

AUCKLAND UNITARY PLAN OPERATIVE IN PART

PROPOSED PLAN CHANGE 100 (Private): Riverhead

SUMMARY OF DECISIONS REQUESTED

Enclosed:

- **Explanation**
- **Summary of Decisions Requested**
- **Submissions**

Explanation

- You may make a “further submission” to support or oppose any submission already received (see summaries that follow).
- You should use Form 6.
- Your further submission must be received by **26 July 2024**
- Send a copy of your further submission to the original submitter as soon as possible after submitting it to the Council.

Summary of Decisions Requested

Plan Change 100 (Private): Riverhead

Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
1	1.1	David Lyon	davidlyon2001@gmail.com	Decline the plan change
2	2.1	BA Kruse & SM Farley, Beverley Kruse family Trust	countrybloomsnz@gmail.com	Approve the plan change without amendments
3	3.1	Alexandra Grace Roland	ali.roland88@gmail.com	Decline the plan change
4	4.1	Michael Cushnie	michael@tlw.co.nz	Decline the plan change
5	5.1	Melissa Bramley	melissajbramley@gmail.com	Decline the plan change
6	6.1	Daniel Smyth	smyth-daniel@hotmail.com	Approve the plan change without amendments
7	7.1	GBI Family Trust Limited	gbifamilytrust@gmail.com	Approve the plan change without amendments
8	8.1	Maan Alzاهر	maan.alzاهر@gmail.com	Approve the plan change without amendments
9	9.1	Kim Scoffin	kim.scoffin@gmail.com	Decline the plan change
10	10.1	Niki Buric	nevans685@gmail.com	Approve the plan change without amendments
11	11.1	Daniel Cohen	dan.cohen@lesmills.com	Decline the plan change
12	12.1	Michael Ferkins	michaelferkins@gmail.com	Decline the plan change
13	13.1	Lesa van Bott	lesa.frank@xtra.co.nz	Decline the plan change
14	14.1	Paula Hogg	paula@h4.co.nz	Decline the plan change
15	15.1	Hin San Li	hinsanli@gmail.com	Approve the plan change without amendments
16	16.1	Phil Jackson	pjtonz@gmail.com	Decline the plan change
17	17.1	Peter Wilding	wildingp9@gmail.com	Decline the plan change
17	17.2	Peter Wilding	wildingp9@gmail.com	If approved make improvement to local infrastructure and especially roading conditional to change of zoning.
18	18.1	Laura Storey	laura.storey@prolex.co.nz	Approve the plan change without amendments
19	19.1	Malhar Panchwagh	malhar_p@xtra.co.nz	Decline the plan change
20	20.1	Michelle Sandra Young	michelle.young@raywhite.com	Decline the plan change
20	20.2	Michelle Sandra Young	michelle.young@raywhite.com	If approved make improvements to infrastructure (flooding and transport).

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21	21.1	Taimane Cohen	diamonds_297@hotmail.com	Decline the plan change
22	22.1	Katherine McCarthy	dkdmft@hotmail.com	Decline the plan change
23	23.1	Jesse McBride	jess@mcbrides.co.nz	Decline the plan change
24	24.1	Kate Frances Lyon	kate.f.truman@gmail.com	Decline the plan change
24	24.2	Kate Frances Lyon	kate.f.truman@gmail.com	If approved provide low density housing instead of medium with minimum 800m2 sections.
24	24.3	Kate Frances Lyon	kate.f.truman@gmail.com	If approved keep housing style as existing
24	24.4	Kate Frances Lyon	kate.f.truman@gmail.com	If approved urgently provide a high school
24	24.5	Kate Frances Lyon	kate.f.truman@gmail.com	If approved provide a traffic management plan and a public transport plan
24	24.6	Kate Frances Lyon	kate.f.truman@gmail.com	If approved urgently improve infrastructure including power, water, sewerage
25	25.1	Nijo Jacob	nijoj468@live.com	Decline the plan change
26	26.1	Monique Masoe	chess@xtra.co.nz	Decline the plan change
27	27.1	Ali summers	alisummers@hotmail.com	Decline the plan change
28	28.1	Jane Sparnon	info@grabit.kiwi	Decline the plan change
29	29.1	Renee Thrower	renee.thrower@yahoo.co.nz	Decline the plan change
30	30.1	Jiayi Yu	kaurica@outlook.co.nz	Approve the plan change with the developer to bear part of transportation costs including road expansion, park and ride and walkways for children
31	31.1	Jordanka Vitasovich	vitaso@xtra.co.nz	Approve the plan change
32	32.1	Stephen Nicholas	snicholas_nz@yahoo.com	Decline the plan change
33	33.1	David Rice	drice83@gmail.com	Decline the plan change
34	34.1	Claire Jones	23 Pitoitoi Drive Riverhead Auckland 0820	Decline the plan change
35	35.1	Anna Johnston	annaljohnston1977@gmail.com	Decline the plan change
36	36.1	Claire Kathleen Jones	fairview2010@gmail.com	Decline the plan change

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37	37.1	Jeremy Quiding	jquiding@hotmail.com	Approve the plan change without amendments
38	38.1	Danni-Lee Corkery	dannileedesigns@gmail.com	Build out the infrastructure in advance of new development in a complete manner so the area is ready for development before it commences.
39	39.1	Thomas Osborne	tom.osborne@gmail.com	Decline the plan change
40	40.1	Scott Page	scottypage@gmail.com	Decline the plan change
41	41.1	Monte Neal	nealsorchard@xtra.co.nz	Decline the plan change
41	41.2	Monte Neal	nealsorchard@xtra.co.nz	If approved make unspecified amendments - related to roading, schools and cycleways
42	42.1	Fang Yang	888fangyang@gmail.com	Approve the plan change without amendments
43	43.1	Ari King	ari.davies@live.com	Approve the plan change with amendments
43	43.2	Ari King	ari.davies@live.com	Deliver road capacity increases both west and north of Riverhead
43	43.3	Ari King	ari.davies@live.com	Deliver stormwater and electricity capacity increases
44	44.1	Nicholas McKay	nickmckay@outlook.co.nz	Decline the plan change
45	45.1	Glenn Gowthorpe	gupmyster@gmail.com	Decline the plan change
46	46.1	Eanna Geoghegan	eannag@hotmail.co.uk	Approve the plan change with amendments
46	46.2	Eanna Geoghegan	eannag@hotmail.co.uk	No change should proceed until transport infrastructure is completed including the new round about at Boric and Brigham Creek.
46	46.3	Eanna Geoghegan	eannag@hotmail.co.uk	Upgrades to sewerage and water systems upgraded before work commuting
46	46.4	Eanna Geoghegan	eannag@hotmail.co.uk	Provision of a high school is required
47	47.1	Anthony Smith	antsmith119@gmail.com	Approve the plan change without amendments
48	48.1	Michael Brent	Michael.brent@washtech.co.nz	Decline the plan change
48	48.2	Michael Brent	Michael.brent@washtech.co.nz	If approved make significant upgrades to SH16 between Brigham Creek and Kumeu
48	48.3	Michael Brent	Michael.brent@washtech.co.nz	If approved ensure adequate primary and secondary schools in the NW
49	49.1	Allyson Shepherd	allyson.shepherd@xtra.co.nz	Decline the plan change
50	50.1	Shanley Joyce	shanleyjoyce@hotmail.com	Decline the plan change

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50	50.2	Shanley Joyce	shanleyjoyce@hotmail.com	If approved upgrade the stormwater and sewerage infrastructure
50	50.3	Shanley Joyce	shanleyjoyce@hotmail.com	If approved make upgrades to roading including walkways, footpaths, bike paths for children
50	50.4	Shanley Joyce	shanleyjoyce@hotmail.com	If approved improve parking/ footpath around Riverhead Memorial Park
50	50.5	Shanley Joyce	shanleyjoyce@hotmail.com	If approved provide better greenspaces and single housing to reflect existing Riverhead community
51	51.1	Sani Peter	saninijo139@gmail.com	Decline the plan change
52	52.1	Emma Davison	emjo.davison@gmail.com	Decline the plan change
53	53.1	Keith Thomas	ppvcheck@gmail.com	Decline the plan change
54	54.1	Michele Widdows	michele@dsl.co.nz	Decline the plan change
55	55.1	Branyn Bellaney	branyn.bellaney@yahoo.com	Decline the plan change
55	55.2	Branyn Bellaney	branyn.bellaney@yahoo.com	If approved build and upgrade roads to handle the traffic first.
56	56.1	Kelly Hancock	kelly@edart.co.nz	Decline the plan change
57	57.1	Georgia Hill	georgia.shiloh.z@gmail.com	Decline the plan change
58	58.1	Brent Allan Catton	brentcatton@hotmail.com	Decline the plan change
59	59.1	Annika Doggett	annikadoggett@gmail.com	Decline the plan change
60	60.1	Scott Vine	scottdanielvine@gmail.com	Decline the plan change
61	61.1	Poynter Family Trust	rick@poynteragencies.com	Decline the plan change
62	62.1	Craig Brock	craig@brock.co.nz	Approve the plan change with amendments
62	62.2	Craig Brock	craig@brock.co.nz	Ensure development is not occupied until all stated road improvements are complete
63	63.1	Riverope Properties Ltd	angela@tmnurseries.nz	Approve the plan change without amendments
64	64.1	Casey Tierney	caseytierney88@gmail.com	Decline the plan change
65	65.1	Acascia Steedman	acascia1@gmail.com	Decline the plan change
66	66.1	Hawk Ellery Freight Services Ltd	scott@hawkellery.co.nz	Decline the plan change

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66	66.2	Hawk Ellery Freight Services Ltd	scott@hawkellery.co.nz	Include provisions to retain Riverhead's rural village character
66	66.3	Hawk Ellery Freight Services Ltd	scott@hawkellery.co.nz	Undertake comprehensive community consultation and develop a structured consultation plan.
66	66.4	Hawk Ellery Freight Services Ltd	scott@hawkellery.co.nz	Address critical issues such as parks, stormwater management, transportation and village character
67	67.1	Rebecca Englefield	bexx_a@hotmail.com	Approve the plan change with amendments
67	67.2	Rebecca Englefield	bexx_a@hotmail.com	Build the new Kumeu bypass or make SH16 two lanes each way before allowing mass residential development
68	68.1	Jenny Burnett	myjens@windowlive.com	Decline the plan change
69	69.1	Lynne Fluker	taylorlnz@hotmail.com	Decline the plan change
70	70.1	Julie Tutton-Jones	j.tuttonjones@gmail.com	Opposes the plan change
71	71.1	Michael Robert Brooke	Mikerbrooke@outlook.com	Decline the plan change
72	72.1	John Armstrong	johnarmstrong2749@icloud.com	Plan change cannot not go ahead until junction at SH16 is sorted.
73	73.1	Morie Yoshida	morieyoshida@xtra.co.nz	Decline the plan change
74	74.1	Sue James	sue@homecircuit.co.nz	Opposes the plan change
75	75.1	Bharat Sethi	bharatsethi007@gmail.com	Decline the plan change
76	76.1	Adolf Goldwyn	adolf.goldwyn@gmail.com	Decline the plan change
77	77.1	Lucy Goldwyn	lucygoldwyn@gmail.com	Decline the plan change
78	78.1	Fiona Carter	fionacarter18@gmail.com	Decline the plan change
78	78.2	Fiona Carter	fionacarter18@gmail.com	If approved increase lands on CR Highway, install round about a CRH/SH16 or merge lane from CRH to SH16 and put more lanes on SH16
79	79.1	Catherine Watson	cath_al_watson@hotmail.com	Decline the plan change
80	80.1	Matthew Fisher	mwsfisher@gmail.com	Decline the plan change
80	80.2	Matthew Fisher	mwsfisher@gmail.com	If approved increase public transport options
80	80.3	Matthew Fisher	mwsfisher@gmail.com	If approved don't build apartments
81	81.1	Ed Stubenitsky	stubee_1@hotmail.com	Approve the plan change with amendments

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81	81.2	Ed Stubenitsky	stubee_1@hotmail.com	Adequate provisions for quality parks and open spaces.
81	81.3	Ed Stubenitsky	stubee_1@hotmail.com	Appropriate provision for parking
82	82.1	Katie Richards	sk.richards@xtra.co.nz	Decline the plan change
83	83.1	Kyle Munro	ksmunro1974@gmail.com	Decline the plan change
84	84.1	Rafael Garcia	rafa14@gmail.com	Decline the plan change
85	85.1	Alan Macleod	macleodalan@yahoo.co.nz	Decline the plan change
85	85.2	Alan Macleod	macleodalan@yahoo.co.nz	If approved upgrade the stormwater and sewerage infrastructure
85	85.3	Alan Macleod	macleodalan@yahoo.co.nz	If approved make significant upgrades to SH16 and other roads
85	85.4	Alan Macleod	macleodalan@yahoo.co.nz	If approved change provisions to ensure the current ambience in Riverhead is maintained.
85	85.5	Alan Macleod	macleodalan@yahoo.co.nz	If approved revisit / remove commercial area opposite Hallertau
86	86.1	Christopher Michael John Stafford	cmjstafford@gmail.com	Decline the plan change
87	87.1	Melissa Keegan	melissakeegan22@hotmail.com	Decline the plan change
88	88.1	Dan Fluker	djfluker@hotmail.com	Decline the plan change
89	89.1	Jainesh Kumar	jainesh_k@live.com	Decline the plan change
90	90.1	Nicholas William Edward Bastow	nck_bastow@yahoo.com.au	Decline the plan change
90	90.2	Nicholas William Edward Bastow	nck_bastow@yahoo.com.au	If approved reduce to low density
90	90.3	Nicholas William Edward Bastow	nck_bastow@yahoo.com.au	If approved develop outside of flood plains
90	90.4	Nicholas William Edward Bastow	nck_bastow@yahoo.com.au	If approved make significant upgrades to SH16 and have dedicated lane from CHR to SH16 Motorway
91	91.1	Jenna Robinson	jenna_robinson@hotmail.com	Approve the plan change with amendments
91	91.2	Jenna Robinson	jenna_robinson@hotmail.com	Increase road capacity and efficiency
92	92.1	Andrew Lorrey	a.lorrey@niwa.co.nz	Decline the plan change
93	93.1	Chris Harker	chris.harker@xtra.co.nz	Decline the plan change

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94	94.1	Thomas Michael Kelly	tomknzl@gmail.com	Decline the plan change
94	94.2	Thomas Michael Kelly	tomknzl@gmail.com	If approved include clear rules around upgrades for roads
94	94.3	Thomas Michael Kelly	tomknzl@gmail.com	If approved include clear rules around upgrades for schools
94	94.4	Thomas Michael Kelly	tomknzl@gmail.com	If approved include clear rules around upgrades for storm water
95	95.1	Ella McIntosh	ella.jmcintosh@gmail.com	Decline the plan change
95	95.2	Ella McIntosh	ella.jmcintosh@gmail.com	If approved make significant upgrades to SH16 and other roads
95	95.3	Ella McIntosh	ella.jmcintosh@gmail.com	If approved provide for greenspaces and parks
95	95.4	Ella McIntosh	ella.jmcintosh@gmail.com	If approved review details of retirement village site
96	96.1	Albrecht von Wallmoden	avonwallmoden@yahoo.com	Decline the plan change
97	97.1	Stephanie Gale	stephaniegalez@gmail.com	Approve the plan change without amendments
98	98.1	Bridget Michelle Hill	bridget.mw@gmail.com	Approve the plan change with amendments
98	98.2	Bridget Michelle Hill	bridget.mw@gmail.com	Improve understanding of CRH and SH16 congestion and upgrade
98	98.3	Bridget Michelle Hill	bridget.mw@gmail.com	Upgrade local roads prior to increased usage
98	98.4	Bridget Michelle Hill	bridget.mw@gmail.com	Provide an up to date floodwater assessment before decisions are made and ensure rules are based on updated assessment.
98	98.5	Bridget Michelle Hill	bridget.mw@gmail.com	Provide a clear requirement to provide neighbourhood parks.
98	98.6	Bridget Michelle Hill	bridget.mw@gmail.com	A park should be provided at 298 Riverhead Road
98	98.7	Bridget Michelle Hill	bridget.mw@gmail.com	Provide a contiguous green corridor that is offered to the Council for vesting.
98	98.8	Bridget Michelle Hill	bridget.mw@gmail.com	Provide a secondary pedestrian link to into Duke Street or Te Roera.
98	98.9	Bridget Michelle Hill	bridget.mw@gmail.com	Provide two distinct approaches, one with the retirement village and one without.
98	98.10	Bridget Michelle Hill	bridget.mw@gmail.com	Have a considered approach to zoning and interface with existing Riverhead.
98	98.11	Bridget Michelle Hill	bridget.mw@gmail.com	Any new business zoning should be required to demonstrate a consolidated and legible town centre including removal of local centre opposite Riverhead Point Road.
98	98.12	Bridget Michelle Hill	bridget.mw@gmail.com	Increased residential density (MHS Zone) should be balanced with stronger requirements for good urban design.

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98	98.13	Bridget Michelle Hill	bridget.mw@gmail.com	The THAB Zone should be based on a reasoned analysis to reflect the intent of the zone and transitions should be provided to the MHS zone.
98	98.14	Bridget Michelle Hill	bridget.mw@gmail.com	The plan change should have better consultation so that a more seamless extension of the old Riverhead is able to be made.
99	99.1	William Eastgate	wreastgate@gmail.com	Approve the plan change without amendments
100	100.1	Aidan Donnelly	donnelly_aidan@hotmail.com	Approve the plan change without amendments
101	101.1	Andy Nicol	andy.nicol@andley.co.nz	Approve the plan change with amendments
101	101.2	Andy Nicol	andy.nicol@andley.co.nz	Upgrade the CRH and SH16 intersection with a round about and extend northwestern motorway beyond Huapai and Waimauku.
102	102.1	Daimler Teves	daimler.teves@gmail.com	Decline the plan change
103	103.1	Rose Worley	roseworley.art@gmail.com	Decline the plan change
104	104.1	Jan Henderson	kjhenderson@xtra.co.nz	Decline the plan change
104	104.2	Jan Henderson	kjhenderson@xtra.co.nz	If approved upgrade the transportation system for extra capacity including public transport
104	104.3	Jan Henderson	kjhenderson@xtra.co.nz	If approved upgrade the stormwater \ infrastructure
104	104.4	Jan Henderson	kjhenderson@xtra.co.nz	If approved upgrade the wastewater infrastructure
104	104.5	Jan Henderson	kjhenderson@xtra.co.nz	If approved clearly identify areas to be put aside for parks and reserves including 306 Riverhead Rd
105	105.1	Leo Floyd	nola.leofloyd@xtra.co.nz	Approve the plan change with amendments
105	105.2	Leo Floyd	nola.leofloyd@xtra.co.nz	Upgrade roading infrastructure before development allowed
106	106.1	Robyn Moore	robyn007.moore@gmail.com	Decline the plan change
107	107.1	Matthew Archer	matt.archer00@gmail.com	Decline the plan change
108	108.1	Chris Svendsen	cnsvendsen@hotmail.com	Decline the plan change
109	109.1	Steve Pike	stevejane.pike@gmail.com	Decline the plan change
109	109.2	Steve Pike	stevejane.pike@gmail.com	If approved upgrade CRH to SH16 to 2 lanes heading south, merge lane into SH16 and Taupaki round about to Brigham Creek should be 45 lanes.
109	109.3	Steve Pike	stevejane.pike@gmail.com	If approved upgrade the stormwater infrastructure

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110	110.1	Paul Svendsen	pksvendsen@hotmail.com	Decline the plan change
111	111.1	Lewellan Sclanders	chicosclanders@icloud.com	Decline the plan change
111	111.2	Lewellan Sclanders	chicosclanders@icloud.com	If approved double road capacity
111	111.3	Lewellan Sclanders	chicosclanders@icloud.com	If approved address the flooding threat
112	112.1	Josette Barbara Haggren	josette.haggren@eapexecutive.com	Approve the plan change with amendments
112	112.2	Josette Barbara Haggren	josette.haggren@eapexecutive.com	Include provisions to retain large trees
112	112.3	Josette Barbara Haggren	josette.haggren@eapexecutive.com	Provide for walkways
112	112.4	Josette Barbara Haggren	josette.haggren@eapexecutive.com	Include a clause for no high fences
113	113.1	Nathalie Lapuente Guzman	natha_0717@yahoo.com	Decline the plan change
113	113.2	Nathalie Lapuente Guzman	natha_0717@yahoo.com	If approved make upgrades to roads
113	113.3	Nathalie Lapuente Guzman	natha_0717@yahoo.com	If approved make upgrades to school infrastructure including a secondary school
113	113.4	Nathalie Lapuente Guzman	natha_0717@yahoo.com	If approved upgrade the stormwater infrastructure
114	114.1	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Decline the plan change
114	114.2	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Include provisions which state that development of the plan change area cannot proceed until wider network capacity and safety issues are addressed.
114	114.3	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Include provisions which state that development of the plan change area cannot proceed until local road improvements have been completed
114	114.4	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	The proposed retirement village creates roading pinch points that should be addressed by requirements for various road upgrades set out in the submission

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114	114.5	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Include provisions which require all required local and wider transport improvements to be in place prior to earthworks and related traffic impacts commencing.
114	114.6	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Any proposed commercial zoning to be justified by economic analysis that is based on a clear outline of existing zoning and activities in Riverhead, including under-utilising of zoned land and potential capacity, and recognition of the activities and services that would be provided by the retirement village and commercial activities that can be undertaken in the THAB zone via resource consent.
114	114.7	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Any proposed commercial zoning to be justified by economic analysis that is based on a well-reasoned and justifiable customer catchment which recognises the commercial and retail centres of Kumeu, Westgate and Albany, and does not unrealistically anticipate that people who live near these centres would instead travel to Riverhead for their shopping needs.
114	114.8	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Any new business zoning to demonstrate a consolidated and legible town centre, not exacerbate strip commercial areas fronting the highway. Most importantly by removing the proposed Local Centre Zone opposite Riverhead Point Road.
114	114.9	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	MHS zoning should be balanced by good urban design and green infrastructure with graduated density provided.
114	114.10	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Front yards should be sized to be adequate for planting large trees, for example, 6 metres and a requirement for each site in the zone to plant one tree capable of growing 6m plus in height.
114	114.11	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Specific yard and landscape standards to apply at the rear of all sites which adjoin a rural zone to help establish a transition between the residential and rural environments.
114	114.12	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Front yard fence control applied which applies H5.6.15 Front, side and rear fences and walls.
114	114.13	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Require minimum tree quantity outcomes for new roads

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114	114.14	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Require sufficient private and public planted areas to give effect to the intent of Auckland's Urban Ngahere (Forest) Strategy
114	114.15	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	THAB zone location and extent to be based on a reasoned analysis and reflect the intent of the zone which is to provide density around a transport hub and/or a town centre.
114	114.16	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	The transition edge of THAB to the Mixed House Suburban zone should contain a local road to create a natural transition space between the different densities and building scale/forms.
114	114.17	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Require the 20m margin of land from the stream in the MRZ to be zoned as public open space and vested to the council
114	114.18	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	The green corridor to be extended to the open space esplanade reserve and be available for public access
114	114.19	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Provide a robust peer review and an overall bottom line requirement in the plan change provisions that stormwater will not cause upstream or downstream adverse effects.
114	114.20	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Remove the clause 'as far as practicable' from Objective (6), for example: "Stormwater is managed to avoid, or minimise or adequately mitigate, adverse effects on the receiving environment."
114	114.21	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Require the overall stormwater corridor system and green network design to be agreed with council prior to development and not incrementally addressed via multiple separate development proposals

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
114	114.22	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Provide clarity of the intended use and function of 22 Duke Street with regard to stormwater
114	114.23	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Include provisions which ensure that the wastewater system is appropriate and fit for purpose, and that addition of the plan change area will not negatively impact existing and future users
114	114.24	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Ensure the requirement and composition for the green corridor to be determined and agreed in principle with council prior to any development
114	114.25	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	That necessary parts of the green corridor infrastructure which do not comprise of roads, neighbourhood parks or drainage reserves are offered to council for vesting or protected and maintained in perpetuity by an appropriate legal mechanism .
114	114.26	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Provide a clear description the intended corridor composition is required in the plan, and an explanation of how the multiple components of the green networks are to be determined and delivered in the whole, from the perspectives of parks to vest, stormwater devices and the road corridor, and any other land that may be required
114	114.27	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Extend the green corridor to the Rangitopuni tributary and provide a public connection to a zoned open space esplanade reserve
114	114.28	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	Clear objectives, polices, standards and design/outcome expectations are required in the plan to ensure the overall 'multi-purpose green corridors' is delivered as anticipated, because Policy 13 as drafted will not achieve this outcome
114	114.29	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	A neighbourhood park to be located to include the Beech tree and the overall grove of high value trees

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
114	114.30	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	That the plan change be complete and robust in terms of dealing with the two scenarios of the retirement village being in place or not. Requiring cross-site connectivity and local roads for the scenario of the retirement village not being built
114	114.31	Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)	Mikerbrooke@outlook.com	The opportunity to conference with the requestors to resolve any matters of difference pre-hearing
115	115.1	Oscar Fernando Barrero Lopez	oscar_barlop@hotmail.com	Decline the plan change
116	116.1	Mayson Day	maysond@yahoo.com	Decline the plan change
116	116.2	Mayson Day	maysond@yahoo.com	If approved greatly increase capacity of CR Highway
117	117.1	Johan Vollebregt	johan@millgrove.co.nz	Decline the plan change
118	118.1	Hazel Purcell	purcellhazel@gmail.com	Decline the plan change
119	119.1	Stephen Tiney	s.tiney@live.com	Decline the plan change
120	120.1	Michelle Lynda Cushnie	mitchpilina@hotmail.com	Decline the plan change
121	121.1	Belay Professional Services Limited	mglanfie@gmail.com	Decline the plan change
122	122.1	Maraetai Land Development Limited	philip@campbellbrown.co.nz	Approve the plan change without amendments
123	123.1	Andrew Coombes and Tara Hatherley	andrewandtara@xtra.co.nz	Decline the plan change
124	124.1	Michelle Marshall	waihekegirl@yahoo.co.nz	Decline the plan change
125	125.1	Platinum Developments Ltd	stevekeene33@gmail.com	Decline the plan change
126	126.1	Robyn Page	robynjillianp@gmail.com	Decline the plan change
127	127.1	Kimberley Page	kimlisapage@gmail.com	Decline the plan change
128	128.1	Minki Lee	mink0214@hotmail.com	Decline the plan change
129	129.1	Allan Irad Maclean	allanm@outlook.co.nz	Approve the plan change with amendments
129	129.2	Allan Irad Maclean	allanm@outlook.co.nz	Delay approval until certainty of central and local government commitment to traffic issues.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
129	129.3	Allan Irad Maclean	allanm@outlook.co.nz	Impose restrictions as to the type of housing to be permitted
129	129.4	Allan Irad Maclean	allanm@outlook.co.nz	Do not allow ribbon development opposite Hallertau
130	130.1	Grant Hewison & Associates Ltd	grant@granthewison.co.nz	Decline the plan change
131	131.1	John Olding	jandjolding@gmail.com	Decline the plan change
132	132.1	Declan Penfold	decpenfold@gmail.com	Decline the plan change
132	132.2	Declan Penfold	decpenfold@gmail.com	Upgrade roading infrastructure before development allowed including cycle lanes and bus routes
132	132.3	Declan Penfold	decpenfold@gmail.com	The proposed development must prioritise the preservation and expansion of green spaces to sustain our community's beauty and environmental well-being
132	132.4	Declan Penfold	decpenfold@gmail.com	Proper parks infrastructure, including paved sidewalks, adequate drainage, and designated parking areas,
133	133.1	Duncan Whittaker	duncanwhittaker037@gmail.com	Decline the plan change
133	133.2	Duncan Whittaker	duncanwhittaker037@gmail.com	If approved build and upgrade roads to handle the traffic flow before development
133	133.3	Duncan Whittaker	duncanwhittaker037@gmail.com	If approved schooling to be put in place before any future development
134	134.1	Mark and Joanne Robinson	mark_jo.robinson@yahoo.co.uk	Decline the plan change
135	135.1	Paul Seymour	paul.seymour@gmail.com	Decline the plan change
135	135.2	Paul Seymour	paul.seymour@gmail.com	If approved that in table IX.4.1 the activity status for (A4) and (A5) be changed to Non Complying
135	135.3	Paul Seymour	paul.seymour@gmail.com	If approved that the assessment criteria IX.8.2(4) (f) be modified to require assessment within the peak period and the weekend.
135	135.4	Paul Seymour	paul.seymour@gmail.com	That notification rule IX5 (1) is only applicable to permitted activities.
135	135.5	Paul Seymour	paul.seymour@gmail.com	Take into account that the wider transport effects of a lack of secondary high school facilities are significant in the peak commuter periods.

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Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
135	135.6	Paul Seymour	paul.seymour@gmail.com	Supports IX.6.3 Riparian Margins and consider this will encourage biodiversity within the stream network
135	135.7	Paul Seymour	paul.seymour@gmail.com	The front yard set back should be increased to 3m, rather than the 2.5m proposed by Table IX.6.9.1.
136	136.1	Paul David James	paul377a@gmail.com	Decline the plan change
137	137.1	Wayne Brown	wayne.brown@aut.ac.nz	Decline the plan change
138	138.1	Faye Spooner	fades@xtra.co.nz	Decline the plan change
139	139.1	Kim Spooner	fades@xtra.co.nz	Decline the plan change
140	140.1	Caroline Church	mail@carolinechurch.co.nz	Decline the plan change
141	141.1	Aberdeen Adventures Ltd	shanehartley@tnp.co.nz	Apply the Mixed Housing Suburban Zone over the whole of the site at 22 Duke Street
142	142.1	Tim Burborough	timandkylie@outlook.com	Approve the plan change with amendments
142	142.2	Tim Burborough	timandkylie@outlook.com	Delay the development construction start until after the upgrades to local roads and state highway 16 are complete.
143	143.1	Vincent Clifton Tiedt	vincent.tiedt@icloud.com	Decline the plan change
144	144.1	Karen Chambers	karen_mikec@xtra.co.nz	Decline the plan change
145	145.1	Kim van Zuilen	vanzuilen@xtra.co.nz	Decline the plan change
146	146.1	Tracy Anne Murray and Keith James Insley	tammybun@xtra.co.nz	Decline the plan change
147	147.1	Mark Kimber	mark@kimber.org.nz	Decline the plan change
148	148.1	Christine Kimber	chrissy@kimber.org.nz	Decline the plan change
149	149.1	R D Joyce	pamandrosco@gmail.com	Decline the plan change
150	150.1	Ruth Hirst	hirst.murray1960s@gmail.com	Decline the plan change
151	151.1	Edwin van Zuilen	vanzuilen@xtra.co.nz	Decline the plan change
152	152.1	Les Whale	leswhaleglobal@gmail.com	Decline the plan change
153	153.1	Megan Lawrence	megan@flair.nz	Decline the plan change

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
154	154.1	Melissa Taylor	gills.nz@outlook.com	Decline the plan change
155	155.1	Susannah Marshall	sueseese@yahoo.com	Decline the plan change
156	156.1	Gail Sclanders	gail.sclanders@gmail.com	Decline the plan change
156	156.2	Gail Sclanders	gail.sclanders@gmail.com	If approved upgrade roads
156	156.3	Gail Sclanders	gail.sclanders@gmail.com	If approved address flooding
157	157.1	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	Decline plan change unless all changes in submission made
157	157.2	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	Complete 2 lanes each way from Brigham Creek roundabout to Kumeu with additional route through or around Kumeu before developing Riverhead
157	157.3	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	Provide a roundabout at CRH/ SH16 intersection before developing Riverhead
157	157.4	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	Provide safe cycleways in Riverhead and to Westgate before developing Riverhead.
157	157.5	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	Address Albany village traffic pinch point before developing Riverhead
157	157.6	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	New development must provide for public parks
157	157.7	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	New development should provide new water and wastewater infrastructure needed.
157	157.8	Rob Mitchell and Karina Mitchell	robtmit@gmail.com	Consult community on type and style of buildings in order to maintain current pleasant community feel
158	158.1	Karen Body	karenbody50@gmail.com	Decline the plan change
159	159.1	Peter Fredatovich	peter@vinovum.nz	Decline the plan change
160	160.1	Derrick Davis	derrickdavis111@gmail.com	Decline the plan change
161	161.1	Auckland Transport	spatialplanning@at.govt.nz	Decline the plan change unless the matters set out in this submission, as outlined in the main body of this submission and in this table, are addressed and resolved to Auckland Transport's satisfaction.
161	161.2	Auckland Transport	spatialplanning@at.govt.nz	Decline the plan change unless the matters set out in this submission, as outlined in the main body of this submission and in this table, are addressed and resolved to Auckland Transport's satisfaction.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.3	Auckland Transport	spatialplanning@at.govt.nz	Decline the plan change unless the matters set out in this submission, as outlined in the main body of this submission and in this table, are addressed and resolved to Auckland Transport's satisfaction.
161	161.4	Auckland Transport	spatialplanning@at.govt.nz	Amend the plan change by including precinct provisions (an objective, policy, a standard, matter(s) of discretion, and assessment criteria) to require that future developments and alterations to existing buildings mitigate potential road traffic noise effects on activities sensitive to noise from the existing arterials being Coatesville-Riverhead Highway and Riverhead Road.
161	161.5	Auckland Transport	spatialplanning@at.govt.nz	Amend third to last paragraph as follows: 'The precinct includes provisions to ensure that the subdivision and development of land for development is coordinated with the <u>construction of</u> transport and infrastructure upgrades necessary to manage <u>and mitigate potential</u> adverse effects on the <u>local and wider</u> transport network. <u>Provision is also made for the future widening of Riverhead Road.'</u>
161	161.6	Auckland Transport	spatialplanning@at.govt.nz	Amend Objective 4 as follows: '(4) Access to, and from <u>and within</u> the precinct <u>for all modes of transport</u> occurs in a safe, effective and efficient manner <u>for all modes of transport that mitigates the adverse effects of traffic generation on the surrounding road network.'</u>
161	161.7	Auckland Transport	spatialplanning@at.govt.nz	Retain Objective 5
161	161.8	Auckland Transport	spatialplanning@at.govt.nz	Insert a new Objective as follows: '(x) Subdivision and development does not occur in advance of the availability of <u>operational transport infrastructure, including regional and local transport infrastructure.'</u>
161	161.9	Auckland Transport	spatialplanning@at.govt.nz	Insert a new Objective as follows: '(x) Development provides for future road widening on Riverhead Road.'
161	161.10	Auckland Transport	spatialplanning@at.govt.nz	Insert a new policy as follows: '(x) Require that subdivision and development in the Precinct does not occur in advance of the availability of <u>operational transport infrastructure.'</u>
161	161.11	Auckland Transport	spatialplanning@at.govt.nz	Insert a new policy as follows: '(x) Require development with frontage to Riverhead Road to provide for future road <u>widening.'</u>

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.12	Auckland Transport	spatialplanning@at.govt.nz	Amend Policy 4 as follows: '(4) Require <u>subdivision and</u> the occupation of buildings in the precinct to be coordinated with required transport infrastructure upgrades to minimise the adverse effects of development on the safety, efficiency and effectiveness of the surrounding road network.'
161	161.13	Auckland Transport	spatialplanning@at.govt.nz	Amend Policy 7 as follows: '(7) Require the main collector roads to be <u>provided</u> generally in the locations shown in IX.10.2 Riverhead: Precinct plan 2, while allowing for variation where it would achieve a highly-connected street layout that integrates with the surrounding <u>existing and proposed</u> transport network.'
161	161.14	Auckland Transport	spatialplanning@at.govt.nz	Amend Policy 8 as follows: '(8) Require the key local roads and pedestrian connections to be <u>provided</u> generally in the locations shown in IX.10.2 Riverhead: Precinct plan 2, while allowing for variation where it would achieve a highly connected <u>street layout of streets and pedestrian connections</u> that integrates with the <u>collector road network within the precinct and the surrounding existing and proposed</u> transport network.'
161	161.15	Auckland Transport	spatialplanning@at.govt.nz	Amend Policy 9 as follows: '(9) Ensure that <u>subdivision and</u> development provides a local road network that achieves a highly-connected street layout and integrates with the collector road network within the precinct and the surrounding <u>existing and proposed</u> transport network, and supports the safety and amenity of the open space network.
161	161.16	Auckland Transport	spatialplanning@at.govt.nz	Amend Policy 10 as follows: '(10) Require streets to be attractively designed and to appropriately provide for all transport modes by: (a) providing for safe <u>separated</u> access for cyclists on <u>arterial and</u> collector roads; (x) <u>providing upgrades to existing road frontages of the precinct to an urban standard and pedestrian connections to the existing Riverhead settlement;</u> (x) <u>providing safe crossing facilities for pedestrians and cyclists;</u> (x) <u>providing upgraded public transport facilities on Coatesville-Riverhead Highway;</u> (b) providing a level of landscaping that is appropriate for the function of the street; and (c) providing for the safe and efficient movement of vehicles.'
161	161.17	Auckland Transport	spatialplanning@at.govt.nz	Amend Table IX.4.1 so that either: a) All development activities are listed under "Development" and all subdivision activities are listed under "Subdivision", including (without limitation) so that activities (A4) to (A6) appear in both parts of the activity table; or b) Alternatively, subdivision and development headings are combined and include all activities. Activity Activity Status Subdivision and Development

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.18	Auckland Transport	spatialplanning@at.govt.nz	Amend Table IX.4.1 Activity table - Precinct-wide activities, (A4) and (A5), so that non-complying activity status (rather than discretionary or restricted discretionary status) applies to 'Subdivision and development that does not comply with Standard IX.6.1 Staging of Development with Transport Upgrades (other than in relation to specific design requirements in Appendix 1: Road function and design elements table - Internal roads within Precinct, and / or Appendix 2: Road function and design elements table - External roads to the Precinct)'. Make consequential amendments to the matters of discretion and assessment criteria to reflect the removal of the restricted discretionary activity.
161	161.19	Auckland Transport	spatialplanning@at.govt.nz	Retain (A6) in Table IX.4.1 Activity table - Precinct-wide activities (subject to the submission point above concerning the location of this activity – which relates to both subdivision and development – in the table).
161	161.20	Auckland Transport	spatialplanning@at.govt.nz	Amend Table IX.4.2 Activity table - Sub-precinct A activities by deleting (A7) as follows, together with the associated permitted activity status: ' Restaurants and cafes up to 250m² gross floor area per site ' Make consequential amendments to the exclusions listed under Standard IX.4 Activity table, for Sub-precinct A.
161	161.21	Auckland Transport	spatialplanning@at.govt.nz	Amend Table IX.4.2 Activity table - Sub-precinct A activities by deleting (A8) as follows, together with the associated permitted activity status: ' Retail up to 100m² gross floor area per site '
161	161.22	Auckland Transport	spatialplanning@at.govt.nz	Amend Table IX.4.2 Activity table - Sub-precinct A activities by amending (A9) as follows: 'Healthcare facility up to 250m ² gross floor area '
161	161.23	Auckland Transport	spatialplanning@at.govt.nz	Delete Standard IX.5 Notification (1) to enable the normal RMA notification tests to apply. Make a consequential amendment to IX.5(2) to delete reference to (1).

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.24	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.6 Standards by deleting the listing of 'E27.6.1 - Trip Generation' as a standard that does not apply precinct-wide.
161	161.25	Auckland Transport	spatialplanning@at.govt.nz	Amend Standard IX.6.1 Staging of development with transport upgrades, so that it clearly links the requirements for transport upgrades with subdivision as well as development. This will require amendments to items (1) to (5) to require upgrades to be aligned with subdivision as well as the occupation of buildings. An example of appropriate drafting is provided in I451.6.2 of the AUP(OP). The further amendments to Standard IX.6.1 set out later in this submission are subject to this overarching request.
161	161.26	Auckland Transport	spatialplanning@at.govt.nz	Amend the title and purpose statement of Standard IX.6.1 as follows: 'IX.6.1. Staging of <u>subdivision and</u> development with transport upgrades Purpose: • To manage <u>mitigate</u> the adverse effects of traffic on the safety and efficiency of the surrounding <u>local and wider</u> road network for all modes of transport by ensuring subdivision and development is coordinated with transport infrastructure. • To <u>achieve the integration of land use and transport.</u> • To ensure that subdivision and development complies with <u>Appendices 1 and 2 Road function and design elements tables.</u> '
161	161.27	Auckland Transport	spatialplanning@at.govt.nz	Subject to Auckland Transport's main submission point above about re-drafting IX.6.1 generally, amend Standard IX.6.1(1) as follows: '(1) Prior to occupation of a dwelling <u>any building</u> within the Riverhead Precinct, the following transport infrastructure must be constructed and operational: (a) ...' Similarly, amend other clauses in IX.6.1 to refer to 'any building' rather than 'a building'.
161	161.28	Auckland Transport	spatialplanning@at.govt.nz	Subject to Auckland Transport's main submission point above about re-drafting IX.6.1 generally, amend Standard IX.6.1(2)(a) so that it clearly includes the public transport infrastructure and walking / cycling improvements (such as pedestrian crossings) identified in the ITA.
161	161.29	Auckland Transport	spatialplanning@at.govt.nz	Subject to Auckland Transport's main submission point above about re-drafting IX.6.1 generally, amend Standard IX.6.1(3)(a) so that it clearly includes the public transport infrastructure and walking / cycling improvements (such as pedestrian crossings) identified in the ITA.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.30	Auckland Transport	spatialplanning@at.govt.nz	Subject to Auckland Transport's main submission point above about re-drafting IX.6.1 generally, amend Standard IX.6.1(3)(c) as follows: '(c) Upgrade and urbanise Riverhead Road, from the eastern boundary of 307 Riverhead Road to Coatesville-Riverhead Highway, including walking/cycling infrastructure, gateway threshold treatment, and public transport infrastructure in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2.'
161	161.31	Auckland Transport	spatialplanning@at.govt.nz	Retain Standard IX.6.2, subject to a minor amendment to (1) as follows: '(1) A 2m wide road widening setback must be provided along that part of the frontage of the land adjoining Riverhead Road shown as subject to the 'Required Indicative Road Widening Required' notation on the IX.10.3 Riverhead: Precinct plan 3.'
161	161.32	Auckland Transport	spatialplanning@at.govt.nz	Retain Standard IX.6.3(1)(a).
161	161.33	Auckland Transport	spatialplanning@at.govt.nz	Amend Matters of Discretion IX.8.1(1) to read: 'Healthcare facility up to 250m ² gross floor area per site.'
161	161.34	Auckland Transport	spatialplanning@at.govt.nz	Amend Matters of Discretion IX.8.1(2) by amending (a) and (b), and adding two new matters as follows: '(a) Location and design of the collector roads, key local roads and connections with neighbouring sites to achieve an integrated street network, and appropriately provide for all modes; (b) Provision of cycling and pedestrian networks <u>and connections</u> ; (x) <u>Upgrades to public transport infrastructure</u> ; (x) <u>Design and sequencing of upgrades to the existing road network</u> ;'
161	161.35	Auckland Transport	spatialplanning@at.govt.nz	Make any further amendments to the matters of discretion to give effect to the general relief requested in relation to IX.6.1 above. For example, without limitation, if the Drury East 'model' (I451) is followed as suggested, then include a matter of discretion relating to the imposition of appropriate conditions.
161	161.36	Auckland Transport	spatialplanning@at.govt.nz	Delete the reference to Standard IX.6.1(2) - (6) from Matters of Discretion IX.8.1(4). This is consequential from an earlier submission point seeking a non-complying status for non-compliance with this standard. If reference to Standard IX.6.1(2) - (6) is retained, amend as follows: '(4) For subdivision and occupation of dwellings <u>buildings</u> that does <u>do</u> not comply with Standard IX.6.1. Staging of development with transport upgrades. ' Insert the following matter of discretion for non-compliance with Appendices 1 and 2: '(x) <u>Road design and consistency with the transport related objectives and policies of the precinct</u> '

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.37	Auckland Transport	spatialplanning@at.govt.nz	Amend Assessment Criteria IX.8.2(2)(e) and the preceding heading as follows: <u>'Location of roads and other transport connections</u> (e) Whether the collector roads, key local roads and key pedestrian <u>active mode</u> connections are provided generally in the locations shown on IX.10.2 Riverhead Precinct Plan 2 to achieve a highly connected street layout and <u>active mode network</u> that integrates with the surrounding transport network. <u>Whether An</u> alternative alignment that provides an equal or better degree of connectivity and amenity within and beyond the precinct may be appropriate, having regard to the following functional matters: (i) <u>Landownership patterns</u> , The presence of natural features, natural hazards, or contours <u>or other constraints</u> and how this impacts the placement of roads <u>and active mode connections</u> ; (ii) ... (iii) The constructability of roads and the ability for it <u>them</u> to be delivered by a single landowner <u>and connected beyond any property boundary within the precinct.'</u>
161	161.38	Auckland Transport	spatialplanning@at.govt.nz	Amend Assessment Criteria IX.8.2(2)(f) as follows: '(f) Whether a high quality and integrated network of local roads (<u>including collector and local roads</u>) is provided within the precinct that has a good degree of accessibility and supports a walkable street network. Whether roads <u>and active mode connections</u> are aligned to provide visual and physical connections to open spaces, including along the stream network, where the site conditions allow.'
161	161.39	Auckland Transport	spatialplanning@at.govt.nz	Amend Assessment Criteria IX.8.2(2) under the heading 'Design of roads' as follows: '(g) Whether the design of new collector and local roads <u>or upgrade of existing roads</u> accord with the road design details provided in IX.11.1 Appendix 1 <u>and 2</u> . (h) ... (x) <u>Whether the public transport infrastructure improvements provided on Coatesville-Riverhead Highway in accordance with IX.6.1 Staging of subdivision and development with transport upgrades, are of a high standard and include bus stops, bus shelters, and pedestrian crossing facilities.</u> (x) <u>Whether upgrades to the Coatesville-Riverhead Highway intersections with Old Railway Road and Riverland Road provide for safe right hand turns.'</u>
161	161.40	Auckland Transport	spatialplanning@at.govt.nz	Amend Assessment Criteria IX.8.2(2)(n) under the heading 'Stormwater and flooding' as follows: '(n) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation, <u>ongoing viability and maintenance</u> , and integration with the surrounding environment <u>including the road corridor where relevant.'</u>

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.41	Auckland Transport	spatialplanning@at.govt.nz	<p>Delete the reference to Standard IX.6.1(2)-(6) from Assessment Criteria IX.8.1(4). This is consequential from an earlier submission point seeking a non-complying status for non-compliance with this standard.</p> <p>If the reference to Standard IX.6.1(2)-(6) is retained, then the requirement for an Integrated Transport Assessment (in IX.8.2(4)(a)) should be specifically addressed by an addition to IX.9 Special Information Requirements.</p> <p>Insert new assessment criteria for non-compliance with the Road Function and Design Elements tables as follows:</p>
161	161.41 (cont)	Auckland Transport	spatialplanning@at.govt.nz	<p><u>'(x) For subdivision and / or development that does not comply with the Road Function and Design Elements tables in Appendices 1 and 2</u></p> <p><u>(a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.</u></p> <p><u>(b) Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.</u></p> <p><u>(c) Whether the proposed design and road reserve:</u></p> <p><u>(i) incorporates measures to achieve the required design speeds;</u></p> <p><u>(ii) can safely accommodate required vehicle movements;</u></p> <p><u>(iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;</u></p> <p><u>(iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.</u></p> <p><u>(d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.'</u> Make consequential amendments to IX.8.2(4).</p>
161	161.42	Auckland Transport	spatialplanning@at.govt.nz	<p>Amend IX.9 Special information requirements, by adding the following:</p> <p><u>'(5) Transport Design Report</u></p> <p><u>Any proposed new key road intersection or upgrading of existing key road intersections illustrated on Precinct Plans 2 and 3 must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming that the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.</u></p> <p><u>In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.'</u></p> <p>Make consequential amendments to Precinct Plans 2 and 3 to clearly identify the key road intersections.</p>

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.43	Auckland Transport	spatialplanning@at.govt.nz	Amend the notation applying at the intersection of Lathrope Road / Riverhead Road to 'upgrade key intersection' instead of 'proposed roundabout'.
161	161.44	Auckland Transport	spatialplanning@at.govt.nz	Amend IX.10.3 Riverhead: Precinct plan 3 - Transport upgrades to identify all of the key road intersection upgrades including: <ul style="list-style-type: none"> • Coatesville-Riverhead Highway / Old Railway Road • Coatesville-Riverhead Highway / Riverland Road • Riverhead Road / Coatesville-Riverhead Highway / Kaipara Portage Road • Riverhead Road / Collector Road • Riverhead Point Drive / Coatesville-Riverhead Highway / Collector Road. Also amend Precinct plan 3, as required, to reflect Precinct plan 2.
161	161.45	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.1 Appendix 1 by deleting the references to '(Type 1)' and '(Type 2)' in the column headed 'Proposed role and function of road in the precinct area'
161	161.46	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.1 Appendix 1 by adding the following footnote to the column headed 'Minimum road reserve': <u>'Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements'</u>
161	161.47	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.1 Appendix 1 by adding the following footnote to the column headed 'Bus provision': <u>'Carriageway and intersection geometry capable of accommodating buses. Bus stop form and locations and bus routes shall be determined with Auckland Transport at resource consent and engineering plan approval stage.'</u>
161	161.48	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.2 Appendix 2 by adding the following footnote to the column headed 'Minimum road reserve': <u>'Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements'</u>
161	161.49	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.2 Appendix 2 by adding the following footnote to the column headed 'Bus provision': <u>'Carriageway and intersection geometry capable of accommodating buses. Bus stop form and locations and bus routes shall be determined with Auckland Transport at resource consent and engineering plan approval stage.'</u>

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
161	161.50	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.2 Appendix 2 by: • changing the entry about bus provision (final column) for Riverhead Road from 'no' to 'yes'. • changing the entry about access restrictions (column 7) for Riverhead Road from 'no' to 'yes'.
161	161.51	Auckland Transport	spatialplanning@at.govt.nz	Amend the table in IX.11.2 Appendix 2 to include a row for Cambridge Road.
162	162.1	Ryan Sclanders	ryansclanders@hotmail.com	Decline the plan change
162	162.2	Ryan Sclanders	ryansclanders@hotmail.com	If approved upgrade road infrastructure for increased capacity and safety
162	162.3	Ryan Sclanders	ryansclanders@hotmail.com	If approved review and fix the Storm water issues in Riverhead so that we don't have to worry about our houses each time it rains
162	162.4	Ryan Sclanders	ryansclanders@hotmail.com	If approved Work with the MOE to build new schools in the area
163	163.1	Heather Hernandez	heather4evernz@gmail.com	Decline the plan change
164	164.1	Jennifer Caitlin Watson	juniper.rev@gmail.com	Decline the plan change
165	165.1	Sara Wheeler	948 Old North Road RD 2 Waimauku 0882	Decline the plan change
166	166.1	Mary Midgley	mmidgley@xtra.co.nz	Decline the plan change
166	166.2	Mary Midgley	mmidgley@xtra.co.nz	If approved infrastructure first to provide for what is already in place
167	167.1	NZ Transport Agency Waka Kotahi (NZTA)	rosalind.cowen@nzta.govt.nz	No relief sought
167	167.2	NZ Transport Agency Waka Kotahi (NZTA)	rosalind.cowen@nzta.govt.nz	To amend Table IX.4.1 (A4) to a Non-Complying Activity.
167	167.3	NZ Transport Agency Waka Kotahi (NZTA)	rosalind.cowen@nzta.govt.nz	In order to remain consistent with the RMA, IX.5 Notification should be amended from enabling applications to be considered without public or limited notification from a restricted discretionary activity to a controlled activity.
167	167.4	NZ Transport Agency Waka Kotahi (NZTA)	rosalind.cowen@nzta.govt.nz	No relief sought
167	167.5	NZ Transport Agency Waka Kotahi (NZTA)	rosalind.cowen@nzta.govt.nz	No relief sought
168	168.1	Angela Yelavich	angela.m.yelavich@gmail.com	Decline the plan change
169	169.1	Adrian Low	adrian@smlo.nz	Approve the plan change with amendments

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
169	169.2	Adrian Low	adrian@smlo.nz	Postpone the plan change until 2028-2032 to allow for comprehensive infrastructure upgrades and planning.
169	169.3	Adrian Low	adrian@smlo.nz	Widen the scope of the plan change to include all of the existing village and surrounding rural areas
169	169.4	Adrian Low	adrian@smlo.nz	Ensure critical infrastructure, particularly transport, water, wastewater, and educational facilities, is fully planned and funded before development.
169	169.5	Adrian Low	adrian@smlo.nz	Extend and deepen community engagement to ensure the plan reflects current needs and concerns.
169	169.6	Adrian Low	adrian@smlo.nz	Redesign plans to emphasize low to medium-density development, maintain rural character, and protect ecological and historical assets.
169	169.7	Adrian Low	adrian@smlo.nz	Expand the plan change to include broader community benefits and integrate surrounding rural areas into the development vision.
170	170.1	Roderick Bruce Simpson	rodo.simpson@gmail.com	Decline the plan change
171	171.1	John Armstrong	johnarmstrongconstruction2012@gmail.com	Decline the plan change
171	171.2	John Armstrong	johnarmstrongconstruction2012@gmail.com	If approved provide water control around the Wautati Stream
172	172.1	Bernard Tye	bjtye@xtra.co.nz	Supports and endorses Riverhead Community Association submission and requests (submission 114)
173	173.1	Nathan Brown	nathanbrown.nz@gmail.com	Decline the plan change
174	174.1	Claire Walker	claire@wla.net.nz	Decline the plan change
174	174.2	Claire Walker	claire@wla.net.nz	Include provisions which state that development of the plan change area cannot proceed until wider network capacity and safety issues are addressed. SH16 is already dysfunctional at high demand times.
174	174.3	Claire Walker	claire@wla.net.nz	Include provisions which state that development of the plan change area cannot proceed until comprehensive local road improvements have been completed, including function and safety assessments and any required upgrades to footpath routes and networks in Riverhead likely to be used by residents of the plan change area to access local destinations.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
174	174.4	Claire Walker	claire@wla.net.nz	The enormous retirement village privatised site creates pinch points of available connectivity between the plan change area and existing Riverhead. East/west road connections through this area are key – providing chose to residents, weather on foot, bike or car. These should be recognised and addressed by requirements for upgrades.
174	174.5	Claire Walker	claire@wla.net.nz	Other routes within the community need addressing. For example, the road and pedestrian network of Te Roera Place and Duke Street do not show any proposed connectivity improvements or in fact any connection to the new Plan Change 100 area. This will be the route of choice for anyone going to Riverhead School and for those going north to Albany for work or shopping. Cambridge Road, Queen Stret, Alice Street and King Street will all be well used routes for people moving in and out of the plan change area, as pedestrians and in vehicles. Cambridge Terrace paper road should be completed as a connecting road giving people choice and allowing traffic to disperse through our community. The development is putting the pressure on this road connection, so surely the developer should pay for this upgrade.
174	174.6	Claire Walker	claire@wla.net.nz	These roads, and further routes to Riverhead School all warrant assessment and specific upgrades to ensure they are functional and safe. Similarly, the connection between the plan change area and Riverhead War Memorial Park has not been recognised as a primary route which is restricted by the CRH and horribly by the retirement village development. The supporting urban design report accurately describes War Memorial Park as the ‘heart of Riverhead’ but this recognition has not resulted in any meaningful response in PPC100. Specific provisions should also be applied to this area to ensure that development enables safe and logical east/west connections and road crossings over CRH. The tension is that the CRH is a significant commuter route, and every move which benefits pedestrians puts more strain on the function of this route for people moving west and east between Albany Highway and SH16.
174	174.7	Claire Walker	claire@wla.net.nz	Include provisions which require all required local and wider transport improvements to be in place prior to earthworks and related traffic impacts commencing. Leaving upgrades to be required until residential occupation does not mitigate the adverse effects of heavy vehicles and construction traffic required for the formative and civil works which will adversely impact our local roads.
174	174.8	Claire Walker	claire@wla.net.nz	I want any proposed commercial zoning to be justified by economic analysis that is based on a clear outline of existing zoning and activities in Riverhead, including under-utilising of zoned land and potential capacity, and recognition of the activities and services that would be provided by the retirement village (if it happens) and commercial activities that can be undertaken in the THAB zone via resource consent.
174	174.9	Claire Walker	claire@wla.net.nz	I want any proposed commercial zoning to be justified by economic analysis that is based on a well-reasoned and justifiable customer catchment which recognises the commercial and retail centres of Kumeu, Westgate and Albany, and does not unrealistically anticipate that people who live near these centres would instead travel to Riverhead for their shopping needs.

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Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
174	174.10	Claire Walker	claire@wla.net.nz	I want any new business zoning to demonstrate a consolidated and legible town centre, not exacerbate strip commercial areas fronting the highway. Most importantly by removing the proposed Local Centre Zone opposite Riverhead Point Road.
174	174.11	Claire Walker	claire@wla.net.nz	Generally, we accept that density needs to be increased compared to the predominant Single house zone of Riverhead. But this should be balanced by stronger requirements for good urban design (for example, low front yard fences) and green infrastructure (for example requirements to plant trees on sites and on roads). Graduated density should be considered at the transition to rural zoning and higher density can be placed near the neighbourhood centre and open spaces.
174	174.12	Claire Walker	claire@wla.net.nz	I want front yards sized to be adequate for planting large trees. We want a requirement for each site in the zone to plant one tree capable of growing 6m plus in height.
174	174.13	Claire Walker	claire@wla.net.nz	I want specific yard and landscape standards to apply at the rear of all sites which adjoin a rural zone to help establish a transition between the residential and rural environments.
174	174.14	Claire Walker	claire@wla.net.nz	I want a front yard fence control applied which applies H5.6.15 Front, side and rear fences and walls.
174	174.15	Claire Walker	claire@wla.net.nz	To partly compensate for the lack of site area capable of accommodating large trees, and to help integrate the plan change area with the character of existing Riverhead, I request minimum tree quantity outcomes are required for new roads. Trees are often the last consideration and underground infrastructure dominates the road corridor.
174	174.16	Claire Walker	claire@wla.net.nz	Overall, our community wants the plan change to require sufficient private and public planted areas to give effect to the intent of Auckland's Urban Ngahere (Forest) Strategy. This will also help integrate the higher intensity development with the character of existing Riverhead and the rural interface.
174	174.17	Claire Walker	claire@wla.net.nz	I want provision to require the 20m margin of land from the stream to be zoned as public open space and vested to the council. Development should be required to deliver environmental restoration and improvements to the stream corridor.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
174	174.18	Claire Walker	claire@wla.net.nz	I want the green corridor to be extended to establish an open space esplanade reserve and be available for public access. The river is an important taonga for our community.
174	174.19	Claire Walker	claire@wla.net.nz	I want robust peer review and an overall bottom-line requirement in the plan change provisions that stormwater will not cause upstream or downstream adverse effects.
174	174.20	Claire Walker	claire@wla.net.nz	I want the clause of 'as far as practicable' to be removed from Objective (6), for example: "Stormwater is managed to avoid, or minimise or adequately mitigate, adverse effects on the receiving environment.". Stormwater and flooding is a serious matter and the objective should not include wording which makes achieving expected outcomes optional.
174	174.21	Claire Walker	claire@wla.net.nz	I want a requirement for the overall stormwater corridor system and green network design to be agreed with council prior to development and not incrementally addressed via multiple separate development proposals. This would likely require staging of development to align with development of the stormwater/green network corridor necessary to support that development.
174	174.22	Claire Walker	claire@wla.net.nz	I want clarity of the intended use and function of 22 Duke Street with regard to stormwater, public access and environmental improvements.
174	174.23	Claire Walker	claire@wla.net.nz	I want provisions which ensure that the wastewater system is appropriate and fit for purpose, and that addition of the plan change area will not negatively impact existing and future users.
174	174.24	Claire Walker	claire@wla.net.nz	I want the requirement and composition for the green corridor to be determined and agreed in principle with council prior to any development, so that the required environmental, stormwater and connectivity outcomes are understood and delivered appropriately and fully by each discrete development parcel or stage.
174	174.25	Claire Walker	claire@wla.net.nz	I seek that necessary parts of the green corridor infrastructure which do not comprise of roads, neighbourhood parks or drainage reserves are offered to council for vesting or protected and maintained in perpetuity by an appropriate legal mechanism (as per IX.6.3. Riparian margin).

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
174	174.26	Claire Walker	claire@wla.net.nz	I want a clear description the intended composition corridor to be set out in the plan, including an explanation of how the multiple components of the green networks are to be determined and delivered in the whole, from the perspectives of parks to vest, stormwater devices and the road corridor, and any other land that may be required.
174	174.27	Claire Walker	claire@wla.net.nz	I want the green corridor to extend to the Rangitopuni tributary and provide a public connection to a zoned open space esplanade reserve, and require environmental improvements to the degraded margins.
174	174.28	Claire Walker	claire@wla.net.nz	Overall, clear objectives, polices, standards and design/outcome expectations are required in the plan to ensure the overall 'multi-purpose green corridors' is delivered as anticipated, because Policy 13 as drafted, will not achieve this outcome.
174	174.29	Claire Walker	claire@wla.net.nz	I want a neighbourhood park to be located to include the Beech tree and the adjacent grove of high value trees at this location. These trees represent remnant heritage features and are important to the Riverhead Community. They can provide a unique opportunity to establish some old Riverhead character in the new Riverhead development, along with established ecology and habitat.
174	174.30	Claire Walker	claire@wla.net.nz	It is requested that the plan change be complete and robust in terms of dealing with the two scenarios of the retirement village being in place, or not. Requiring cross site connectivity and local roads for the scenario of the retirement village not being built. The interface with the residential community at Cambridge Road should be addressed in terms of appropriate bult form and interface outcomes.
174	174.31	Claire Walker	claire@wla.net.nz	Improve consultation
175	175.1	Tatiana Brown	tatianabrown.nz@gmail.com	Decline the plan change
176	176.1	Jade Lacey	jadeandcam@outlook.com	Decline the plan change
177	177.1	Chris Ridley	chris@streamlineelectrical.nz	Decline the plan change
178	178.1	Linda Margaret McFadyen	lijaselu@hotmail.com	Decline the plan change
179	179.1	Francesca Johnson	francesca_kumeu@hotmail.com	Decline the plan change
180	180.1	Marc Garratt	marcg70@hotmail.com	Decline the plan change
181	181.1	Priya Khatri	1 Wautaiti Drive Riverhead Auckland 0820	Decline the plan change

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Summary of Decisions Requested

Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
182	182.1	Shannon Malcolm	mailthemailcolms@gmail.com	Decline the plan change
183	183.1	Danielle Davies	danielle.davies@hotmail.co.nz	Decline the plan change
184	184.1	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	Decline the plan change
184	184.2	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	Any development should be primarily H3 Residential – Single House Zone in keeping the existing character of Riverhead.
184	184.3	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	Any request to rezone to H6 Residential - Terrace Housing and Apartment Buildings Zone should be rejected
184	184.4	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	No development should commence before the transport improvements needed to address safety and capacity issues on State Highway 16, and the completion of the Northern Interceptor have been complete.
184	184.5	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	The proposal lacks consideration about the long term suitability of the Coatesville-Riverhead Highway as an east-west link
184	184.6	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	Any further development to Riverhead should address the lack of capacity for schools
184	184.7	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	Any further development to Riverhead must fully address community concerns regarding flooding
184	184.8	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	The property bounded by Alice St and Coatesville-Riverhead Highway should be designated as the local centre to respect the existing town centre.
184	184.9	Graham and Sunita Ramsey	graham.ramsey.nz@gmail.com	The proposal would benefit from the multi-purpose green corridor linking the proposed network directly to the Memorial Park
185	185.1	Marcus Cook	marcusdavidcook@gmail.com	Decline the plan change
185	185.2	Marcus Cook	marcusdavidcook@gmail.com	If PC 100 is not declined outright, I submit it should only be approved with the explicit condition that no development work of any kind is permitted to commence at all in the rezoned area until all the required infrastructure upgrades (not just those referred to in the proposal) are completed, unless that work is directly required for those upgrades.
186	186.1	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	That the plan change is declined in its entirety, unless the matters raised in this submission are addressed.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
186	186.2	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	a. Amend the zoning of the land within the plan change so that: i. The extent of the Rural – Mixed Rural zone encompasses all land in the plan change area that is within areas subject to significant risk of flooding and/or the National Grid Yard (Uncompromised).
186	186.3	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Retain the extent of the Stormwater Management Flow 1 area.
186	186.4	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Amend the Precinct description to identify that there are transport upgrades and bulk water supply and wastewater infrastructure required prior to subdivision and development.
186	186.5	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Amend the Precinct to add new objectives and policies to only enable subdivision and development to occur once upgrades to transport infrastructure and necessary bulk water supply and wastewater infrastructure are operational.
186	186.6	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Amend the Precinct to add new rules and standards to classify subdivision and development in advance of transport upgrades and necessary bulk water supply and wastewater infrastructure as a non-complying activity.
186	186.7	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Amend the Precinct to add new objectives, policies and rules to ensure downstream hazards are not exacerbated and to require appropriate mitigation.
186	186.8	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Amend the Precinct to add a special information requirement to require all applications for two or more dwellings and subdivision to provide a Wastewater Infrastructure Capacity Assessment.
186	186.9	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Amend the Precinct to address concerns in this submission relating to the adverse stormwater effects of urbanisation and downstream flooding.
186	186.10	Auckland Council	craig.cairncross@aucklandcouncil.govt.nz	Any other alternative or consequential amendments to address the matters outlined in this submission.
187	187.1	Kirsten Mills	k.l.mills@hotmail.com	Decline the plan change
188	188.1	Brett James Dickie	bdickie178@hotmail.com	Decline the plan change
189	189.1	Anne Clarke	anneclarke198@gmail.com	Decline the plan change
190	190.1	Michelle Gillespie	mcnairm@hotmail.com	Approve the plan change without amendments
191	191.1	Glen MacKellaig	glen@mackellaig.com	Decline the plan change
192	192.1	Kumeu-Huapai Residents and Ratepayers Association Incorporated	olga.sakey@gmail.com	Decline the plan change

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
193	193.1	Christopher James Redditt	chris.redditt@gmail.com	Decline the plan change
194	194.1	Rachel Spencer	riverheadrachel@icloud.com	Decline the plan change
195	195.1	Sandra Wyatt	happtdays@yahoo.com	Decline the plan change
196	196.1	Jen Mein	jen.mein@icloud.com	Decline the plan change
197	197.1	Christoper Wyatt	44 Forestry Road Riverhead Auckland 0892	Decline the plan change
198	198.1	James Anthony Hendra	james@wla.net.nz	Decline the plan change
198	198.2	James Anthony Hendra	james@wla.net.nz	Seeks same relief as RCA submission (Submission 114).
199	199.1	Racheal Wyatt	rachealwyatt95@gmail.com	Decline the plan change
200	200.1	Danielle Jordan	danielle.p.egan@gmail.com	Decline the plan change
201	201.1	Junaid Shaik	ahmedjunaid7842@gmail.com	Decline the plan change
201	201.2	Junaid Shaik	ahmedjunaid7842@gmail.com	If approved provide more infrastructure before any housing development
202	202.1	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	That the Plan Change is approved, subject to resolution of the matters outlined in this submission.
202	202.2	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	Replace the reference to 'dwelling' with 'building' at Standard IX.6.1(1)
202	202.3	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	A non-complying activity status is appropriate in respect of Rule IX.4.1(A4).
202	202.4	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	Separately list subdivision and development in the activity table as per Spedding Block Precinct Table I616.4.1
202	202.5	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	The full extent of works comprised in Stage 2 of the Waka Kotahi project referred as "SH16 Brigham Creek to Waimauku", should be constructed and operational prior to occupation of the first dwelling (or ideally, building), and the triggers in PC100 should be updated accordingly.
202	202.6	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	Assessment criteria at IX.8.2(g) (in respect of an infringement to standards IX.6.1(2)-(4)) should require an assessment against the progress made towards the full suite of works within Stage 2, rather than simply the intersection of SH16 and Coatesville-Riverhead Highway.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
202	202.7	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	Without further analysis, civil, infrastructure and construction work within the precinct should be delayed until the full suite of Waka Kotahi's Stage 2 works are constructed and operational
202	202.8	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	Update the Integrated Transport Assessment to make allowance in the traffic modelling for the pedestrian crossings proposed at the roundabout of SH16 and Coatesville-Riverhead Highway, as part of the Stage 2 works.
202	202.9	Boric Food Market, Blossoms Café and tenants/res	hannah@formeplanning.co.nz	Undertake further analysis to understand the effects the proposal will have on weekend traffic volumes.
203	203.1	Z Energy Limited	philip.brown@slrconsulting.com	Z Energy seeks confirmation regarding the road changes proposed through PC100, noting that Precinct Plan 3 indicates that there is potential for the entirety of Cambridge Road to be 'upgraded'
203	203.2	Z Energy Limited	philip.brown@slrconsulting.com	Z Energy seeks to ensure that the future pedestrian crossing on the Coatesville-Riverhead Highway is not situated proximal to Caltex Riverhead, as this could result in an unsafe environment for vehicles and pedestrians.
203	203.3	Z Energy Limited	philip.brown@slrconsulting.com	Z Energy seeks confirmation regarding the nature of road changes on Cambridge Road and the Coatesville-Riverhead Highway proximal to the Caltex Riverhead site. Z Energy also requests to be consulted by the applicant and / or Auckland Transport when the relevant road upgrades are undertaken, to ensure that these do not unduly restrict the site's operation.
204	204.1	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz / kbaverstock@tonk	Amend the Precinct chapter to reference Designation 4311 requirements. Amend IX.1 Precinct description to add a sentence referencing Designation 4311 (additions underlined): All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below. <u>The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without the prior approval in writing of the New Zealand Defence Force.</u>

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
204	204.2	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz / kbaverstock@tonk	Amend IX. Activity table to add a sentence referencing Designation 4311 (additions underlined): Activity Table IX.4.1 specifies the activity status of subdivision and development in the Riverhead Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. <u>The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without the prior approval in writing of the New Zealand Defence Force.</u>
205	205.1	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Approve the plan change with amendments
205	205.2	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend the size of the Business - Local Centre Zone to better reflect the realistic opportunities in the short to medium term for retail and services.
205	205.3	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete or reduce the size of the Business - Neighbourhood Centre Zone
205	205.4	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Table IX.4.2 – Cap non-residential activities in Sub-precinct A to the sub precinct as a whole rather than on a per site basis.
205	205.5	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend the zones to either reduce the extent of Residential – Terrace Housing and Apartment Buildings Zone and/or utilise the Residential – Mixed Housing Urban Zone as a part or full replacement or alternative.
205	205.6	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete Precinct Plan 1 and the relevant supporting provisions in the Precinct.

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205	205.7	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend Precinct Plan 2 to: <ul style="list-style-type: none"> • Delete the Multi-purpose Green Corridor and replace it with an annotation for stormwater conveyance. • Straighten the “bends” in the Collector Roads. • Delete the “key local roads”. • Align the “key pedestrian connections” to the Collector Roads.
205	205.8	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend Objective 3 as follows: (3) Activities in the Business – Local Centre zone provide <u>for the day-to-day needs of the community and local employment opportunities</u> and complement the function, role and amenity of the City-Centre Zone, Business – Metropolitan centre Zone and Business – Town Centre Zone
205	205.9	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend the policies, activity table and provisions (standards) to avoid the creation of opportunities where third parties or other landowners could prevent the development of the Precinct.
205	205.10	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Clarify that road widening relates to the vesting of land for that purpose at the time of subdivision and development of that site.
205	205.11	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend Policy 3 as follows: (3) Encourage appropriately scaled office activities, including co-working spaces, to establish in the Local Centre zone <u>to provide for the day-to-day needs of the community</u> , local employment opportunities and support the surrounding land uses in Riverhead Precinct
205	205.12	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Reference to subdivision should be deleted from Policy 5.

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205	205.13	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	The activity table at IX.4.1 should be amended to separate subdivision from development. Subdivision should have blanket RD status.
205	205.14	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete Policy (8)
205	205.15	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete Policy (13)
205	205.16	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend Policy 17 to <ul style="list-style-type: none"> • delete references to the multipurpose green corridor; and • focus on appropriate solutions for stormwater conveyance, along with treatment and retention/detention.
205	205.17	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Retain IX.8.1 Matters of Discretion as notified except where consequential relief is necessary to address matters otherwise addressed by this submission.
205	205.18	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete reference to streets in IX.8.2(2) and Policy IX.3(19) and limit the provisions to the design of public open spaces.
205	205.19	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete the multi-purpose green corridors in IX.8.2(2)(i)-(k).
205	205.20	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Amend the stormwater flooding matters to address stormwater quality, quantity and flooding matters distinct from limiting mitigation measures to one solution in IX.8.2(2)(m)-(p).
205	205.21	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Retain the remainder of IX.8.2 as notified except where consequential relief is necessary to address matters otherwise addressed by this submission
205	205.22	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Delete IX.9(3) Retain the remainder of IX.9 as notified.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
205	205.23	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Reduce the width of Collector Roads (without adjacent reserve) to 21m and Local Road to 16m as minimums.
205	205.24	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Identify that road widening is to be determined through detailed design.
205	205.25	Luxembourg Development Company Ltd; Riverhead	bnzakeri@gmail.com	Retain the remainder of the table IX.11.1 Appendix 1: as notified.
206	206.1	Emma Pearson	e.stanyard@gmail.com	Decline the plan change
207	207.1	Carole Paulus	CAROLE.PAULUS@YAHOO.FR	Approve the plan change without amendments
208	208.1	Janelle Lisa Redditt	janelleericksen@gmail.com	Decline the plan change
209	209.1	Wayne Mitchell	wayne@mitchell-consulting.co.nz	Decline the plan change
210	210.1	Terence L Klein	kleint122@gmail.com	Decline the plan change
211	211.1	Benjamin David Pennell	family@teampennell.nz	Decline the plan change
212	212.1	Jann Olding	jandjolding@gmail.com	Decline the plan change
213	213.1	Natalie Vose	natalie.vose@gmail.com	Decline the plan change
214	214.1	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	Retain: Objective 8: Development is supported by social facilities, including education and healthcare facilities. Policy 6: Provide for new social facilities, including education facilities, that meet the needs of the community.
214	214.2	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	Retain; Policy 10: Require streets to be attractively designed and to appropriately provide for all transport modes by: (a) providing for safe access for cyclists on collector roads. Policy 11: Provide safe connections to public transport facilities and social infrastructures such as open space and schools.
214	214.3	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	That the Plan Change provisions include the appropriate level of provision and design detail to facilitate potential school bus routes to and from any future school site, connecting with Riverhead Road and Lathrope Road and in a manner that ensures safety for all road users, especially pedestrians travelling to and from the school.
214	214.4	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	that the RDA status for consents ensures activities are appropriately assessed if they are delivered ahead of the Implementation Plan infrastructure items.

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214	214.5	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	That greater specificity and even strategic alignment with Auckland Transport be provided to ensure that the Plan Change outcomes can be delivered where there is reliance upon this matter to mitigate some of the effects of the proposed rezoning.
214	214.6	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	Required roading standards to be delivered for the surrounding roads (local and/or collector roads) with respect to any future school site and clarity on the responsibility for establishment of the surrounding roads and associated walking and cycling features;
214	214.7	Te Tāhuhu o te Mātauranga Ministry of Education	Eden.Rima@beca.com	The inclusion (or otherwise) of the establishment of a safe cycle/walking facility across Coatesville-Riverhead Highway within the Implementation Plan (and triggering of this via the Plan Change provisions and threshold activity status).
215	215.1	Taraani Mohammed	mohammedt9835@gmail.com	Approve the plan change without amendments
216	216.1	Chantelle	cfraser2@hotmail.com	Decline the plan change
217	217.1	Barbara Lynn Chatfield	valleyviewnz@xtra.co.nz	Decline the plan change
218	218.1	Watercare Services Limited	planchanges@water.co.nz	Decline the plan change
218	218.2	Watercare Services Limited	planchanges@water.co.nz	Without prejudice to its overall opposition to the Plan Change, if the Commissioners are minded to approve the Plan Change notwithstanding Watercare's opposition, Watercare seeks precinct provisions that require subdivision and development to be coordinated with the provision of adequate water supply and wastewater infrastructure. That is, subdivision and development must be precluded by under the precinct provisions from proceeding prior to completion of any necessary bulk water supply and wastewater infrastructure projects required to service the development enabled by Plan Change 100.
218	218.3	Watercare Services Limited	planchanges@water.co.nz	Non-complying activity status for any subdivision and/or development that precedes the provision of adequate bulk water supply and wastewater infrastructure.
218	218.4	Watercare Services Limited	planchanges@water.co.nz	All of the necessary water supply and wastewater infrastructure upgrades are located outside of the precinct boundaries.
218	218.5	Watercare Services Limited	planchanges@water.co.nz	Amendments to the precinct description to include the purpose and function of the amended provisions.
218	218.6	Watercare Services Limited	planchanges@water.co.nz	Amendments to Objective 5 to include the reference to 'capacity' and specify 'wastewater' and ensuring subdivision and development is coordinated with local infrastructure. This also supports the non-complying activity status.
218	218.7	Watercare Services Limited	planchanges@water.co.nz	New Objective 5(A) which addresses the coordination, provision and capacity of bulk water and wastewater infrastructure necessary to service the new precinct. This supports the non-complying activity status.

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218	218.8	Watercare Services Limited	planchanges@water.co.nz	Amendments to Policy 5 and addition of a new Policy 5A to support the non-complying activity status subdivision or development that precedes the provision of adequate bulk water supply and wastewater infrastructure.
218	218.9	Watercare Services Limited	planchanges@water.co.nz	Amendments to include new standard IX6.16 Water and Wastewater Infrastructure to require development and subdivision to connect to functioning bulk wastewater and water supply infrastructure with sufficient capacity to service the development.
218	218.10	Watercare Services Limited	planchanges@water.co.nz	Amendments to Table IX4.1(A2A) to require up to 3 dwellings to comply with new standard IX6.16 Water and Wastewater Infrastructure.
218	218.11	Watercare Services Limited	planchanges@water.co.nz	Amendments to Table IX.4.1(A2B) to require more than three dwellings per site to comply with new standard IX6.16 Water and Wastewater Infrastructure
218	218.12	Watercare Services Limited	planchanges@water.co.nz	Amendments to IX.5 Notification (1A) requiring Watercare to be limited notified where resource consents infringe new standard IX6.16 Water and Wastewater Infrastructure.
218	218.13	Watercare Services Limited	planchanges@water.co.nz	Amendments to include new standard IX.9(6) Water and Wastewater Servicing Plan as a special information requirement.
218	218.14	Watercare Services Limited	planchanges@water.co.nz	Ensure that subdivision and development is precluded by the Plan Change provisions from proceeding prior to completion of any necessary bulk water supply and wastewater infrastructure projects required to service the development enabled by Plan Change 100;
218	218.15	Watercare Services Limited	planchanges@water.co.nz	Include the proposed amendments to the precinct provisions as set out in Attachment 1, or similar provisions that will achieve the same outcomes as sought by Watercare.
219	219.1	Muriwai Community Association Incorporated	cb@clarebradley.nz	Decline the plan change
220	220.1	Equal Justice Project	hmur817@aucklanduni.ac.nz	Decline the plan change
221	221.1	Rebecca Stuart	1redbek@gmail.com	Decline the plan change
222	222.1	Richard Allan	rdallan2017@outlook.com	Decline the plan change
223	223.1	Kellie Christophersen	kelliechristophersen@gmail.com	I am opposed to it until commitments are made to upgrade the storm water and proper traffic management is taken care of.
224	224.1	Chhitiza Basnet	tshetiza@gmail.com	Decline the plan change
225	225.1	Kelvin Stuart	amkel777@gmail.com	Decline the plan change
226	226.1	John Cook	kiwicookie@me.com	Decline the plan change

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
227	227.1	Timothy Mark Hillier	tim.hillier1@gmail.com	Approve the plan change with amendments
227	227.2	Timothy Mark Hillier	tim.hillier1@gmail.com	No THAB zoning
227	227.3	Timothy Mark Hillier	tim.hillier1@gmail.com	Height overlays applied to all areas limiting building heights to two stories
227	227.4	Timothy Mark Hillier	tim.hillier1@gmail.com	Protections around existing character/rural character
227	227.5	Timothy Mark Hillier	tim.hillier1@gmail.com	More comprehensive zoning around town centres for both sides of highway, not just developers land.
228	228.1	Sandi Gamon	trevandsandi@yahoo.co.uk	Decline the plan change
229	229.1	Dianne Allan	Midwife.di@gmail.com	Decline the plan change
230	230.1	Emma Hood	emmavrhood@gmail.com	Decline the plan change
231	231.1	Manav Vadhiparti	shaftdogg971@gmail.com	Decline the plan change
232	232.1	Trevor Gamon	trevorgamon@gmail.com	Decline the plan change
233	233.1	Rachel Pickett	damianandrachel@gmail.com	Decline the plan change
234	234.1	Philip Doughty	phil@procladd.co.nz	Decline the plan change
235	235.1	Christopher James Hull	chrishull1979@gmail.com	Decline the plan change
236	236.1	Laura Roecoert	laura.vanwijk@hotmail.com	Decline the plan change
237	237.1	Heidi Copland	heidi.copland@xtra.co.nz	Decline the plan change
238	238.1	Steve Bloxham	stephenbloxham@hotmail.com	Decline the plan change
239	239.1	Christina Doughty	cm.bailey@icloud.com	Decline the plan change
240	240.1	Kathryn Stewart	katiefaye@gmail.com	Decline the plan change
241	241.1	Mark Gibson	mark.gibson@viamedia.co.nz	Decline the plan change
242	242.1	Sarah McBride	sarah@mcbrides.co.nz	Decline the plan change
243	243.1	Andrew and Tania Pegler	galaxie63@xtra.co.nz	Decline the plan change

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
244	244.1	Tracy Smytheman	tracy.smytheman@xtra.co.nz	Decline the plan change
245	245.1	Rose-Muirie Cook	muirie@gmail.com	Decline the plan change
245	245.2	Rose-Muirie Cook	muirie@gmail.com	If approved investments in infrastructure
245	245.3	Rose-Muirie Cook	muirie@gmail.com	If approved a completed high school
246	246.1	Jamie black	jamie@haighworkman.co.nz	Decline the plan change
247	247.1	Deanne Chandler	chandlerdeanne@yahoo.co.nz	Decline the plan change
248	248.1	Linda Barton-Redgrave	beezakiwi@gmail.com	Decline the plan change
248	248.2	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved I would like consideration to be given to linking the design and layout of the proposed subdivision with the existing Riverhead village character as part of the requirements for the proposed subdivision (similar to that of Riverhead South).
248	248.3	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved I would like to see a more realistic picture presented regarding traffic management, with further detail that shows how the traffic through the town and out onto highway 16 will be managed, how the main road will be crossed at different points, and what will be done to enable more effective public transport.
248	248.4	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved I'd like to see a more thorough plan for the proposed commercial zone, a business case that justifies if we need it, and detail about what sort of retail or commercial spaces are envisioned, and where shoppers will park so that the commercial area doesn't add to yet more traffic congestion.
248	248.5	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved I would like to see a clear green corridor established for the many native birds in our area, and for walkways alongside this corridor and connecting paths throughout the development.
248	248.6	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved we need an overall system of stormwater management to ensure there are no up or downstream flooding and adverse effects. This plan should take into account the worst possible flooding scenario and would include a large portion of land that is solely zoned for the purpose of managing water flow (and not able to be redesignated for residential).
248	248.7	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved the Riverhead sewer system would definitely require significant upgrading to take further load.
248	248.8	Linda Barton-Redgrave	beezakiwi@gmail.com	If approved Riverhead will need another primary school as the current site is too small. I'd like to see a long term plan for where the children from the proposed development will attend school.

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Sub #	Sub Point	Submitter Name	Address for Service	Summary of Decisions Requested
249	249.1	Shontelle Fawkner	shontelle22@hotmail.com	Decline the plan change
250	250.1	Kit Boyes	kitboyes@gmail.com	Decline the plan change
250	250.2	Kit Boyes	kitboyes@gmail.com	If approved no development, sales or anything else until better infrastructure to support this growth is completed.
251	251.1	Desmond John Reid	woodcraftbydesign@xtra.co.nz	Accept the plan change with amendments
251	251.2	Desmond John Reid	woodcraftbydesign@xtra.co.nz	Retain the existing RUB unchanged.
251	251.3	Desmond John Reid	woodcraftbydesign@xtra.co.nz	The whole of 22 Duke Street to remain the current Future Urban Zone
251	251.4	Desmond John Reid	woodcraftbydesign@xtra.co.nz	Include 22 Duke Street in PC100
251	251.5	Desmond John Reid	woodcraftbydesign@xtra.co.nz	Requests diligent consultation with the applicant's of PC100 to rationalise flood management, particularly around their proposed green corridor and to optimise traffic and propel movement within the wider catchment.
252	252.1	Kathryn Boyes	kat.m.saunders@gmail.com	Decline the plan change
252	252.2	Kathryn Boyes	kat.m.saunders@gmail.com	If approved no development without infrastructure
253	253.1	The Botanic Limited Partnership	burnette@thepc.co.nz	Seeks that Auckland Council approve the request to rezone the Future Urban Land as set out within the PC100 documentation or similar zoning that achieves the same or similar outcomes for urban residential land uses.
254	254.1	Matvin Group Limited	burnette@thepc.co.nz	Seeks that Auckland Council approve the request to rezone the Future Urban Land as set out within the PC100 documentation or similar zoning that achieves the same or similar outcomes for urban residential land uses.