



Submission 3

Started on 16 September 2022 at 8:37Am | Completed on 23 September 2022 at 8:29Am

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	Leanne Phillips
Contact person for communications	Leanne
Agent (type NA if not applicable)	N/A
Postal address	143 Awakino Point North Ro
Contact phone	09 4394497
Email address for submitter	phillips@dargavilleprimary.sc
Email address for agent (type NA if not applicable)	N/A

- 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

Loss of productive, grade 3 good quality 'food producing land'.

If the high density housing development goes ahead it will affect my well being and hauroa, due to increased traffic movements, parties, dogs barking, fireworks, etc... I live on Awakino Point North Road and enjoy the peace and quiet after a busy day. I have lived here most of my life and this is one of the reasons I enjoy living where I do.

3.1

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

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

State Highway 14 and Awakino Point North Road intersection is already busy enough let alone adding another possible 934 possible traffic movements at peak times. I have lived on that road most of my life and yes we haven't had a lot of accidents which surprises me, but there are lots of near misses. Once you commit to go you have to go. I indicate earlier than I have to so people behind me know that I am crossing over the State Highway. The amount of people that zoom up behind me is crazy, and pass on the outside close to the drain, where the road is already subsiding. I'm amazed that people do not get re-ended. Even down Awakino Point North Road at peak times kumara workers, speed down the metal road up to 100 km per hour. Some locals stop on the side of the road until it is safe to continue as they drive in the middle of the road. Another concern of mine is the Bus stop at the top of the road with the proposed road alteration will the children be safe catching the bus? With the increased traffic flow will the children be safe walking to and from the bus stop?

3.2

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

Storm water

**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**

If the proposed development goes ahead and 450 homes are built at the Racecourse, there will be more storm water added to an already basic county drain. The drain that is in the middle of the racecourse links to the county drain that runs directly past my house and down to the farms below with one main flood gate that links to the Northern Wairoa River, at the back of Hamish Stokes and Jas' farms. I have seen this drain nearly overflow on several occasions and it has flooded my front yard in the past. My concern is with the increased housing will this happen more frequently?

3.3

- Thank you for your submission.
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[PublicVoice](#)