

30 January 2026

Megan Walters
Planning Administrator
Kaipara District Council

mwalters@kaipara.govt.nz

Dear Megan

Proposed Kaipara District Plan: Hearing 1 - Introduction and general provisions (excluding Definitions, Abbreviations and Glossary)

I represent the following submitters/further submitters (**the submitters**) in relation to the above hearing topic:

- Bream Tail Residents Association Inc (submitter 300/further submitter 35)
- Daytona Trust (submitter 263)
- Tappenden Holdings Limited (submitter 289)

The submitters sought the same relief on the topics covered in this hearing. In summary they sought:

1. That the *“Additional matters of control and matters of discretion”* be deleted on the basis that they are unnecessary, do not replicate the specific details of Section 108 of the RMA 1991 and do not usefully add to the matters of control and matters of discretion otherwise included in the PDP.
2. *“Determining the relationship between rules for different spatial layers”* - reference to the ‘stricter’ rules applying may be open to interpretation and sought amendments to provide better clarity.
3. Zoning of roads (new text) - An unformed 'paper road' traverses Bream Tail (as is the case in many rural properties) and submitters consider that logically, the use of this land should be determined by the adjoining zone with that principle applicable to all other cases in the district also.
4. Tangata Whenua-Mana Whenua - Submission sought that the wording in relation to statutory acknowledgements within the Kaipara District be amended from “can be located” to “are on” the planning maps, to clarify that the planning maps do in fact have this information.

I have read the s42A report and the amendments recommended in relation to these submission points. The s42A report either adopts the amendments sought in the submissions, or proposes alternative wording that is acceptable to the submitters.

The submitters therefore do not wish to be heard at this hearing; however I would be happy to provide any further clarification if that is required by the Hearing Panel.

I would request that you [please table this letter for the Hearing](#).

Yours sincerely



Peter Hall BPlan, MNZPI
Director | Peter Hall Planning Limited