

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:
www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full name: Stuart Broughton

Phone: 0210401168

Organisation: Broughton Family Trust
(*the organisation that this submission is made on behalf of)

Email: stuartbroughton@xtra.co.nz

Postal address: 49 Ardmore Rd
Ponsonby Auckland

Postcode: 1011

Address for service: name, email and postal address (if different from above):

*FOR PROPERTIES
62 HURNORR ST 81060 S112*

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

☒ I could not gain an advantage in trade competition through this submission; or

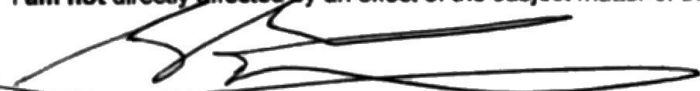
☐ I could gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

☐ I am directly affected by an effect of the subject matter of the submission

☐ I am not directly affected by an effect of the subject matter of the submission

Signature:



Date: 29 June 2025

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

☐ I do not wish to be heard in support of my submission; or


☒ I do wish to be heard in support of my submission; and if so,

☒ I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Form 5 – Submission on the Proposed Kaipara District Plan

(Clause 6, Schedule 1, Resource Management Act 1991)

1. Submitter details	Names: Stuart Broughton & Lisa G. Crooke – Trustees, The Broughton Family Trust Postal address for service: 62 Hurndall Street East, Maungatūroto 0520 Email / Phone: 021 0401168 stuartbroughton@xtra.co.nz
2. This submission relates to	Proposed Schedule of Historic Heritage – “Former Courthouse, 62 Hurndall Street East, Maungatūroto” (proposed Category A/B).
3. Position	We oppose inclusion of our property in the Historic Heritage Schedule.
4. Reasons for our submission	<p>(a) No existing statutory protection. The building is not on the NZ Heritage List and does not appear in Appendix 17.1 of the operative District Plan; listing would impose restrictions for the first time.</p> <p>(b) Proven investment and good condition. Since acquiring the property in 2015 we have reroofed, renovated kitchen and bathroom, insulated and fully repainted and repaired inside and out, bringing it to a higher standard than when purchased.</p> <p>(c) Road-safety and access upgrades under way. A new driveway on the adjoining lot eliminates a blind-corner entry; extra heritage consents would delay this essential safety work.</p> <p>(d) Out-of-date evidence. Council’s 15 April 2025 letter relies on photographs taken before our renovations and omits the architect’s name, overstating remaining “original fabric”.</p> <p>(e) Repairs trigger is disproportionate – and acknowledged as an error. The letter says “in most cases a resource consent is required to undertake repairs.” At a site meeting on 20 May 2025, Council heritage adviser Katherine Overwater told trustee Stuart Broughton that including routine</p>

	<p>repairs was “an error” and could be removed.</p> <p>(f) No effective incentives exist. Council’s own s32 report mentions possible rates relief or a heritage fund, but provides no guaranteed mechanism; any grants would be contestable and modest, leaving owners to meet virtually all compliance costs. Overseas schemes pair listing with substantial tax credits or 50 % repair grants.</p> <p>(g) Discouraging willing custodians is counter-productive. Imposing new costs on owners who have already invested in maintenance risks the very “demolition by neglect” problem Council warns about.</p> <p>(h) Section 32 proportionality test not met. No valuation impact study or cost-benefit analysis shows that public gains outweigh private losses.</p>
5. Decision sought	<p>1. Delete 62 Hurndall St from the Historic Heritage Schedule; OR</p> <p>2. If any listing is retained, restrict it solely to the exterior façade and original bank-vault room, and classify all other interior work, routine maintenance and driveway realignment as permitted activities; AND</p> <p>3. Develop genuine offsetting measures (automatic fee waivers, funded heritage grants, or rates remission) so owners are not penalised for conserving a public benefit.</p>
6. Hearings	<p><input checked="" type="checkbox"/> We wish to be heard in support of our submission.</p>
7. Joint presentation	<p>If others make a similar submission, we will consider presenting a joint case.</p>
Signature	<p></p> <p>Date: _28 June 2025</p>

Meagan Walters

From: Stuart Broughton <stuartbroughton@xtra.co.nz>
Sent: Sunday, 29 June 2025 7:16 pm
To: District Plan Review
Subject: Two Submissions on Proposed Kaipara District Plan - 62 Hurndall Street East, Maungatūroto/1060 SH 12
Attachments: Form 5 Cover Page - Broughton Family Trust - 2 Sumbmissions.pdf; Submission - BroughtonFamilyTrust - 62 Hurndall St .docx; Submission - BroughtonFamilyTrust - 1060 SH12.docx

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You don't often get email from stuartbroughton@xtra.co.nz. [Learn why this is important](#)

To Whom It May Concern

Attached are submissions on each of our properties at the following addresses, and concerning the following proposals...

62 Hurndall Street East, Maungatūroto

Proposed Schedule of Historic Heritage – “Former Courthouse, 62 Hurndall Street East, Maungatūroto” (proposed Category A/B).

1060 SH 12

Zoning of 1060 SH 12 (shown as General Residential / Medium-Density 400 m²)

I have attached one Submission Form cover page which is applicable for both properties, and each Submission, each as a separate Word Document.

Please don't hesitate to contact me regarding the attached two submissions and cover note, I look forward to a positive response.

Regards

Stuart Broughton
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(021) 040 1168