

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: Hospital Zone (in Provision order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
269.41	Health New Zealand - Te Whatu Ora	General	Amend	<p>AMEND the objectives in the Hospital zone chapter to achieve the following (or further, alternative and/or consequential) relief (including inter-related provisions):</p> <ol style="list-style-type: none"> Consistency of defined terminology in the policy framework and elsewhere in the Proposed District Plan e.g. RSI, Sensitive Activity, Operational Need, Functional Need. Matching the intent of the policy framework to the s32 and cascading provisions e.g. not just 'recognising' the importance of Dargaville Hospital – but protection and enablement. This extends to the reverse sensitivity protections for the benefit of the Dargaville Hospital and community while accepting that some adverse effects (or 'impacts' as drafted) are a reality of RSI (therefore it is appropriate to limit management to only significant adverse effects). Reflecting the 'critical' importance of the Dargaville Hospital. <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> The submitter seeks to work with Council officers to jointly modify these provisions. Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.42 to 269.49 for further context.
269.50	Health New Zealand - Te Whatu Ora	General	Amend	<p>AMEND the rules in the Hospital zone chapter to achieve the following (or further, alternative and/or consequential) relief (including inter-related provisions):</p> <ol style="list-style-type: none"> Improve the functional mechanics of the SPHZ rules and how they relate to other plan provisions - particularly where the protective and enabling intent of the SPHZ provisions is undermined or encumbered with unreasonable / unjustified requirements. For example: <ol style="list-style-type: none"> Noise. Infrastructure. Transport. Ensure that the rule framework sets appropriate and simple provision for ancillary structures that may meet the Proposed District Plan definitions of buildings and structures but where control or very limited control is necessary such as fences, security structures, ancillary minor footprint building / storage structures. Such features are appropriately managed by way of clear exemption of control. Subject construction works that are controlled by the rule framework to reasonable permitted activity standards. Consistency of defined terminology in the rule framework and elsewhere in the Proposed District Plan e.g. relationship between the Supported Residential Care Activities and Hospital and Hospital Related Activity definitions – to ensure there are no unintended consequences of HOSZ-R4. Refer submissions 269.52 to 269.52. <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system.
269.53	Health New Zealand - Te Whatu Ora	General	Amend	<p>AMEND HOSZ-S1 to HOSZ-S7 to achieve the appropriate settings in the standards as it relates to Hospital and Hospital Related Activity v other activities.</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. The submitter seeks to work with Council officers to jointly modify these provisions.
269.39	Health New Zealand - Te Whatu Ora	General	Oppose	<p>AMEND the Special Purpose - Hospital Zone and related definitions (and other inter-related parts of the Proposed District Plan) that unreasonably control, restrict and/or impose unjustified requirements on the Dargaville Hospital Campus landholdings.</p> <p>AND</p> <p>Any necessary/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> While the submission supports the Hospital zone, they consider there needs to be significant amendments as shown in a number of submissions. Without these modifications, the proposed Hospital zone (and inter-related definitions and district-wide) provisions are undermined by not providing a cohesive framework within which regionally significant infrastructure like the Dargaville Hospital is appropriately recognised, protected and enabled for the benefit of the community.

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Hospital Zone (in **Provision** order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
					<ul style="list-style-type: none"> If implemented as drafted the Hospital zone provisions will not provide the necessary level of protection and enablement as set out in the Council's s32.
269.38	Health New Zealand - Te Whatu Ora	General	Support	<p>RETAIN the application of a Special Purpose Hospital Zone to the Dargaville Hospital Campus landholdings at Awakino Road.</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Subject to the relief sought (or further, alternative, and/or consequential relief, as is necessary), the submission supports the application of a Hospital zone to the Dargaville Hospital Campus landholdings at Awakino Road. The Council's s32 is unequivocal in its recognition of the importance of Dargaville Hospital to both Kaipara and the wider region. The s32 is also assertive about the purpose of the Hospital zone to be – amongst other things – appropriately protective, flexible, and enabling (albeit the submission provides a wider perspective and reasoning for this and sets out clearly where parts of the Proposed District Plan undermine the intent of the Hospital zone). As set out in other points – a protecting, flexible and enabling Hospital zone for the Dargaville Hospital Campus is the appropriate policy approach. The submission supports this. Refer submission point 269.39 for further details.
269.42	Health New Zealand - Te Whatu Ora	HOSZ-O1	Amend	<p>AMEND HOSZ-O1 to resolve unusual phrasing and to include flexibility with changing needs.</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.44	Health New Zealand - Te Whatu Ora	HOSZ-O4	Amend	<p>AMEND HOSZ-O4 to address:</p> <ol style="list-style-type: none"> Inclusion of the operational characteristics and effects (including benefits) are recognised as a necessity for the public health system, and they will change over time with community needs. Prioritisation of function and operational needs. Only significant adverse effects will be managed where practical (because this is regionally significant infrastructure). 	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.43	Health New Zealand - Te Whatu Ora	HOSZ-P1	Amend	<p>AMEND HOSZ-P1 to resolve unusual phrasing and to include flexibility with changing needs.</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.45	Health New Zealand - Te Whatu Ora	HOSZ-P2	Amend	<p>AMEND HOSZ-P2 to have consistent 'Hospital' and 'Hospital Related Activity' terminology and better reflection of reverse sensitivity protection.</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.46	Health New Zealand - Te Whatu Ora	HOSZ-P3	Amend	<p>AMEND HOSZ-P3 to enable anything that does not meet the specified laboratory activity but that is appropriately co-located with the Dargaville Hospital to not be subject to an 'avoid policy' (consequential relief may be necessary in the definitions).</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> The submitter is not opposed to the intent of the policy (protection against an inappropriately located industrial activity) but suggests a change is necessary in respect of specified laboratory activity. Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.47	Health New Zealand - Te Whatu Ora	HOSZ-P4	Amend	<p>AMEND HOSZ-P4 to reflect changes at HOSZ-O4 and the philosophical approach of constraining management to only significant adverse effects.</p> <p>AND</p> <p>Any necessary proposed/alternative/consequential relief to address matters raised in this submission.</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.48	Health New Zealand - Te Whatu Ora	HOSZ-P5	Amend	<p>DELETE the word "may" from HOSZ-P5.</p> <p>AND</p>	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework

Proposed Kaipara District Plan

Summary of Submissions for the topic of: Hospital Zone (in **Provision** order)

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				AMEND HOSZ-P5 to reflect reality of age of building stock and change as well as car-parking and infrastructure. AND Any necessary proposed/alternative/consequential relief to address matters raised in this submission.	to manage the use and development of Hospital zone land for the benefit of the public health system. <ul style="list-style-type: none"> Refer submissions 269.41 to 269.49 for further context.
269.49	Health New Zealand - Te Whatu Ora	HOSZ-P6	Amend	AMEND HOSZ-P6 to reflect the modified policy framework and submission points on subdivision and delete the "avoid" policy. AND Any necessary proposed/alternative/consequential relief to address matters raised in this submission.	<ul style="list-style-type: none"> An 'avoid policy' is a heavy-handed approach to subdivision – particularly when the intent set out in s32 is about discouragement. The submitter would not consider subdivision that undermined the function of the Health Estate. Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. Refer submissions 269.41 to 269.49 for further context.
269.52	Health New Zealand - Te Whatu Ora	HOSZ-R5	Amend	AMEND HOSZ-R5 to correct the drafting error ('discretionary' is listed twice – the second reference should be 'non-complying activity') Refer submission points 269.50 to 269.52. AND Any necessary proposed/alternative/consequential relief to address matters raised in this submission.	<ul style="list-style-type: none"> Drafting error in rule to be corrected.
269.51	Health New Zealand - Te Whatu Ora	HOSZ-R6	Amend	AMEND HOSZ-R6 to separately enable two subdivision pathways as follows: <ol style="list-style-type: none"> One that enables the efficient and effective delivery of Hospital and Hospital Related Activity as a Controlled Activity (with matters of control necessarily reserved for these matters); and All other forms of subdivision as either Discretionary or Non-Complying Activity. Refer submissions 269.50 to 269.52 for further context. AND Any necessary proposed/alternative/consequential relief to address matters raised in this submission.	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system.
269.40	Health New Zealand - Te Whatu Ora	Overview	Amend	AMEND the Overview in the Hospital zone chapter to achieve the following (or further, alternative and/or consequential) relief (including inter-related provisions): <ol style="list-style-type: none"> Clarify the reference, intent, and scope of the Hospital zone provisions are not just the hospital buildings and Hospital activity but also encapsulates the campus landholdings and the adaptive range of Hospital Related Activities; Correct the Nga Tai Ora reference to "Health New Zealand"; Reflect that flexibility for the hospital to evolve with community needs is not just 'important' but is 'critical' and needs to be 'adaptive'; Replace the general reference to 'special' operational needs with brief but more specific information on operational needs (reflecting much of the information and themes in this submission). The use of the word 'special' may contribute confusion given defined terms 'operational need' in the Proposed District Plan; Include the missing introduction about reverse sensitivity protection for the benefit of Dargaville Hospital and the community; and Modify the subdivision provisions (considering the broader submission points on this). AND Any necessary proposed/alternative/consequential relief to address matters raised in this submission.	<ul style="list-style-type: none"> Amendments are necessary to provide an appropriately protective and enabling framework to manage the use and development of Hospital zone land for the benefit of the public health system. The submitter seeks to work with Council officers to jointly modify these provisions.