**Russell Protection Society Inc.**

**www.rps.org.nz**

**Minutes of 90th Committee Meeting on Tues 8/1/2019**

**held at Kiki’s**

Present: Bob, Kiki, Maggie, Cris, Mark (Skype)

Not Present: Doug

**Meeting began at 3.15pm**

1. **Minutes** of the 89th Meeting on Weds 7/11/2018 were approved, moved by Kiki and seconded by Maggie.
2. **Election of Officers**

The Committeeelected Bob as Chairman and Secretary (moved by Kiki seconded by Maggie) and Mark as Treasurer & Subscriptions (moved by Kiki seconded by Cris).

**3. Treasurer’s Report**

Finances From 7 Nov 18 to 7 Jan 19

Statement Opening Balance 7 Nov 2018: $5,725.72

Receipts

Subscriptions

6 individual @ $25 = $150.00

12 joint @ $30 = $360.00

Donations: $90.00

Total Receipts: $600.00

Payments

#3: 08 Nov 18 $29.20 Bob Drey Photocopying Reimbursement

#5: 19 Dec 18 $70.00 Russell Review Advert

#6: 03 Jan 19 $38.98 Koha

Total Payments: $139.18

Statement Closing Balance at 7 Jan 2019: $6186.54

Online banking with joint signatures now set up and working. The ASB statements now assign a number to each payment. #4 was attached to a payment which lapsed before Mark and Bob could jointly authorise.

Unpresented Cheques:

None

Outstanding Expenses

None

Total Outstanding Expenses: Nil

Actual Balance at 7 Jan 2019: $6186.54

2019 Membership (1st Nov 2018 to 31st Oct 2019) as at 7 Jan 2019:

Receipt nos 9011-9028

Individual: 6

Joint: 12

Total subscriptions: 18

Total voting number, including 1 Honorary Member: 31

**3. Correspondence**

See Chairman’s Report for correspondence relating to Resource Consents.

Correspondence In

7 Nov: ‘Let’s Plan Together’ Newsletter from FNDC asking for feedback on the recently completed policy framework and rules to help create the zone maps and rules in the Proposed District Plan which will incorporate the new National Planning Standards <http://www.mfe.govt.nz/rma/national-direction/national-planning-standards> and will be notified in late 2019.

10 Nov: Email from Mark advising that Jeremy Salmond had won the gold medal in the 2018 New Zealand Architecture Awards.

<https://architecturenow.co.nz/articles/2018-gold-medal-winner-jeremy-salmond/>

11 Nov: Email from member Katherine de Courcy who was asked by Mark to comment on the draft website with suggestions.

22 Dec: Copy of personal email by Doug Owens to Terry Greening with questions regarding the transfer of ownership and re-development of the Wharf.

8 Jan 2019: Email from Kate Martin, acknowledging Bob’s email of 1 January 2019 and receipt of copy of 13 November letter.

Correspondence Out

9 Nov: Email from Bob to Jan Henry advising committee now all back in Russell and ready to move forward in finalising the draft website. Comments sent on 20 & 22 November.

13 Nov: Letter from Bob on behalf of RPS in response to letter of 7 November from Kate Martin, Project Manager, Russell Museum commenting on the latest iteration of plans for the redevelopment of the Museum.

19 Nov: Subscription mail-out by Mark to members and advising no Spring Meeting to be held this year.

11 Dec: John Maxwell /Russell Recyclers approached to be guest speaker at AGM.

21 Dec: AGM mail-out by Mark to members advising 33rd AGM to be held on Friday 4 January 2019.

1 Jan 2019: Email from Bob to Kate Martin advising that he had been informed that she had not received letter of 13 November hand delivered to the Museum and attaching a copy.

2 Jan: Email from Mark to members forwarding copy of Chairman’s report to be presented at AGM.

**4. Chairman’s Report**

***Resource Consents***

FNDC despite repeated requests are still not updating RPS on Resource Consent decisions.

**Action: Bob to contact FNDC Planning Department to ascertain an update on the following Resource Consent Applications the Society has responded to.**

Applications that the Society has responded to:

8th May 2017: Resource Consent 2170418 - **5960 Russell Whakapara Road (Orongo Bay Holiday Park)**

***The future development of 23 cabins and 2 recreational buildings.***

9 Mar 2018: Didi Paraone, RMA Support, FNDC advised this application has not been approved as yet.

***RPS to follow-up where this now application stands.***

18th May 2017: Resource Consent 2170459 - **The Gate House, 1 Robertson Street**

***To move a Soldier’s Hut, erect a Georgian Cottage and erect a new Boat Shed.***

Some landscaping to front has been undertaken. Property is now for sale

9 Mar 2018: Didi Paraone, RMA Support, FNDC advised this application has not been approved as yet.

***RPS to follow-up where this now application stands.***

8th September 2017: Resource Consent 2180122 – **5 Church Street**

***To build a double garage with loft/craft studio and legalise 10sqm sleepout.***

9 Mar 2018: Didi Paraone, RMA Support, FNDC advised this application has not been approved as yet.

***RPS to follow-up where this now application stands.***

22nd December 2017: Resource Consent 2180312 – **23 The Strand (The Waterfront Café & Max Kiwi)**

***Reconfiguration and expansion of café, demolition of gift shop to provide accessway to resident parking area for two vehicles and turning area, external changes to first floor residential unit and construction of a new studio apartment.***

The Society supported the comments made by the Kororareka Marae Society. A key issue being the application contravenes the FNDC District Plan for the Strand Heritage Precinct that states *"car parking and vehicle access is permitted, provided that it is not accessed off The Strand, or located between any building and The Strand".* A request to publicly notify the application was made by RPS.

*9 Mar 2018: Didi Paraone, RMA Support, FNDC advised this application has not been approved as yet.*

***RPS to follow-up where this now application stands.***

Resource Consent 2180424-RMALUC & AUT.039761**- 6111 Russell Whakapara Road (Uruti Bay)**

Approval was given without notification for the construction of a long wharf at Uruti Bay in an area containing shellfish beds. However, unapproved earthworks and tree-felling to put in drainage pipes were undertaken during the works with contractors being ordered to stop work by the Northland Regional Council after public complaints. RPS discovered from Marsha Davies that a Resource Consent Application was made on 12th Jan to retroactively address these non-consented works.

30th January RPS wrote to Zoe Steveson FNDC Planning and emailed Malcolm Nicolson CEO, Colin Dall GM Regulatory Services and

Geoff Heaps Land Management Consents Officerat Northland Regional Council highlighting significant impact on shellfish bed and that the applicant should be required to reinstate the stream, re-vegetate the catchment area and plant a wetland marshy area to filter out sediment entering the marine environment. RPS also requested the that the RC application be publicly notified.

***Decision: Approved: By FNDC on 10 Sept 2018 and NRC on 14 Sept 2018***

5th Feb 2018: Resource Consent 2180371 – **5 Toi Track, Orongo Bay**

***To create one additional Lot in the Coastal Residential Zone and land use consent for vegetation clearance and dispensation from the Fire Risk for Residential Unit rule for future residential dwellings on Lots 1 & 2. In addition an existing consent notice is intended to be cancelled and replaced with new conditions.***

The Society commented that the site is located in the Edwards Tikitikioure Coastal Habitat Ecological Unit and the actual amount of existing bush to be cleared and cut and fill required is not quantified. In addition the proposed Lots have steeply sloping topography with poor drainage plus environmental constraints such as nearby oyster farms, high groundwater levels during extreme rainfall, and slope instability. The Society requested that all recommendations in the engineering reports should be made conditions of consent, along with covenanting the balance of the property including a landscape planting plant, plus controlling of pets.

***RPS to follow-up where this now application stands.***

21st Feb 2018: Resource Consent 2180444 – **Te Wahapu Road**

***To erect a garage inclusive of guest accommodation breaching visual amenity, residential intensity, stormwater management, fire risk to residential units and earthworks rules in the Coastal Living Zone.***

The Society commented that the proposed dwelling is contrary to the intent of the Coastal Living Zone as it entails the development of another large and separate dwelling on the property. In addition it would require substantial earthworks, stabilisation of the steep slope falling away to the coastal marine area, and a difficult and potentially problematic solution to wastewater disposal. Furthermore there was risk that the dwelling could be subdivided off at a later stage. Describing it as garaging rather than a separate household unit in view of the number of bedrooms and bathrooms proposed was absurd.

***RPS to follow-up where this now application stands.***

23 Apr 2018: Resource Consent 2180596 – **150 Te Wahapu Road**

***To construct a new boat shed breaching the following rules: Setback from Boundaries, Visual Amenity, Stormwater Management and Setback from Lakes, Rivers, Wetlands and the Coastal Environment in the Coastal Living zone***

The Society expressed its concerns that the proposed "boat shed" appears to also be a residential accommodation unit by virtue of the complete bathroom, the height of the building (5.5m) versus height of the ramp doors (approx 2m) to get a boat in,  the number of windows/sliding and French doors/glass.

***RPS to follow-up where this now application stands.***

10 May 2018: Resource Consent 2180629  **- 11 York Street Back Four Square.** Revised Application 2170260

***To construct a dwelling breaching Building Height in the commercial zone***

The Society advised that the revised design is an improvement in the exterior appearance of the building and is supported.  However, issues still remain with the lack of provision for adequate parking which may result in further congestion on York Street and surrounding areas.

***RPS to follow-up where this now application stands.***

15 May 2018: RC 2180493 – **15 Flagstaff Road (Waitoto Developments)**

***Combined landuse and subdivision to create three additional residential lots, including one utility lot, vegetation clearance for house sites and vehicle access in the Coastal living zone***

The application is being processed by a consultant planner, LMD Planning Consultancy and is a revision of RC 2170286

*This is a revision of* Application RC 2170286 *and reduced from 4 to 3 residential lots, whereby Lot 4 has been incorporated into proposed Lot 3.*

Given the steep, wet and unstable nature of the site the Society submitted that the stormwater and sewage disposal and access roading proposals be reviewed by an independent engineer; and that all environmental, archaeological and visual recommendations (ref letters from Doc, Heritage NZ and Hawthorn Landscape Consultants) be made specific consent notice conditions. In addition, given the potential effects of the proposal, the use of Prospect Street for access and number of responses from surrounding property owners, the Society requested the application be Notified.

***RPS to follow-up where this now application stands.***

1 June 2018: 2180464 -**12 Long Beach Road (Dufus Trust Pensioner Housing)**

***To widen the access road, including construction of retaining wall on uphill side as well as constructing second entrance from Long Beach Road***

The Society responded that it supports the expansion of pensioner housing in Russell and necessary site works to accommodate this. However, it requested that the Environmental Assessment and engineering, archaeological and landscape report recommendations to mitigate aspects of the proposed works be made clear conditions of consent.

The Society also noted that the intended expansion of pensioner housing will result in additional stormwater and sewage discharges, and it was incumbent upon the FNDC to consider what the ultimate capacity of the Russell Sewerage Scheme is and how this will serve to potentially limit future development elsewhere in Russell.

***Works are on-going. RPS to request copy of Resource Consent Decision***

13 June 2018: Resource Consent Application RC 2180661 – **Lot 1, Rawhiti *Road (Wellpark Properties Limited)***

***To construct a new residential dwelling in the General Coastal zone.***

The application is being processed by a consultant planner, LMD Planning Consultancy.

As the Application is for a site on the Cape Brett Peninsula, the Society advised it would defer to the Eastern Bay of Islands Preservation Society to express any local community concerns.

28 Sept 2018: Resource Consent Application RC2190183 –

***48 Du Fresne Place***

***The construction of a dwelling breaching excavation, setback and sunlight rules in the Coastal Residential Zone***

The Society responded that it remains concerned that the coastal environment is adequately protected in allowing development in such close proximity to the coastal marine zone and would prefer a greater setback.

Response from Carine Andries, Resource Planner was that the site is a residential site created back in the late sixties and is located on top of a cliff approximately 20m above the esplanade. Given the size, location and topography of the allotment, there is little to no chance of re-positioning the dwelling, and there would be very little impact on the use of the esplanade.

5 Oct 2018: Resource Consent Application RC2190134 – ***Northern Side of Tikitiki Lane (Waitoto Developments)***

***A subdivision to create one additional allotment in the General Coastal Zone.***

The Society responded that the integrity of the Coastal Zonings are vitally important in maintaining the containment and environment of historical Russell, and the application fails the intent, policies and minimum subdivision standards of the Zone by a wide margin. The Society found the information provided in support of the Application inadequate to demonstrate what the likely effects will be or whether it should be an exception to these important rules set down in the Far North District Plan.

30 Oct 2018: Resource Consent RC2190219 – ***49 Russell Heights***

***To construct a residential unit breaching Visual Amenity, Sunlight, Stormwater Management, Setback from Boundaries, Fire Risk to Residential Units and Earthworks rules.  Consent is also sought to vary an existing Consent Notice Condition.***

The Society responded that is was a party to the RMA Application which established the original subdivision of General Coastal land with the concept to cluster development in an unobtrusive location while protecting the balance of the land from further development with a bush covenant.  Each allotment that was created had a defined building platform to prevent buildings from being viewed from the Long Beach side. The adjoining land to the NE contained mature trees that helped to ensure that these building platforms were adequately screened from view.

The Society advised the claims in the current application that these screening trees were removed some time ago by a previous owner is untrue. These trees have in fact been removed by the current applicant within the past several weeks in an obvious attempt to enhance his potential views to Long Beach.  This action has served to undermine the integrity of the original Resource Consent and compromises what was intended.

The Society suggested that the Application be notified so that affected parties can respond accordingly, and at a minimum, the Applicant be required to reinstate and maintain the tall line of trees that served to screen the site from Long Beach.

12 Nov 2018: Resource Consent RC2190237 – **39 Wellington Street**

**To construct a sleep out behind the principal dwelling**

The Society responded that they had no concerns or comments to make on the application which was given approval on 16th November.

***Russell Wharf***

FNHL had announced upgrading the Russell Wharf would be completed by December 2018 but this appears to have been delayed until next year.

Committee Member, Doug Owen’s personal letter to Terry Greening on 22 December on questions regarding the transfer of ownership and re-development of the Wharf was tabled at the AGM.

Members were asked whether the Society should endorse Doug’s letter and points raised. It was agreed unanimously that Bob should write to Terry doing so, but excluding Doug’s request for financial information from private individuals. This however did not include FNHL who were not regarded as an individual.

**Action: Bob to write to Terry Greening.**

***Museum***

Bob on behalf of the Society wrote to Kate Martin, Project Manager, Russell Museum on 13th November in response to her request for comments on the latest design of the Museum advising the Committee remains concerned about the appearance of the building from the York Street frontage and the colour of the building remains unclear.

Also that the Committee were disappointed that the Trustees had chosen not to hold a public meeting to present these final plans to

the Russell Community, and have apparently ruled out asking for the Resource Consent to be publicly notified.

The Society reiterated its belief that all resource consent applications within the Heritage Precincts and Gateway Area should be publicly notified and the Museum was no exception and our position remained unchanged.

**Action: Bob to write to FNDC requesting that the Resource Consent for the Museum be publicly notified as it is in the Heritage Precinct and a public building to enable the Russell Community to formally have a say.**

**5. Matters Arising**

The 33rd AGM was held on Friday 4 January 2019 and 16 members attended.

Guest speakers, Russell Recyclers, now formally known as Resilient Russell Charitable Trust, gave an excellent presentation on their activities including details of the Far North Go Green Awards to be held in March. It was agreed by members for the Society to make a $300.00 donation to Russell Recyclers.

**Action: Mark to organise donation.**

Storage of the Society’s Archives was discussed and Members agreed that these should be offered to the Sir George Grey Special Collections.

**Action: Mark to investigate.**

Jeremy Salmond winning Gold Medal.

**Action:** **Bob/Mark to send Letter of Congratulations.**

Harry’s Bench

Kiki advised that the plastic plaque had been broken off.

**Action: A replacement needs to be organised.**

**6. General Business**

***Website***

Initial comments on the draft website sent to Jan Henry.

The Committee need to further review the draft website and provide additional photos, missing PDFs, scanned copy of The Russell Handbook etc.

The new email address [russellprotectionsociety@outlook.com](mailto:russellprotectionsociety@outlook.com) needs to be set up so that all emails sent to it are automatically forwarded to Bob’s personal email address.

Also on how RPS mailings to members can be undertaken using this email address rather than using Mark’s personal email address.

***Te Maiki (Flagstaff Hill) Vegetation Management Plan***

Vegetation Management Plan completed and the 360 degree views have been re-established.

**Action: Kiki to follow up whether interpretative development is still planned for Te Maiki.**

***Russell Community Plan***

It is unclear whether the process and Russell Community Plan has been abandoned. A copy of the Draft (dated 24th Jan 2017) can be found on FNDC’s website

**Action: Bob to follow up with Robert Willowby and Terry Greening for an update on where things stand.**

***Russell Sewerage & Water***

No further information has been supplied by the Council on the planned upgrades for the Sewerage Scheme in 2018/19 and copies of the six monthly and annual reports have not been received.

No information has been provided on current bore water limits, sea water intrusion contamination and the issue of future water supplies.

No information has been provided on how the proposed pump out facility for boats as well as public toilets in the redevelopment of the Russell Wharf will catered for, noting these proposed additions fall outside of the designated area for connection into the system.

**Action: Bob/Doug to follow up with the Council.**

***Russell Forum***

Approaching individuals belonging to other groups on rejuvenating Russell Forum has been put on hold until a more appropriate time.

**7. Any Other Business**

Review need for Spring Meeting as it is so close to the AGM and whether the Society should change to Autumn or abandon.

Cris suggested an alternative option to a meeting to interest existing and new members would be to host a social event such as a film or speaker night.

**Action: Cris to investigate ideas.**

Also review methods of communicating better with our members using social media, for example having a Face Book page.

**Meeting ended at 5.10pm**