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Form 5

Submission on notified proposal for policy statement or plan, change or variation.

Clause 6 of Schedule 1, Resource Management Act 1991

This is a submission on a private plan change.

Please complete this form if you wish to make a submission to the Dargaville Racecourse private plan change.

Private plan change number: PPC81 | Private plan change name: Dargaville Racecourse

Overview of the Private Plan Change Proposal

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 easily 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.
- Blue-green network to address the dual purpose of stormwater management and walking/cycling linkages.

The Private 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
- Open Space Area (OSA) 5.75ha.

You can read the Private Plan Change application documentation on the [Kaipara District Council website](#).

• PRIVACY ACT NOTE:

Please note that all information provided in your submission is considered public under the Local Government Official Information and Meetings Act 1987 and may be published to progress the process for the private plan change and may be made publicly available.

*Each individual textbox can take up to 4000 characters. If your submission has a large amount of text, you may want to consider writing in Word before pasting into each text box. If you are writing more than 4000 characters for submission points,

you will need to email your submission to planchanges@kaipara.govt.nz

Please note that if you are not a member of the People's Panel, you need to complete your submission in one session rather than multiple sessions. Sign up for the [People's Panel here](#).

- Please provide your details *

1A

Name of submitter	CJ Farms 2020 Limited
Contact person for communications	John Phillips
Agent (type NA if not applicable)	NA
Postal address	118 Awakino Point North Road
Contact phone	0274456138
Email address for submitter	johnpam.phil@outlook.com
Email address for agent (type NA if not applicable)	NA

- Please select your preferred method of contact *

1B

- ☒ Email
☐ Postal

- Correspondence to *

1C

- ☒ Submitter
☐ Agent
☐ Both

- If you are a person who could gain an advantage in trade competition through making a submission on PPC81 you may only make a submission if you are directly affected by an effect of PPC81 that:

1. adversely affects the environment, and
2. does not relate to trade competition or the effects of trade competition.

Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

- Trade competition and adverse effects - select one: *

2A

- ☐ I could gain an advantage in trade competition through this submission
☒ I could not gain an advantage in trade competition through this submission

- Would you like to present your submission in person at a hearing? *

2C

- ☐ Yes
☒ No

- If others make a similar submission, will you consider presenting a joint case with them at the hearing? *

2D

- ☒ Yes
☐ No

- Your submission

3A

The specific provisions of the proposal that my submission relates to.
Example - Zoning

Zoning

Do you support or oppose? Example - Support

Oppose

**What decision are you seeking from Council?
Retain / Amend / Add / Delete. Example - Retain zoning for proposal**

Retain Rural Zoning

Reasons. Example - Supports the growth of Dargaville

The proposed high density development (that is separate to the town) and is on productive food producing land, in a rural area, that is surrounded by working farms, is impractical and while the consultants say it will work we think that the reality will be vastly different.

10.1

3B You can add further submission points if required. ☒ Add another submission point
☐ I'm finished

• Your submission

3C

The specific provisions of the proposal that my submission relates to. Example - Zoning

Zoning

Do you support or oppose? Example - Support

Oppose

**What decision are you seeking from Council?
Retain / Amend / Add / Delete. Example - Retain zoning for proposal**

Retain Rural Zoning

Reasons. Example - Supports the growth of Dargaville

We are a Fifth generation dairy farming family. I have lived here for 67 years. Our mental health and well being will be significantly impacted with the change in landscape from the proposed 450 house development being built on our three boundaries.
- Our cowshed is situated approx 60-80 meters from this proposed development, and directly opposite our cowshed entrance is the proposed retirement village entrance.
- Roaming dogs and highly possible dog attacks on our stock.
- Kids with idle time & nothing to do could decide that our working farm, that has many potentially dangerous hazards, is a playground for them.
- Complaints from the new residents, for the noise from tractors, motorbikes, trucks, firearms & harvesting machinery and also the smells that are associated with farming.

10.2

3D You can add further submission points if required. ☒ Add another submission point
☐ I'm finished

• Your submission

3E

The specific provisions of the proposal that my submission relates to.
Example - Zoning

Roading

Do you support or oppose?
Example - Support

Oppose

What decision are you seeking from Council?
Retain / Amend / Add / Delete.
Example - Retain zoning for proposal

Retain

Reasons.
Example - Supports the growth of Dargaville

The increase in traffic movements from North Road (which is a No Exit Road) out onto an already busy SH14. Awakino Point North Road is already a busy road especially during the kumara season, some of these kumara workers travel on the metal road at speeds of up to 100km/hr and our grandchildren use the road frequently (many times a day) to walk or bike across from their home to their grandparents and their safety is in danger.

10.3

- Thank you for your submission.
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