



Kaipara Te Orangakui
**KAIPARA
DISTRICT**
Two Oceans Two Harbours

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Tēnā koe

Notification of Kaipara District Council's Proposed District Plan 2025

We are writing to inform you that the Proposed Kaipara District Plan 2025 ("Proposed Plan") will be publicly notified on **Monday 28 April 2025 to Monday 30 June 2025**. A copy of the public notice for the notification of the Proposed Plan will be published in all local newspapers and will be available on Council's website **kaipara.govt.nz**.

Every district council in New Zealand is required to have a district plan. They are important planning documents identifying the key resource management issues in the district. The Proposed Plan has been designed to be a "simple and enabling" plan which provides for a wide range of activities to enable growth and development reducing the 'red tape'. The Proposed Plan will in time replace the current Operative District Plan, which was made operative in 2013.

The district plan controls the way land is used, developed and subdivided in the Kaipara District. It also promotes the sustainable management of natural and physical resources, primarily through strategic management of growth and by managing the effects of land use on the environment. The effects are managed differently around the district to reflect the local environmental issues. The plan responds to the significant growth issues currently being experienced in many parts of the district.

The Proposed Plan will maintain a sufficient supply of land for business and housing and provide housing choice over a 10+ year period, ensuring there is sufficient development capacity for projected growth. To accommodate the expected housing and business growth, the Proposed Plan will provide:

- A significant increase of 669.33ha in residential land for development
- A more flexible commercial zone, which encourages mixed use residential and retail development with an increased land area of 66.94ha
- A separation of light and heavy industrial activities and a total increase of 175.53ha
- A new rural lifestyle zone covering an area of 3,654.62ha.

Other new zones proposed include natural open space, open space and sport and active recreation. Overall, the increased zoning will enable more development capacity, which aims to promote greater interest within the district's key townships.

Some of the key proposed changes from the Operative District Plan include:

- The promotion of economic growth
- A more enabling plan, with listed activities (the current plan is an effects-based plan) to make it clear which activities are permitted and when a resource consent is required
- The protection of special characteristics, such as landscapes and features that make our district unique

- More opportunities for subdivision, particularly for some rural landowners and within the rural lifestyle zone
- More enabling and simplified rules for district-wide activities such as earthworks, noise, signs and temporary activities
- Provisions for the recently approved Private Plan Change areas
- Updated natural hazard provisions which provide pathways for most activities, where appropriately located
- More enabling rules for infrastructure providers, developers and renewable energy activities
- Protection of more buildings and items of historical importance and sites of significance to Māori
- Provisions to give effect to all current national and regional direction
- The new plan is accessible to the community and easy to use as a GIS driven E-Plan.

To view the Proposed Kaipara District Plan maps and text please visit our website kaipara.govt.nz/kaipara-district-plan-review to view the E-Plan and to find further information including the planners' technical reports (section 32 reports) and topic fact sheets for each chapter.

It is important that you view any possible changes to the zoning of your property or any mapped overlays that may impact how you use and develop your property. Our team are here to assist you with any questions and will be in a town near you on the following dates (to chat with landowners, answer questions on proposed District Plan changes and to receive submissions):


Kaihu	3pm to 7pm, Tuesday 20 May	Kaihu Rugby Club
Te Kōpuru	3pm to 7pm, Wednesday 21 May	Southern Rugby Club
Dargaville	1pm to 7pm, Thursday 22 May	Lighthouse Function Centre
Ruawai	3pm to 7pm, Tuesday 27 May	Ruawai Tokatoka Hall
Paparoa	3pm to 7pm, Wednesday 28 May	Paparoa War Memorial Hall
Tangiteroria	3pm to 7pm, Thursday 29 May	Tangiteroria Community Complex
Kaiwaka	3pm to 7pm, Wednesday 4 June	Kaiwaka War Memorial Hall
Maungatūroto	1pm to 7pm, Thursday 5 June	Maungatūroto Centennial Hall
Mangawhai	1pm to 7pm, Tuesday 10 June	1C Molesworth Drive, Mangawhai

Alternatively, the Proposed Plan can be viewed online at all council libraries during office hours.

You can make a submission and have your say on any part of the Proposed Plan from **Monday 28 April to 5pm Monday 30 June 2025**. Submissions can be made directly in E-Plan. Alternatively, submission forms can be downloaded from our website or are available at any of our offices and libraries.

If you have any questions, please call **0800 727 059** or email districtplanreview@kaipara.govt.nz

Ngā mihi nui



Jason Marris

Chief Executive