

Kaipara District Council Summary of Submissions for PPC82 - Moonlight Heights

Date Submission Received	Name of Submitter	Submission Number	Submission Point	Topic	Sub Topic	Support/Oppose/Neutral/Amend Plan Provisions	Decision Sought	Heard at Hearing	Joint Heard where similar submission	Notes and Document Links
25/01/2023	Vicki Cooney	1	1.1	Infrastructure	Water Supply	Oppose	The submitter expresses concern for water supply to the existing residential area on Awakino Road as a result of the PPC. They note, with reference to a December 2021 council briefing , that there is not an adequate water supply to residents and industry in Dargaville. The submitter further notes that the existing water supply network along Awakino Road is in poor condition, but currently has enough pressure to service existing connected properties. The submitter does not believe an adequate assessment of system performance on surrounding properties, specifically 197 Awakino Road, has been undertaken for the post-development scenarios and asks who will be responsible when water pressure fails under scenarios 3-5. The submitter states that under the Government Water Services Bills Council will be required to amend its policy to remove development contributions for water and wastewater services, and asks whether Council will have any responsibility to existing connected properties by accepting the PPC.	Yes	Yes	December 2021 council briefing
25/01/2023	Vicki Cooney	1	1.2	Infrastructure	Water Supply	Oppose	The submitter raises the future water requirements for the planned composting facility at the Dargaville Transfer Station indicated in the Long Term Plan for 23/24 , and asks how this has been considered in the PPC for effects on water supply. The transfer station is core infrastructure and the submitter has concerns over how a lack of water pressure will affect Council's ability to implement changes required under legislation and good governance.	Yes	Yes	Long Term Plan
25/01/2023	Vicki Cooney	1	1.3	Infrastructure	Transport	Oppose	The submitter refers to the Transport Assessment report from the PPC which states that site access to the public road network will be further investigated as part of future subdivision applications. They note that the Dargaville Transfer Station has received funding from the Waste Minimisation Fund and Kaipara District Council for a weigh station, and that the traffic movements of the Transfer Station on Awakino Road have not been assessed. They do not know the effects that will be experienced on their property or whether a Traffic Management Plan will be in place for Awakino Road.	Yes	Yes	
25/01/2023	Vicki Cooney	1	1.4	Other Matters	Property	Oppose	The submitter notes that the present owners of 161 Awakino Road listed in Appendix 1 of the Section 32 report is incorrect as the property sold in November 2022.	Yes	Yes	
25/01/2023	Vicki Cooney	1	1.5	Infrastructure	Open Space	Oppose	The submitter states that the land indicated for the PPC is adjacent to the Dargaville Transfer Station and Council owns 14 hectares of land at this site. The majority of the land is part of the Awakino River Neighbour under Spatial Plan 5 . The submitter has not read an assessment of this land by Council and there are limitations with this land as it is a 20 year old landfill site. These limitations should be considered by Council for future residents under the PPC, particularly in the north of the development. If the land cannot be used as leverage to fund infrastructure in Dargaville, the submitter seeks that reserve contributions are made by the developer to create a public park on this adjacent publicly owned land.	Yes	Yes	Kaipara Spatial Plan - Part 2 Dargaville It is presumed that the submitter refers to Awakino River Neighbourhood notated by number 5 on the 2.7 Neighbourhoods map
25/01/2023	Rose Dixon	2	2.1	Plan Provisions	Precinct Plan/Zoning	Amend Plan Provisions	The submitter states that the Dargaville town centre is currently in a flood zone and an alternative is needed. The submitter suggests it would be prudent to zone a portion of the PPC area as commercial. The PPC is a large subdivision and the incorporation of an area for cafes and a new supermarket is needed to support a larger community. The submitter highlights the opportunity provided for well designed and thought out places with ambience, amenities, parks and recreation.	Yes	No	
25/01/2023	Rose Dixon	2	2.2	Infrastructure	Open Space	Amend Plan Provisions	The submitter states that Dargaville's current playground is not safe for families with young children. There is no walking path at Selwyn Park and the Riverside Gardens are located in a high wind zone and smells of sewerage at times. The submitter seeks that provision for a walking track/park with trees and children's playground is incorporated into the plan change.	Yes	No	
25/01/2023	Rose Dixon	2	2.3	PPC82 in General	Modify	Support	The submitter generally supports the PPC in order to support the growth of Dargaville and bring in more ratepayers to fund the upgrade of necessary infrastructure.	Yes	No	
25/01/2023	Daniel Simpkin	3	3.1	Plan Provisions	Precinct Plan/Zoning	Support	The submitter generally supports the PPC zoning to support the growth of Dargaville.	No	No	
25/01/2023	Daniel Simpkin	3	3.2	Plan Provisions	Subdivision	Oppose	The submitter seeks that minimum lot size is amended to 1000m2 to be in keeping with the surrounding environment.	No	No	

25/01/2023	Daniel Simpkin	3	3.3	Infrastructure	Wastewater	Support	The submitter seeks that all wastewater from the PPC area is connected to the existing plant and that onsite wastewater treatment is not allowed.	No	No	
25/01/2023	Daniel Simpkin	3	3.4	Infrastructure	Transport	Support	The submitter states the existing road and footpath must be upgraded. The submitter requests that these upgrades are undertaken at the cost of Council.	No	No	
25/01/2023	Daniel Simpkin	3	3.5	Infrastructure	Stormwater	Support	The submitter states the open drains need to be piped and filled in. The submitter requests that these upgrades are undertaken at the cost of Council.	No	No	
25/01/2023	Karen Varney	4	4.1	PPC82 in General	Reject in full	Oppose	The submitter opposes rezoning the PPC land from rural to residential. The submitter states that existing infrastructure and services are not adequate to support this level of development. Traffic congestion on Awakino Road has significantly increased as a result of other subdivisions.	No	Yes	
28/02/2023	Russell Simpkin	5	5.1	Infrastructure	Stormwater	Support	The submitter states that existing open drains on Awakino Road need to be filled in with kerb and channel installed. This should be undertaken at the cost of Council.	No	No	
28/02/2023	Russell Simpkin	5	5.2	Infrastructure	Transport	Support	The submitter states that the approval for zone change from rural to residential should be accompanied by upgrades to adjoining roading to be well formed and sealed. The submitter requests that these upgrades are undertaken at the cost of Council.	No	No	
28/02/2023	Russell Simpkin	5	5.3	Plan Provisions	Subdivision	Amend Plan Text	The submitter states that the subdivision should not include high proportions of sections that are smaller than 1000m2. The submitter states that Kainga Ora must not have the opportunity to invest in sections of this development so Moonlight Heights is promoted as a high quality development.	No	No	
28/02/2023	Russell Simpkin	5	5.4	Plan Provisions	Precinct Plan/Zoning	Support	The submitter supports the rezoning of land from rural to residential. This provides opportunity for residential development, with few current available sections, and attracts investors to Dargaville which will create growth with associated amenities.	No	No	
2/03/2023	F McNamara	6	6.1	PPC82 in General	Accept as Proposed	Support	The submitter supports the proposed plan change in full. The submitter states that the plan change has considered all aspects required of it. It will support economic development initiatives, supporting businesses to grow and showcasing Dargaville. The location has been identified in the past by Council consultants for re-zoning in the draft District Plan. The submitter acknowledges Council may be challenged to support upgrades to infrastructure, however states this is the nature of growth. The PPC supports balanced growth between the east and west and is a project the Mayor is invested in.	No	No	
3/03/2023	Tony Baldwin	7	7.1	Infrastructure	Transport	Oppose	The submitter notes that the road is inaccurately described as a 7m wide dual carriageway with parking on either side. If a car was parked on each side a truck would NOT get through.	No	Yes	
7/03/2023	James Simpkin	8	8.1	PPC82 in General	Accept as Proposed	Support	The submitter supports the PPC as we need growth and it brings prosperity for the whole town.	No	Yes	
7/03/2023	Lisa Simpkin	9	9.1	PPC82 in General	Accept as Proposed	Support	The submitter supports the PPC as it supports the growth of Dargaville and high quality housing on decent sized sections is needed.	No	No	
7/03/2023	Ryan Simpkin	10	10.1	PPC82 in General	Accept as Proposed	Support	The submitter thinks that the PPC is a great idea because it increases the much needed house stocks in Dargaville. It will also be a help to the local economy and society in general.	No	No	
7/03/2023	Waka Kotahi	11	11.1	Statutory and Non-Statutory Documents	NPS-UD	Amend Plan Provisions	The submitter suggests that there is an opportunity to incorporate elements of the National Policy Statement on Urban Development within the PPC provisions. In particular, Policy 1(iii), to have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.	Yes	Yes	National Policy Statement on Urban Development
7/03/2023	Waka Kotahi	11	11.2	Other Matters	Climate Change	Amend Plan Provisions	The submitter notes the Emissions Reduction Plan (ERP) was released in May 2022, and considers that the following matters should be considered as part of PPC82 to support emissions reduction as well as achieving other RMA outcomes such as minimising effects on the transportation system and social impacts: a. delivery of secure and easy to access cycle parking; b. delivery of electric vehicle charging spaces/infrastructure to support and encourage the use of electric vehicle use; and c. clear provisions to ensure safe and efficient walking and cycling networks are established within the development site and that they connect to the wider existing pedestrian network.	Yes	Yes	Emissions Reduction Plan

7/03/2023	Waka Kotahi	11	11.3	Statutory and Non-Statutory Documents	Spatial Plan	Support	The submitter considers that PPC82 broadly aligns with the intending zoning for the area in the Kaipara Sub Regional Spatial Plan , although the Spatial Plan does not provide detail on the timing or sequencing of when land will be zoned for development, but acknowledges the District Plan review process as key to implementation.	Yes	Yes	Kaipara Spatial Plan - Part 2 Dargaville
7/03/2023	Waka Kotahi	11	11.4	Plan Provisions	Transport	Amend Plan Provisions	The submitter considers that from a transport perspective, alignment between the implementation of PPC82 and the provision of local road connections and walking/cycling connections should be a priority. Specifically, provision of the Primary Cycle/Walking Connection B and C in the Spatial Plan.	Yes	Yes	
7/03/2023	Waka Kotahi	11	11.5	Plan Provisions	Transport	Amend Plan Provisions	The submitter has a key interest in the Awakino Road/State Highway 12 intersection and notes the applicant has excluded any precinct provisions to investigate/implement an upgrade to the intersection. It states that the PPC provisions in relation to triggering a Safe System Approach Assessment at this intersection (Rule 14(a)(iii)) are considered deficient, as it is highly unlikely that a singular development would generate 70+ vehicle movements in peak hour to trigger this assessment. It states this rule should be amended to address cumulative peak hour vehicle movements generated from the plan change area. The requirement for a Safe System Approach Assessment is considered separate to the requirements to address the intersection form itself.	Yes	Yes	Austroads – Safe System Assessment Framework
7/03/2023	Waka Kotahi	11	11.6	Plan Provisions	Transport	Amend Plan Provisions	The submitter requests that an advice note to this effect should be included in the precinct chapter: <i>Works within the State Highway boundaries will require the approval of the NZ Transport Agency pursuant to Section 51 of the Government Roading Powers Act 1989.</i>	Yes	Yes	
7/03/2023	Waka Kotahi	11	11.7	Plan Provisions	Transport	Amend Plan Provisions	The submitter notes that a development of the scale and location proposed has the potential to generate a number of additional private vehicle movements, impacting the transport network and generating greenhouse gas emissions. The submitter considers that proposed Precinct rule 14(a) Transport (iii), requiring an Integrated Transport Assessment, should be amended to include a trigger for the implementation (not just assessment) of shared path facilities along the eastern side of Awakino Road from the PPC area to the intersection of Awakino Road and State Highway 12.	Yes	Yes	
7/03/2023	Waka Kotahi	11	11.8	Plan Provisions	Transport	Amend Plan Provisions	The submitter considers there would be benefit in enforcing a mechanism (ie. easement) for future proofing of public access to the rear extent of the PPC area to provide future access for Primary Cycle/Walking Connection C as shown in the Spatial Plan . The provision of walking/cycling connections should be a priority to ensure that future residents can easily and safely access the surrounding environment. The submitter also seeks the precinct plan be amended to include a walkway to extend to Primary Cycle/Walking Connection C, with its implementation linked to proposed Precinct Rule 14(a)(iii).	Yes	Yes	Kaipara Spatial Plan - Part 2 Dargaville
8/03/2023	G & A McLeod	12	12.1	PPC82 in General	Accept as Proposed	Support	The submitter supports the PPC as it supports much needed housing in Dargaville.	No	No	
8/03/2023	Aaron Simpkin	13	13.1	PPC82 in General	Accept as Proposed	Support	The submitter is fully in support of the proposed plan change and notes it is great to see someone prepared to progress the town.	No	No	
8/03/2023	Jemimah Simpkin	14	14.1	PPC82 in General	Accept as Proposed	Support	The submitter fully supports the development, as excellent growth for Dargaville providing more housing, helping the economy and attracting people from outside the area to move to Dargaville. Long-term it will really help the businesses and economy of the town.	No	No	
8/03/2023	P Simpkin	15	15.1	Infrastructure	Transport	Oppose	The submitter notes that having only one main road (Awakino Rd) for the new subdivision to come off is going to put Awakino Road under immense pressure. It is not curbed and the drains are huge, open and dangerous.	No	No	
8/03/2023	P Simpkin	15	15.2	Infrastructure	Stormwater	Oppose	The submitter notes that living in Phoenix Place they have seen how the council have failed miserably in planning decent drainage, especially the storm water and sewerage. Council have just allowed the completion of Samsons Way and again, failed even worse with the drainage on that one. If Council are going to allow a new subdivision, which the submitter isn't actually against, they will oppose it if the roading infrastructure and drainage isn't planned properly.	No	No	
9/03/2023	Denise Faber	16	16.1	Other Matters	Pests	Oppose	The submitter notes they have been a resident for 18 years. During this time there has been substantial growth and development, unfortunately with human growth so too has the rodent population grown.	Not stated	Yes	

9/03/2023	Denise Faber	16	16.2	Other Matters	Pests	Oppose	The submitter notes that with proximity to the re-cycling depot and open drains all around this rural/urban environment some wildlife is expected, but this is a problem now and can only worsen with population growth. This is not a healthy environment to build a housing development in if the issue of the re-cycling centre is not addressed first. There is potential for the rodent population to increase.	Not stated	Yes	
9/03/2023	Fire and Emergency NZ	17	17.1	Infrastructure	Fire and Emergency	Oppose	Fire and Emergency NZ (FENZ) notes that in achieving the sustainable management of natural and physical resources under the RMA, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment. The risk of fire represents a potential adverse effect of low probability but high potential impact. FENZ has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, FENZ has an interest in plan changes to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.	Yes	Not stated	Fire and Emergency New Zealand Act 2017 No 17 (as at 30 November 2022), Public Act – New Zealand Legislation
9/03/2023	Fire and Emergency NZ	17	17.2	Infrastructure	Fire and Emergency	Oppose	FENZ requires adequate water supply and water pressure be available for firefighting activities. The provision for adequate water supply (whether reticulated or non-reticulated) is therefore critical for any new subdivision or land use. This essential emergency supply provides for the health, safety and wellbeing of people and the wider community, and therefore contributes to achieving the purpose of the RMA. The water supply assessment for this proposal found that there is likely to be insufficient pressure to meet fire flow requirements for subsequent development of the site. Given these significant concerns, FENZ supports Policy 2 'there is sufficient infrastructure to accommodate the development' of the Awakino Precinct in that firefighting water supply and pressure are an element of 'sufficient infrastructure'.	Yes	Not stated	
9/03/2023	Fire and Emergency NZ	17	17.3	Plan Provisions	Subdivision	Oppose	FENZ notes that the Precinct proposes removing the requirement to comply with general residential subdivision rule 13.11.1 that has subdivision as a controlled activity with a matter of control "that site(s) is adequately serviced and/or services on-site are managed, in particular the extent to which: ... sufficient firefighting water supply is available, taking into account a risk based assessment (refer to Note 8)" (13.11.1 Matter of Control (ii)). This wording was agreed through Environment Court mediations between Kaipara District Council and FENZ (ENV-2018-AKL-00012). FENZ considers that it is essential this reference to sufficient firefighting water supply is maintained through the plan change.	Yes	Not stated	Fire and Emergency New Zealand v Kaipara District Council ENV-2018-AKL-00012
9/03/2023	Fire and Emergency NZ	17	17.4	Plan Provisions	Transport	Oppose	FENZ maintains its position that a 3m vehicle access and driveway width for up to 6 dwellings is inadequate for firefighting access in the case of a fire and is not in accordance with SNZ 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice .	Yes	Not stated	SNZ PAS 4509:2008
9/03/2023	Fire and Emergency NZ	17	17.5	Plan Provisions	Subdivision	Oppose	FENZ notes that if Council are minded to approve the plan change, it seeks amendments to the Awakino Precinct provisions as discussed above to retain the wording agreed in ENV-2018-AKL-00012 that includes consideration of sufficient firefighting water supply for subdivision.	Yes	Not stated	Fire and Emergency New Zealand v Kaipara District Council ENV-2018-AKL-00012
9/03/2023	Heritage New Zealand Pouhere Taonga	18	18.1	Other Matters	Heritage and Archaeology	Oppose	HNZPT notes that there is inadequate assessment of historic heritage of the areas proposed to be rezoned for Residential.	Yes	Not stated	
9/03/2023	Heritage New Zealand Pouhere Taonga	18	18.2	Other Matters	Heritage and Archaeology	Oppose	HNZPT notes that historic heritage is a matter of national importance under section 6(f) of the RMA. The definition of historic heritage under Part 2 of the RMA includes archaeology, therefore effects on archaeology must be taken into account when assessing PPC82.	Yes	Not stated	
9/03/2023	Heritage New Zealand Pouhere Taonga	18	18.3	Other Matters	Heritage and Archaeology	Oppose	HNZPT notes that the Heritage New Zealand Pouhere Taonga Act (HNZPTA) provides protection for all archaeological sites, whether recorded or not. It is illegal to destroy any site without prior authority. Careful project design may allow sites to be avoided by development. Where site cannot be avoided an archaeological authority is required. All applications for Archaeological Authorities must be made to HNZPT.	Yes	Not stated	HNZPTA
9/03/2023	Heritage New Zealand Pouhere Taonga	18	18.4	Other Matters	Heritage and Archaeology	Oppose	HNZPT indicates that significant earthworks will be required for the urbanisation of this area. Section 8.11 of the AEE for PPC82 stated "no known historic heritage features or areas of significance to Māori or archaeological sites" with reliance on accidental discovery protocol. Without an archaeological assessment of the plan change area undertaken by a qualified archaeologist it is difficult for the effects of the rezoning of the area to be determined. It is HNZPT's opinion and contrary to what is stated in section 8.11, presently it is unknown if there will be no effects on archaeology. An archaeological assessment is required prior to progression of PPC82.	Yes	Not stated	

9/03/2023	Heritage New Zealand Pouhere Taonga	18	18.5	Other Matters	Heritage and Archaeology	Oppose	HNZPT does not concur that an accidental discovery protocol is sufficient or appropriate in this instance to address the identified potential for subsurface archaeology.	Yes	Not stated	
9/03/2023	Heritage New Zealand Pouhere Taonga	18	18.6	Other Matters	Heritage and Archaeology	Oppose	HNZPT notes the cultural assessment undertaken by Te Roroa Commercial Development Ltd on behalf of Te Roroa Whatu Ora and Manawhenua Trusts (TRWO&MWT). HNZPT wishes it noted, and concurs with the statement by TRWO&MWT, the cultural values assessment does not negate the need for an archaeological assessment to determine whether there is the potential for archaeological materials.	Yes	Not stated	
9/03/2023	B & N Lowe and others	19	19.1	PPC82 in General	Reject in full	Oppose	The submitters are concerned with significant adverse effects stemming from lack of sufficient due diligence and notification of measures (including details of financial commitment) to sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations.	Yes	Yes	Refer to submission document for full list of submitters under B & N Lowe and others.
9/03/2023	B & N Lowe and others	19	19.2	Infrastructure	General	Oppose	The submitters are concerned with risks arising due to lack of sufficient infrastructure (and lack of evidence of available and sufficient financial capacity to provide necessary and sufficient infrastructure) to safeguard the life-supporting capacity of air, water, soil, and ecosystems for the surrounding and directly affected community.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.3	Infrastructure	General	Oppose	The submitters are concerned with lack of sufficient and appropriate measures avoiding, remedying, or mitigating any adverse effects of activities on the environment, particular with respect to impact upon Council's three waters infrastructure and the known effects of extreme weather events.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.4	Economic	Negative Economic Effect	Oppose	The submitters are concerned with potential (and it is submitted probable) financial risk to the community arising from actions that will be required to sufficiently and appropriately remedy or mitigate the adverse effects of PPC82.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.5	Infrastructure	General	Oppose	The submitters raise concerns with the assumptions adopted in the PPC documentation pertaining to infrastructure, financial planning and strategic direction and local and regional planning policies.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.6	Economic	Housing Supply and Demand	Oppose	The submitters state that the proposition of growth and urban capacity demand to justify the rezoning of the PPC area is speculative, and not supported by data and evidence provided by Council.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.7	PPC82 in General	Reject in full	Oppose	The submitters express concern with the stated purpose and reasons for the PPC, and consider that the PPC proposition to appropriately and effectively deliver sustainable residential housing requirements for Dargaville is misconceived. It fails to: apply relevant contextual realities; adopt a measured approach to development in a community with under-investment in infrastructure; provide adequate consideration to the drainage area where it is predicted the area will be increasingly exposed to climate change effects; and accord with council's predicted growth and demand or council's investment strategy to support existing community commitments and requirements.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.8	Economic	Housing Supply and Demand	Oppose	The submitters state that the technical analysis undertaken to inform the PPC has been on a desktop basis and is inconsistent with Council's assessments for infrastructural development in Dargaville from 2021-2031 provided by the Long Term Plan; Council's position on the applicability of the National Policy Statement on Urban Development; and Council's assessment of growth and demand projections for Dargaville in the next 30 years.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.9	Statutory and Non-Statutory Documents	Other	Oppose	The submitters note that Council is required to give effect to higher level planning documents in considering the PPC, and consider that the PPC Assessment report cherry picks the elements of these planning documents that are supportive of the PPC.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.10	Statutory and Non-Statutory Documents	RMA	Oppose	The submitters refer to Part 2 of the Resource Management Act and submit that the proposed development does not meet Part 2 - including the sustainable management purpose in section 5(2) and the matters to have particular regard to in section 7 - due to insufficient capacity, resource availability or prospect of sufficiently viable and reasonably affordable processes and strategy, and the subsequent risk of detrimental effects.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.11	Statutory and Non-Statutory Documents	RMA	Oppose	The submitters refer to the legislative changes pending for the resource management framework and in that context question whether determination of a PPC is appropriate and in pursuit of the interests of the community. They consider the impact of the legislative changes are relevant to the consideration of the PPC. They submit that the PPC should be deferred until the resource management reform provisions are able to be considered and applied.	Yes	Yes	

9/03/2023	B & N Lowe and others	19	19.12	Infrastructure	General	Oppose	The submitters refer to the pending and uncertain implications of the Three Waters legislative changes and state that it is not yet known what the effects and implications will be for Council's infrastructural systems. They consider there is real risk that communities such as Dargaville will become lost in the schematics and that community three waters infrastructure cannot be relied upon to enable development at this time. They also state there has been persistent and prolonged underinvestment in three waters infrastructure and therefore it is inappropriate to adopt a PPC which so inherently relies upon the access to and use of community three waters systems. If it is to rely on community systems, the submitters consider the rezoning should be deferred pending the outcome of the central government's Three Waters changes. The submitters further consider that the ability of Dargaville's three waters infrastructure to meet the demands of any proposed development change cannot be known or predicted.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.13	Economic	Housing Supply and Demand	Oppose	The submitters note that Council is still grappling with whether the NPS-UD applies to Dargaville and refer to a recent economic opinion (by Derek Foy, dated 1 March 2022) presented to Council which did not consider Dargaville to be an 'urban environment' under the NPS-UD. The submitters consider the PPC is relying upon the NPS-UD provisions relating to responsive planning to support it, and that it is inappropriate for Council to consider proposed rezoning reliant upon those provisions when they may not apply.	Yes	Yes	Memo from Derek Foy - see page 35
9/03/2023	B & N Lowe and others	19	19.14	Other Matters	Climate Change	Oppose	The submitters refer to the Northern Wairoa River Catchment and Northland Regional Council's Northland River Management Policy . The PPC refers to land to the south of the proposed rezone area that is part of the Northern Wairoa River catchment area, and it identifies the area surrounding the Awakino River as a possible site to locate alternative infrastructure, including wastewater treatment. The submitters state that the risks of extreme weather events affecting this area must be considered carefully and as to whether that will comply with Regional Planning considerations. They submit that Council's resources in protecting the community and its existing infrastructure from the potential impacts of climate change should be prioritised over the allocation of resources to assist private development aspirations.	Yes	Yes	Northland River Management Policy
9/03/2023	B & N Lowe and others	19	19.15	Statutory and Non-Statutory Documents	Other	Oppose	The submitters note that the Council is currently undertaking its District Plan review process and the Proposed District Plan is expected to be prepared by July 2023. The PPC application acknowledges this, but states the draft District Plan has no legal weight and there is no guarantee of adoption. The submitters consider this is misleading and state that the objectives and policies of the Proposed District Plan have immediate legal effect upon notification. As appropriate rezoning can be progressed as part of the District Plan review process, the submitters consider the PPC unnecessary and inappropriate. They consider Council's own review will allow development which meets the needs of the community and its anticipated growth and demand.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.16	Statutory and Non-Statutory Documents	Spatial Plan	Oppose	The submitters acknowledge that the PPC area falls within Council's spatial plan for anticipated residential extension, but note that it is a non-statutory document and does not provide directive weight.	Yes	Yes	Kaipara Spatial Plan - Part 2 Dargaville
9/03/2023	B & N Lowe and others	19	19.17	Infrastructure	General	Oppose	The submitters state that under the Long Term Plan 2021-2031 there is no provision for development or extension of the necessary infrastructure within Dargaville necessary for Council to say it is infrastructure ready and capacity development enabled to meet the demands of the PPC. Accordingly rezoning of the PPC area should not be adopted until it is infrastructure-ready and the required capacity is feasible and reasonably expected to be realised.	Yes	Yes	Long Term Plan
9/03/2023	B & N Lowe and others	19	19.18	Economic	Housing Supply and Demand	Oppose	The submitters question how the PPC can say it meets a known demand for housing development capacity when there is an absence of evidence-based assessment on this matter. Council has not yet done the studies of demand and capacity identified in the NPS-UD section 3.11. The submitters refer to Infometrics population projections presented to Council on 1 March 2023 which project only slow growth in Dargaville. On that basis there does not seem to be sufficient demand to require the rezoning of the proposed precinct. They also raise whether medium to dense housing development is required, referring to the anticipated demographics of the Dargaville community.	Yes	Yes	Within the Kaipara District Environmental Scan 2023 report, see page 117 onwards for population growth projections

9/03/2023	B & N Lowe and others	19	19.19	Infrastructure	General	Oppose	The submitters emphasise that current infrastructure and Council commitments do not support PPC82. There is not “Sufficient Certainty” that Dargaville’s infrastructure is ready for a development plan of this nature. They note that significant commitment has been given to the Mangawhai infrastructure upgrades, but a similar commitment is not made in relation to Dargaville's infrastructure. The planned rate of development for the PPC does not match what is enabled by existing or funded infrastructure, referring to the Long Term Plan and Council's Asset Management Plans.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.20	Infrastructure	Wastewater	Oppose	The submitters highlight the Council’s Wastewater Strategic Activity Management Plan 2021-2031 . The Plan states Dargaville's wastewater network has identified issues with infiltration and capacity. Further, the submitters state that the LTP does not identify funding for wastewater infrastructure upgrades prior to 2028. The submitters therefore state that the PPC does not align with the Environment Court position that there needs to be sufficient certainty in relation to wastewater being available for a development when that subdivision consent and development consent are granted.	Yes	Yes	Wastewater Strategic Activity Management Plan 2021-2031
9/03/2023	B & N Lowe and others	19	19.21	Infrastructure	Water Supply	Oppose	The submitters highlight the Council’s Water Supply Strategic Activity Management Plan 2021-2031 . The Plan does not identify any commitment to increasing water supply capacity in Dargaville and the Development Report in the PPC documentation identifies constraints with increasing raw water supply to the community. The submitters note that the PPC will require the residential sites to be connected to reticulated systems and identify risks to the environment, public health, community wellbeing, council infrastructure and financial well-being.	Yes	Yes	Water Supply Strategic Activity Management Plan 2021-2031
9/03/2023	B & N Lowe and others	19	19.22	Infrastructure	Stormwater	Oppose	The submitters state that climate change impacts are putting pressure on the stormwater system for the community and the Council’s Stormwater Strategic Activity Management Plan 2021-2031 identifies concerns regarding stormwater management and development. The submitters highlight that the Stormwater Strategic Activity Management Plan outlines that Council may consider the option to force developers to treat and attenuate stormwater runoff from the development within their site boundaries or to fund the upgrades to the network required to connect them. The submitters believe that it is insufficient for this PPC to suggest it will defer the stormwater solution to other property within the applicants ownership when that land sits in zones directly affected by potential flooding, river catchment and drainage district considerations. The proposed precinct is contrary to sustainable management of the environmental effects on stormwater.	Yes	Yes	Stormwater Strategic Activity Management Plan 2021-2031
9/03/2023	B & N Lowe and others	19	19.23	Infrastructure	Transport	Oppose	The submitters state that the PPC needs to incorporate accessibility for the demographic it is providing for and where people are not relying solely on private vehicles. The largest demographic for growth in Dargaville will be in the retiree age groups. The area of the proposed precinct is a considerable walk from essential services contained in the central township. In the absence of transport options, it opens the proposed development up to the possibility of households impacted by isolation.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.24	Plan Provisions	Transport	Oppose	The submitters highlight the PPC's proposed amendment to Rule 13 of the current District Plan in relation to road layout rules (provision of indicative loop road). This indicative loop road traverses land outside the ownership of the applicant where no right of way or consent has been granted to enable the development of the required loop road. The situation creates conflict between the interests of neighbouring landowners and potential future economic harm to private landowners. The submitters state that the placement of necessary infrastructure on land outside the ownership of the applicant is fundamentally flawed.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.25	Other Matters	Property	Oppose	The submitters state that the proposed rezoning is so inherently uncertain and flawed in terms of the infrastructure necessary to support it and the reliance upon both Council infrastructure and privately owned land outside of the applicant’s ownership. The submitters seek that the applicants redesign their proposal to remove or remedy flaws and to provide for effects, before being allowed to proceed.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.26	Economic	Negative Economic Effect	Oppose	The submitters state that the PPC does not assess the potential financial impacts on private landowners in the area, which are disproportionate. The financial impacts that may be experienced include increased rates, loss of commercial use of farmland and indirect consequences on financial commitments to lenders, insurers and property values.	Yes	Yes	
9/03/2023	B & N Lowe and others	19	19.27	Plan Provisions	Precinct Plan/Zoning	Oppose	The submitters suggest the application of the rural lifestyle zone to the PPC area would provide for a fair and reasonable subdivision of the land which would provide appropriate site sizes and self-contained water, wastewater and stormwater solutions. This could meet the demand for quality residential developments for retirees, families and professionals.	Yes	Yes	

9/03/2023	B & N Lowe and others	19	19.28	Economic	Housing Supply and Demand	Oppose	The submitters state that Council should consider this PPC in conjunction with PPC81 in the interest of balancing all relevant considerations for the community, environment, socio-economic, cultural and infrastructure aspects, as well as Council's commitments in other areas of Kaipara.	Yes	Yes	Private Plan Change 81 – Dargaville Racecourse, Kaipara District Council
9/03/2023	Daryl Neal	20	20.1	Infrastructure	Stormwater	Oppose	The submitter has no faith in Council's ability or intention to follow through with regard to stormwater control.	No	Yes	
9/03/2023	Daryl Neal	20	20.2	Other Matters	Ecological Effect	Oppose	The submitter notes the potential loss of breeding ground/habitat for fowl, including heron, kaka, harrier, morepork and pheasant.	No	Yes	
9/03/2023	Daryl Neal	20	20.3	Infrastructure	Wastewater	Oppose	The submitter notes that effluent is regularly smelt early morning from Dargaville Sewage Treatment Plant.	No	Yes	
9/03/2023	Daryl Neal	20	20.4	Infrastructure	Water Supply	Oppose	The submitter strongly questions the ability for infrastructure capacity to cope with the proposal.	No	Yes	
9/03/2023	Daryl Neal	20	20.5	Infrastructure	Transport	Oppose	The submitter notes that Awakino Road traffic capability at dramatically increased levels plus significant loss of living well being and danger due to historically uncontrolled speeds for residents is a major concern.	No	Yes	
9/03/2023	Mervyn Simpkin	21	21.1	Economic	Positive Economic Effect	Support	The submitter notes that Dargaville desperately needs residential development to provide for growth and development of the town. The submitter states that the town needs housing development both to retain young persons and attract mid to upper class persons who will contribute wealth to the town and lift the decile level. In contrast the submitter notes that towns will deteriorate if there are not opportunities for growth (eg Kaikohe). The submitter notes that if we have good housing opportunities, population can increase with earning people, the rates take increase and facilities can be improved.	No	No	