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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	<input type="text" value="George Desmond McGowan"/>
Contact person for communications	<input type="text" value="George Desmond McGowan"/>
Agent (type NA if not applicable)	<input type="text" value="NA"/>
Postal address	<input type="text" value="5321a State Highway 14"/>
Contact phone	<input type="text" value="09 4394953"/>
Email address for submitter	<input type="text" value="des_mcgowan@hotmail.com"/>
Email address for agent (type NA if not applicable)	<input type="text" value="NA"/>

- 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 intensity

Do you support or oppose?
Example - Support

Support with modifications

What decision are you seeking from Council?
Retain / Amend / Add / Delete.
Example - Retain zoning for proposal

Amend

Reasons.
Example - Supports the growth of Dargaville

Support the growth of Dargaville but with less number of houses, more green space. Too many vehicles accessing onto State Highway 14 and no practical linking to Dargaville town.

9.1

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

Utilities

Do you support or oppose?
Example - Support

Oppose

What decision are you seeking from Council? Retain / Amend / Add / Delete.
Example - Retain zoning for proposal

Amend

Reasons.
Example - Supports the growth of Dargaville

Dargaville is struggling now with water and sewerage. How could it cope with such a large increase. If building their own where is such a facility planned. Sections too small for individual.

9.2

3D You can add further submission points if required.

☐ Add another submission point

☐ I'm finished

-
- Thank you for your submission.
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