

## **Memorandum**

**To:** Acting Manager Planning and Policy: Venessa Anich

**From:** Casual Planner: Paul Waanders

**Date:** 12 May 2026

**Subject:** Clause 20A Correction of the District Plan in relation to the zoning of Allot 207A PSH Mareretu at 803 Golden Stairs Road Maungatūroto

---

### **Background Context**

1. Allot 207A PSH Mareretu at 803 Golden Stairs Road Maungatūroto is shown on the Operative Kaipara District Plan as a Reserve Management Unit, RMU 135 in Private ownership.
2. It is not clear why this property is shown as a Resource Management unit and the Park Department has no interest or knowledge of this proposed Reserve as shown on the maps.
3. Although the correct zoning of General Rural is anticipated to be shown on the Proposed District Plan, this plan still needs to go through its notification, hearing and adoption stages and may have to be defended in the Environment Court which may take a long time before the correct zoning is allocated to the land in question.
4. The property is about to be sold to a new owner as a rural zoned property who would not want the impediment of a Reserve Management Unit overlay to hamper its free use of the property.

5. Notwithstanding that the Operative District Plan zoning being a Reserve Management Unit will require approval for any development this property in terms of the present zoning and in terms of the requirements of the Reserves Act it should as of right be usable for Rural activities including the building of a dwelling without the requirements imposed by the Reserves Act. To avert the need for Resource Consent Applications for matters permitted under the Rural zone the correct zoning would be the preferred direction.

### **Legal Position**

Clause 20A enables the Council to amend its operative plan to correct any minor errors without the using the First Schedule of the RMA. Case law has determined what constitutes an ‘error’ and what a ‘minor’ error will be. An error can contain a clerical mistake of error from an accidental slip or omission, but the use of the slip rule is only applicable when it is used to correct the slip in the “expression” of the statement and not the “content.”

In this case, the mapping of this property as a RMU was inaccurate due to the lack of clear mapping tools in the 2013 Operative District Plan.

The Parks Department also confirms that it has no interest in this property as a Reserve Management Unit in the future.

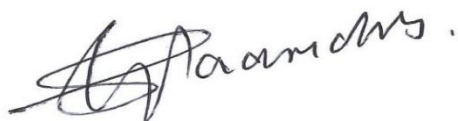
The final version was checked by the staff planners and the Rates staff as well as compared with the final maps for the Proposed District Plan and should be corrected immediately rather than waiting for the Proposed District Plan to be finalised, which could still take years to finalise through its statutory processes.

### **Delegation**

The authority to make minor amendments to correct minor errors on an Operative District Plan has been delegated to inter alia the Manager Planning and Policy.

## Recommendation

That the erroneous zoning of the Allot 207A PSH Mareretu at 803 Golden Stairs Road Maungatūroto as a Reserve Management Unit, should be corrected to be zoned for Rural in the Operative District Plan.



Paul Waanders: District Planner

Date: 12 May 2026

Recommendation is approved.



Venessa Anich

Acting Manager Planning and Policy

Date: 12 May 2026

## Attachments:

- A. Amended zoning Plan.
- B. Map showing the wrong RMU Overlay
- C. Comments from Parks Department
- D. Comments from Rates Team and Property Information

## Corrected Operative District Plan Map

**Kaipara Operative District Plan**

803 Golden Stairs Road, Maungaturoto

Search for an address...

Map Tools

Legend

**Zones**

- Rural
- Business: Commercial
- Business: Industrial
- Residential
- Maori Purpose: Maori Land
- Maori Purpose: Treaty Settlement Land
- Estuary Estates
- Trifecta Development Area
- Mangawhai Hills Development Area

**Overlays**

- East Coast
- Harbour
- Kai Iwi Lakes
- West Coast

**Unformed Roads**

**Primary Land Parcels**

Operative: 14 Apr 2026  
Revision: 14 Apr 2026

The following information applies to this property

District Plan Zone

- Rural
- View section

District Plan Layers

- Map Index - 15
- Reserve Management Unit

Map with the wrong RMU indication

**Kaipara Operative District Plan**

**803 Golden Stairs Road, Maungaturoto**

Search for a street...

Map Tools

Legend

**Reserve Management Units**

**Zones**

- Rural
- Business: Commercial
- Business: Industrial
- Residential
- Maori Purpose: Maori Land
- Maori Purpose: Treaty Settlement Land
- Estuary Estates
- Trifecta Development Area
- Mangawhai Hills Development Area

**Overlays**

- East Coast
- Harbour
- Kai Iwi Lakes
- West Coast

**Unformed Roads**

**Primary Land Parcels**

Operative: 14 Apr 2026  
Revision: 14 Apr 2026

The following information applies to this property

**District Plan Zone**

- Rural
- View section

**District Plan Layers**

- Map Index - 15
- Reserve Management Unit

20 m

Powered by Esri

**From:** Andrew Mardon <amardon@kaipara.govt.nz>  
**Sent:** Monday, 11 May 2026 5:05 pm  
**To:** Paul Waanders <pwaanders@kaipara.govt.nz>  
**Cc:** Shannon Price <sprice@kaipara.govt.nz>  
**Subject:** RE: 0117000818 - Property information

Hi Paul,

It appears it's private freehold – suspect it had a status change at some point in the past that has not flowed through. I've asked GIS-Kyle to see if we can pull a list of all properties with an RMU designation – we can cross match and spot any other problematic ones.

This one definitely is not Parks.

Andrew

**Andrew Mardon**

Asset Manager, Parks and Open Spaces | Kaiwhakahaere Hua (Papa Rēhia, Wāhi Wātea)  
 Kaipara District Council, Private Bag 1001, Dargaville 0340  
 DDI: +64210379369 **Freephone:** 0800 727 059  
[amardon@kaipara.govt.nz](mailto:amardon@kaipara.govt.nz) | [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz) | [www.kaipara.govt.nz](http://www.kaipara.govt.nz)

**From:** Paul Waanders <[pwaanders@kaipara.govt.nz](mailto:pwaanders@kaipara.govt.nz)>

**Sent:** Monday, 11 May 2026 4:40 pm

**To:** Andrew Mardon <[amardon@kaipara.govt.nz](mailto:amardon@kaipara.govt.nz)>

**Cc:** Shannon Price <[sprice@kaipara.govt.nz](mailto:sprice@kaipara.govt.nz)>

**Subject:** FW: 0117000818 - Property information

Andew,

It appears that Lot 207A PSH of Mareretu is shown on the Operative District Plan as a Reserve Management Unit , RMU 135.

This property is privately owned, and the owners are to sell the property to a private person who wants the RMU status to be cancelled.

I have no idea where or how the property was identified as a Reserve Management Unit and need Parks Department to confirm that this is a mistake.

If it is a mistake, I will set the report in motion to remove the RMU status

Please confirm what the correct version of this property is.

**Paul Waanders**

Casual District Planner | Kaimahi Waimori - Kaimāhere-ā-Rohe

Kaipara District Council, Private Bag 1001, Dargaville 0340

**Mob:** +64273355924 **Freephone:** 0800 727 059

[pwaanders@kaipara.govt.nz](mailto:pwaanders@kaipara.govt.nz) | [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz) | [www.kaipara.govt.nz](http://www.kaipara.govt.nz)

**From:** [Revenue@kaipara.govt.nz](mailto:Revenue@kaipara.govt.nz)

**Sent:** Monday, 11 May 2026 1:51 pm

**To:** Sarah Horton <[shorton@kaipara.govt.nz](mailto:shorton@kaipara.govt.nz)>

**Subject:** FW: 0117000818 - Property information

Kia ora Sarah,

As discussed, Yolanda has been in touch regarding their property, which they are intending to put on the market. It is currently shown incorrectly as RMU135 under the ODP.

The property is an old road that is now privately owned.

Based on previous similar cases, a Clause 20A plan correction would be required.

Can you please coordinate with the customer and LIMZ about this?



Ngā mihi,

**Shannon Price**

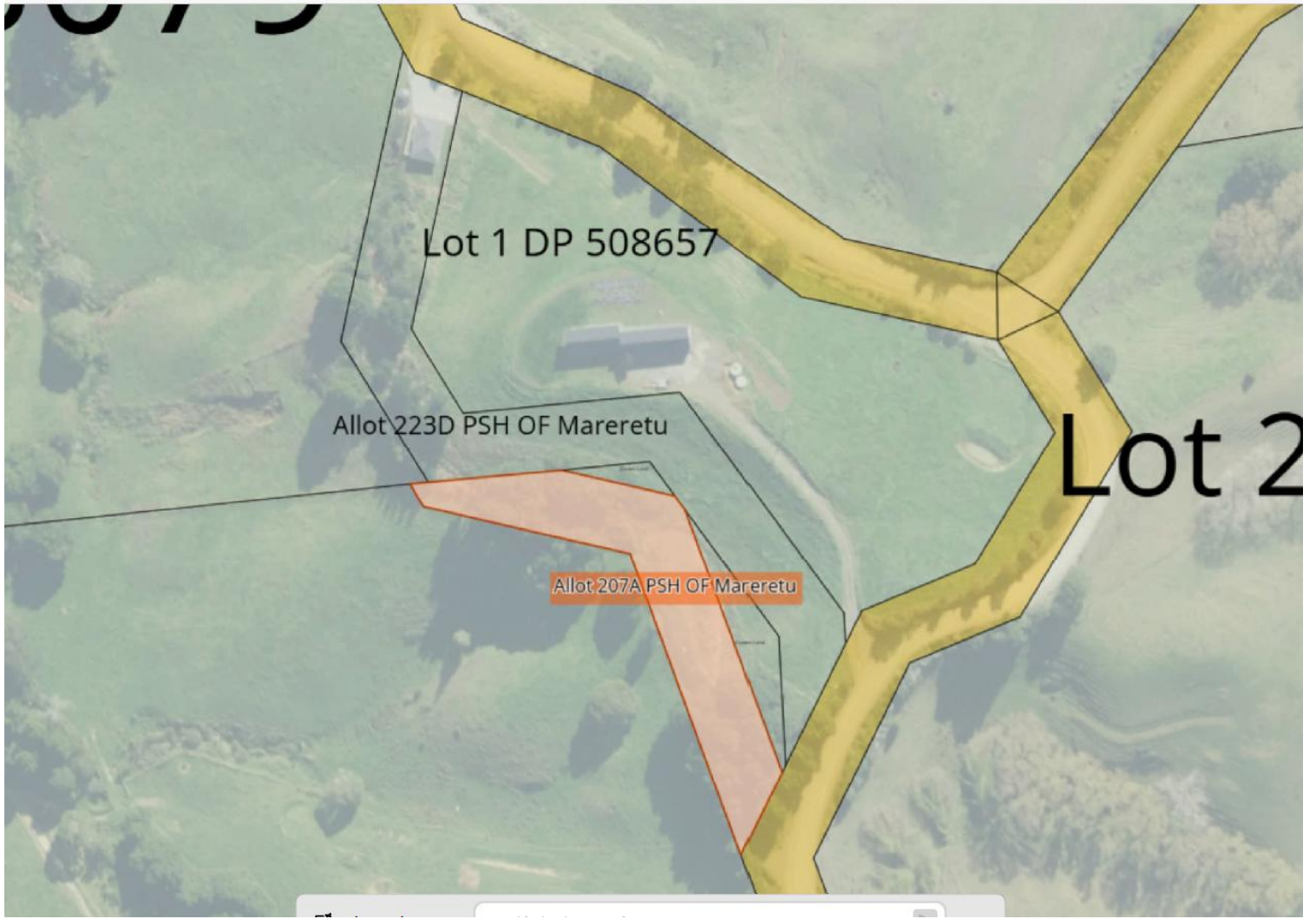
Revenue Officer - Property | Āpiha Tāke, Papa Whenua

Kaipara District Council, Private Bag 1001, Dargaville 0340

**DDI:** +6494391130 **Freephone:** 0800 727 059

[sprice@kaipara.govt.nz](mailto:sprice@kaipara.govt.nz) | [council@kaipara.govt.nz](mailto:council@kaipara.govt.nz) | [www.kaipara.govt.nz](http://www.kaipara.govt.nz)





Rates Information - 2025/26

Valuation ID	0117000818	Old Valuation ID	C:0117000802
--------------	------------	------------------	--------------

Property Description

Location (GIS)	803 Golden Stairs Road, Maungaturoto		
	<a href="#">View in Google Maps</a>		
Legal Description	SEC 207A MARERETU PSH		
Certificate of Title	135/185		
Use	29 Lifestyle: Vacant	Category	RV
TORAS	121000	Category Group	Residential Vacant Land for Normal Residential
Tenure	Property is not leased. Owner is also occupier.	Ward	4
Ownership	Private: Company - not Crown owned	Region	1
Rateability	Rateable	Zone	1A
Apportionment	Std property - Not Applicable, Not apportionment		

Valuations

Area (Hectares)	0.3060	Land Value	180,000
Improvements	5,000	Capital Value	185,000
Nature of Improvements	FG OI		
Valuation Date	1/09/23		

Rates for Current Year - 2025/26

Type	Description (Basis)	Factor	Amount \$
230	General Rate Residential & Small Sized Lifestyle - (L)	180,000.00	404.35
	<b>** Kaipara District Council Sub-Total</b>		404.35
259	NRC Targeted Land and Freshwater Management Rate - (L)	180,000.00	53.69
260	NRC Targeted Regional Economic Development Rate - (L)	180,000.00	5.40
	<b>** Regional Council Sub-Total</b>		59.09
	<b>Total Rates Levied 2025/26</b>		463.44
	(GST on Rates Levied)		60.45
	<b>Rates Last Year 2024/25</b>		398.23
	<b>Last Year's Final Instalment</b>		99.55

Rates Last Year 398.23 Instalments YTD 463.44 Current Instalment 115.86

History

Year	Land Value	Capital Value	Annual Rates
2024/25	180,000	185,000	398.23
2023/24	130,000	135,000	