



Submission 14

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:*		Shane - Megan Phillips	
Contact person for communications:*		Megan	
Agent (if applicable):			
Postal address:*		131 Awakino Point, North Road	
Suburb:	Town/City*	Dargaville	
Country:	Postal Code:*	0892	
Daytime Phone:*	Mobile:	4397795	
Email address for Submitter:*		shanemegan7795@gmail.com	
Email address for agent (if applicable):			
Please tick your preferred method of contact (please select only one):*		Correspondence to:*	
<input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal		<input checked="" type="checkbox"/> Submitter <input type="checkbox"/> Agent <input type="checkbox"/> 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.

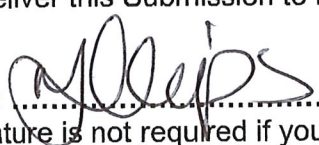
The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: • Support? • Oppose?	What decision are you seeking from Council? Select which action you would like: • Retain • Amend • Add • Delete	Reasons
<i>Example: Zoning</i>	<i>Example Support</i>	<i>Example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

Date: 26 September 22

(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.

Megan and Shane Phillips
131 Awakino Point North Road
Dargaville.

23 September 2022

Planchanges@kaipara.govt.nz

Kaipara District Council

Your Worship the Mayor and Councillors,

**SUBMISSION TO THE KAIPARA DISTRICT PLAN 2013 PRIVATE PLAN CHANGE 81
DARGAVILLE RACECOURSE**

Thank you for the opportunity to submit on the proposed Private Plan Change 81 Dargaville Racecourse to rezone 47ha within the Dargaville Racing club land, contained in Part Lot 37 DP 7811 (NA692/361) and Part Lot 37 DP27168 (NA689/300) on the corner of State Highway 14 and Awakino Point North Road, Dargaville.

We oppose the PPC81 for rezoning the 100-acre Racecourse property to residential and light commercial. We know this land is best suited to food production and we recommend it be kept as such. We believe the proposed high-density development is impractical, being situated in a rural district isolated 4km from Dargaville township by at times a very busy State Highway

14.1

Submission

One of our concerns with the PPC81 is the School bus service pick up and drop off area (Bus stop). Our children use this service. Currently the bus stop is sited at the intersection of State Highway 14 and Awakino Point North Road, there is sufficient turning space for this service while still maintaining high safety standards, there is also plenty of space for family vehicles that drop off and pick up their children . With the proposed Plan change, that would require significant re-development and subsequently use considerably more land along with the significant increase in traffic movements (935 traffic movements per hour in peak times, morning, afternoon) we feel that the safety of the children using this service will be severely compromised. We could see that if this proposal were to go ahead the safety concerns raised may result in children being fearful of the pick up and drop off area and result in a reduced attendance rate at school.

14.2

Conclusion

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

We thank you for your time in reading this submission.

Yours Sincerely

Megan and Shane Phillips

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