

DECISION ON PRIVATE PLAN CHANGE 85 MANGAWHAI EAST TO THE OPERATIVE KAIPARA DISTRICT PLAN

Kaipara District Council gives notice that it has, based on recommendations by the Hearing Panel, made its decision at the Council Meeting held 27 May 2026 to decline the Private Plan Change 85 application.

The purpose of this private plan change was:

- a. Rezone approximately 95 hectares of rural zoned land, within the Mangawhai Harbour overlay to a mix of residential and commercial zoned land.
- 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 hazards where the effects of potential mitigation measures will need to be managed.
- d. Incorporate a Structure Plan into the Development Area to visually depict key features and outcomes required.
- e. Include Ecological feature maps to convey areas of ecological sensitivity for future protection.
- f. Include the Structure Plan map to visually depict key outcomes that will be secured.

The decision on the private plan change can be found:

1. On this webpage: <http://www.kaipara.govt.nz/mangawhaileast> (then click on Process for Review and scroll to the bottom of the page) or
2. Via computer access to the webpage above at:
 - a. Kaipara District Council Office at 32 Hokianga Road, Dargaville or
 - b. Kaipara District Council Office at 6 Molesworth Drive, Mangawhai or
 - c. Any public library in Kaipara that has computers available for public use.

The Notice of the Decision has been served on every person who submitted to the private plan change and those parties entitled to lodge an appeal to the Environmental Court must lodge their appeal within 30 working days of receipt of the decision.

This notice is given pursuant to Clause 10 of the First Schedule of the Resource Management Act 1991.

Authorised by J Singh, Chief Executive