



Form 5

Submission on a notified proposal for Private Plan Change 85 – Mangawhai East

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details

(Please note that any fields with an asterisk () are required fields and must be completed)*

First name*

Surname*

Agent (if applicable)

Postal address*

Postcode

Contact phone

Daytime phone

Mobile phone

Email address for Submitter*

Email address for Agent (if applicable)

Please select your preferred method of contact*

By email

By post

Correspondence to*

Submitter (you)

Agent

Both

Submission on application

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions.

Plan change number: **PPC85**

Plan change name: **Mangawhai East**

The purpose of the plan change is to:

- a.** Rezone approximately 94 hectares of rural zoned land within the Mangawhai Harbour overlay to a mix of residential and commercial zoned land as follows:
- Large Lot Residential 6.3 ha
 - Low Density Residential 45.5 ha
 - Medium Density Residential 12.5 ha
 - Neighbourhood Centre 2.7 ha
 - Mixed Use 2.2 ha
 - Rural Lifestyle 24.7 ha
- Total Area = 94 ha**
- b.** Create a Development Area containing a suite of planning provisions to control and manage subdivision, use and development within the Plan change area.
- c.** Apply a Coastal Hazard overlay over the land area identified to be potentially subject to coastal hazard where the effects of potential mitigation measures will need to be managed.
- d.** Include Ecological features maps to convey areas of ecological sensitivity for future protection.
- e.** Incorporate a Structure Plan into the Development Area to visually depict key features and outcomes required.
- f.** Make any necessary consequential amendments to the Kaipara District Plan Maps.

Trade competition and adverse effects (select one of the following options) *

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

If you ticked 'I could' above, please answer this question by selecting one option below:

I am 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 effects of trade competition.

Note:

If you are a person who could gain an advantage in trade competition through making a submission on PPC85 you may only make a submission if you are directly affected by an effect of PPC85 that adversely affects the environment; and does not relate to trade competition of the effect of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Would you like to present your submission in person at a hearing?	Yes	No
If others make a similar submission, will you consider presenting a joint case with them in the hearing?	Yes	No

Please complete a line for every submission point, adding as many additional lines as you need.

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: • Support? • Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	Reasons
Example: Zoning	Example: Support	Example: Retain zoning for proposal	Example: Supports the growth of Mangawhai

Note: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: <ul style="list-style-type: none"> • Support? • Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> • Retain • Amend • Add • Delete 	Reasons
Example: <i>Zoning</i>	Example: <i>Support</i>	Example: <i>Retain zoning for proposal</i>	Example: <i>Supports the growth of Mangawhai</i>

Your signature: Date:

(A signature is not required if you make your submission by electronic means)

Please return this submission form and any attachments **no later than 5pm Monday 18 August 2025** to Kaipara District Council by:

Posting to: Kaipara District Council, Private Bag 1001, Dargaville 0340

Email to: planchanges@kaipara.govt.nz or

Hand-deliver to: Kaipara District Council, 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai

PRIVACY ACT NOTE: Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.



HERITAGE NEW ZEALAND
POUHERE TAONGA

18 August 2025

File ref: Private Plan Change 85

Kaipara District Council,
Private Bag 1001,
Dargaville 0340

Dear Sir/Madam

SUBMISSION ON PRIVATE PLAN CHANGE 85 – MANAGWHAI EAST

To: Kaipara District Council

From: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation, and conservation of New Zealand's historical and cultural heritage. HNZPT is New Zealand's lead agency for heritage protection.
2. HNZPT could not gain an advantage in trade competition through this submission.
3. The protection of historic heritage from inappropriate subdivision, use and development is identified as a matter of national importance under Part 2 Section 6(f) of the Resource Management Act 1991 (RMA).
4. The private plan change is to rezone 95 hectares land within the Mangawhai Harbour overlay to a mix of residential and commercial zone land.

The specific provisions of the proposal that Heritage New Zealand's submission relates to are:

5. The entire proposed private plan change (PPC).

HNZPT's submission is:

6. HNZPT supports in part PPC 85 to re-zone the identified 95 hectares of land for urban development purposes.
7. HNZPT's submission seeks to improve the required archaeological assessment and protection of any heritage features, that potentially can be found in the areas proposed to be rezoned for Residential and Commercial purposes.

The reasons for Heritage New Zealand's position are as follows:

8. Archaeological values

- 8.1. The PPC area fronts onto the estuary where there is an increased likelihood of finding undiscovered archaeological sites once soil stripping commences.
- 8.2. HNZPT is seeking direct focus on Archaeological Assessment requirements prior to any development activity involving earthworks commencing within the PPC area. HNZPT is



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seeking that the following note be included in any earthwork sections of the PPC and resource assessment criteria.

8.2.1.1. *An Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 will be required for any development in the immediate vicinity of the identified archaeological sites and features and adjacent areas, which are highly archaeologically sensitive.*

8.2.1.2. *That where any archaeological assessment is completed, the recommendations of the archaeologist shall be followed in any resource consent implementation activity.*

- 8.3. The outcome HNZPT is seeking that site specific heritage, cultural and archaeological assessment reporting be included throughout resource consent assessment criteria within the PPC. The PPC provisions should ensure that advice provided within archaeological assessment reports be implemented through any resource consenting processes
- 8.4. HNZPT is seeking Midden R08/256 be formally surveyed by the project Archaeologist to ascertain its extent so it is contained wholly within the boundary of the proposed esplanade reserve or similar protective tools such as fencing.
- 8.5. HNZPT recommends that a Heritage Management Plan be required for the Plan change area to outline the process for managing any discovered archaeological features, including engagement with iwi.

9. Cultural values

- 9.1. HNZPT acknowledges that the Te Uri o Hau have developed a culturally based environmental management plan that covers the area of the PPC. Te Uri o Hau Kaitiakitanga o Te Taiao (2011) is an environmental management plan that advocates and support kaitiakitanga and the management and development of natural resources within the statutory area of Te Uri o Hau. This plan is addressed to Te Uri o Hau whānui (all whānau), the Crown and their representative agencies, resource consent applicants, research institutions, landholders, a wider community and non-government organisations.
- 9.2. HNZPT has read the Cultural Effects Assessment (CEA) undertaken by Te Uri o Hau (Environs Holding Limited). HNZPT recognises that Te Uri o Hau has an important relationship with the Mangawhai area due to the numerous cultural sites already known to be present in the area. Parts of the PPC area are also identified as areas of Significance to Māori in the Operative and proposed Kaipara District Plan.

10. Planning

- 10.1 HNZPT notes the development area provision (PPC provision) DEV1 X-R1.e Subdivision relates to historic heritage and archaeological sites. HNZPT recommends amending this to read –

Any area of archaeological, cultural or spiritual significance is identified and physically and legally protected and avoided. If the site will be modified or destroyed, obtain an Authority ~~is obtained~~ from Heritage New Zealand.

- 10.2 HNZPT recommends PPC provisions be amended to include implementation of Accidental Discovery Protocols in the discovery of archaeological sites during earthworks within the earthwork provisions, either as an advice note or rule.



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Heritage New Zealand seeks the following decision from the local authority:

11. That the plan change be accepted with amendments designed to better protect heritage, cultural and archaeological values, as outlined in this submission.
12. HNZPT does wish to be heard in support of this submission.
13. If others make a similar submission, HNZPT will consider presenting a joint case with them at a hearing.

Yours sincerely

Bev Parslow
Director Northern Region
HNZPT