

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: Burnette O'Connor

Name: Russell Protection Society Inc

Address: PO Box 154, Russell, Bay of Islands

Contact Details:

- 1 The Society opposes in part the application of The Donny Charitable Trust Board to create five lots between 1171m² and 1900m² in the General Coastal zone, Russell.
- 2 The particular part of the application that the Society opposes is:
The creation of 5 lots in the General Coastal Zone
- 3 The reasons for this submission are:
 - The above site is zoned General Coastal. This zone is the primary tool for protecting the landscape and other environmental qualities of coastal lands in the District.
 - Our Society has been in discussions with the Donny Charitable Trust for some time regarding this proposal. It has been recognised that any use of the management plan provisions in the proposed district plan for this site represents a “balancing act” between allowing the permanent intrusion of urban development into a sensitive coastal environment and providing for some form of more permanent protection and enhancement.
 - The current zoning does not provide for any subdivision as of right on this site. This particular site forms the backdrop to Historic Russell and hence particular care must be taken in allowing any future development there.
 - The Society is supportive of the permanent conservation measures that are being proposed by the Applicant and wishes to ensure that these are formally agreed to in total by having this package of measures made a condition of any consent granted.
 - However, we believe that five lots is excessive in this instance and consider that four lots would offer more than adequate compensation for the measures referred to above, given the very high land values that currently prevail in the area. In our view proposed Lot 2 could be deleted without significantly reducing the viability of the subdivision, while also serving to substantially reduce visual effects.
- 4 The decision the Society wishes the Far North District Council to make is:
 - Provide for four lots by deleting Lot 2 from the proposed subdivision
 - Require in the conditions of approval that the Applicant undertake all the management/mitigation measures referred to in their application, including:
 - permanent protection of all the residual land by way of QE covenant
 - funding of Dr Blunden full report recommendations, including \$100K+ three year re-vegetation programme and annual maintenance fee of \$500 – 700.
 - Relevant covenants on title that specify building platforms, building scale, impermeable areas, building colour, height limits, earthworks controls, bush clearance, restrictions on pets and prohibition on any access to the titles to the North of the property.
 - Full implementation of recommendations in Boffa Miskell and Haigh reports by way of conditions to consent issued

-Protection of archaeological sites by acknowledging recommendations of Northern Archaeological Research report.

- 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