



Remember  
submissions  
close at 5pm,  
Friday 21  
October 2022

## Proposed District Plan submission form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Far North District Plan

TO: Far North District Council

This is a submission on the Proposed District Plan for the Far North District.

### 1. Submitter details:

Full Name:	LEONARD DISSANAYAKE [On behalf of the Roman Catholic Bishop of the Diocese of Auckland]		
Company / Organisation	LMD Planning Consultancy		
Contact person	-		
Full Postal Address:	9 Campbell Lane,		
	Kerikeri 0230		
Phone contact:	Mobile: 027 712 2280	Home:	Work: 027 712 2280
Email (please print):	LMDPC@xtra.co.nz		

2. (Please select one of the two options below)

- I could not gain an advantage in trade competition through this submission  
 I could gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3.  I am 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 effect of trade competition
- I am not 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 effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991

The specific provisions of the Plan that my submission relates to are:

(please provide details including the reference number of the specific provision you are submitting on)

The 'Rural Production' zoning of the entire area of Lot 1 DP 53343 which is part of the Catholic Church premises in Moerewa.

Confirm your position:  Support  Support In-part  Oppose  
 (please tick relevant box)

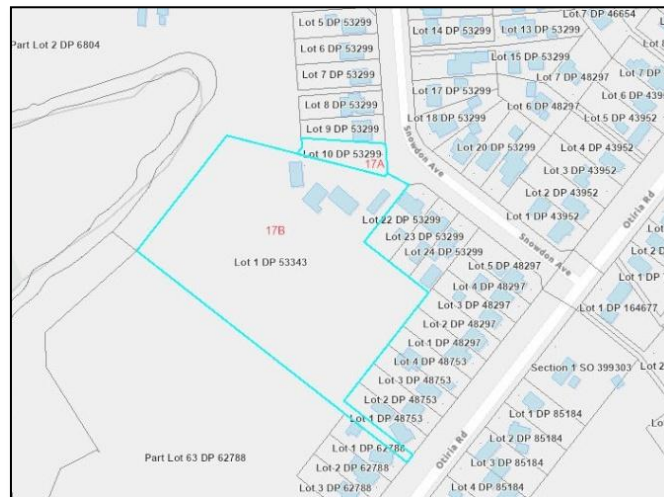


### My submission is:

(Include details and reasons for your position)

### Background information

The Moerewa Catholic Church premises comprise 2 properties at 17A and 17B Snowdon Avenue in Moerewa as shown in the following map.



The legal descriptions of these sites are Lot 10 DP 53299 and Lot 1 DP 53343 respectively. According to the Far North District Operative District Plan, No 17A is zoned 'Residential' while No 17B is located within the 'Rural Production' zone.

The north-eastern part of Lot 1 DP 53343 contains an existing development comprising St Therese Church, a caretaker's residential unit, other associated buildings, a driveway, parking and on-site services. Lot 10 DP 53299 contains the majority of the parking area and landscaping.

In May 2021, the submitter obtained a resource consent under RC 2300437 to subdivide these two properties by way of boundary adjustment. The purpose of the subdivision is to include all existing church-related activities into a separate title and to create the other title for the balance vacant lot with access from Otiria Road for rural lifestyle purposes.

At the time of making this submission, the Title Plan (LT 583834) of the proposed subdivision has been prepared and submitted to the Council for s223 approval. A copy of the Title Plan is attached in **Appendix 1**.

### Reason for submission

According to the zone maps of the Proposed District Plan, the existing Lot 10 DP 53299 and Lot 1 DP 53343 are zoned 'Settlement' and 'Rural Production' respectively. This means the proposed Lot 1 of LT 583834, which contains all existing church-related activities within an area of 5510m<sup>2</sup>, will be subject to a 'split zone' boundary between the 'Settlement Zone' and 'Rural Production Zone'.

Proposed Lot 1 area has been part of the residential settlement along Snowdon Avenue in Moerewa. This area is connected to Council's reticulated water supply and stormwater networks. Therefore, it is considered most appropriate and rational to demarcate the surveyed area of Lot 1 LT 583834 within the 'Settlement Zone'. This developed area is consistent with the objectives and policies of the Settlement Zone compared to those of the Rural Production Zone.



**I seek the following decision from the Council:**

*(Give precise details. If seeking amendments, how would you like to see the provision amended?)*

I seek an amendment to the common boundary between the 'Rural Production Zone' and 'Settlement Zone' in relation to the existing Lot 1 DP 53343. I request the Council to include a portion of that property within the 'Settlement Zone' as indicated in the following map. The area of that portion is approximately 4648m<sup>2</sup>. **S382.001**

The requested change will ensure that the entire area of proposed Lot 1 LT 583834 (that includes existing Lot 10 DP 53299) is consistent with the proposed zoning of the adjacent areas as being a 'Settlement Zone'. The exact measurements of the relevant boundaries can be obtained from the attached Title Plan - LT 583834.



- I wish to be heard in support of my submission  
 I do not wish to be heard in support of my submission

*(Please tick relevant box)*

If others make a similar submission, I will consider presenting a joint case with them at a hearing

- Yes  No

Do you wish to present your submission via Microsoft Teams?

- Yes  No

**Signature of submitter:**

*(or person authorised to sign on behalf of submitter)*

**Date:** 20 October 2022

*(A signature is not required if you are making your submission by electronic means)*



**Important information:**

1. The Council must receive this submission before the closing date and time for submissions (5pm 21 October 2022)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

**Send your submission to:**

**Post to:** Proposed District Plan  
Strategic Planning and Policy, Far North District Council  
Far North District Council,  
Private Bag 752  
KAIKOHE 0400

**Email to:** [pdp@fndc.govt.nz](mailto:pdp@fndc.govt.nz)

**Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.**

**Submissions close 5pm, 21 October 2022**

**Please refer to [pdp.fndc.govt.nz](http://pdp.fndc.govt.nz) for further information and updates.**

*Please note that original documents will not be returned. Please retain copies for your file.*

**Note to person making submission**

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

**SUBMISSION NUMBER**



# Title Plan - LT 583834

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**Survey Number** LT 583834  
**Surveyor Reference** 10367  
**Surveyor** Antony Noel Worrall  
**Survey Firm** Thomson Survey Limited  
**Surveyor Declaration**

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## Survey Details

**Dataset Description** BEING A SUBDIVISION OF LOT 1 DP 53343 AND LOT 10 DP 53299 BY WAY OF BOUNDARY ADJUSTMENT  
**Status** Initiated  
**Land District** North Auckland **Survey Class** Class B  
**Submitted Date** **Survey Approval Date**  
**Deposit Date**

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## Territorial Authorities

Far North District

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## Comprised In

RT NA4D/145  
RT NA13C/537

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## Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 583834	Fee Simple Title	0.5510 Ha	1096386
Lot 2 Deposited Plan 583834	Fee Simple Title	1.3636 Ha	1096387
<b>Total Area</b>		<u>1.9146 Ha</u>	

