

PUBLIC NOTICES



Unit Area 18, Operehaka - Tāhū District - Tāhū District

NOTIFICATION OF PLAN CHANGE

OPERATIVE DATE

Kaipara District Council gives notice that it has approved the following Plan Change to the Operative District Plan 2013.

Private Plan Change 78 Estuary Estates (Mangawhai Central) changes Chapter 16 of the Operative District Plan in the following manner:

1. Retain the Estuary Estate zone at 83 Molasworth Drive, Mangawhai.
2. Amend Business 1 sub-zone and reduce its size.
3. Delete the previous sub-zones 2, 4, 5 and 6.
4. Create new Residential sub-zones 3A, 3B, 3C and 3D.
5. Amend Service 7 sub-zone to align with the ring road route increases its size.
6. Create a new integrated residential development overlay over the new Residential 3A sub-zone.
7. Rezone Lots 1 and 4 DP 314200 from Residential to the new Residential 3B and 3C sub-zones.
8. Create a new Natural Environment B sub-zone.
9. Add an exception to Rule 10.10 in the Operative Plan Network Utilities.
10. Delete Appendix E and replace it with a New Structure Plan.
11. Replace Map 56A in Series One of the District Plan.

The existing Estuary Estates Structure Plan is updated to reflect the new network for roads, walking, cycling, flood areas and natural area corridors, and new town centre and open space area. Wetland protection and a new fence is proposed to protect aquatic birdlife.

Updated infrastructure standards are introduced and policies are added to ensure that the necessary services will be available when development is proposed.

The decision is a result of Environment Court Consent Determination Decision (2022) NZEnvC 035, dated 22 March 2022 as well as Decision (2022) ENEnvC 049, dated 5 April 2022.

The approved Plan Change will become Operative on 22 July 2022.

The decision on the Plan Change is available for viewing on the Council's website at <https://www.kaipara.govt.nz/mangawhaicentral> and the Kaipara District Council offices in Dargaville and Mangawhai.

Please contact Council's District Planning or Consents Departments if you have any questions.

This notice is given pursuant to Clause 20 of the First Schedule of the Resource Management Act 1991.

L Miller, CHIEF EXECUTIVE
Kaipara District Council.

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6. Create a new integrated residential development overlay over the new Residential 3A sub-zone.
7. Rezone Lots 1 and 4 DP 314200 from Residential to the new Residential 3B and 3C sub-zones.
8. Create a new Natural Environment 8 sub-zone.
9. Add an exception to Rule 10.10 in the Operative Plan Network Utilities.
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11. Replace Map 56A in Series One of the District Plan.

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**KAIPARA
DISTRICT***Kaipara Te Oraohangai • Two Oceans Two Harbours*

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