

15 January 2026

SUBMITTERS AND COUNCIL OFFICERS

NOTICE OF HEARING – PROPOSED KAIPARA DISTRICT PLAN

1. Kaipara District Council advises that Mark Farnsworth (Chairperson) will hear and consider submissions and further submissions on the following topic for the Council’s Proposed District Plan.

Hearing Number: 3
This hearing relates to submissions and further submissions on: Part 1 – Introduction and general provisions (excluding Definitions, Abbreviations and Glossary)

2. The details for the hearing are:

Date: Monday 23 February 2026

Time: 10.30am

Venue: Tangiteroria Sports Complex, 23 Pukehuia Road, Tangiteroria

Key Dates for this hearing (for more information see below)		
Council planner’s (s42A) report due	Thursday 15 January 2026	25 working days before hearing starts before
Submitter expert evidence due	Friday 30 January 2026 by 12 noon	15 working days before hearing starts
Submitter rebuttal evidence due	Monday 9 February 2026	10 working days before hearing starts
Appearance at hearing confirmation due	Monday 9 February 2026	10 working days before hearing starts
Indicative timetable for hearing online	Monday 16 February 2026	5 working days before hearing starts
Legal submissions due	Wednesday 18 February 2026	3 working days before hearing starts

3. As a submitter and/or further submitter, you are invited to attend the hearing where the Hearing Commissioners will consider the submissions in support of/ or opposing the Proposed District Plan Provisions.
4. A list of submissions being considered for Hearing 3 is provided in Table 1, attached to this Hearing Notice.

Procedure for Hearing of Submissions

5. This letter sets out matters relating to the hearing. Further detail is available in Direction 3 from the Hearing Panel: [Hearing Requirements](#).
6. The Hearing Panel requires the Council to provide its Section 42A Report and any other Council evidence at least **25** working days prior to the hearing.
7. Submitters and further submitters are required to provide all expert evidence to the Hearings Administrator at least **15** working days before the hearing. An expert is a professional such as a planner, traffic engineer or similar. Submitters may provide non-expert evidence (i.e. personal submissions) at the hearing. The required delivery dates for evidence are set out at the start of this letter.
8. All evidence is expected to be provided electronically. Evidence must be emailed to the Hearings Administrator, Meagan Walters on or before the due date: mwalters@kaipara.govt.nz.
9. If you wish to speak at the hearing, please email Meagan Walters mwalters@kaipara.govt.nz with your hearing timetable response by Monday 9 February 2026. Your email should be titled “Hearing 3 – Timetable Response”, and needs to provide the following information:
 - Your daytime phone number.
 - Your submission number(s).
 - The name(s) of who will be speaking to your submission (including any expert witnesses). An indication of how much time you and each of your representatives require to speak. **Due to pre-circulation of evidence, the Commissioners expect each expert witness to require no more than 15 minutes to present their evidence.**
 - Whether you will attend the hearing in-person or are making a request to appear online using the “TEAMS” platform. If making a request to appear online, please include an outline of reasons for the request.
 - Whether you will do a digital presentation (e.g. PowerPoint).
 - Whether you intend to present evidence in sign language or Te Reo Māori (requiring an interpreter).
10. Please note the following:
 - We do not automatically assign people with speaking slots. If you wish to be heard, you need to provide the above information by the specified date.
 - Any submitter who has been allocated additional hearing time is required to advise the Hearings Advisor if additional time is no longer necessary.
 - The safety and wellbeing of our team members and communities is important to us. If you are sick or have COVID-19 symptoms, please do not attend the hearing in person. You will still be able to participate in the hearing online. If you are presenting, please advise the hearings

administrator.

11. The Hearing Administrator will prepare an indicative hearing schedule and post it on the website one week (5 working days) prior to the hearing commencing. The Hearing Administrator will email all hearing parties a link to the schedule as soon as it is confirmed.
12. Council intends to make all information for the Hearings available via the Council's website <https://www.kaipara.govt.nz/kaipara-district-plan-review/kaipara-district-plan-review/PDPHearings>. However, hard copies of documents can be provided to submitters on request.
13. Video recordings of the hearing will be posted to the Council's website as soon as practical after each hearing session.
14. If you have any questions in relation to the hearing, please contact me on 0800 727 059 or at mwalters@kaipara.govt.nz.

Ngā mihi

Meagan Walters
Hearings Administrator

Table 1 Submissions with submission points being considered as part of Hearing 3
(FS = Further Submission)

Submission Number	Submitter
122	Amanda (Mandy) Harris
141	Te Roroa Whatu Ora Trust & Te Roroa Manawhenua Trust
149	Royal Forest and Bird Protection Society of New Zealand Incorporated
231	S Cullen
245	C & R Williams
253	McRobbie Dowling Limited
256	P Ryan
260	The Rise Limited
263	Daytona Trust
277	Mangawhai Hills Limited
281	Moonlight Heights Limited
282	Murphy Property Development Limited
284	New Zealand Defence Force
289	Tappenden Holdings Limited
292	Transpower New Zealand Limited
293	Vermont Street Partners Limited
300	Bream Tail Association Incorporated
301	Channel Terminal Services Limited
304	Director General of Conservation
331	Northland Holdings 2016 Limited
332	Northland Regional Council
FS35	Bream Tail Residents Association
FS42	Chorus, Spark, Fortysouth, OneNZ & Connexa
FS45	Director General of Conservation
FS47	Federated Farmers of New Zealand
FS93	Royal Forest and Bird Protection Society of New Zealand Incorporated
FS94	Ryder Brothers Property & Development Ltd
FS100	Transpower New Zealand Limited