



Submission 6

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 asterix (*) are required fields and must be completed)*

Name of submitter:*	
Contact person for communications:*	
Agent (if applicable):	
Postal address:*	
Suburb:	Town/City*
Country:	Postal Code:*
Contact Phone:	Mobile:
Email address for Submitter:*	
Email address for agent (if applicable):	
Please tick your preferred method of contact <i>(please select only one):*</i> <input type="checkbox"/> Email <input type="checkbox"/> Postal	Correspondence to:*\br/> <input 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: **PPC81**

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 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, 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 or 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: <ul style="list-style-type: none"> • Support? • Oppose? 	What decision are you seeking from Council? Select which action you would like: <ul style="list-style-type: none"> • 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>

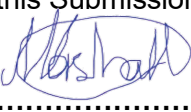
6.1

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:

(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.

Northland Transportation Alliance	
Council	Kaipara District Council
Name of Submitter	Nick Marshall, Team Leader Road Safety and Traffic Engineering
Organisation	Northland Transportation Alliance
Subject	Submission on Private Plan Change 81 – Dargaville Racecourse.

This report provides an in-depth content about the conditions Northland Transportation Alliance deems necessary as part of the Private Plan Change approval.

Background:

Private Plan Change application for Dargaville Racecourse was received on 24th February 2022, which primarily involves rezoning the existing Rural zone to a Residential and Light Industrial zone. The Integrated transport assessment submitted as part of the application addressed the primary concerns that will arise due to Re-zoning, but NTA would like to make this submission to address the suitable upgradation that might be required to ensure the road network is Safe System Compliant.

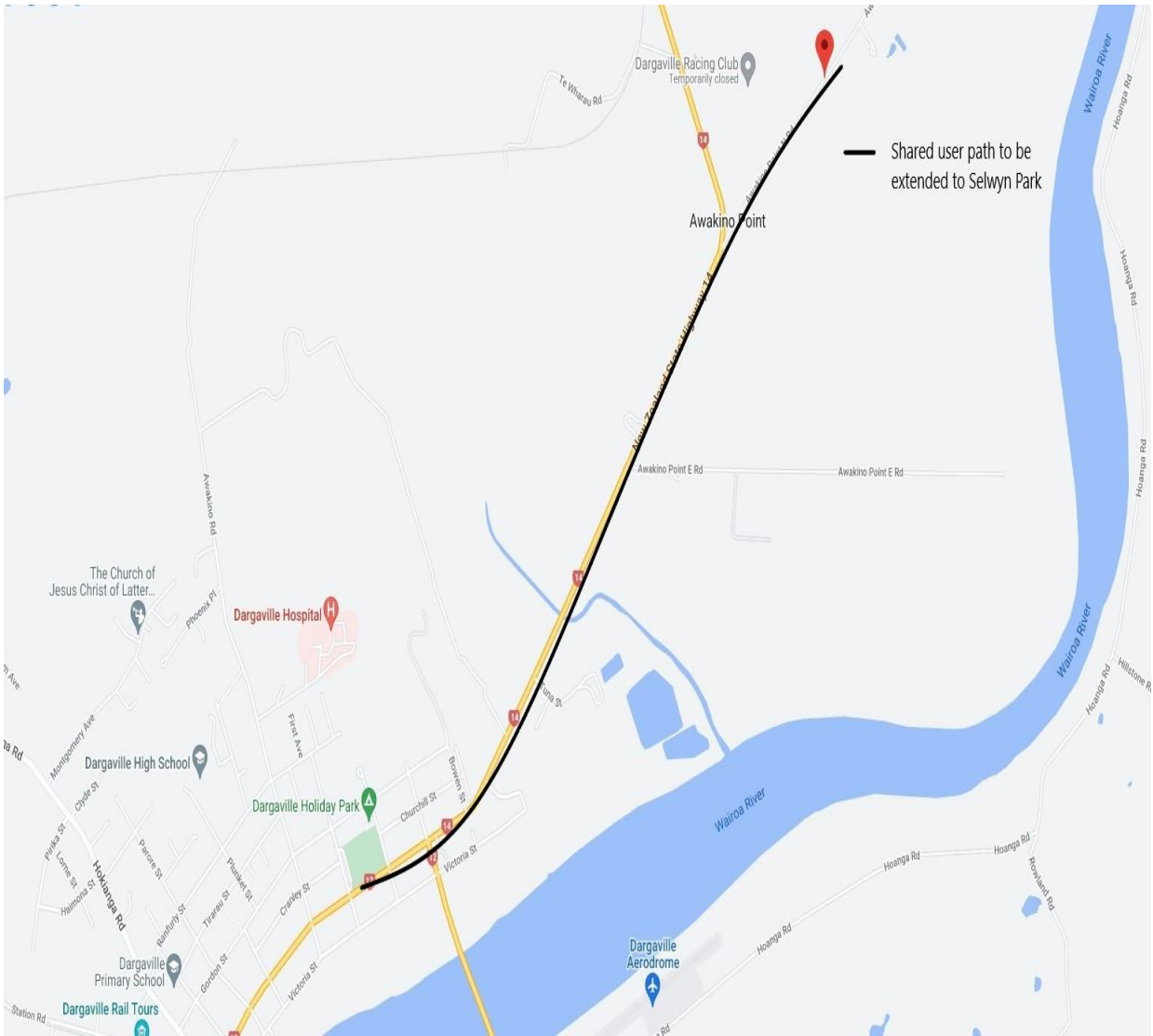
Conditions:

Proposed Upgrades	Requirement
Awakino Point North Road/SH14 intersection to be upgraded to a Give-way controlled T-intersection.	<ol style="list-style-type: none"> 1. Intersection is to be upgraded to be Safe System Compliant Primary Treatment facility type. 2. Detailed Design Road Safety Audit and a Post Construction Road Safety Audit as outlined in the Whangarei Road Safety Audit Standard September 2022 of the associated infrastructure upgrades is to be carried out, where all Serious and Significant Risks identified are mitigated to at least a residual risk of Moderate. 3. The intersection upgrades and Awakino Point North Road upgrades are to be appropriately conditioned for staging.
Shared user path connecting Awakino Point North Road up to the town centre (termination point has not been determined as of now). Waka Kotahi also states the preference to terminate the link at a quiet street or appealing destination	<ol style="list-style-type: none"> 1. Shared user path to connect with Selwyn Park as a minimum, including safe system compliant primary active transport crossing facility for all users. 2. Detailed Design Road Safety Audit and a Post Construction Road Safety Audit as outlined in the Whangarei Road Safety Audit Standard September 2022 of crossing facilities and the associated infrastructure upgrades is to be carried out, where all

6.2

6.3

	Serious and Significant Risks identified are mitigated to at least a residual risk of Moderate.
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6.4

Proposed Upgrades	Requirement
Awakino Point North Road/Primary access intersection and Awakino Point North Road/Industrial Access intersection to be a Give-way controlled T-intersection.	<ol style="list-style-type: none"> 1. Intersection is to be upgraded to be Safe System Compliant Primary Treatment facility type. 2. Detailed Design Road Safety Audit and a Post Construction Road Safety Audit as outlined in the Whangarei Road Safety Audit Standard September 2022 of the associated infrastructure upgrades is to be carried out, where all Serious and Significant Risks identified are mitigated to at least a residual risk of Moderate.

NORTHLAND TRANSPORTATION ALLIANCE



“Moving Northland Forward”

	<p>3. Connectivity (Pedestrian crossing) of the shared user path with the proposed residential zone to be Safe System Compliant Primary Treatment facility type.</p> <p>4. The upgrades are to be appropriately conditioned for staging and they are to comply with the revised Whangarei District Council Engineering standards.</p>
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Submission 6

From: Vaishali Sankar | NTA <Vaishali.Sankar@nta.govt.nz>
Sent: Wednesday, 28 September 2022 10:34 AM
To: Paul Waanders <pwaanders@kaipara.govt.nz>
Cc: Plan Changes <planchanges@kaipara.govt.nz>; Nick Marshall | NTA <Nick.Marshall@nta.govt.nz>
Subject: RE: Private Plan Change 81 - Dargaville Racecourse Submission

Hi Paul,

Apologies for the delay.

The applicant will have to undertake a safe system assessment of the intersections and the crossings where the safe system matrix will be utilised to score the existing conditions and proposed conditions by determining the high levels of risk and if it has been addressed. Primary treatments refers to the consideration of solutions which will eliminate the occurrence of fatal and serious injury crashes.

6.5

[Austroads – Safe system assessment framework](#) outlines the treatment hierarchy and selection and the [standard safety intervention toolkit](#) by Waka Kotahi is to be utilised as a supplement.

Revised [Whangarei District Council Engineering Standards](#) – The applicant had utilised WDC EES as part of their proposal and therefore we have referred to the latest standards.

The road safety audit standards haven't been published on the website yet, but this has been approved by the Council and will be published. Therefore, I've attached a draft copy for your reference and will provide the link, once it has been uploaded.

Please let me know if you require any further information.

Regards,

Vaishali Sankar
Road Safety and Traffic Engineer | Northland Transportation Alliance

From: Paul Waanders <pwaanders@kaipara.govt.nz>
Sent: Monday, 26 September 2022 9:28 am
To: Vaishali Sankar | NTA <Vaishali.Sankar@nta.govt.nz>
Cc: Plan Changes <planchanges@kaipara.govt.nz>
Subject: RE: Private Plan Change 81 - Dargaville Racecourse Submission

Vaishali,

Thanks for your submission.

To understand the requirements can you please explain what a "Safe System Compliant Primary Treatment Facility type" means.

Can you please provide me with the "Whangarei Road Safety Audit Standard September 2022" as without the document it is hard to make recommendation to the Hearings Commission.

You also refer to the revised Whangarei District Council Engineering standards but did not attach the relevant provisions. The question is if these standards are applicable to the Kaipara District. If the

WDC Engineering Standards are not applicable, then the specific provisions should be used to make these applicable to this particular application.



Paul Waanders District Planner
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