

## Submission

# ON A PUBLICLY NOTIFIED PROPOSED POLICY STATEMENT OR PLAN



Under Clause 6 of the First Schedule to the Resource Management Act 1991

**TO** Far North District Council  
**SUBMISSION ON** Proposed Far North District Council  
**NAME OF SUBMITTER** The General Trust Board of the Diocese of Auckland  
**ADDRESS** C/- Harrison Grierson Consultants Limited  
 PO Box 5760  
 Wellesley Street  
**AUCKLAND 1142**

**Attention: Clare Covington**

This is a submission on the Proposed Far North District Plan (the 'Proposed Plan').

The General Trust Board of the Diocese of Auckland ('GTB') could not gain an advantage in trade competition through this submission.

### **SUBMISSION IN SUPPORT IN PART/ OPPOSE IN PART**

The specific provisions of the proposal that the GTB's submission relates to is the planning maps/zoning/heritage overlay in the Proposed Plan Change as it relates to the submitter's properties noted below.

#### **1.0 Submitter's Background**

1.1 The GTB ('the submitter') owns the following sites in the Far North District:

- 344 Te Ahu Ahu Road, Kaikohe
- 128 Kerikeri Road, Kerikeri
- 8145 Far North Road, Te Kao.

#### **2.0 344 Kahu Kahu Road, Kaikohe - Site Details**

- 2.1 The site at 344 Te Ahu Ahu Road, Kaikohe is 22,517m<sup>2</sup> in area and is held in a single Certificate of Title (NA767/277). The site contains the Church of St John Baptist (Anglican) and Sunday School. The site also contains a cemetery and large area of grassland.
- 2.2 The site is zoned as Rural Production under the Operative Far North District Plan (the 'Operative Plan') and is subject to a Historic Site (117) and Heritage Area Overlay (Waimate North Precinct).

#### **3.0 128 Kerikeri Road, Kerikeri - Site Details**

- 3.1 The site at 128 Kerikeri Road, Kerikeri is 4,052m<sup>2</sup> in area and is held in a single Certificate of Title (NA1354/44). The site contains a residential dwelling.
- 3.2 The site is zoned as Residential under the Operative Plan and is not subject to any overlays.

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#### 4.0 8145 Far North Road, Te Kao - Site Details

- 4.1 The site at 8145 Far North Road, Te Kao is 2526.9ha in area and is held in two Certificate of Titles (NAPR212/4 and NAPR212/5). The site contains farmland including multiple dwellings and buildings ancillary to farming activities.
- 4.2 The site is zoned as Rural Production under the Operative Plan and contains the following overlays:
- Sites of Cultural Significance to Māori (MS01-36)
  - Sites and Areas of Significance to Māori (MS01-24, MS01-25, MS01-36, and MS01-37)
  - Coastal Environment
  - High Natural Character
  - Outstanding Natural Character

#### 5.0 Main Issues Raised by the Submitter:

##### 344 Te Ahu Ahu Road, Kaikohe

- 5.1 The proposed inclusion of heritage protection for the Sunday School at the Church of St John the Baptist (Historic Site 117) is opposed.
- 5.2 The Church is already included in the Historic Site overlay. As outlined in the Section 32 Evaluation Report for Historic Heritage and Heritage Areas, “there is no standard methodology or assessment criteria to identify significant heritage buildings” (page. 14). It is therefore considered that the current extent of the Heritage Overlay encapsulating the Church and excluding the Sunday School is sufficient to protect the heritage values of the site.

##### 128 Kerikeri Road, Kerikeri

- 5.3 The site is zoned as Residential under the Operative Plan. The proposed Mixed Use Zone under the Proposed Plan is opposed.
- 5.4 The site is currently used for residential purposes and, it is intended that the site will continue to be used for residential purposes. The Mixed Use zone is not an appropriate zone for this site as it does not support the current and anticipated future residential use of this site.

##### 8145 Far North Road, Te Kao

- 5.5 The site is zoned as Rural Production under the Operative Plan. The zoning remains as the Rural Production Zone under the Operative Plan.
- 5.6 The site is subject to both the Sites of Cultural Significance to Māori and, Sites and Areas of Significance to Māori. The site zoning is opposed and it is considered that the Māori Purpose – Rural Zone is more appropriate for this site.

#### 6.0 The submitter seeks the following relief from Far North District Council

- 6.1 344 Te Ahu Ahu Road: The Submitter opposes the inclusion of the Sunday School in the Heritage Protection Overlay. It is sought that the Sunday School is excluded from the Heritage Protection Overlay. **S514.001**
- 6.2 128 Kerikeri Road: The Submitter opposes the rezoning of the site from Residential to Mixed Use Zone. It is sought that the site retains the current Residential Zoning. **S514.002**
- 6.3 8145 Far North Road: It is sought that the site is rezoned from Rural Production to the Māori Purpose – Rural Zone. **S514.003**
- 6.4 Any other consequential changes required as a result of the above zoning/overlay changes.

#### 7.0 The submitter wishes to be heard in support of their submission.

#### 8.0 If others make a similar submission the submitter will consider presenting a joint case with them at a hearing.

Covington

Signature:

Date: 21 October 2022

**Address for Service of Submitter:**

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