

## **Proposed Private Plan Change 78 – Estuary Estates**

Kaipara District Council accepted a request for a private plan change to the operative Kaipara District Plan 2013 (the District Plan) made by Mangawhai Central Limited under Schedule 1 to the Resource Management Act 1991.

This Private Plan Change 78 seeks to rezone 130ha of land contained within the Estuary Estates Structure Plan in Chapter 16 of the District Plan, and comprises of 83 Molesworth Drive, and Lots 1 and 4 DP 314200 Old Waipu Road, Mangawhai.

The changes to the existing Estuary Estates Structure Plan include:

- a. Retain the Estuary Estates zone at 83 Molesworth Drive.
- b. Amend Business 1 sub-zone to match its extent to the amended Estuary Estates Structure Plan and reduce its size to 5.32 ha from 7.5 ha.
- c. Delete sub-zones 2, 4, 5 and 6.
- d. Create new Residential sub-zones 3A, 3B, 3C and 3D replacing existing sub-zones 2, 3, 4, 5 and 6.
- e. Amend Service 7 sub-zone to align with the ring road route outlined in the amended Estuary Estates Structure Plan which increases its size from 7.5 ha to 8.03 ha.
- f. Create a new integrated residential development overlay for the new Residential 3A sub-zone.
- g. Rezone Lots 1 and 4 DP 314200 from Residential to the new Residential 3B and 3C sub-zones, and new Natural Environment 8 sub-zone.
- h. Reflect the new network for roads, walking, cycling, flood areas, natural area corridors, a new town centre and open space area.

The private plan change may be viewed at [www.kaipara.govt.nz/services/district-plans/plan-changes](http://www.kaipara.govt.nz/services/district-plans/plan-changes). If you have any questions about this Private Plan Change 78, please contact, Paul Waanders on 09 439 1225.

### **Making a submission**

Any person may make a submission, but a person who is a trade competitor of the applicant, may do so, only if that person is directly affected by an effect of the activity, to which the application relates to that:

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

A local authority within its own territorial area may also make a submission.

To make a submission, complete Form 5 (available at the Council Offices or on Council's website, [www.kaipara.govt.nz](http://www.kaipara.govt.nz), and simply:

- mail a written submission to Kaipara District Council, Unit 6, 6 Molesworth Drive, Mangawhai or email it to [PPC78@kaipara.govt.nz](mailto:PPC78@kaipara.govt.nz), or
- complete the online form at [www.kaipara.govt.nz/services/district-plans/plan-changes](http://www.kaipara.govt.nz/services/district-plans/plan-changes).

### **Submissions close at 4.30pm, Thursday 28 May 2020.**

The process after the close of submissions includes:

- Council to prepare and publicly notify summary of decisions sought by submitters.
- If a submitter wishes to be heard then a hearing must be held.
- Issue a decision on the Private Plan Change 78 provisions and matters raised by submitters and serve notice of the decision to the public within two years of notifying the private plan change. Notice must be served on all submitters at the same time.
- All submitters have rights to appeal the decision to the Environment Court but only on those matters referred to in their submissions.



Louise Miller, Chief Executive

Notification date: Thursday, 30 April 2020