



Submission 18

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:*

Jarron McKelvie and Stephanie Rockell

Contact person for communications:*

Jarrold McKelvie (phone) Stephanie Rockell (email)

Agent (if applicable):

Postal address:*

5311 State Highway 14, RD 2

Suburb:

Awakino Point

Town/City*

Dargaville

Country:

Postal Code:*

0372

Daytime Phone:*

027 215 3220

Mobile:

Email address for Submitter:*

sfrockell99@gmail.com

Email address for agent (if applicable):

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 attached submission			

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 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.

From: [Stephanie Rockell](#)
To: [Plan Changes](#)
Subject: SUBMISSION TO THE KAIPARA DISTRICT PLAN 2013 PRIVATE PLAN CHANGE 81 DARGAVILLE RACECOURSE
Date: Tuesday, 27 September 2022 8:15:48 am

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23 September 2022

planchanges@kaipara.govt.nz

Kaipara District Council

Your Worship Mayor Kaipara District Council and Councillors

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

Thank you for 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 37 DP 7811 (NA692/361) and Part Lot 37 DP 27168 (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 believe this land is best suited to food production and we recommend it be kept as such. We also believe the proposed high density development is impractical situated in a rural district, isolated by 4km of busy state highway.

18.1

Our submission will focus on our concerns over the proposed high density development.

Twelve months ago we moved to Awakino Point from elsewhere in the Kaipara, to a property chosen for it's rural outlook to keep with what we had enjoyed previously, and that which is part of the charm that is the Kaipara district. We saw potential in our lifestyle section for small scale food crops and complimentary products; a place for us to contribute to the Kaipara as New Zealand's "Food Bowl" and help lessen the food miles of our community and assist in the reduction of imports. The proposed development has caused us to put our business plans on hold as if it goes ahead we will be seeking alternative locations to carry out our plans, unlikely to be in the Kaipara due to the unique opportunity Awakino Point provides us.

18.2

While we were aware the racecourse land was likely to be redeveloped following the closure of the facility, though at the time of purchasing it was not publicised the sheer density of the proposed development. It was absurd to us that a satellite settlement to Dargaville was proposed with suggested dwellings over 20% the amount of dwellings in nearby Dargaville, and to do so without any easily noted serious addressing of schooling, medical facilities, or grocery stores. The development concept we saw was such that is better suited to a city fringe than that of a charming rural hub.

18.3

The size of the commercial proponent of the proposed redevelopment does not appear at first glance to support the required workforce the residential would require, likely resulting

18.4

in further increases to traffic on SH14 to Whāngarei. Already we struggle to cross the road to set out our rubbish for collection on the side of the road requested by the refuse collectors, and having been one of the first on the scene to the Tangiteroria pedestrian casualty earlier this year, every time we do so we are reminded of this horrific event. Consider how many of those who will commute to Whāngarei will spend their money in Whāngarei considering there is competition for grocery prices, amongst other commerce activities.

18.5

We oppose the PPC81 for rezoning the 100-acre Racecourse property to residential and light commercial. We believe the proposed high density development is impractical situated in a rural district, isolated by 4km from Dargaville Township off a busy state highway.

Thank you for taking the time to read our submission.
I would like to speak to my submission.

Yours sincerely Stephanie Rockell and Jarrod McKelvie
sfrockell99@gmail.com
M. 027 215 3220

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