

Proposed Kaipara District Plan

Summary of Submissions

This document contains a summary of decisions requested by persons making submissions on the Proposed Kaipara District Plan in accordance with clause 7 of Schedule 1 of the Resource Management Act. The summary of decisions requested for Light was notified on 21 October 2025 and those submissions are therefore not included in this document.

Important Notes

- Where submissions are unclear, the summary of decisions requested contain the word *inferred*.
- This summary is **not a substitute** for reading the full submission. If you think your interests may be affected, please review the full submission online here: [PDP Submissions](#) - submissions are also available for viewing online at our offices and libraries in **Dargaville** or **Mangawhai**.
- Submission point numbers may not be sequential due to quality assurance checks.
- Submission numbers are unique identifiers and must be stated when making a further submission.

Guide to the Summary of Submissions

- Decisions are organized by provision number.
- Where specific wording changes have been requested in submissions, those changes shown as:
 - Underlined = new wording
 - ~~Strikethrough~~ = deletions

How to Make a Further Submission

- From 1 December to 15 December 2025, you can:
 - **Save time! Complete our easy online Form 6 here:** [PDP Online Form 6](#)
 - OR
 - **Download a pdf version of Form 6:** [Form 6 pdf version](#)
 - THEN
 - **Email it to:** districtplanreview@kaipara.govt.nz
 - **Post it to:** Planning and Policy Team, Kaipara District Council, Private Bag 1001, Dargaville 0340
 - **Deliver it to either Council office:** 32 Hokianga Road, Dargaville or 6 Molesworth Drive, Mangawhai
- Deadline: Further submissions close at 5:00pm on Monday 15 December 2025.**

Important: You must send a copy of your further submission to the original submitter **within 5 working days** of lodging it with Kaipara District Council. To access a list containing Submitter Contact Details, click [here](#).

Disclaimer:

This summary of submissions has been prepared and published in accordance with the Resource Management Act to assist the public in understanding the points raised by submitters. Kaipara District Council has used its best endeavours to accurately summarise the relief sought in the submissions, however, we cannot guarantee the accuracy or completeness of the information provided in this document.

Users are advised to take specific independent professional advice before taking any action as a result of information contained in this summary.

Please note that all original submissions and names of submitters are publicly available on the Council website. Submitters should read the full submission for themselves.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Heavy Industrial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
248.35	Journeys End Limited	General	Amend	<p>ADD a new rule to the Heavy industrial zone as follows: <u>RX Offensive trade</u> <u>1. Activity Status: Permitted</u> <u>Where:</u> <u>a. The site does not contain highly productive land; and</u> <u>c. Buildings in which the offensive trade is being undertaken are setback 300m from any sensitive activity on a site under separate ownership</u> <u>2. Activity Status where compliance not achieved: discretionary.</u> AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> Offensive trade is not nested under 'industrial activities' (permitted under HIZ-R3) making it a discretionary activity pursuant to HIZ-R13. Given that this zoning has been applied to areas separated from sensitive receivers this zone is the appropriate place to enable these activities that are critical in terms of the district's economic development.
287.81	Silver Fern Farms	General	Amend	<p>ADD new rule HIZ-R18 Noise sensitive activities, as follows: <u>HIZ-R18 Noise sensitive activities</u> <u>1. Activity status: Non-complying</u> <u>2. Activity status when compliance not achieved: Not Applicable</u> OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> Given their potential to cause reverse sensitivity effects it would be appropriate to specify that "Noise sensitive activities" (a defined term) are a non-complying activity in the Heavy Industrial Zone. Otherwise, such activities will be discretionary pursuant to HIZ-R13 which is at odds with the non-complying activity status accorded to various noise sensitive activities in rules HIZ-R14 to HIZ-R17. Submitter notes that adding this rule will require rationalisation of the other non-complying activity rules.
287.9	Silver Fern Farms	General	Support	<p>RETAIN the Heavy industrial zone chapter subject to the amendments sought in other submission points to improve policy settings and rules relating to reverse sensitivity effects and to retain the Operative Plan's recognition of the Silver Fern Farms site.</p>	<ul style="list-style-type: none"> No reasons provided.
309.95	Clarus	General	Support	<p>RETAIN the Heavy industrial zone objectives, policies and rules. AND Any necessary consequential changes to the Proposed District Plan that are required to give effect to the submission.</p>	<ul style="list-style-type: none"> The provisions are necessary and appropriate.
231.38	S Cullen	HIZ-O1	Amend	<p>AMEND HIZ-O1 to define 'heavy industrial activity'. AND Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity' so this policy is uncertain for plan users, inefficient and ineffective.
287.63	Silver Fern Farms	HIZ-O1	Support	<p>RETAIN HIZ-O1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to specify that heavy industry is the primary use in this zone.
287.64	Silver Fern Farms	HIZ-O2	Support	<p>RETAIN HIZ-O2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.</p>	<ul style="list-style-type: none"> It is appropriate to direct incompatible activities to another zone.
287.65	Silver Fern Farms	HIZ-O3	Amend	<p>RETAIN HIZ-O3. AND AMEND HIZ-O3 to remove duplication as follows: Managing effects at the zone boundaries The adverse effects of activities are contained within the zone boundary to avoid significant adverse effects on amenity within other zones, recognising: OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND</p>	<ul style="list-style-type: none"> The objective heading is repeated at the start of the text and this should be resolved.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				All further relief necessary to give effect to the concerns raised in the submission.	
310.49	Fonterra Limited	HIZ-O3	Amend	<p>AMEND HIZ-O3 as follows:</p> <p>Managing effects at the zone boundariesThe adverse effects of activities are contained within the zone boundary (or in terms of noise from the Maungatūroto Dairy Factory within the boundary of the associated Noise Sensitive Area) to avoid significant adverse effects on amenity within other zones, recognising:</p> <ol style="list-style-type: none"> 1. The economic and employment benefits of industrial activities; and <p>That amenity levels immediately adjacent to the Heavy Industrial Zone will not be the same as in the balance of the adjacent zone.</p>	<ul style="list-style-type: none"> • To recognise that the Maungatūroto Dairy Factory is an existing and authorised activity that generates higher levels of noise beyond the zone boundary as defined by the associated Noise Sensitive Area (which has been retained from the Operative District Plan).
248.32	Journeys End Limited	HIZ-O3	Support	<p>RETAIN HIZ-O3 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Supports protecting industrial land from reverse sensitivity effects and recognising the economic and employment benefits of industrial activities, and the associated amenity levels.
310.50	Fonterra Limited	HIZ-O4	Amend	<p>AMEND HIZ-O4 as follows:</p> <p>Reverse sensitivity effectsIndustrial activities are protected from potential reverse sensitivity effects arising from by avoiding incompatible subdivision, land use and development within or near the zone.</p>	<ul style="list-style-type: none"> • To recognise that the Maungatūroto Dairy Factory Noise Sensitive Area has been retained as a mechanism to manage potential reverse sensitivity effects arising from incompatible subdivision, land use and development in the vicinity of the Maungatūroto Site.
231.39	S Cullen	HIZ-O4	Support	<p>RETAIN HIZ-O4 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Submitter supports the protections of industrial uses from reverse sensitivity effects.
248.33	Journeys End Limited	HIZ-O4	Support	<p>RETAIN HIZ-O4 as notified.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • Supports protecting industrial land from reverse sensitivity effects and recognising the economic and employment benefits of industrial activities, and the associated amenity levels.
287.66	Silver Fern Farms	HIZ-O4	Support	<p>RETAIN HIZ-O4.</p> <p>AND</p> <p>AMEND HIZ-O4 to remove duplication as follows:</p> <p>Reverse sensitivity effects Industrial activities are protected from potential reverse sensitivity effects arising from incompatible subdivision, land use and development within the zone.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p>	<ul style="list-style-type: none"> • The objective heading is repeated at the start of the text and this should be resolved.
287.67	Silver Fern Farms	HIZ-O5	Support	<p>RETAIN HIZ-O5.</p> <p>AND</p> <p>AMEND HIZ-O5 to remove duplication as follows:</p> <p>Provision of infrastructureSubdivision, land use and development in the Heavy industrial zone is appropriately serviced by public reticulated infrastructure or serviced by onsite facilities.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p>	<ul style="list-style-type: none"> • The objective heading is repeated at the start of the text and this should be resolved.
231.40	S Cullen	HIZ-P1	Amend	<p>AMEND HIZ-P1 to define 'heavy industrial activity'.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> • The Proposed District Plan does not include a definition of 'heavy industrial activity' so this policy is uncertain for plan users, inefficient and ineffective.
287.68	Silver Fern Farms	HIZ-P1	Amend	<p>AMEND HIZ-P1.3, as follows:</p> <p>3. Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need.</p>	<ul style="list-style-type: none"> • The second part of clause (3) infers that operational need may justify the establishment of an activity "likely to result in reverse sensitivity effects". This is at odds with the broader scheme of the Heavy Industrial Zone and should be deleted.
248.31	Journeys End Limited	HIZ-P1	Support	<p>RETAIN HIZ-P1 as notified</p> <p>AND</p> <p>ADD a definition of "heavy industrial activity" to aid interpretation of HIZ-P1 .</p> <p>AND</p>	<ul style="list-style-type: none"> • Policy HIZ-P1 is uncertain for plan users, inefficient and ineffective without a definition of heavy industrial activity. • Submission otherwise supports enabling heavy industrial activities.

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Summary of Submissions for the topic of: Heavy Industrial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Any necessary consequential amendments.	
310.51	Fonterra Limited	HIZ-P2	Amend	AMEND HIZ-P2 as follows: Recognise the importance of existing heavy industrial activities and manage adverse effects of these operations on the surrounding environment to ensure acceptable amenity, <u>while ensuring such activities are protected from potential reverse sensitivity effects arising by avoiding incompatible subdivision, land use and development within or near the zone (e.g. within the boundary of any surrounding Noise Sensitive Area).</u>	<ul style="list-style-type: none"> Fonterra considers it is equally important to provide a policy direction that such activities are adequately protected from potential reverse sensitivity effects arising from incompatible subdivision, land use and development within or near the zone.
287.69	Silver Fern Farms	HIZ-P2	Support	RETAIN HIZ-P2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to recognise the benefits of existing heavy industrial activities and provide for the management of associated effects.
287.70	Silver Fern Farms	HIZ-P3	Support	RETAIN HIZ-P3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to focus amenity considerations on the zone boundaries and road frontages and to recognise that the location, scale and form of development in the zone is substantially led by the functional requirements of industrial activities.
310.52	Fonterra Limited	HIZ-P6	Amend	AMEND HIZ-P6 as follows: Manage adverse effects including noise, dust, smoke, odours, fumes, light spill, glare, or waste at the Heavy industrial zone boundary <u>(or in terms of noise from the Maungatūroto Dairy Factory, at the boundary of the surrounding Noise Sensitive Area)</u> to maintain reasonable amenity values in other zones.	<ul style="list-style-type: none"> Fonterra considers that it should be amended to more clearly recognise the economic importance of existing heavy industrial activities, and that existing lawfully established activities and associated environmental effects (e.g. noise) are appropriately recognised, provided for and protected.
287.71	Silver Fern Farms	HIZ-P6	Support	RETAIN HIZ-P6 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to anticipate transitional/modified amenity values at the interfaces between the Heavy Industrial Zone and other zones.
287.72	Silver Fern Farms	HIZ-R1	Support	RETAIN HIZ-R1 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> This framework is typical of industrial zones and is supported.
310.53	Fonterra Limited	HIZ-R1	Support	RETAIN HIZ-R1.	<ul style="list-style-type: none"> The activity statuses are supported.
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310.54	Fonterra Limited	HIZ-R2	Support	RETAIN HIZ-R2.	<ul style="list-style-type: none"> Permitted activity status of the demolition of a building under HIZ-R2 is supported.
231.41	S Cullen	HIZ-R3	Amend	AMEND HIZ-R3 to include reference to offensive trades as a permitted activity. AND	<ul style="list-style-type: none"> Many defined offensive trades are considered consistent with industries that create potentially significant adverse effects and as such should be

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Summary of Submissions for the topic of: Heavy Industrial Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Any necessary consequential amendments.	enabled in the Heavy industrial zone to ensure consistency with the purpose of the Heavy industrial zone.
248.34	Journeys End Limited	HIZ-R3	Support	RETAIN HIZ-R3 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Supports the permitted activity status for industrial activities which includes manufacturing and distributing of goods, assuming this would include a construction yard.
287.73	Silver Fern Farms	HIZ-R3	Support	RETAIN HIZ-R3 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is critical to enable industrial activities in this zone.
310.55	Fonterra Limited	HIZ-R3	Support	RETAIN HIZ-R3.	<ul style="list-style-type: none"> The permitted activity status and associated definition of "industrial activities" is supported.
287.74	Silver Fern Farms	HIZ-R6	Amend	AMEND HIZ-R6 to preclude overnight accommodation as a permitted activity. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is not clear if the definition of "community corrections activities" precludes overnight accommodation.
308.72	Fire and Emergency New Zealand	HIZ-R7	Support	RETAIN HIZ-R7 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the Heavy Industrial Zone as a permitted activity is supported.
287.75	Silver Fern Farms	HIZ-R9	Support	RETAIN HIZ-R9 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The limited allowance provided is acceptable and the discretionary consenting pathway for exceedances is supported.
287.76	Silver Fern Farms	HIZ-R13	Support	RETAIN HIZ-R13 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> A discretionary activity status is appropriate.
287.77	Silver Fern Farms	HIZ-R14	Support	RETAIN HIZ-R14 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities by way of a non-complying activity status.
287.78	Silver Fern Farms	HIZ-R15	Support	RETAIN HIZ-R15 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities to the Heavy industrial zone by way of the proposed non-complying activity status.
287.79	Silver Fern Farms	HIZ-R16	Support	RETAIN HIZ-R16 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities to the Heavy industrial zone by way of the proposed non-complying activity status.

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Summary of Submissions for the topic of: Heavy Industrial Zone (in Provision order)

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				All further relief necessary to give effect to the concerns raised in the submission.	
287.80	Silver Fern Farms	HIZ-R17	Support	RETAIN HIZ-R17 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> It is appropriate to restrict incompatible activities to the Heavy industrial zone by way of the proposed non-complying activity status.
310.56	Fonterra Limited	HIZ-S1	Support	RETAIN HIZ-S1.	<ul style="list-style-type: none"> A key requirement of the Maungatūroto Site is the ability to construct tall buildings (e.g. milk powder driers) and Standard HIZ-S1 achieves this outcome.
287.82	Silver Fern Farms	HIZ-S2	Support	RETAIN HIZ-S2 as notified. OR Provisions or wording to similar effect. AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	<ul style="list-style-type: none"> The setback standard appropriately balances the functional needs of industrial development with responsiveness to non-industrial zone interfaces.
248.36	Journeys End Limited	HIZ-S3	Amend	AMEND HIZ-S3 as follows: 1. Buildings and structures shall be setback a minimum of 10m from road boundaries. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> A setback of 10m from the road boundary is unnecessary and overly onerous given the requirement for landscaping along the road boundary per HIZ-S7. A setback along road boundary is limited to managing amenity effects, which as acknowledged in the overview in the chapter are anticipated to be reduced in the Heavy industrial zone. A 3m setback will result in best utilisation of high value land.
26.83	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	HIZ-S4	Oppose	DELETE HIZ-S4.2.d. AND Any alternative relief and/or consequential amendments.	<ul style="list-style-type: none"> The standard is a setback from the CMA stating that they do not apply to infrastructure and network utilities. As the Infrastructure chapter states that no zone rules apply to infrastructure, these standards (even as exemption clauses) may cause confusion and are inconsistent with the intent of the plan structure.
231.46	S Cullen	HIZ-S7	Amend	AMEND HIZ-S7 as follows: A landscape strip shall be provided: a. Along the full length of the interface between the industrial activity and the road boundary except for vehicle crossings; and b. Along the full length of the interface between the industrial activity and any boundary where the Heavy industrial zone abuts a General residential zone, Open Space, or Sport and active recreation zone; AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Provision of landscaping along the full length of a boundary is not considered necessary in all instances particularly larger sites which may not be fully occupied.
308.73	Fire and Emergency New Zealand	HIZ-S7	Amend	AMEND HIZ-S7, as follows: ... <u>Note: This standard does not apply to emergency service facilities.</u>	<ul style="list-style-type: none"> Refer to section 1.2.2 of submission. The submitter seeks an exemption for 'Emergency service facility' from HIZ-S7.
310.57	Fonterra Limited	HIZ-S7	Amend	AMEND HIZ-S7.1. as follows: 1. A landscape strip shall be provided: Along the full length of the road boundary except for vehicle crossings (and the road frontage of the Maungatūroto Dairy Factory); and...	<ul style="list-style-type: none"> It would be impractical and unreasonable for Fonterra to landscape the full length of the frontage with plants or trees (notwithstanding any such landscaping would have limited visual mitigation given the size, bulk and proximity of existing buildings).
287.62	Silver Fern Farms	Overview	Amend	AMEND the Overview of the Heavy industrial chapter as follows: The Industrial zones provide for a range of industrial activities, including manufacturing, fabrication, processing, distribution, repairs, storage and disposal of materials or goods. In the Kaipara District, there is a need for two industrial zones to cater for the wide range of anticipated effects. The Heavy industrial zone is used predominantly for industrial activities that generate potentially significant adverse effects, with key heavy industrial sites including Silver Fern Farms' meat processing plant at Dargaville. The zone may also be used for light industrial activities and	<ul style="list-style-type: none"> The introduction appropriately describes the role of the Heavy industrial zone and the anticipated character and effects if activities that will locate in the Heavy Industrial Zone. Given the significance of Silver Fern Farms' Dargaville site to the district, express recognition in the Overview of the Heavy Industrial Zone chapter is sought. This is similar to clause 14.1 of the Operative District Plan.

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				<p>industry-associated activities that are compatible with the potentially significant adverse effects generated from heavy industrial activities.</p> <p>OR</p> <p>Provisions or wording to similar effect.</p> <p>AND</p> <p>Any necessary and consequential amendments.</p> <p>AND</p> <p>All further relief necessary to give effect to the concerns raised in the submission.</p>	
310.48	Fonterra Limited	Overview	Amend	<p>AMEND second sentence of the Overview of the Heavy industrial zone chapter as follows:</p> <p>The Heavy industrial zone is used predominantly for industrial activities that generate potentially significant adverse effects, <u>including the long established and regionally significant Maungatūroto Dairy Factory (which includes a defined Noise Sensitive Area surrounding the site)</u>. This zone may be used for light industrial activities and industry-associated activities that are compatible with the potentially significant adverse effects generated from heavy industrial activities.</p>	<ul style="list-style-type: none"> Fonterra seeks amendments that recognise the long established and regionally significant nature of the Maungatūroto Site (with reference to the associated Noise Sensitive Area surrounding the site which has been retained from the Operative District Plan).