

# RUSSELL PROTECTION SOCIETY (INC)

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## Further Submission to the Draft Far North District Plan

We wish to thank the Far North District Council for participating in a well attended public meeting on the 12<sup>th</sup> of May 2021 to discuss the Draft District Plan. It may be helpful in assisting that process by clearly summarising what specific outcomes are being sought by the Russell Community.

It is evident that the Russell Community does not want to depart from the protections contained in the Operative District Plan that they have worked so hard to establish and which help to safeguard the heritage and character of their village. Russell Township has a special identity for both New Zealanders and for tourists alike and this needs to be clearly reflected in the District Plan.

The outcomes sought can be summarised as follows:

- The Historic Russell village is special and must retain its Russell Township Zoning (if not in Russell, then where?).
- The reasons why Russell is special should be clearly spelled out in the Draft Plan in order to clarify any relevant Rules and to help guide decision making.
- The content of the current Context, Issues, Environmental Outcomes, Objectives, Policies and Commentary sections of the present Russell Township Zone in the Operative Plan must therefore be incorporated into the new Draft Plan.
- The present Rules for Russell must be retained, in particular: (brackets indicate Restricted Discretionary Activity).
  - Residential intensity – 1000m2 (800m2) sewerred. 3000M2 (2000m2) unsewered
  - Building height – 7.2m (9m)
  - Building scale – 20% (25%) of net site area
  - Sunlight – 45 degrees at 2m (3m) above ground
  - Stormwater – 35% (45%) impermeable surfaces
  - Setbacks – 3m from road boundaries and 1.2m from other boundaries
  - Retain existing rules relating to Outdoor Activities, Hours of Operation, Transportation, Noise and Keeping of Animals
  - Helicopters – no helicopter landing areas except for emergency purposes
  - Commercial Buildings - Building height– 8.5m (10m)
- The four discrete (The Strand, Wellington Street, Christ Church and Gateway) Heritage Precincts should be retained.
- The reasons why these are discrete Precincts needs to be clearly spelled out by adopting the relevant Context, Issues, Environmental Outcomes, Objectives, Policies and Methods statements from the Operative Plan.
- The present rules specific to each of these Heritage Precincts must be retained, in particular:

- Maintenance of Buildings - Heritage colours must be used for The Strand and Christchurch Precincts
- Signs – Maximum of 0.2m<sup>2</sup> in The Strand
- Parking and Access off The Strand – Not accessed from or between buildings
- Alterations to Land – In The Strand 2m<sup>3</sup> of soil and 5m<sup>2</sup> of ground cover
- New Buildings – Not visible to the public along The Strand
- Demolition or Removal of Specified Buildings – Not permitted
- Assessment Criteria – As contained in the current Operative Plan
- All non-complying Resource Consent Applications must be publicly notified
- The level of protection given to coastal lands surrounding and delineating Russell in the Operative Plan must be maintained, with particular regard to those lands currently zoned General Coastal.
- The protection required for these areas, as outlined in the relevant Context, Issues, Environment Outcomes, Objectives, Policies and Commentary statements must be retained.
- The following Rules of the General Coastal Zone should be retained:
  - Visual Amenity – Current rules
  - Residential intensity – 20ha
  - Stormwater – 10% site coverage
  - Setback – 10m
  - Helicopters – Must be a least 200m from Russell Special Zone
- The current Rules for those Coastal Living and Coastal Residential Zones surrounding Russell must also be retained, especially for Long Beach.
- In particular, the areas of Orongo Bay/Uruti Bay/Te Wahapu/Eastern Bay of Islands generally must retain the management plan subdivision requirement of 6ha minimum lot size in these coastal environments.

The Russell Protection Society has access to highly qualified legal, planning, architectural , landscape and heritage resources on a pro bono or voluntary basis. In our view, these resources would be much better served by working with the Council in planning for Russell rather than being employed in an Environment Court confrontation.



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