



**KAI PARA  
DISTRICT**

Kaipara te Orangauhi • Two Oceans Two Harbours

### Proposed Private Plan Change 81 – Dargaville Racecourse

Kaipara District Council accepted a request for a private plan change to the operative Kaipara District Plan 2013 (the District Plan) made by the Dargaville Racing Club Inc under Schedule 1 to the Resource Management Act 1991.

This Private Plan Change 81 seeks to rezone 47ha within the Dargaville Racing Club land, contained in Part Lot 37 DP 7811 (NA692/361) and Part Lot 37 DP 27168 (NA689/300) on the corner of State Highway 14 and Awakino Point North Road, Dargaville.

The purpose of this Private Plan Change is to provide for a viable and sustainable mix of land uses on the former Racecourse site that complements and supports the growth of Dargaville.

The key features of the proposal are:

- A variety of residential sites and housing typologies including a retirement village, larger lot residential, retirement style living and papakāinga style living where shared facilities or amenities are provided for,
- An overarching philosophy of Hauora or community wellbeing, to ensure there is a strong heart to this neighbourhood, a well-functioning urban environment that provides accessible and vibrant community shared spaces, facilities, and services,
- A Neighbourhood Centre Area catering for the community's day to day needs within an easy walkable distance,
- A Light Industrial Area to provide for business activity growth, while compatibility is managed,
- Public Open Space Areas providing for informal recreation and Hauora community wellbeing enabling shared community food gardens and orchards,
- Walking and cycling, both within the Development Area and linking the site to Dargaville town,
- Encouraging sustainability and resilience through supporting onsite harvest and storage of rainwater, and supporting individual onsite solar power generation,
- Reticulated water and wastewater services, and
- Blue-green network to address the dual purpose of stormwater management and walking/ cycling linkages

The Plan Change consists of Objectives, Policies, Rules, and Standards while the changes to the existing Rural zoned land are shown on the Zoning Map as a Development Area and consists of five different Areas as follows, along with their approximate sizes:

- General Residential Area (GRA) 23.67ha,
- Large Lot Residential Area (LLRA) 3.44ha,
- Light Industrial Area (LIA) 9.53ha,
- Neighbourhood Centre Area (NCA) 0.28ha, and
- Open Space Area (OSA) 5.75ha.

The private plan change may be viewed at [www.kaipara.govt.nz/services/district-plans/plan-changes](http://www.kaipara.govt.nz/services/district-plans/plan-changes)

If you have any questions about this Private Plan Change 81, please contact, Paul Waanders on 09 439 1225 or Mobile 021 438 201

#### Making a submission

Any person may make a submission, but a person who is a trade competitor of the applicant, may do so, only if that person is directly affected by an effect of the activity, to which the application relates to that:

- a. adversely affects the environment; and
- b. does not relate to trade competition or the effects of trade competition.

A local authority within its own territorial area may also make a submission.

To make a submission, complete PC81 Submission Form (Form 5) which is available as a hard copy at the Council Offices or the form can be completed online via the Kaipara District Council website.

- This is where you will find the online Submission Form:  
<https://www.kaipara.govt.nz/dargavilleracecourse>

You can mail a written submission to Kaipara District Council, 32 Hokianga Road, Dargaville or Private Bag 1001 Dargaville 0340, or email it to [planchanges@kaipara.govt.nz](mailto:planchanges@kaipara.govt.nz)

**Submissions close at 4.30pm, Monday 26 September 2022.**

The process after the close of submissions includes:

- Council to prepare and publicly notify summary of decisions sought by submitters.
- If a submitter wishes to be heard then a hearing must be held.
- Issue a decision on the Private Plan Change 81 provisions and matters raised by submitters and serve notice of the decision to the public within two years of notifying the private plan change. Notice must be served on all submitters at the same time.
- All submitters have rights to appeal the decision to the Environment Court but only on those matters referred to in their submissions.

Louise Miller, Chief Executive

Notification date: Monday 29 August 2022

Monday, August 29, 2022

**Local Classifieds**

**Public Notices**