



## Submission 15

### 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:* Leo Glamuzina & Kim Harrison	
Contact person for communications:* Kim Harrison	
Agent (if applicable):	
Postal address:* 5321 St Hwy 14, RD2 Dargaville 0372	
Suburb: Awakino Pt	Town/City* Dargaville
Country: NZ	Postal Code:* 0372
Daytime Phone:* 094397885	Mobile: 0210697899
Email address for Submitter:* kchharrison@gmail.com	
Email address for agent (if applicable):	
Please tick your preferred method of contact (please select only one):* <input checked="" type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to:* <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: <b>PPPC81</b>	Plan change name: <b>Dargaville Racecourse</b>
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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.

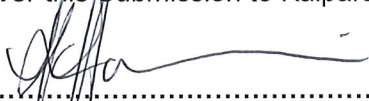
The specific provisions of the proposal that my submission relates to (e.g. provision number, map)	Do you: • Support? • Oppose?	What decision are you seeking from Council?  Select which action you would like: • Retain • Amend • Add • Delete	Reasons
<i>Example: Zoning</i>	<i>Example Support</i>	<i>Example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

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

Signed: 

Date: 24.9.22

(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.

**Property Owner/s** : Leo Glamuzina and Kim Harrison  
**Property Location** : 5321 SH 14, Awakino Point  
**Valuation Number** : 01010-15800

24 September 2022

[planchange@kaipara.govt.nz](mailto:planchange@kaipara.govt.nz)  
Kaipara District Council

Your Worship the Mayor Kaipara District Council and Councillors,

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

We appreciate the opportunity to comment on the proposed Private Plan Change 81 Dargaville Racecourse to rezone 47ha within the Dargaville Racing Club land contained in Part Lot 37DP 7811 (NA692/361) and Part Lot 37DP 27168 (NA689/300) on the corner of State Highway 14 and Awakino Point North Road, Dargaville.

We are in opposition to the PPC81 for rezoning the Racecourse Land (100 - acres) to residential and light commercial. We feel that the proposed high density development which would be situated in a rural farming area is illogical given it is 4km distance from the central hub of the Dargaville township and is also situated adjacent to a very busy state highway, which is used by heavy vehicles transporting goods between Dargaville and the rest of Northland. This land has been used in the past for food production and we feel it should remain as such.

15.1

**Our Submission : Three main points of focus and concern as follows -**

- A** : Increased traffic on SH14 from the proposed high density development.
- B** : Added pressure to already stretched current infrastructure.
- C** : The impact of this intensive housing development on our existing Medical, School, Fire Brigade, Ambulance and Police services

**Our History in relation to Awakino Point**

We were both born and raised in the Kaipara District but unlike many of the people living in the Awakino Point North area we are relative newcomers having lived on our property for the last 22 years.

While living in the Dargaville township we had always wanted to be part of a rural community enjoying the farming and cropping environment. We have worked very hard over this time to

improve our small block and are proud of the improvements we have made. Although only a small holding raising a few head of cattle, it now blends in perfectly with this rural setting.

Over the years we have taken an active interest in the local neighbourhood and especially the Racecourse advising of water leaks, offering tractor assistance, watching on the well being of the sheep being raised.

Although not members of the racing club we have enjoyed watching the race meetings and were very disappointed when the final race day was cancelled. The racing club land and buildings have a special place in our hearts as I know it does for the wider Kaipara community. So much history and everyone far and wide has a story to tell going back decades of the wonderful days spent at the races.

It has also been a hub for our local pony club with many events over the years - always wonderful to watch so many participating and competing.

### **Submission**

**A :** We have grave concerns about the impact of increased traffic from this development on SH 14 and Awakino Point North Road locally known as North Rd and The Corner. Since first moving to Awakino Point we have seen a staggering increase in traffic volumes especially with regard to logging trucks, tankers and heavy traffic in general. The amount of people commuting to Whangārei for employment, medical and other services that we no longer have in Dargaville has increased exponentially.

15.2

There have been many accidents and one death in the time we've lived here. The speed at which people travel often far exceeds speed limits with many using SH14 in and out of Dargaville as a race track (no pun intended) putting other motorists at great risk. We see this on a daily basis. An increase of a calculated 935 vehicles per hour at peak times as shown in section 6 of the Stantec Report gives rise to much apprehension and concern as to the impact it will have on an already very busy and dangerous highway. Our poor roading conditions also do not support this level of traffic increase.

**B :** The pressure this development would bring to our already struggling infrastructure causes very real concerns especially where water supply and sewage are concerned. In the past it was nothing to have three to five interruptions to our home water supply over the course of a year. One year after a leakage repair because the pipes were not flushed before turning supply back on, our water filter system was clogged with silt and mud causing significant repair costs and disruption.

15.3

Depending on what Silverferns schedule is and what repairs/maintenance are happening in town our water pressure is often affected. I do acknowledge that there has been some improvement since the new water line was laid.

Summer water restrictions have been ongoing for years, and will be hugely impacted by the proposed intensive build of 450 homes. How will the KDC manage the infrastructure and supply for these homes given that Dargaville summer water supply has been problematic for

many years? Considering the size of the proposed sections it is doubtful that the installation of water tanks would be viable.

Sewage disposal is another conundrum for concern with a very large amount of section sizes for this development being far too small to accommodate sewage tanks let alone meeting all the council criteria for them. Will the development have its own sewage processing scheme or will this fall back on existing infrastructure? These are very big issues that need careful consideration notwithstanding the potential ongoing increased cost to ratepayers.

15.4

**C :** We have very big concerns that the racecourse development with its proposed 450 houses generating an enormous increase in population will add a huge burden to our existing medical, school, fire brigade, ambulance and police services. These services are struggling to support Dargaville and the wider community as it stands today.

15.5

Also encouraging and securing qualified staff and volunteers into these sectors is proving to be an uphill battle.

We absolutely agree that Dargaville town needs more housing. We are also in much need of well developed living for our ever growing elderly population and those looking to return to their whenua, but it has to be acknowledged that this growth also needs strong and resilient services in place to support the growth of our community.

We believe that the development of the racecourse for housing 4kms from the town centre is not viable. We see a satellite development isolated from the main township and services that are centralised there. Access to the township by either walking, cycling or by car is problematic given the fact that it is a very busy state highway heading into town with wide drains either side let alone access across the Awakino River. Additionally, not everyone has the ability to afford transport like cars. The infrastructure required to provide access to the township would be enormous and no doubt once again fall as a burden to the ratepayers.

15.6

It is clear that there is not enough in the coffers to keep up with ongoing improvements to our township at the present rate of growth.

### **Conclusion**

We oppose the PPC81 for rezoning of the Racecourse property to residential and light commercial.

We believe that this submission provides reasoned and sound grounds for not rezoning and feel that the proposed development surrounded by very busy and well established farming and cropping land is totally inappropriate in this rural setting. We feel that the possible cost of infrastructure required to make the state highway and pedestrian access viable and safe will inevitably end up being an enormous burden on all of the Kaipara ratepayers. Pressures on our local community services will be stretched beyond safe and practical limits.

Thank you for your time and consideration in reading our submission.

Yours Sincerely

*Leo Glamuzina*

*Kim Harrison*

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