

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.

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Summary of Submissions for the topic of: Light Industrial Zone

Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
245.27	C & R Williamson	General		<p>AMEND the extent of the Light industrial zone to the east of Dargaville along State Highway 14 to reflect the existing commercial activities and establish logical zone boundaries to enable appropriate business land capacity and development opportunity. See submission for map of the area.</p> <p>AND</p> <p>AMEND the zoning of the land to the east of Dargaville along State Highway 14 to an appropriate Commercial or Light industrial zone to legitimise existing commercial and light industrial activities.</p> <p>OR</p> <p>ADD an overlay/precinct or similar, or amend the provisions of the applicable zone, to legitimise and enable commercial and light industrial activities to occur in the area to the east of Dargaville along State Highway 14 (in the event that the above relief is not accepted).</p> <p>AND</p> <p>Any further necessary consequential amendments required.</p>	<ul style="list-style-type: none"> The Section 32 Evaluation is unclear as to why Light industrial zone boundaries have been established. The proposed Light industrial zone mapped area extends east along State Highway 14, inconsistently including entire sites, split zoning others. The proposed Light industrial zone boundary does not follow a logical defensible boundary, nor does not include existing lawfully established commercial and industrial activities located along east of Dargaville. It is considered that commercial and light industrial activities, are well established along State Highway 14 and the Proposed District Plan should provide for and enable the continued operation and growth of these activities. The existing and consented cadastral pattern and existing land use results in dishonest zoning which sends a confused message to plan users in terms of the expected outcomes for the General rural zone in this location eroding the intent.
231.54	S Cullen	General	Amend	<p>ADD a new rule to Light industrial zone chapter to enable employee residential units.</p> <p>AND</p> <p>Any necessary consequential amendments.</p>	<ul style="list-style-type: none"> The rules of the light industrial zone do not give effect to SD-VK-O7 which seeks to enable a variety of living options in a variety of zones with no residential activities provided for in the Light industrial zone. The Proposed District Plan also does not give effect to SD-UFD-P6 which seeks for the Light industrial zone to accommodate a range of industrial activities and associated activities.
254.3	Northpoint Ltd	General	Amend	<p>ADD a new standard to the Light industrial zone as follows: <u>LIZ-S9 Transport</u></p> <ol style="list-style-type: none"> <u>Prior to the establishment of any new industrial activity on Lot 1 DP 65922, the intersection between State Highway 14 and Awakino Point North Road must be upgraded to the satisfaction of the New Zealand Transport Agency Waka Kotahi.</u> <u>The resource consent proposing the transportation upgrades may be submitted in advance of or together with any subdivision or land use consent application.</u> Activity status where compliance not achieved: <u>Restricted discretionary</u> Matters over which discretion is restricted: <ol style="list-style-type: none"> <u>Efficient and effective transport network;</u> <u>Traffic safety in relation to site ingress and egress;</u> <u>Pedestrian and cyclist safety and navigability;</u> <u>Consideration of street trees and entrance treatments for the Awakino Point North Road entrance;</u> <u>Provision for emergency response access.</u> <p>OR</p> <p>Alternative relief with similar effect.</p>	<ul style="list-style-type: none"> Intent is to require that the intersection is addressed as part of any industrial development at the submitter's site. The changes generally align with the transport requirements for land use activities in the 'Light Industrial Area' of the adjoining Trifecta Special Purpose Zone.
229.2	Ravensdown Limited	General	Support	No specific decision sought, but submission generally supports the notified Light industrial zone provisions.	<ul style="list-style-type: none"> The Light industrial zone recognises the nature of the submitter's operations and provides for its activities to continue, intensify and expand.
287.10	Silver Fern Farms	General	Support	RETAIN the Light 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.	<ul style="list-style-type: none"> No reasons provided.
76.2	Huband Contractors Limited	LIZ-O1	Support	RETAIN LIZ-O1.	<ul style="list-style-type: none"> The objective aligns with the submitter's operations and enables industrial growth in the region.
287.84	Silver Fern Farms	LIZ-O1	Support	<p>RETAIN LIZ-O1 as notified.</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>	<ul style="list-style-type: none"> It is appropriate to reiterate that the zone will be predominantly occupied by industry.

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				All further relief necessary to give effect to the concerns raised in the submission.	
247.40	Foodstuffs North Island Limited	LIZ-O2	Amend	AMEND LIZ-O2 as follows: "The Light industrial zone is not developed or used for non-industrial activities, unless they are associated with industrial activities <u>and commercial activities that are</u> and compatible with the potential adverse effects generated from light industrial activities." AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Given the limited zoning framework provided for in the Proposed District Plan, greater provisions for commercial activities such as supermarkets should be provided for within the Light industrial zone. Such activities can be compatible with the adverse effects generated by light industrial activities.
287.85	Silver Fern Farms	LIZ-O2	Amend	AMEND LIZ-O2, as follows: The Light industrial zone is not developed or used for non-industrial activities, unless they are associated with industrial activities and compatible with the potential adverse effects generated from light industrial activities. 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"> Amendment is sought because this zone will not solely host "light" industry. This is especially relevant given the Proposed District Plan does not include a General Industrial Zone.
306.5	E Kearney	LIZ-O3	Oppose	No specific relief requested; however, the submitter opposes LIZ-O3 for the land adjoining RD Kaiwaka zoned Light industrial zone.	<ul style="list-style-type: none"> The submitter is uncertain that the effects at the zone boundaries can be effectively managed. The current access to State Highway 1 is extremely dangerous due to the bend to the north of us and pulling onto the road with current traffic and speed limits is increasingly difficult. A light industrial zone would increase the number of access points and traffic in this area particularly heavy vehicles this also does not make sense for public safety so close to the main traffic junction in town.
287.86	Silver Fern Farms	LIZ-O3	Support	RETAIN LIZ-O3 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 manage activities to avoid significant adverse effects on amenity within other zones.
247.41	Foodstuffs North Island Limited	LIZ-P1	Amend	AMEND LIZ-P1 as follows: Enable light industrial activities to establish and function efficiently, and maintain land available for light industrial activities in the zone by: Avoiding Managing non-industrial uses establishing in the zone except by enabling industrial or commercial activities that are ancillary to or support industrial activities and are compatible with the adverse effects of industrial activities; Avoiding excessive fragmentation of the land by subdivision and development; and Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects, except where there is an identified operational need." AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Given the limited zoning framework provided for in the Proposed District Plan, greater provisions for commercial activities such as supermarkets should be provided for within the Light Industrial Zone. Such activities can be compatible with the adverse effects generated by light industrial activities.
287.87	Silver Fern Farms	LIZ-P1	Amend	AMEND LIZ-P1.3, as follows: 3. Avoiding establishment of sensitive activities that are likely to result in reverse sensitivity effects; except where there is an identified operational need.	<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 HIZ, and should be deleted. Applications for incompatible activities will be discretionary or non-complying and can navigate the "avoidance" policy setting accordingly.
76.3	Huband Contractors Limited	LIZ-P1	Support	RETAIN LIZ-P1.	<ul style="list-style-type: none"> The provision supports a wide range of activities suitable for the submitter's operations and is consistent with the purpose of the Light industrial zone.
245.22	C & R Williamson	LIZ-P2		DELETE LIZ-P2 and replace with the following: 1. <u>To manage non-industrial activities by ensuring that they:</u>	<ul style="list-style-type: none"> No reasons provided.

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				a. <u>Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities.</u> b. <u>Support, or are compatible with, the operation of industrial activities within the zone.</u> c. <u>Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</u> d. <u>Do not compromise the viability and vitality of the Commercial zone.</u> AND Any further necessary consequential amendments required.	
231.47	S Cullen	LIZ-P2	Amend	DELETE LIZ-P2. AND ADD the following: 1. <u>To manage non-industrial activities by ensuring that they:</u> a. <u>Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities.</u> b. <u>Support, or are compatible with, the operation of industrial activities within the Zone.</u> c. <u>Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</u> d. <u>Do not compromise the viability and vitality of the Commercial Zone.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> As drafted LIZ-P2 does not align with SD-VK-O2 which seeks flexibility in growth and business opportunities.
247.42	Foodstuffs North Island Limited	LIZ-P2	Amend	DELETE LIZ-P2 and replace as follows: 1. <u>To manage non-industrial activities by ensuring that they:</u> a. <u>Are not likely to generate reverse sensitivity effects that constrain the establishment and operation of industrial activities.</u> b. <u>Support, or are compatible with, the operation of industrial activities within the Zone.</u> c. <u>Ensure that the potential establishment of future industrial activities is not compromised by the nature, scale and design of activities and buildings.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> To allow commercial activities which require larger sites and may not be compatible with the amenity values anticipated in the Commercial Zone. The Light Industrial Zone is a suitable place to have a supermarket due to larger site sizes, more space for car parking, and less sensitive neighbours.
287.88	Silver Fern Farms	LIZ-P2	Support	RETAIN LIZ-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 provide for heavy industry in the Light Industrial Zone subject to the management of adverse effects on other activities and zones.
306.6	E Kearney	LIZ-P3	Oppose	No specific decision requested; however, the submitter opposes LIZ-P3 for the land adjoining RD Kaiwaka zoned Light industrial zone.	<ul style="list-style-type: none"> The submitter is uncertain that the effects at the zone boundaries can be effectively managed. The boundaries for the zones are either waterways or up against existing amenities such as the kauri stand in Gibbons Road. A light industrial zone this close to waterways given increasing climate hazards seems ill advised. In addition, the skyline of Kaiwaka from the south would be irreparably damaged by an industrial zone in this location.
287.89	Silver Fern Farms	LIZ-P3	Support	RETAIN LIZ-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 use the Light Industrial Zone as a transitional interface between compatible zones.
287.90	Silver Fern Farms	LIZ-P4	Support	RETAIN LIZ-P4 as notified. OR Provisions or wording to similar effect.	<ul style="list-style-type: none"> It is appropriate to consider the functional and operational needs of activities when considering the

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				AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	appearance of development in the Light Industrial Zone.
231.48	S Cullen	LIZ-P7	Amend	AMEND LIZ-P7 as follows: Limit subdivision and development where it is not connected to public reticulated infrastructure <u>or serviced by onsite facilities.</u> AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Policy LIZ-P7 omits the option for onsite servicing. Many industrial areas are not benefited by council infrastructure and can be suitably serviced on site.
247.43	Foodstuffs North Island Limited	LIZ-P7	Amend	AMEND LIZ-P7 as follows: "Limit subdivision and development where it is not connected to public reticulated infrastructure <u>or serviced by onsite facilities.</u> "	<ul style="list-style-type: none"> Policy LIZ-P7 omits the option for onsite servicing. Many industrial areas are not benefited by council infrastructure and can be suitably serviced on site.
247.48	Foodstuffs North Island Limited	LIZ-R1	Support	RETAIN Rule LIZ-R1 as notified. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Submitter supports this permitted activity status, as well as the restricted discretionary activity status for non-compliance with this rule.
287.91	Silver Fern Farms	LIZ-R1	Support	RETAIN LIZ-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"> The proposed rule framework is an efficient approach.
245.23	C & R Williamson	LIZ-R3		ADD a definition for "heavy industrial activity". OR AMEND LIZ-R3 to be measurable. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity'. This rule is uncertain for plan users, inefficient and ineffective.
231.49	S Cullen	LIZ-R3	Amend	AMEND Rule LIZ-R3 to define heavy industrial activity or to be measurable. OR ADD a definition for "Heavy industrial activity". AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'heavy industrial activity' so this rule is uncertain for plan users, inefficient and ineffective. Refer other submissions.
254.2	Northpoint Ltd	LIZ-R3	Amend	AMEND LIZ-R3 as follows: 1. Activity status: Permitted Where: a. The activity is not a heavy industrial activity; and b. The activity complies with: i. LIZ-S7 Outdoor storage; and ii. LIZ-S8 Landscaping, and iii. <u>LIZ-S9 Transport</u> OR Alternative relief with similar effect.	<ul style="list-style-type: none"> Intent is to require that the intersection is addressed as part of any industrial development at the submitter's site. The changes generally align with the transport requirements for land use activities in the 'Light Industrial Area' of the adjoining Trifecta Special Purpose Zone.
287.92	Silver Fern Farms	LIZ-R3	Support	RETAIN LIZ-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"> The activity statuses are supported for this zone.
245.26	C & R Williamson	LIZ-R4		AMEND LIZ-R4 to apply consistent standards to retail activities at a scale that reflects status quo. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
76.4	Huband Contractors Limited	LIZ-R4	Amend	AMEND the activity status of LIZ-R4.2 as follows: 2. Activity status where compliance not achieved: Discretionary Restricted Discretionary . OR AMEND the activity status of LIZ-R4.2 as follows: 2. Activity status where compliance not achieved: Discretionary Controlled . AND	<ul style="list-style-type: none"> There may be instances where sites can comfortably accommodate larger floor areas than permitted without compromising the function or character of the zone. Therefore, a more enabling activity status would be more appropriate in such cases, subject to relevant assessment criteria.

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Submission point No.	Submitter	Provision	Position	Summary of decision requested	Reasons
				Insert relevant matters of discretion or control.	
231.50	S Cullen	LIZ-R4	Amend	ADD a definition for "Heavy industrial activity" to assist interpretation of LIZ-R4, LIZ-R5 and LIZ-R6. AND ADD a definition for "Retail activity" to assist interpretation of LIZ-R4, LIZ-R5 and LIZ-R6. AND AMEND LIZ-R4 to insert definitions of heavy industrial activity and retail activity. AND AMEND Rules LIZ-R4, LIZ-R5 and LIZ-R6 to apply consistent standards to retail activities and to give effect to the relevant policies. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> It is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum GFA, this inconsistency is unclear when the potential effect of retail is relatively consistent. The rules also do not appear to give effect to the relevant policies or relate to the objectives of the zone.
247.44	Foodstuffs North Island Limited	LIZ-R4	Amend	AMEND Rules LIZ-R4, LIZ-R5 and LIZ-R6 to apply consistent standards to retail activities and to give effect to the relevant policies. AND Insert definitions of heavy industrial activity and retail activity (see separate submission points). AND Any necessary consequential amendments.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' and it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum GFA, this inconsistency is unclear when the potential effect of retail is relatively consistent. The rules also do not appear to give effect to the relevant policies.
245.30	C & R Williamson	LIZ-R5		AMEND LIZ-R5 to apply consistent standards to retail activities at a scale that reflects status quo. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
245.31	C & R Williamson	LIZ-R6		AMEND LIZ-R6 to apply consistent standards to retail activities at a scale that reflects status quo. AND Any further necessary consequential amendments required.	<ul style="list-style-type: none"> The Proposed District Plan does not include a definition of 'retail activity' it is unclear what constitutes 'convenience food retail' or 'wholesalers'. The rules have different maximum gross floor area; this inconsistency is unclear when the potential effect of retail is relatively consistent.
76.5	Huband Contractors Limited	LIZ-R6	Amend	AMEND the activity status of LIZ-R6.2 as follows: 2. Activity status when compliance not achieved: <u>Discretionary-Restricted Discretionary</u> OR AMEND the activity status of LIZ-R6.2 as follows: 2. Activity status when compliance not achieved: <u>Discretionary-Controlled</u> . AND Insert appropriate matters of discretion or control.	<ul style="list-style-type: none"> The intent of the Light Industrial Zone is to accommodate a broad range of industrial and supporting activities. The submitter opposes the Discretionary activity status as it places unnecessary constraints on sites that can comfortably accommodate larger buildings. The submitter considers that a more enabling activity status such as Restricted Discretionary would enable appropriate assessment without unduly limiting development potential aligned with the purpose of the zone.
308.74	Fire and Emergency New Zealand	LIZ-R7	Support	RETAIN LIZ-R7 as notified.	<ul style="list-style-type: none"> The provision for emergency services facilities in the Light Industrial Zone as a permitted activity is supported.
287.93	Silver Fern Farms	LIZ-R14	Support	RETAIN LIZ-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"> A restricted activity status is supported.
287.94	Silver Fern Farms	LIZ-R15	Support	RETAIN LIZ-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"> Discretionary activity status is supported.
287.95	Silver Fern Farms	LIZ-R16	Support	RETAIN LIZ-R16 as notified. OR Provisions or wording to similar effect.	<ul style="list-style-type: none"> A non-complying activity status is supported, to maintain viability of the Light Industrial Zone.

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				AND Any necessary and consequential amendments. AND All further relief necessary to give effect to the concerns raised in the submission.	
287.96	Silver Fern Farms	LIZ-R17	Support	RETAIN LIZ-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"> A non-complying activity status is supported, to maintain viability of the Light Industrial Zone.
247.49	Foodstuffs North Island Limited	LIZ-R18	Oppose	DELETE LIZ-R18 OR ADD a new permitted activity rule for supermarkets in the Light Industrial Zone. AND Any necessary consequential amendments.	<ul style="list-style-type: none"> Light Industrial Zone is considered appropriate for development such as supermarkets due to larger site sizes, more room for carparking and less sensitive neighbours.
287.97	Silver Fern Farms	LIZ-R18	Support	RETAIN LIZ-R18 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 non-complying activity status is supported, to maintain viability of the Light Industrial Zone.
294.7	Birt & Currie Surveyors Limited	LIZ-S1	Amend	AMEND LIZ-S1 to increase permitted height and let land be used for industry.	<ul style="list-style-type: none"> Fifteen metres is not very high. We should not put unnecessary impediments in the way of industrial development. Industrial zoned land is for industry. Stability should be adequately covered under building control oversight.
287.98	Silver Fern Farms	LIZ-S1	Support	RETAIN LIZ-S1 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 15 m maximum height limit appropriately provides for industrial development. A restricted discretionary consenting pathway for exceedances is appropriate.
287.99	Silver Fern Farms	LIZ-S3	Support	RETAIN LIZ-S3 as notified.	<ul style="list-style-type: none"> The minimum building setback of 5 m is an appropriate response to interfaces with non-industrial zones.
26.84	Chorus New Zealand Ltd, Connexa Ltd, Spark NZ Trading Ltd, Fortysouth Group LP and One NZ	LIZ-S5	Oppose	DELETE LIZ-S5.2.c. 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.
76.6	Huband Contractors Limited	LIZ-S8	Amend	AMEND LIZ-S8 to reduce the minimum depth of the landscape strip from 2 m to 1.5 m, particularly along internal road boundaries or where site constraints limit available space as follows (inferred as submission referred to LIZ-S4 but content of submission related to LIZ-S8 Landscaping): AND AMEND LIZ-S8 (inferred) to allow for alternative screening measures, such as fencing, earth bunding, or other form of screening, to be considered in place of full vegetative screening where appropriate. AND AMEND LIZ-S8 (inferred) to clarify that the landscaping requirement applies only where a Light industrial zone directly adjoins a more sensitive zone (i.e., a shared boundary), not where zones are separated by roads or other buffers. AND AMEND LIZ-S8 (inferred) to provide discretion for Council to waive or modify the requirement for landscaping based on	<ul style="list-style-type: none"> Landscaping requirements should be balanced to support industrial functionality and not reduce useable land area. The submitter supports the intention of the landscaping provision to manage visual amenity and interface effects between Light Industrial activities and more sensitive zones. However, the submitter requests amendments to allow greater flexibility for industrial operators while still maintaining appropriate site screening and amenity outcomes.

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				site-specific context, existing vegetation, or functional layout of the site.	
308.75	Fire and Emergency New Zealand	LIZ-S8	Amend	<p>AMEND LIZ-S8, as follows:</p> <p>...</p> <p><u>Note: This standard does not apply to emergency service facilities</u></p>	<ul style="list-style-type: none"> Refer to section 1.2.2 of submission. The submitter seeks an exemption for 'Emergency service facility' from LIZ-S8.
287.83	Silver Fern Farms	Overview	Support	<p>RETAIN the Overview in the Light industrial zone chapter as notified.</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>	<ul style="list-style-type: none"> The overview provides appropriate context for the operational provisions of the zone.