

**IN THE MATTER OF  
AND**

the Resource Management Act 1991

**IN THE MATTER OF**

Proposed Private Plan Change 85  
to the Kaipara District Operative  
District Plan: Mangawhai East

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**SECTION 41B RESOURCE MANAGEMENT ACT 1991**

**DIRECTION #3**

**HEARING PANEL**

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1. Under section 34A of the Resource Management Act 1991 (RMA), Kaipara District Council (Council) has delegated to Dr Lee Beattie (Chair), Mr William (Bill) Smith and Cr Gordon Lambeth as hearings commissioners (Hearing Panel) with the power to hear submissions and make a recommendation to Council on proposed Private Plan Change 85 – Mangawhai East (PPC 85).
2. A hearing was held at Mangawhai on 17 and 18 Feb 2026 to consider the evidence as set out in our second direction dated 22 Dec 2025. At the completion of the second day, we set out a timetable for the provision of:
  - (a) The material suggested by Ms Macleod, planner for the Department of Conservation at the end of her appearance;
  - (b) The ability for the planners to develop an agreed set of proposed provisions supporting PPC85; and
  - (c) For the Applicant's right of reply.
3. We would also like to thank all the party's willingness to continue beyond the normal close of the hearing time on second day to enable us to complete and hear all the evidence without the need for a third day.
4. To achieve the matters listed in point 2, we direction as follows:
  - (a) Ms Macleod shall provide the maps showing the location of the 'covenant area' in relation to the northern SNA to Ms Meagan Walters (Hearing Administrator) by 4.00pm on 20 Feb 2026 for circulation to all the parties on that day.
  - (b) The planner (Ms O'Conner, Mr Jonathan Cleese, Mr Hood, Ms Macleod and Mr Ross) shall meet (if they chose to do so) to discuss and agree, if possible, a set of provisions that would support PPC85. If this is not possible, we seek a copy of these provisions highlighting the areas of disagreement between the planners with a rationale for their disagreement to be provided to Ms Walters by 4.00pm on 2 March 2026 for circulation to all the parties on that day. We direct that Ms O'Conner, as the applicant's planner to lead and manage this

process.

- (c) The Applicant's right of reply shall be provided to Ms Walters by 4.00pm on 5 March 2026 for circulation to all the parties on that day.
  - (d) We shall reconvene the hearing via MS Team at 2.00pm on 6 March 2026 to hear a verbal presentation of the Applicant's right of reply. All parties including the submitters are most welcome to join this presentation. We direct that Ms Walters sends out the appropriate details for this, with appropriate links to all the parties as soon as possible.
5. All communications to the Hearing Panel and all material required by any direction of the Hearing Panel are to be provided to the Hearing Administrator via the following email address: [planchanges@kaipara.govt.nz](mailto:planchanges@kaipara.govt.nz).
6. Upon receipt of any such communications and material the Hearing Administrator will liaise with Council staff to ensure that they are uploaded to Council's PPC 85 webpage on the same day they are provided and immediately notify all parties that they are available online. The PPC 85 webpage can be accessed via the following link: <https://www.kaipara.govt.nz/mangawhaieast>.



Dr Lee Beattie (Chairperson)  
For the Hearing Panel

19 Feb 2026