



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 39.1 **S149.001**

Section: Rural lifestyle

Sentiment: Support in Part

Submission:

The Rural Lifestyle zone has been applied to rear sites along the length of Long Beach road at Long Beach. Sites abutting the road however are zoned Russell Township.

Most of the rear sites have already been developed and most are connected to the council provided sewerage system. For all intents and purposes the rear sites look like they are part of the Russell Township. The only difference is that most of the rear sites have houses squeezed up against the base of the steep hills and cliffs behind the houses.

The sites are very narrow and very deep with many(but not all)running either to the top of the ridge or half way up. The narrowness of the site and the shallow depth to the cliff means that most of the houses take up virtually all of the available flat land that is buildable. The remainder of most sites are cliffs or steep hills with the odd plateau thrown in. Most slopes are 45 degrees or more.

The issue as I see it is that the houses at the bottom are more suited to be in the Russell township zone while the rest of the land should be in a different zone which I think should be the Rural Lifestyle zone as the land should not be developed or subdivided. The lifestyle zone also allows for a good range of activities while protecting the natural characteristics of the landform. The problem with having the Rural Lifestyle zoning for the developed part of the site at the bottom of the cliffs is that the site coverage and impermeable rules are unnecessarily restrictive at 12.5 % because those limits are designed for sites of 2 hectares plus. At a guess most of the houses already built would be well over the 12.5 % limits now . This is partly to do with the long access driveways that all the rear lots have which bumps the site coverage and impermeability well over the limit. For example at my house at 131 Long beach road my site is 1784m² which at 12.5 % gives 223 m² site and impermeable coverage allowed. The driveway alone for the access lot is 135.69 m² which leaves only 87.31 m² for all buildings ,decks,car parking and maneuvering, sheds,etc. Clearly this is too restrictive and not equitable when front lots onto Long Beach road do not lose impermeability and site coverage allowances to a long driveway.

To fix this anomaly and inequity there should be an additional clause added to say " For lots under 2 ha and /or with access lots site impermeability is calculated on the nett site area." AND " For lots under 2 ha and /or with access lots Building coverage is calculated on the nett site area." this or same effect or such other changes as are necessary and appropriate and consequential to meet the concerns of my submission.

Relief sought

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