



Submission 13

Form 5

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

Clause 6 of Schedule 1, Resource Management Act 1991

Submitter details: *(please note that any fields with an asterisk (*) are required fields and must be completed)*

Name of submitter:* Donald Grant and Adrienne Elizabeth McLeod

Contact person for communications:* Grant McLeod

Agent (if applicable):
N/A

Postal address:* 5329 State Highway 14

Suburb: Awakino

Town/City* Dargaville

Country: New Zealand

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N/A

Please tick your preferred method of contact
(please select only one):*

☒ Email ☐ Postal

Correspondence to:*

☒ Submitter ☐ Agent ☐ Both



Submission on application:

This is a submission on a private plan change

Please complete this form if you wish to make a submission to a current plan change that is open for submissions

Plan change number: **PPPC81**

Plan change name: **Dargaville Racecourse**

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 well-being 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 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, and
- Open Space Area (OSA) 5.75ha.

Trade competition and adverse effects: (select one of the following options)*

☐ I could ☒ I could not

Gain an advantage in trade competition through this submission.

If you ticked "I could" above, please answer this question by selecting one option below:

☐ I am ☐ I am not

directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

Note:

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 adversely affects the environment; and does not relate to trade competition of the effects of trade completion: Clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

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

☒ Yes ☐ No

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

☐ Yes ☒ No



Please complete a line for every submission point, adding as many additional lines as you need.
NOTE: This form is intended for brief submission only, if you wish to provide us with more in-depth content, please do this on a separate page and attach it to this form when returning it to us.

The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: • Support? • Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	Reasons
<i>Example: Zoning</i>	<i>Example Support</i>	<i>Example Retain zoning for proposal</i>	<i>Example Supports the growth of Dargaville</i>
Refer to attachment			

Please return this submission form and any attachments **no later than 5pm on Monday 26 September 2022** to:

Kaipara District Council, Private Bag 1001, Dargaville 0340, or

Email: planchanges@kaipara.govt.nz or

Hand-deliver this Submission to Kaipara District Council, 32 Hokianga Road, Dargaville

Signed: Grant McLeod

Date: 26 September 2022

(A signature is not required if you make your submission by electronic means)

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.

Property Owner/s	Grant and Adrienne McLeod
Property location	5329 State Highway 14, Awakino, Dargaville 0372
Valuation number	01010-16500

Personal Background

Adrienne and Grant McLeod moved to the Kaipara district in March of 2017. We have both been actively involved in raising four children that were (and still are now) very active in sports during their formative years. Grant is a double Olympian and is now employed CE of a major Northland sporting organisation.

Submission

With the proposed high intensity housing we are most concerned about the lack of amenities, for the Tamariki and Rangatahi that would be housed there if the PPC81 were successful. While we acknowledge the plan proposes some green space areas (mainly on hilly areas) which will support the elderly population, there is nothing proposed in the way of sports facilities that would keep the Tamariki and Rangatahi active. As many have said previously, “a child in sport stays out of court.” With the current regular almost daily occurrences of youth breaking the law, stealing property, causing considerable damage it is vitally important that Kaipara District Council ensure that there is adequate and suitable facility to allow the tamariki and rangatahi to engage in an active lifestyle. We also note that any expansion of the Racecourse site for future growth will be limited and costly.

13.1

During the various meetings (we wont call them consultations) it was mentioned on numerous occasions that the Tripartite group did not want to take away from Dargaville township and mirror the facilities that are already in place in Dargaville.

13.2

The Tripartite group constantly stressed that the residents of PPC81 would use sporting facilities in Dargaville. We fully understand their thought process but believe it is flawed. With no public transport between Dargaville township and the Racecourse our question is how these 400 odd Tamariki and Rangatahi will be able to use these Dargaville facilities. Again the tripartite group have raised the potential solution of a footpath between Dargaville township and the racecourse, this would need some extremely good planning as not many Parents would encourage their children to walk or ride on a footpath close to a 100 KPH state highway and yes, it could be said that the Mum and Dad taxi will easily cater to these transportation woes but again, the tripartite group indicated on more than one occasion that many of the 600 adults would probably be employed in the Whangarei District so many of these taxi's will not be available to ferry these Tamariki and Rangatahi to their sporting activities. Herein comes the Kaipara District issue and I quote an old proverb “idle hands being the devils playgrounds” meaning that someone who is unoccupied and bored will find mischief.

Conclusion

We believe that the above points that we have made raises many concerns and leaves no alternative for us but to oppose PPC81 for rezoning the 100 acre Racecourse property to residential and light commercial and we implore the Kaipara District Council to decline the Proposal.

We thank you for your time in reading this submission.

We would like to take the opportunity to speak to our submission.

Yours sincerely

Grant and Adrienne McLeod.

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