

Decision by Kaipara District Council on Private Plan Change 81 – Dargaville Racecourse to the Operative Kaipara District Plan

Kaipara District Council gives notice that it has, based on recommendations by the Hearing Panel, made its decision at the Council Meeting on 30 August 2023 to approve the Private Plan Change 81 application.

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; and
- Reticulated water and wastewater services.

The decision on the private plan change can be found:

1. On this webpage: www.kaipara.govt.nz/dargavilleracecourse (then click on Process for Review and scroll to the bottom of the page) or
2. Kaipara District Council Office at 32 Hokianga Road, Dargaville or
3. Kaipara District Council Office at 6 Molesworth Drive, Mangawhai or
4. Via computer access to the webpage above at any public library in Kaipara that has computers available for public use.

The Notice of the Decision has been served on every person who made a submission to the private plan change and those parties entitled to lodge an appeal to the Environmental Court must lodge their appeal within 30 working days of receipt of the decision.

This notice is given pursuant to Clause 10 of the First Schedule of the Resource Management Act 1991.

J E Marris

Chief Executive