practice
 - sets a precedent that will further undermine planning provisions for Russell and the Far North District generally.
- 4 The decision the Society wishes the Far North District Council to make is to decline the application.
- 5 The Society wishes to be heard at any hearing on the above application.
- 6 We have sent a copy of this submission to the applicant.

Signed _____ Date _____

Address for Service: As Above