



Submission on Proposed Far North District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Far North District Council - District Planning

Date received: 19/10/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

Address for service:

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I wish to be heard: Yes

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **Yes**

Submission points

Point 40.1 **S150.001**

Section: Coastal environment

Sentiment: Support in Part

Submission:

While I support the coastal overlay in principle it does create some distortions and issues which need to be resolved. The height limit for the Russell township zone is 7.2 m and the height limit for coastal overlay is 5 m. Applying a coastal height of 5 m to a

urban area makes no sense. Equally applying it to long beach rear sites in the Rural Lifestyle zone makes no sense when most of the houses built under the cliff are already up to 8 m high. It seems unnecessarily wasteful of ratepayers time and money as well as planners time to sort out these issues via a Resource consent. The height issue should be resolved so that heights are a permitted use not a default Resource Consent. Continuing with the present notified situation will only create resentment and frustration against council and its officers if they do not sort it out sensibly.

Similarly with the ability to carry out extensions under Per 2 and Per 3. Why restrict extensions in what are urban areas like Russell and Long beach houses on rear lots. Forcing unnecessary Resource Consents with the associated time and costs for normal urban activities which are usually Permitted is a gross waste of money and time for all parties.

Similarly colours and materials required by a coastal overlay create problems in urban areas and Long beach houses in the Rural lifestyle because the majority of the sites have already been developed. Those not developed will need to comply and additions and extensions will need to comply. In an already developed urban area this is foolish as the impact will be minimal and for extensions incompatible with the existing house. Again Council have better things to do than try and micro manage colours and materials in existing urban areas and in houses on long beach on rear lots in the Rural lifestyle zone.

Relief sought

Remove the coastal overlay provisions from urban areas and houses on rear lots at long beach in the Rural lifestyle zone.