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**Date**  
20 April 2022

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### **Trifecta Private Plan Change – Request for Information - Response in Part**

Further to the Memorandum dated 16/03/22 requesting further information regarding the Trifecta Plan Change request, please find below response to Item 4.1 Open Space and Item 5.1 Planning.

It is noted that a response to Item 6.1 Mana Whenua was provided on 14 April 2022. A response to the engineering Items 1.1, 1.2, 2.1 and 3.1 are currently being worked on, following the approach discussed at the meeting with the Infrastructure Planning Team on 21 March 2022.

I request a meeting regarding progressing the notification of the Plan Change concurrently while the remaining RFI responses are completed. I shall be in contact to discuss.

#### **Item 4.1 Open Space**

*When looking at what new parks to vest, KDC would normally be guided by the direction in the Strategic Asset Management Plan, Spatial Plan, District Plan etc. However, this development is not envisaged by any of these documents. It is essentially a bubble of urban area in the rural area near Dargaville with no linkages to the rest of the urban parks and reserves network. It also does not adjoin a river, the coast or other area of natural amenity. Therefore, KDC may conclude that this development must meet its own needs for parks and recreation.*

*Except for some stormwater management areas, the development is proposing that the whole of the site's open space needs would be met by the hillside in the northeast corner. While this would offer views over the development, its steep nature would make it inappropriate for some forms of play, particularly involving balls. Its noncentral location also makes it less walkable for some residents. It does however allow the developer to make the most economical use of the land as this area would require the most earthworks to develop into housing.*

*Finally, the development appears short on lakes for stormwater attenuation. KDC would like to know whether the applicant has considered an alternative approach, such as creating a stormwater pond in the middle of the development, with a walking track and amenities around it (like Lakeside Drive in Orewa). This could give better walking access to all residents.*

*Further information is required in relation to the best practice approach and success factors for the planning, development and management of open space within the proposed development.*

## Response:

Item 4.1 concludes that the Plan Change site must meet its own needs for parks and reserve. This is agreed and the design approach has endeavored to achieve this. This intent has been underpinned by the overarching approach to complement not compete with Dargaville. When this approach is applied to the provision of Open Spaces within the Plan Change site, it has resulted in four different Open Space Areas that focus on catering for the local neighbourhood needs, and not competing with parks and reserve facilities already provided for in Dargaville. For example, sports playing fields have not been provided within the Plan Change site as these are provided within Sportsville (Memorial Park and Rugby Park).

Appended to this response is information from the Plan Change request report relating to the design approach and the four different Open Space Areas (paragraph 99). Commentary about how the Open Spaces have been designed to complement not compete with Dargaville is within paragraph 106. Also attached is a summary of the community consultation as it relates to parks and reserves. This helped to inform the design approach.

It is noted that while the Hillside Open Space Area is located in the north eastern corner of the site, the Hauora Open Space Area and the Neighbourhood Open Space Area are both able to be located more centrally on the site, within easy walking distance of the future residents.

Regarding being a bubble of urban in a rural area with no linkages to the rest of the urban parks and reserves networks, a shared path is proposed between the site and urban Dargaville along State Highway 14. This will provide a passive transportation option for residents and workers linking Dargaville with the Plan Change site.

While it is acknowledged that the proposal is for a new urban area currently surrounded by rural land, this area is identified for change under the Dargaville Spatial Plan (Neighbourhood 7). This is the only Industrial area that provides for growth in a flood hazard free location. The area between the Plan Change site and the eastern extent of the current Industrial zone land of Dargaville will be changing in the future with urban Dargaville growing east towards the subject site. This will result in the subject site no longer being a bubble of urban in a rural area. Instead, the subject site will be the new eastern extent of urban Dargaville.

A response to the stormwater attenuation suggestion in the RFI will be included in the response to Item 2.1 Stormwater Management. It is noted that the requested Trifecta Development Area re-zoning is flexible enough to accommodate a centrally located stormwater attenuation lake to be implemented at time of subdivision when detailed stormwater management design will be undertaken. The Blue Green Network shown on the Trifecta Development Area map is indicative only.

## **Item 5.1 Planning**

*This application is lodged in terms of the Operative District Plan and falls outside of the Proposed development area of Dargaville*

*Whilst the requirements of s32(3)(b) are noted, it is considered that a more rigorous assessment of the Objectives of Chapter 3 of the Operative DP are still will required with specific reference to:*

*Objectives*

*3.4.2 To minimise the ad hoc expansion of residential and business activities in the rural heartland, where such activities have the potential to give rise to adverse environmental effects and issues of reverse sensitivity*

*3.4.3 To restrict growth of residential and business activities in inappropriate locations where such activities have the potential to give rise to adverse effects on sensitive receiving environments.*

*3.4.4 To ensure emissions, discharges and effects of residential and business development are managed so that adverse effects on the surrounding environment, including existing settlement areas, are comprehensively addressed.*

*3.4.5 To provide appropriate infrastructure and servicing in advance of or alongside future residential and business development.*

*3.4.8 To provide adequate areas to accommodate future residential development which maximise the use of existing infrastructure.*

*A more robust assessment of the Objectives outlined above is requested.*

Response:

A commentary on the Chapter 3 Land Use and Development Strategy Objectives as applied to the Trifecta Plan Change is provided in the Table below.

Objective	Commentary
<p>3.4.1</p> <p>To encourage and establish an effective and sustainable supply of residential and business land to meet the current and future demands of the Kaipara District and enable the community to provide for their social and economic well-being.</p>	<p>This Objective is directed at Council. The following text is from the Plan Change report discussing this Objective and associated Issue and Policy:</p> <p>[para 309] <i>District Plans are one of the ‘tools’ local authorities have to provide a platform for growth. The Operative District Plan provides for residential and business growth by creating structures and frameworks and encouraging Plan Changes. Re-zoning of land was not part of the review process for the Operative District Plan. Due to limited resources, when reviewing the District Plan Council did not undertake the specific detailed work required for re-zoning, and instead set a framework for this to happen. Issue 3.3.1 states that demand for growth is to be monitored and a programme for future structure planning and plan changes of identified Growth Areas is to be set by Council. Policy 3.5.4 states that as demand for residential and business land occurs, the Council intends to undertake structure planning, followed by re-zoning. As explained in Method 3.6.3. Structure Planning, this approach enables the community to have confidence that adequate land will continue to be provided.</i></p> <p>[para 310] <i>This has largely not been undertaken by Kaipara District Council over the nine years of the Operative District Plan. While some monitoring and planning for growth has been undertaken by Council, e.g. Mangawhai Community Plan and more recently the Spatial Plans, there has not been a programme for structure planning and plan changes updating</i></p>

Objective	Commentary
	<p><i>the District Plan. This has created a bow-wave of inadequate development capacity.</i></p> <p><i>[para 311] The Spatial Plans are the start of providing for growth, but they are non-statutory documents therefore will be implemented through the District Plan review. The Proposed District Plan is anticipated to include up-zoned land to provide for residential and business growth. The Proposed Plan is going to be notified at the end of this year 2022 and will then take approximately 4-5 years to go through the full public process under Schedule 1 of the RMA. Therefore up-zoned land to provide for growth will be available in approx. 2027-28.</i></p> <p><i>[para 312] The delay in re-zoning land to provide for growth has affected Dargaville, with business and residential land uses either having to expanded into the Rural zone, or inflated prices due to restricted supply, or people moving elsewhere, or land uses trying to establish in flood hazard areas because that is the only vacant land left in the zone. The continued delay in providing for growth, while the Proposed District Plan becomes operative, will continue to negatively affect Dargaville. The Trifecta Development Area will provide for residential and business growth in a well-functioning urban environment that could be subdivided and development 'turn key' ready in approx. 2024.</i></p>
<p>3.4.2</p> <p>To minimise the ad hoc expansion of residential and business activities in the rural heartland, where such activities have the potential to give rise to adverse environmental effects and issues of reverse sensitivity.</p>	<p>Regarding the potential issue of ad hoc development, this is addressed in the following text from the Plan Change report:</p> <p><i>[para 308] The Development Area is not considered to be ad hoc expansion of residential and business activities into the rural heartland. The Dargaville Spatial Plan identifies part of the Racecourse site for industrial growth. This area approximately corresponds to the spatial extent of LIA. The Development Area includes residential land uses (GRA and LLRA) and supporting land uses (NCA and OSA) which are not included in the Spatial Plan for this location. Residential land uses in this location is not considered ad hoc because this will be the new urban edge of town. Dargaville will grow towards the east when more land is re-zoned Industrial in the Proposed District Plan, as indicated in the Spatial Plan. Neighbourhood 7 of the Spatial Plan is the only new area identified for industrial land uses (rather than intensification). It is also the only flood free area. This is elaborated on in the s32 portion of this report. The Development Area is well connected to Dargaville by SH14, with passive transportation options proposed as part of the Plan Change by way of a shared path. While the Development Area is located in a rural environment, the potential for reverse</i></p>

Objective	Commentary
	<p><i>sensitivity with the external rural land uses has been managed through a combination of screen planting and/or earth bund, and setbacks for buildings and structures.</i></p> <p>The s32(1)(b) evaluation of the appropriateness of the provisions to achieve the Objectives considers:</p> <ul style="list-style-type: none"> <li>• Managing reverse sensitivity and compatibility internally and externally to the Development Area, refer to paragraphs 362 to 365 and Table 8.</li> <li>• The location of the Development Area in relation to Dargaville, and therefore the potential issue of ad hoc development, refer to paragraphs 366 to 376 and Table 9.</li> </ul> <p>Ad hoc development is considered in reference to Regional Policy Statement Objective 3.11:</p> <p><i>[para 273] The explanation for [RPS] Objective 3.11 states that developing sustainable built environments means consolidating new urban development within and adjacent to existing settlements. The Trifecta Development Area is not located within or adjacent to the existing urban areas of Dargaville. The Dargaville Spatial Plan provides for industrial growth to the east of Dargaville (Neighbourhood 7 Awakino Point), including a portion of the Plan Change site. This is the only new area identified for industrial growth, and it has the advantage of being the only flood free area. Therefore, it is anticipated that Neighbourhood 7 will be up-zoned in the Proposed District Plan. This will result in the urban edge of Dargaville extending east to join up with the Plan Change site. The Trifecta Development Area will be the new urban edge of Dargaville.</i></p> <p>The potential issue of reverse sensitivity is discussed in reference to Regional Policy Statement Objective 3.6:</p> <p><i>[para 264] The AEE section of this report addresses in the detail the issue incompatible land uses, potential for reverse sensitivity effects. A selection of mitigation measures is proposed, including plantings and/or earth bund, setbacks for buildings, spatial placement of businesses within LIA, and acoustic treatments for certain activities within the NCA (refer to Table 2 for more detail). The combination of these measures is considered to adequately address any potential for reverse sensitivity on the surrounding existing land uses from the new development.</i></p> <p>Development Area Objective TDA-O7 has been included to address the potential issue of reverse sensitivity and compatibility. TDA-O7 Activities are compatible - is discussed</p>

Objective	Commentary
	<p>in the s32(1)(a) evaluation (extent to which the objectives of the Plan Change are the most appropriate way to achieve the purpose of the Act) section of the Plan Change report:</p> <p><i>[para 337] The future subdivision and development that will be enabled by the Plan Change, is considered to not compromise the positive contribution that the site makes to the amenity values associated with the area, albeit it will result in a change to the local amenity values. TDA-O7 aim is to ensure that there is compatibility internally and externally to the Development Area site. Screen planting around the external boundaries of the subject site and setback controls for buildings are considered to sufficiently mitigate the change in amenity values for the surrounding environment. Through these measures, it is considered that the Plan Change will maintain the quality of the surrounding environment and will maintain the level of amenity that is associated with the surrounding Awakino Point rural area.</i></p> <p>The AEE section of the Plan Change report (para 146-240) addresses the potential adverse environmental effects. The AEE concludes that the overall effects of the proposal will be less than minor with the employment of the mitigation measures. The AEE included consideration of:</p> <ul style="list-style-type: none"> <li>• Infrastructure servicing, stormwater management and transportation</li> <li>• Earthworks</li> <li>• Natural hazards</li> <li>• Landscape quality, character and visual amenity</li> <li>• Cultural and social impacts</li> <li>• Reverse sensitivity and compatibility</li> <li>• Ecological and biodiversity</li> </ul>

Objective	Commentary
<p>3.4.3</p> <p>To restrict growth of residential and business activities in inappropriate locations where such activities have the potential to give rise to adverse effects on sensitive receiving environments.</p>	<p>The sensitive receiving environment for the Plan Change site is the Northern Wairoa River, located approximately 1km away. The appropriateness of the Plan Change location with regard to potential adverse effects on the River is considered in the AEE section of the Plan Change report. Refer to the response above for the effects that were considered. In particular, the infrastructure servicing, stormwater management and earthworks sections of the AEE consider the effects on the River.</p> <p>The Trifecta Development Area is able to be serviced by reticulated wastewater. Stormwater is able to be effectively managed onsite to achieve hydraulic neutrality. Earthworks will be undertaken utilizing industry best practice methods, in particular with regard to management of sediment and dust.</p> <p>The AEE concludes that all future activities, both during the construction phase and with the ongoing implementation, can be appropriately undertaken to ensure that the effects on the Northern Wairoa River are less than minor. Therefore, the Trifecta Development Area is an appropriate location with less than minor effects on the sensitive receiving environment.</p>
<p>3.4.4</p> <p>To ensure emissions, discharges and effects of residential and business development are managed so that adverse effects on the surrounding environment, including existing settlement areas, are comprehensively addressed.</p>	<p>There will be no emissions or discharges from the Trifecta Development Area. Wastewater will be reticulated, and the management of stormwater can be designed to achieve hydraulic neutrality. The effects on the surrounding environment are more related to the change in amenity and character, and reverse sensitivity. The potential for reverse sensitivity is addressed in the commentary above to Objective 3.4.2.</p> <p>Regarding changes to amenity and character of the surrounding environment, the Assessment of Landscape Effects (Appendix 10 to the Plan Change report) provides an assessment of these effects (paras 155-158). The change in character and amenity is considered to be moderate given the low lying and modified nature of the site, and through the employment of mitigation measures with the Development Area design and provisions, including additional building setback distances and screen planting.</p> <p>The Social Impact Assessment (Appendix 9 to the Plan Change report) considered the positive and negative impacts on the neighbouring properties and the wider environment (paras 163-168). There will be long term benefits to the wider Dargaville community from the provision of additional residential and business land. It is acknowledged that the</p>

Objective	Commentary
	neighbouring sites will experience change, in particular during the construction phase.
<p>3.4.5</p> <p>To provide appropriate infrastructure and servicing in advance of or alongside future residential and business development.</p>	<p>The appropriate infrastructure and servicing will be provided for the Trifecta Development Area. This is addressed in the AEE, in particular infrastructure servicing, stormwater management and transportation sections (paras 146-240).</p> <p>The following text is from the Plan Change report which addresses this Objective:</p> <p><i>[para 307] The site is serviced by reticulated water however wastewater reticulation is required to be extended to service the site. Upgrades are also required to the local road and the SH14 intersection. These infrastructure extensions and upgrades will ensure the effects of the Development Area are addressed.</i></p>
<p>3.4.8</p> <p>To provide adequate areas to accommodate future residential development which maximise the use of existing infrastructure.</p>	<p>To maximise the use of existing infrastructure was considered in the s32(1)(b) evaluation (appropriateness of the provisions to achieve the Objectives) part of the Plan Change report. The location of the Development Area in relation to Dargaville was evaluated, and whether the proposed residential and business development could have been provided within the different Neighbourhoods identified in the Dargaville Spatial Plan. Refer to paragraphs 366 to 376 and Table 9.</p> <p>Residential Neighbourhoods 2, 3 or 4 and Industrial Neighbourhoods 2 and 8 have existing infrastructure, with growth provided for in the Spatial Plan through infill and/or intensification. This provides for limited growth and not at the scale required. This is because there is limited spare sites or land within established residential and industrial areas, and the land available for growth is small in size and scattered in location. In addition, the land is in multiple different ownership, resulting in the pace of growth set by the willingness (or otherwise) of the different individual owners to develop.</p> <p>Providing for growth through infill and intensification is one method to meet demand for growth but must be supported by the provision of Greenfield growth, like at the Trifecta Development Area site.</p> <p>It is acknowledged that the Trifecta Development Area is not located where existing infrastructure can service it, except for water. Following is text from the Plan Change report which addresses this Objective:</p> <p><i>[para 268] The Trifecta Development Area site is currently</i></p>



Objective	Commentary
	<p><i>served by reticulated water, however the reticulated wastewater network requires extension to service the site. Individual onsite rainwater harvest and storage will be provided for, as will renewable energy generation. This will provide flexibility and will support the resilience of the residences and businesses. Part of a well-functioning urban environment is being serviced by efficient and effective infrastructure. Reticulated water and wastewater are considered to provide that outcome. While there is insufficient coverage and capacity within the existing infrastructure, upgrades and extensions to these services is considered appropriate.</i></p>

I trust this information satisfies the information requested for Items 4.1 and 5.1.

Yours faithfully



Venessa Anich  
Senior Planner

**Lands and Survey Ltd**

**Attachment 1:**

**Information from the Plan Change documents about the Design approach and Open Space Areas**

## Trifecta Private Plan Change: Information from the Plan Change documents about the Design approach and Open Space Areas including the Blue Green Network

### Design Approach

Starts on page 22 of the Statutory Assessment Report. Also refer to page 9 of the Urban Design Assessment (Appendix 8).

#### Overview of the Proposed Development Areas

65. The Plan Change seeks the subject site to be a Development Area, and within that, a mix of residential, light industrial, neighbourhood centre and open space. The aim of the Development Area is to give effect to the aspirations of the Tripartite Group members. As outlined in the Urban Design Assessment (**Appendix 8**), the Tripartite Group's aspirations for the development of the Racecourse site are as follows:

##### Dargaville Racing Club

- To support great outcomes for Dargaville, through future development of housing and local jobs
- To give proceeds of land sale to contribute to a contestable community fund for the benefit of the Northern Wairoa Community

##### Dargaville Community Development Board

- To enable the development of a lifestyle retirement village in Dargaville

##### Te Runanga o Ngati Whatua

- To provide for community hauora (wellbeing), including new housing and jobs for local people and whānau in Kaipara

66. Ngati Whatua's vision for the redevelopment of the Racecourse site is consistent with their larger vision to provide for Tangata Whenua (people), to provide social housing, to provide opportunities and to provide employment. They have identified potential pathways to deliver skills training through North Tec and through the Dargaville High School, in particular through the School's Building Academy. Regarding employment, Ngati Whatua as the developer, considers there are employment options for iwi, mana whenua and others, as well as options for cadetships, apprenticeships, and management positions.
67. The Tripartite Group was formed for this project around a collective, community-minded aspiration for development - a strategic response to key local needs and economic opportunities. The Racecourse site provides the space to realise their aspirations for Dargaville, and the Provincial Growth Funding has been a welcome catalyst to advance these strategic, long-term aspirations for Dargaville. The Tripartite Group view this Plan

Change as an opportunity for Dargaville to create an appropriate development for the site and context, and wider community.

68. The Development Area's planning framework delivers the Tripartite Group's aspirations and follows best practice urban design and planning principles. The design and concept development process and the design philosophy for the Development Area are outlined in the Urban Design Assessment and the Concept Development Plan (**Appendix 8**). The design process has been informed by engagement with the community, stakeholders, mana whenua, and by working closely with the Tripartite Group and technical experts, to achieve a feasible and practical concept design. The design philosophy has been guided by the concept of Hauora – community wellbeing, as an overarching philosophy for the Development Area.
69. Examples of the different designs and layouts considered over the project's concept design phase are shown in the Concept Development Plan, as well as the SWOT analysis and Key Moves (pages 11, 12 and 13).

70. The vision for the Development Area is:

*A new community in Dargaville, providing homes, employment and recreation opportunities for people of all ages and stages of life.*

71. The design principles guiding the design were:

- Environmental sustainability
- Intergenerational resilience
- Hauora (community wellbeing) through being people-centred - connected, safe and inclusive
- To complement not compete with Dargaville

72. The design principle to complement rather than compete with Dargaville township has been achieved by providing more light industrial capacity for businesses in a flat flood free location, a small-scale neighbourhood centre within a Hauora Hub that is not a new town centre, and additional housing in a variety of typologies within a neighbourhood that supports the wellbeing of residents and enhances the natural environment.

73. As shown in **Figures 13** and **14** below and attached in **Appendices 2** and **8**, the five different Areas are as follows, along with their approximate sizes (refer Table 1 in the Urban Design Assessment):

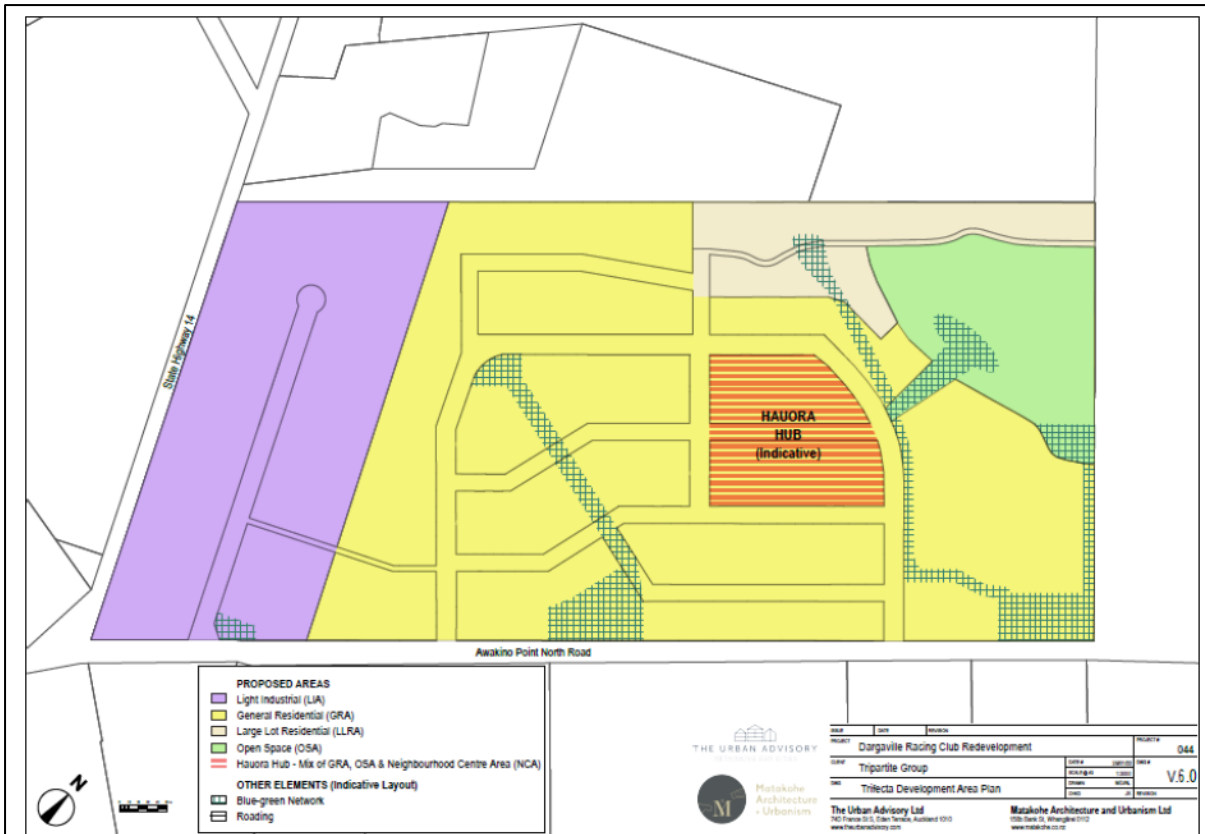
- |                                     |         |
|-------------------------------------|---------|
| • General Residential Area (GRA)    | 23.67ha |
| • Large Lot Residential Area (LLRA) | 3.44ha  |
| • Light Industrial Area (LIA)       | 9.53ha  |
| • Neighbourhood Centre Area (NCA)   | 0.28ha  |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

74. The Trifecta Development Area map (**Figure 13**) is proposed to be Map 10A in the ODP. The Concept Development Plan map (**Figure 14**) depicts an impression of how the Trifecta Development Area could look, once developed.

75. The development of this site is likely to be undertaken in stages due to the size of the development and implementation costs. An indicative Staging Plan is included within the Concept Development Plan (**Appendix 8**). Other staging options may be considered. This will be determined at time of subdivision or comprehensive land use consent/s. The Development Area provisions have provided for staging by identifying what and when

different Area wide or site wide tasks need to be undertaken, e.g. connection to Council's reticulated services, shared path along SH14.

76. The planning rationale behind the key provisions for the Development Area are provided in the Assessment of Environmental Effects section of this report.



**Figure 13:** Trifecta Development Area – proposed Map 10A in Operative District Plan (Refer Appendix 2)



**Figure 14:** Concept Development Plan (Refer Appendix 8)

## Open Space Area

Starts on page 28 of the Statutory Assessment Report:

### Open Space Area

99. There are four types of Open Space Areas (OSA) within the Trifecta Development Area:

- Hillside OSA located on the elevated portion of the Development Area site. With its prime vantage point over the Northern Wairoa River and the landscape beyond, this OSA is considered to be an asset for Dargaville, once vested as public reserve in Council.
- Hauora OSA connected with the Neighbourhood Centre Area, with the proximity encouraging connectivity and vibrancy between the two Areas for the community's wellbeing (Hauora).
- Neighbourhood OSA ('pocket park') in easy walkable proximity to be used by the surrounding neighbourhood for a variety of outdoor informal recreational activities and community uses, such as walking, running, cycling, relaxing, socialising and picnics.
- Blue-Green OSA, having the dual purpose for stormwater management and walking/cycling linkage. The Blue-Green network's stormwater function is also compatible with providing a habitat for mahinga kai (food gathering areas) and cultural harvest e.g. harakeke (flax). This supports Hauora.

100. Refer to the Concept Development Plan (**Figure 14** and **Appendix 8**) which depicts an impression of the look and feel of the Trifecta Development Area including the four different OSA.

101. Only the Hillside OSA and the Blue-Green OSA (indicative layout) is shown on the Development Area map (**Figure 13** and **Appendix 2**). The Hauora OSA connected to the NCA will be determined when the Comprehensive Development Plan is undertaken for the Hauora Hub (refer Hauora Hub section of this report). The Neighbourhood OSA will be determined at time of subdivision or comprehensive development within the GRA. The Blue-Green OSA will be determined when the Stormwater Management Plan is undertaken at time of subdivision.

102. The names mentioned above are 'working titles', e.g. Hillside Reserve. Naming of the different OSA will be undertaken as part of the ongoing engagement with Mana Whenua through the Kaumata Roopu (refer Cultural Values section of the AEE). A consequential amendment to the Plan Change is sought for this purpose.

103. Use of the OSA as mara kai/community gardens, oro/orchards, mahinga kai/food gathering area, and cultural harvest e.g. flax is encouraged. Plantings within all OSA are intended to help restore the local ecology and therefore mauri (lifeforce) of the environment. These measures help deliver to the Hauora outcome of community wellbeing.

104. Consistent with the cultural values articulated in the CIA (refer AEE section of this report and **Appendix 11**), the implementation of the Blue-Green OSA through the Stormwater Management Plan will be mindful that the mana of Papatūānuku (Earth Mother) and her ability to treat stormwater, protect waterways and sustain he tāngata ora (human life) are upheld through the priority for natural hydrological processes.

105. Generally, the OSA will be characterised by limited buildings and structures that support the enjoyment of the public open space, such as barbeques and picnic facilities, playgrounds and toilets. Limiting built development and activities that are not based on recreational or community use will help maintain the open space character and amenity value and enable opportunities for a range of informal recreational activities to occur.

106. Pursuant to the intent to complement not compete with Dargaville, sports fields or parks and reserves for formal sporting recreation is not proposed to be provided in the OSA. These facilities are already available in Dargaville, e.g. Memorial Park and Rugby Park (Sportsville) and Selwyn Park with the public swimming pool, skate park, etc.



107. All OSA are intended to be vested in Kaipara District Council as public spaces, once established through the subdivision or comprehensive development process. It is envisaged that the vesting of these OSA will be on lieu of Reserves Contributions.
108. The OSA provisions provide for:
- A Comprehensive Development Plan to be completed for the design and layout of the three Areas (including the OSA) within the Hauora Hub before the General Residential Area is developed. Matters of discretion guide this Comprehensive Development Plan.
  - Being a habitat for mahinga kai (food gathering areas) and cultural harvest e.g. harakeke (flax).
109. The proposed OSA chapter is contained within **Appendix 2**. Further detail about this Area is provided in the Urban Design Assessment (**Appendix 8**). The planning rationale for the provisions is contained in the AEE section of this report.

Page 17 of the Urban Design Assessment (Appendix 8):

#### Outcomes for the Blue-Green Network in the Open Space Area

- The Blue-Green Network provides for stormwater management (hydrological), passive recreation and ecological functions with appropriate infrastructure, planting, and access, including walking and cycling and for maintenance of stormwater systems.
- The Blue-Green Network is maintained over time to sustain the hydrological and ecological functions and a safe environment for recreation, avoiding anti-social behaviour.
- The Blue-Green Network cleanses stormwater via Papatūānuku (land-based stormwater treatment and disposal), protecting existing waterways and enabling the mauri of the water to be restored.
- Trees and vegetation (soft landscaping) are incorporated within the Blue-Green Network to enhance the mauri and ecology of the whenua, with planting plan and selection of native plant species to be undertaken in collaboration with tāngata whenua, including cultural harvest species (such as harakeke) and māhinga kai (such as oro / orchards) as appropriate.<sup>16</sup>

#### Open Space Area Outcomes

##### Outcomes for Open Space in General Residential Area

- The location and provision of Open Space Areas provides all residential dwellings with close, walkable proximity and to an Open Space Area (within 200m walk).
- Open Space Area(s) provided within proximity of the General Residential Area contribute to the range of open spaces activities, functions and features provided for across the development.
- Public open spaces are maintained over time to support a sense of belonging, pride and safety for tāngata whenua, residents and visitors.
- Trees and vegetation (soft landscaping) are incorporated in Open Space Areas (public and private) to enhance the mauri and ecology of the whenua, with density and native plant species as agreed in collaboration with tāngata whenua,<sup>14</sup> including opportunities for cultural harvest (such as pā harakeke and māra rongoā) and māhinga kai (such as māra kai and oro / orchards<sup>15</sup>) as appropriate.

##### Outcomes for 'Hillside Reserve' Open Space

- The 'Hillside Reserve' is a prime vantage point offering views across the Northern Wairoa landscape. It is an asset to Dargaville's reserve network, enhancing residents' sense of place and pride in the community.
- The 'Hillside Reserve' is integrated with the Blue-Green Network, and provides additional opportunities for passive recreation and ecological enhancement.
- The 'Hillside Reserve' is maintained over time to sustain a safe and attractive environment for active and passive recreation, avoiding anti-social behaviour.
- Trees and vegetation (soft landscaping) are incorporated within the 'Hillside Reserve' Open Space area to enhance the mauri and ecology of the whenua, with appropriate density and native plant species as agreed in collaboration with tāngata whenua.

#### Outcomes for 'Neighbourhood Open Space' in Hauora Hub

- In the Hauora Hub, public Open Space areas have a strong, integrated relationship with adjacent General Residential and Neighbourhood Centre Areas, offering opportunities for cultural harvest, active play, passive recreation and ecological restoration which provide for hauora, holistic health and community wellbeing.
- The Hauora Hub 'Neighbourhood Open Space' Area contributes to the range of open spaces activities, functions and features provided for across the development.
- The Open Space offers safe, attractive and accessible pedestrian access to nature and recreation opportunities, integrated with the wider pedestrian network.
- Public open spaces are maintained over time to support a sense of belonging, pride and safety for residents and visitors.
- Appropriate cultural narratives (identified and applied in collaboration with tāngata whenua) are expressed through the design of the public realm, supporting positive sense of place relationships for tāngata whenua, residents and manuhiri, reinforcing shared identity, and promoting community pride and social cohesion.
- Trees and vegetation (soft landscaping) are incorporated within the 'Neighbourhood Open Space' area in the Hauora Hub to enhance the mauri and ecology of the whenua, with planting plan and selection of native plant species to be undertaken in collaboration with tāngata whenua.<sup>6</sup>



## **Attachment 2:**

### **Community Engagement about Public Open Space**

MEMO

# Community Engagement about Public Open Space

## Dargaville Racing Club site development

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### Purpose

The purpose of this document is to summarise public engagement feedback and community aspirations for public open space in Dargaville, to highlight the demand and specific function for public open space in Dargaville. This summary includes insights from:

- Previous engagement that has informed planning and/or development in Dargaville.
- Engagement with key stakeholders, including neighbours, the community, and tripartite members about the development of the Racing Club site.

### Background on Racecourse Site Project

A plan change is proposed to support the potential development of the Dargaville Racing Club site with residential, commercial, industrial uses, and public open space. Located 3km outside of Dargaville town, the site is currently zoned rural. The Spatial Plan indicates future industrial zoning for the site. The proposed zoning and layout for the concept development plan has been developed from balancing physical site and contextual constraints, market demand, community and stakeholder aspirations, mana whenua values and good urban planning practice.

The draft concept development plan proposes an area of public reserve to the north-east of the site (9ha). This area provides a buffer to rural uses to the north and east, and offers elevated land with views across the landscape for public enjoyment.

Early engagement with Kaipara District Council officers indicated that there is no appetite to vest additional parks assets, and their maintenance requirements, given the limited rates base to support it. However, if community engagement can define a function or purpose that has been identified by the community, vesting of a proposed reserve could be considered.

### Summary of Community Engagement Feedback related to Public Open Space

#### KEY THEMES (from all engagement)

**The community benefit intent of the project is of paramount importance.** There were concerns raised about how the project would navigate being sold to developers, and how the community benefit could be delivered to the town as a whole rather than favouring specific groups. The story of the land and how it came to be in the possession of the DRC was also an important theme, and it was important to many attendees to honour the long history of the site. The proposed Northern Wairoa Fund, from the DRC land sale is an important part of the overall benefits this project will offer to Dargaville long-term.

- A Council- owned park is one way to provide ongoing community benefit from the development of this site.

**Mana whenua have an important role to play.** Many attendees were interested in the potential for Te Rūnanga o Ngāti Whātua's involvement in developing the site. Te Roroa narratives and history about the site must be recognised and understood as part of this development, including how and why land was gifted by ancestor Parore Te Awha to Dargaville community.

- The opportunity to design a new public open space, park or reserve could incorporate Te Roroa narratives and history about the site, for the benefit of iwi, whānau, rangatahi and the wider Dargaville Community.

**The relationship between housing and light industrial needs to be carefully managed.** Concerns were raised by attendees about how housing and light industrial might coexist, what the transition or buffer between them might be. The relationship between rural activities and housing also needs to be managed, with concern about reverse sensitivities.

- A public open space area between rural activities and housing can help to mitigate reverse sensitivities.

**It is important to provide potential future residents with good access to amenities,** but the town centre also needs to be looked after. Connectivity to the town centre was raised as a concern for making development at the site favourable to locals. A wide range of amenities were raised by attendees as being potential options for the site, including medical facilities, café or restaurant, green space (i.e. park/reserve/garden/off-leash area for dogs/picnic area), community hall or facilities, accommodation, and/or leisure facilities (i.e. 9-hole golf course). The future of the Pony Club and how it could be incorporated in a development plan was a concern of many attendees.

- The community recognises that housing development of this scale benefits from the provision of amenities like green spaces. Specific ideas for a public green space on this site included parks, reserves, off-leash areas for dogs and picnic areas. A (private) golf course was also suggested.

#### **SPECIFIC ENGAGEMENT FEEDBACK (grouped by theme and group)**

Key:

**Blue = Previous engagement<sup>1</sup> undertaken in Dargaville**

**Purple = The views of neighbours, shared on 27 May 2021**

**Orange = The views of community members, shared on 27 May 2021**

**Green = The views of Dargaville Race Club members, shared on 27 May 2021 and as tripartite members**

**Turquoise = The views of Dargaville Community Development Board members**

**Yellow = The views of Te Rūnanga o Ngāti Whātua**

**Grey = The views of key stakeholders (identified by the tripartite group)**

#### **Youth Feedback**

- Demand for places to go and eat, places to gather and be active including more recreation activities, entertaining activities and public events
- Walking and cycling

#### **Transport Aspirations**

- Improve walking and cycle connections
- Connect the town centre and wider community with the Northern Wairoa River
- Link to town
- Link to rail/water

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<sup>1</sup> The previous engagement documents summarised include:

Kaipara Spatial Planning | Consultation Document: Let's Talk About Options For Dargaville, Maungatūroto & Kaiwaka. November 2019  
Engagement 1 - Issues, Vision and Principles: Kaipara spatial planning project for Dargaville, Maungatūroto and Kaiwaka. July/ August 2019

Let's talk about options – Survey Analysis December 2019

Dargaville Meeting District Plan Feedback themes (DCDB)

Kaipara Spatial Plan (Parts A-E)

- **Walking tracks**

#### Services and Facilities Needed in Dargaville

- **Places to gather and be active both indoors and outdoors**
- **Parks and Playgrounds – Free BBQ's**
- **Youth facilities**
- **Swimming Pool 365 days of the year**
- **Already have a golf course**

#### Racecourse Site Aspirations

Community	<ul style="list-style-type: none"> <li>● <b>Story of the land: Parore Te Āwha / Pouaka Parore and Pouritanga Parore</b></li> <li>● <b>We must move forward. Protect our community – working together.</b></li> <li>● <b>No more racing – but we have an asset, so let's use it.</b></li> <li>● <b>"Let's look after our community first"</b></li> <li>● <b>Giving back to the community is critical</b></li> <li>● <b>Concern dogs &amp; kids disturbing the farm animals. Also, the smell</b></li> </ul>
Environmental	<ul style="list-style-type: none"> <li>● <b>Urban and industrial development to the north east on rural land and SH14 will avoid sensitive ecology and productive soils</b></li> <li>● <b>If two different areas are close (industrial &amp; housing) potential for noise and conflict</b></li> <li>● <b>Enhance the natural features; pond/wetland area</b></li> <li>● <b>"We already have our own parks – they're farms."</b></li> <li>● <b>Need buffers</b></li> <li>● <b>Buffer zones – avoid reverse sensitivity.</b></li> <li>● <b>Want it to be sustainable legacy for the grandchildren</b></li> </ul>
Services and Facilities	<ul style="list-style-type: none"> <li>● <b>Playground accessible</b></li> <li>● <b>Zip line on raised part</b></li> <li>● <b>Lighting</b></li> <li>● <b>Reserves/picnic areas (could incorporate Pony Club area)</b></li> <li>● <b>Communal gardens – veges etc...</b></li> <li>● <b>BBQs in open parks, playgrounds</b></li> <li>● <b>Marae and community gardens</b></li> <li>● <b>Community hall and park area</b></li> <li>● <b>Use flat areas for sports fields &amp; parks for walking</b></li> <li>● <b>Create green areas for walking, setting out parks, and planting many trees</b></li> <li>● <b>Designate green space as a reserve (Papatoetoe)??</b></li> <li>● <b>Pony Club would like to stay in current position - 10 acres minimum</b></li> <li>● <b>An area for Pony Club maybe upgraded Arenas (Parking all weather) (dressage, green area for show jumping)</b></li> <li>● <b>Pony Club to be included in the development while space allows (temporarily!)</b></li> <li>● <b>Dedicated dog park (off leash area)</b></li> <li>● <b>Fear of losing Pony Club</b></li> </ul>

	<ul style="list-style-type: none"> <li>● <b>Golf Course; I appreciate that the golf course concept is not for everyone and potentially if it's a 9-hole course it requires approx 13 hectares and developer investment.</b> <ol style="list-style-type: none"> <li>1. <b>Option 1: Included in the land mass for utilisation by everyone, retirees, new housing residents, visitors and community. Memberships desired to pay for costs and maintenance.</b></li> <li>2. <b>Option 2: Included in the Retirement Village facilities - refer One Tree Point subdivision with 9-hole golf course. This could be an alternative with a multi-use facility with visitors and community membership offered to generate income. Par 3 and 4 holes only would require less land.</b></li> </ol> </li> <li>● <b>Mini golf – old and young people (open space)</b></li> <li>● <b>Keep pony club (\$1 per year lease). Move the pony club – as buffer between dairy farm and residential</b></li> <li>● <b>Leisure – 9-hole golf course</b></li> <li>● <b>Nice public space</b></li> <li>● <b>Green space</b></li> <li>● <b>Gardens – feed the kids</b></li> <li>● <b>Keep an area as equine e.g reserve buffer e.g pony club (3-4 acres/ha Need housing quality &amp; industrial/commercial)</b></li> <li>● <b>Dressage area 60mx40m</b></li> <li>● <b>Growing demand for equine facilities-dressage (Barge Park-Whangarei)</b></li> <li>● <b>Northland doesn't have a need for large facilities</b></li> <li>● <b>Keep track loop in physical farm</b></li> <li>● <b>10ha ok for equine reserve (precedent Hakani near Mangawhai)</b></li> <li>● <b>Contact Ministry of Ed re: Northern Wairoa report on demand for Riding for Disabled</b></li> <li>● <b>Shared community space for horse</b></li> <li>● <b>Riding for disabled</b></li> <li>● <b>An area that stays equine-eg Pony Club + growth of pony clubs</b></li> <li>● <b>Preserve or relocate the Pony Club</b></li> </ul>
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## Recommended Function for Public Open Space for Racecourse Site

From the community engagement, there are several functions that could be accommodated on the proposed site to meet the needs and aspirations of the community.

1. Lease of public reserve to the Pony Club, or other equine-related activity (e.g. Riding for the Disabled)
2. Open 'green space' park with facilities like picnic area, BBQs, off-lease area, accessible playground.
3. Walking and cycling tracks (including link to town)
4. Buffer planting, revegetation and enhancement of natural features
5. Community gardens / Communal gardens
6. Golf course (mini golf, 9-hole course)

The concept development plan for the site is not prescriptive about the function for the proposed reserve area. However, this memo demonstrates that there is a compelling case for providing a new public open space in Dargaville, which could be developed to support one or several possible functions, listed above.

## Conclusion

This summary of community engagement feedback in Dargaville demonstrates that there is a demand for new public open space amenities. The development of the Dargaville Racecourse site is an opportunity to respond to some of these needs, and the additional needs of new residents through the provision of a public reserve vested to Council. It is anticipated that new housing developed on the racecourse site will provide an additional base of ratepayers, and receipt of development contributions, which can support the ongoing maintenance and provision of a public park facility.