

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Sani Peter
Date: Monday, 13 May 2024 10:15:52 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Sani Peter

Organisation name:

Agent's full name:

Email address: saninijo139@gmail.com

Contact phone number:

Postal address:

66 Vinistra road

Huapai

Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Riverhead

Property address: Riverhead

Map or maps: Riverhead

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We need better infrastructure before more houses and people

I or we seek the following decision by council: Decline the plan change

51.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Emma Davison
Date: Monday, 13 May 2024 10:15:55 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Emma Davison

Organisation name:

Agent's full name:

Email address: emjo.davison@gmail.com

Contact phone number:

Postal address:
0810

Kumeu 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Lack of infrastructure in the roads to manage this many new house.
Not enough GPs or medical care, no high school, primary schools are all full.
Roads are dangerously busy

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I live in this area and already it's too hard to commute, get support, schools aren't coping and no high school

I or we seek the following decision by council: Decline the plan change

52.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Keith Thomas
Date: Monday, 13 May 2024 10:15:56 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Keith Thomas

Organisation name:

Agent's full name:

Email address: ppvicheck@gmail.com

Contact phone number:

Postal address:

22 The Landing

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

1700 houses

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Traffic

Community vibe

House value

I or we seek the following decision by council: Decline the plan change

53.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Michele Widdows
Date: Monday, 13 May 2024 10:15:59 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michele Widdows

Organisation name:

Agent's full name:

Email address: michele@dsl.co.nz

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

The change to riverhead to allow the fletcher build

Property address: Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Traffic/infrastructure there needs to be work done just to accommodate the extra houses already in the area let alone more

I or we seek the following decision by council: Decline the plan change

54.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Brany Bellaney
Date: Monday, 13 May 2024 10:45:43 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brany Bellaney
Organisation name:
Agent's full name:
Email address: brany.bellaney@yahoo.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
STOP BUILDING IN THE AREA WITH NO UPGRADES TO INFRASTRUCTURE.
The infrastructure hasn't been upgraded since Kumeū/Huapai/Riverhead was a small rural township... now there is thousands and thousands of new houses and NO changes to roads!!!

Some weekends it can take an hour or more to get from Kumeū to Brigham Creek Roundabout... on the weekend!
Every morning and afternoon it is a carpark with no alternatives.

Stop. Building. Houses.... Build. CAPABLE. Roads!!!!

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
STOP BUILDING IN THE AREA WITH NO UPGRADES TO INFRASTRUCTURE.
The infrastructure hasn't been upgraded since Kumeū/Huapai/Riverhead was a small rural township... now there is thousands and thousands of new houses and NO changes to roads!!!

Some weekends it can take an hour or more to get from Kumeū to Brigham Creek Roundabout... on the weekend!

Every morning and afternoon it is a carpark with no alternatives.

Stop. Building. Houses.... Build. CAPABLE. Roads!!!!

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 55.1

Details of amendments: BUILD AND UPGRADE ROADS TO HANDLE THE TRAFFIC FIRST! | 55.2

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

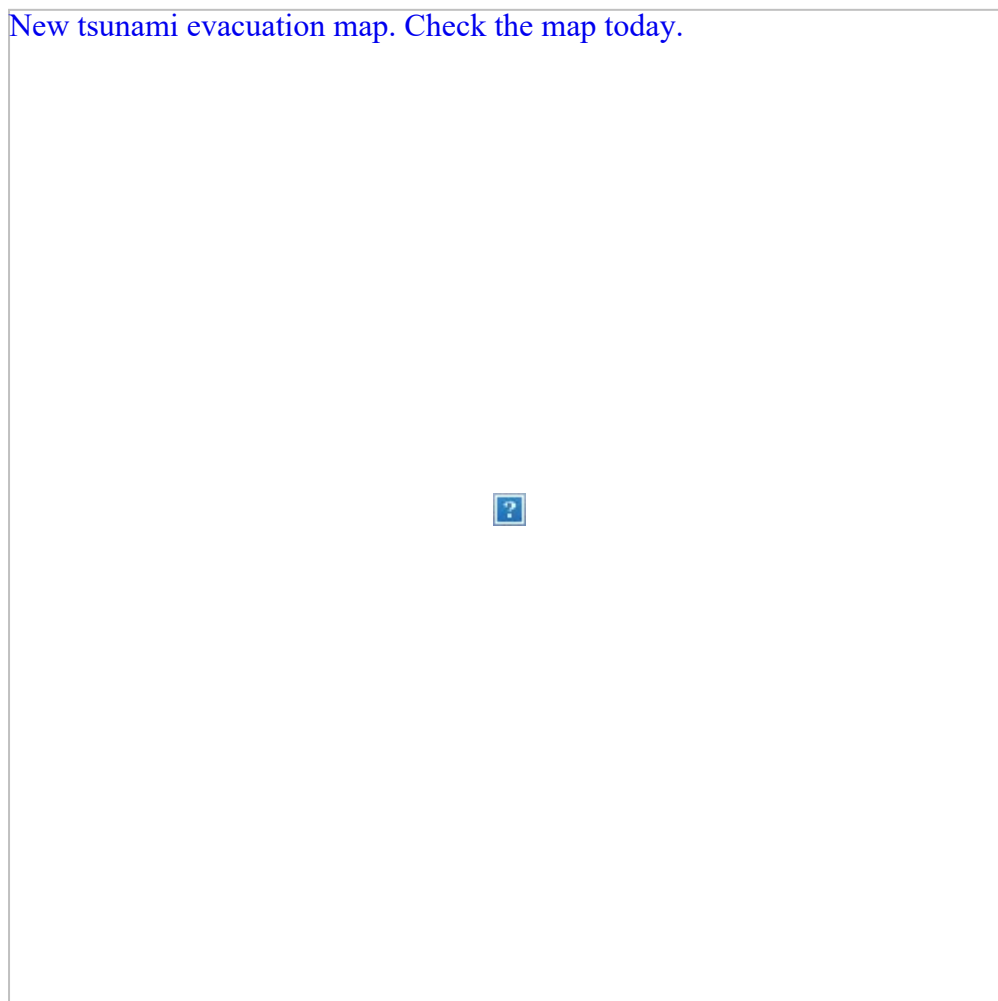
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Kelly Hancock
Date: Monday, 13 May 2024 10:45:47 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kelly Hancock

Organisation name:

Agent's full name:

Email address: kelly@edart.co.nz

Contact phone number:

Postal address:

76 Koraha Road

Kumeu

Auckland 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

No infrastructure on roads

Property address: Riverhead/Coastville Highway

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

NO INFRASTRUCTURE, too much traffic, the road and intersections can't cope now

I or we seek the following decision by council: Decline the plan change

56.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Georgia Hill
Date: Monday, 13 May 2024 10:45:47 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Georgia Hill
Organisation name:
Agent's full name:
Email address: georgia.shiloh.z@gmail.com
Contact phone number:
Postal address:
Georgia.shiloh.z@gmail.com
Auckland
Auckland 0830

Submission details

This is a submission to:
Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Extra houses being put in.
Property address: Extra houses being put in
Map or maps:
Other provisions:
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The roads are not suitable to accomodate extra houses. The roads are already struggling with the poor maintenance, current high volume of traffic and lack of public transportation. It takes over 1.5hrs to get into the CBD for work and back.

I or we seek the following decision by council: Decline the plan change

57.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Brent Allan Catton
Date: Monday, 13 May 2024 11:00:44 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Brent Allan Catton

Organisation name:

Agent's full name:

Email address: brentcatton@hotmail.com

Contact phone number:

Postal address:

PO Box 427

Kumeu

Auckland 0841

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Further re-zoning and housing developments in the Riverhead, Kumeu, Huapai areas should be deferred until the roading infrastructure has been put in place. This would include round about at the intersection of Highway 16 and the Coatesville Riverhead Highway. The progress towards the alternate route from the north western motorway to Fosters Road in Waimauku.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Traffic gridlock

I or we seek the following decision by council: Decline the plan change

58.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Annika Doggett
Date: Monday, 13 May 2024 11:15:55 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Annika Doggett

Organisation name:

Agent's full name: Annika Doggett

Email address: annikadoggett@gmail.com

Contact phone number:

Postal address:
239A Parkhurst Road
Parakai
Parakai 0830

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Riverhead Road, Coatesville-Riverhead Highway, Cambridge Road, and Duke Street, Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

There has traditionally been an under-investment in infrastructure in the Rodney area in general, and more specifically in the Kumeu/Riverhead area despite the significant increase in residential housing in and around these areas. By considering the approval of additional housing without significant investment in the infrastructure the area will grind to a halt. Since travelling through the area over the past 7 years I have seen a significant decline in the quality of the roads and an increase in the number of road users. Public transport remains time and access-prohibitive meaning that locals have no alternative to their own vehicles. Additional housing in and around this area will cause significant negative impact on those already residing and travelling through the area. Additionally, proposed housing is located on floodplains, and given the recent and multiple weather events and flooding the area experienced, it would be dangerous for this plan to proceed without, again, significant investment in infrastructure to prevent danger to life and property.

I or we seek the following decision by council: Decline the plan change

| 59.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Scott Vine
Date: Monday, 13 May 2024 11:30:43 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Scott Vine
Organisation name:
Agent's full name:
Email address: scottdanielvine@gmail.com
Contact phone number:
Postal address:
24 Maude street
Riverhead
Auckland 0820

Submission details

This is a submission to:
Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Over population with no sufficient roading
Property address: Riverhead
Map or maps: Riverhead
Other provisions:
Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified
Do you wish to have the provisions you have identified above amended? Yes
The reason for my or our views are:
Not sufficient infrastructure in the area
I or we seek the following decision by council: Decline the plan change
Submission date: 13 May 2024

60.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Richard Middleton Poynter
Date: Monday, 13 May 2024 12:00:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Richard Middleton Poynter

Organisation name: Poynter Family Trust

Agent's full name:

Email address: rick@poynteragencies.com

Contact phone number:

Postal address:
1385 Coatesville-Riverhead Highway,
Kumeu
Auckland 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: 1385 Coatesville-Riverhead Highway

Map or maps:

Other provisions:
Proposed Private Plan Change 100 to rezone 75.5 ha to a mix of Residential – Mixed Housing Suburban, Residential – Terrace Housing and Apartment Building, Business – Local Centre and Business – Neighbourhood Centre zones with associated precinct provisions

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We live at 1385 Coatesville-Riverhead Highway (C-R H) and wish to register our objection in the strongest possible terms, to the residential part in particular of the development plan, proposed for the land in Riverhead extending southwards on the western side of the C-R H from the Riverhead Road intersection.

Our objection is based on the glaringly obvious fact that this proposal is being promoted with a complete disregard for the overwhelmingly negative implications for the existing community.

The large residential development within the past decade, that has occurred on the eastern side of the C-R-H, stretching north from Riverhead Road, has already imposed traffic volumes on the C-R-H, that it is incapable of properly handling. As a result, there are now ridiculously long traffic queues

stretching north from the SH16 intersection 7 days a week.

We see this proposal for further residential development, as adding insult to injury. If the planned additional residential development for Riverhead was allowed to proceed, the existing ridiculous traffic congestion will only get worse, much worse.

The impact of the yet to be constructed roundabout at the SH16 – C-R H intersection will be negligible. When that is constructed vehicles travelling south on C-R H will once again be able to turn right onto SH16, increasing the southbound C-R H traffic density at this bottleneck. We need only look at the long queues that already form at the roundabout at the southern end of Old North Road where it meets SH16, to see how ineffectively that will address the issue, even with existing traffic volumes. An additional 3,000 odd homes in Riverhead, suggests a nightmare traffic situation.

It must not be allowed to proceed.

I or we seek the following decision by council: Decline the plan change

61.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Craig Brock
Date: Monday, 13 May 2024 12:01:03 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Craig Brock

Organisation name:

Agent's full name: Craig Brock

Email address: craig@brock.co.nz

Contact phone number:

Postal address:
24 Arthur Street
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
This relates to 4.1.4 Proposed Precinct Provisions & 7.6.1 Transportation Upgrades

Property address:

Map or maps:

Other provisions:
4.1.4 Proposed Precinct Provisions & 7.6.1 Transportation Upgrades

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
It's unclear if the development will have to wait for all the transport plan changes to be in place prior to any occupants being allowed in. It says it will do so but it also says it meets requirements so which one is it?

I or we seek the following decision by council: Approve the plan change with the amendments I requested

62.1

Details of amendments: I would like to ensure the development isn't allowed to have occupants until all the stated road improvements as stated in the council plan change are complete otherwise it will kill the local roading which is already well beyond capacity.

62.2

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Angela Bult
Date: Monday, 13 May 2024 12:01:33 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Angela Bult
Organisation name: Riverope Properties Ltd
Agent's full name: Angela Bult
Email address: angela@tmnurseries.nz
Contact phone number:
Postal address:
210 Riverhead Road
Kumeu
Kumeu 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Property address: 1 Lathrope Road
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Growth for the area will have positive effects on infrastructure and improve community facilities and opportunities for both business and residents in the area.

I or we seek the following decision by council: Approve the plan change without any amendments

63.1

Details of amendments:

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Casey tierney
Date: Monday, 13 May 2024 12:30:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Casey tierney

Organisation name:

Agent's full name:

Email address: caseytierney88@gmail.com

Contact phone number:

Postal address:
21 accolage boulevard
Kumeu
Kuneu 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Riverhead

Property address: Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Not enough infrastructure to handle cars

I or we seek the following decision by council: Decline the plan change

64.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Acascia Steedman
Date: Monday, 13 May 2024 12:45:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Acascia Steedman

Organisation name:

Agent's full name:

Email address: acascia1@gmail.com

Contact phone number:

Postal address:
7 Balthazar Road
Kumeu
Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Roading

Property address: -

Map or maps: -

Other provisions:
-

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We moved to Kumeū two months ago. After coming from Silverdale, which also has awful congestion, we thought "how bad could traffic be?" Newsflash - it's a LOT worse. It takes twice the time to travel each km and the WX1 bus takes even longer. I am an advocate for more housing - but as there are no plans to improve roading, infrastructure or access I have to submit that this cannot be supported.

I or we seek the following decision by council: Decline the plan change

65.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Scott Christopher Ellery
Date: Monday, 13 May 2024 1:00:53 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Scott Christopher Ellery
Organisation name: Hawk Ellery Freight Services Ltd
Agent's full name: Scott Christopher Ellery
Email address: scott@hawkellery.co.nz
Contact phone number: 021369688
Postal address:
scott@hawkellery.co.nz
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Property address: 24 Princes Street Riverhead

Map or maps:

Other provisions:
Parks
Storm & wastewater
Transportation
Village Character
Transportation

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Submission Opposing PC100 Riverhead

Auckland Council
Private Bag 92300
Auckland 1142

Re: Submission Opposing PC100 Riverhead

I am writing to express my opposition to Plan Change 100 (PC100) concerning the development of Riverhead. After carefully reviewing the proposed changes and their potential impact on the community, I firmly believe that PC100 fails to address critical issues such as neighborhood parks, stormwater management, transportation, and the preservation of Riverhead's unique village character.

Neighborhood Parks:

The absence of clear objectives, policies, and standards regarding the provision of neighborhood parks in PC100 poses a significant flaw. These parks are essential for community well-being, yet PC100 lacks the necessary requirements to ensure their creation. Furthermore, the proposed location of a park near 306 Riverhead Road disregards the significance of preserving high-value trees and fails to address the community's needs adequately.

Stormwater and Wastewater:

PC100's reliance on outdated stormwater management practices and inadequate wastewater servicing strategies raises concerns about the community's resilience to flooding and environmental sustainability. The failure to require coordinated stormwater management systems and specific wastewater upgrades jeopardizes the safety and well-being of Riverhead residents.

Transportation:

The proposed limited upgrades to local roads and reliance on future roundabout construction by Waka Kotahi NZ Transport Agency are insufficient to address the anticipated increase in traffic and congestion resulting from development. Without comprehensive road improvements and pedestrian infrastructure, Riverhead risks becoming an unsafe and dysfunctional environment for residents and visitors alike.

Riverhead Village Character:

PC100 overlooks the community's aspirations and the principles outlined in the previous Structure Plan for Riverhead South. The lack of meaningful community consultation and failure to incorporate provisions to preserve Riverhead's rural village character undermine the integrity and identity of the area.

What's Wanted:

Preservation of Character: PC100 should include provisions to retain Riverhead's rural village character, including front yard setbacks, maximum fence heights, garage setbacks, and requirements for outdoor living spaces. | 66.2

Community Consultation: Comprehensive community consultation, following best practice guidelines, is essential to ensure meaningful input from stakeholders and the wider community. | 66.3

Structured Consultation Plan: Develop a structured consultation plan to identify stakeholders, manage communication, and integrate feedback effectively into the planning process. |

In conclusion, I oppose PC100 Riverhead in its current form and urge Auckland Council to reconsider the proposed changes by incorporating provisions aligned with community aspirations and conducting comprehensive community consultation. By addressing critical issues such as neighborhood parks, stormwater management, transportation, and village character preservation, we can ensure that Riverhead remains a vibrant and sustainable community for generations to come. | 66.4

Thank you for considering my submission. I look forward to your response.

Yours sincerely,

Scott Ellery

I or we seek the following decision by council: Decline the plan change

66.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Rebecca Englefield
Date: Monday, 13 May 2024 1:30:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rebecca Englefield

Organisation name:

Agent's full name:

Email address: bexx_a@hotmail.com

Contact phone number:

Postal address:
0830

Parakai 0830

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Traffic infrastructure

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The traffic congestion on S16 is already at breaking point. The local infrastructure cannot support anymore cars on the road. Build the new kumeu bypass (or at very least make S16 two lanes each way) before allowing anymore mass residential development in the area.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

67.1
67.2

Details of amendments: Regular user of S16

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Jenny Burnett
Date: Monday, 13 May 2024 1:45:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenny Burnett

Organisation name:

Agent's full name:

Email address: myjens@windowslive.com

Contact phone number:

Postal address:

32 Tapu road

Huapai

Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land due to be developed in riverhead

Map or maps: Between riverhead road and sh16

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The roading in the area can not handle the amount of people and vehicles that come in and out on a daily basis.

Roading needs to be fixed first before anymore housing gets built.

Roading schools/colleges storm water all need to be sorted first.

I or we seek the following decision by council: Decline the plan change

Submission date: 13 May 2024

68.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Lynne Fluker
Date: Monday, 13 May 2024 1:45:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lynne Fluker

Organisation name:

Agent's full name:

Email address: taylorlnz@hotmail.com

Contact phone number: 0223524182

Postal address:
10 Great North Road
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
The entire development

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The proposal does not properly take into account the actual reality of Riverhead's poor infrastructure, drainage issues, roading situation (local vicinity and also leading out of the area), lack of footpaths, schooling availability and the environmental and flooding risk.

The proposal documents do not resolve these issues, but instead talk to them or touch on them but not to the point where we can be confident that any risks will be fully mitigated.

From what I can see there is agreement in the consultation of a school being required but it basically concludes that this is the MOEs responsibility. So nothing further will be done/is in motion and we are left with many more children and no further options for schooling - how is this right?

The same for the roading, it is ridiculous that any development is even being considered with the current roading issues we face.

And environmentally we have seen what happens during flooding, my friends in Riverhead have had to evacuate their home 3 times in the past 2 years, roads turn to rivers requiring a boat to get through and this development is considered in the same vicinity? It is incredulous and all about

profit. We will not benefit as a community and you treat us like numbers rather than people.

I or we seek the following decision by council: Decline the plan change

69.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Julie Tutton-Jones](#)
To: [Unitary Plan](#)
Subject: Riverhead structural plan
Date: Monday, 13 May 2024 1:51:40 pm

I am writing to oppose the plan to vastly increase the intensification housing plan for Riverhead. I want to make it clear that our infrastructure is not able to cope now, so will cause intolerable hardship with more housing.

70.1

The infrastructure is not able to cope with the schooling and transportation needs of the residents at present.

Bus service is only from Albany to Westgate on an hourly basis at present and there are no other options but to drive. This has been escalated with the intensification of properties in Huapai and Kumeu making the commute a nightmare for everyone. Riverhead is the main single lane road for Coatesville as well as residents from Helensville through the forestry and those trying to take a shortcut from Huapai and Kumeu. All this has added the extra traffic trying to access the main state highway 16 junction, which incidentally is also a single road.

Adding to all of these issues, when holiday makers are heading north and it's busy on other substantial access roads, media recommends taking SH16 as an alternate route. All this is a single road access trying to cope with the small main and inadequate highway.

Many years ago plans for a new motorway were promised with a roundabout joining SH16 and Coatesville Highway. I understand it was to go from Westgate, through Taupaki and through to Helensville. None of this has eventuated. Too many substandard roads, too many cars and no foresight.

The school and teachers do their best but overcrowding is evident and will become a major concern. No high school or college in the area and a small junior school with no intermediate has caused issues. A new intermediate and high school are absolutely necessary.

There are so many issues within what was once a small town on the outskirts of Auckland.

Is there a reason why northwest Auckland townships have been ignored and their residents been treated as insignificant for so long?

Unless the road can be increased to 2 lanes both ways, a motorway able to function as it is designed to do and schooling and our future generations. There will be no practical way to approve more housing.

We need to future proof Auckland not intensify issues and then try and fix issues. Shutting the gate after the horse has bolted springs to mind.

Yours sincerely

Julie Tutton-Jones

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Michael Robert Brooke
Date: Monday, 13 May 2024 2:45:49 pm
Attachments: [Michael Brooke Submission Plan Change 100.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michael Robert Brooke

Organisation name:

Agent's full name:

Email address: Mikerbrooke@outlook.com

Contact phone number: 0274813310

Postal address:
24 The Landing
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: As identified by the Riverhead Landowner Group

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
I don't understand the two questions above

I or we seek the following decision by council: Decline the plan change

71.1

Submission date: 13 May 2024

Supporting documents
Michael Brooke Submission Plan Change 100.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Michael Brooke
24 The Landing
Riverhead

13th May 2024

Re Plan Change 100 (Private)

TO WHOM IT MAY CONCERN

Thank you for the opportunity to submit on this Proposed Change. I have been a resident in Riverhead since 2001 and believe the location has a number of characteristic qualities which make it a valued place to live.

Background

An earlier focus on proposed Plan changes by the Community prevented the 'spread' of Riverhead along the Riverhead Coatesville Highway and protected the village feel, with all current and future urban areas positioned around the centre of the village.

The 'village feel' is important to the community, with a rural belt around the community. Overall there is a 'green feel' to the community with older Riverhead having larger sections and a significant number of nice trees scattered within properties, and in the more recent development we have seen good Urban Design, with the use of green space and planting to achieve the same feel.

We have maintained the hub of commercial activity in the centre of Riverhead and prevented poor outcomes from ongoing strip development down the Coatesville -Riverhead highway ("CRH") which over the years has significantly impacted areas such as Kumeu/Huapai.

Current Challenges

Transport

Despite more recent developments we have seen little structured improvement to ensure all Riverhead's exposed drains and missing footpaths are formed. We have an hourly bus service servicing the Community which is well supported and we have rural roads entering and leaving Riverhead with deep culverts on their sides.

Traffic leaving Riverhead towards the Northwestern motorway is abysmal at peak times, as it is from Kumeu. The roading is not appropriate for cycling and there is no structured area for walking.

Within Riverhead itself, many of the roads and parking areas (especially around the war Memorial Park just cope now with peak use times of the park.) The Crossing at the centre of the village is staffed by volunteer parents at key times to ensure the safety of crossing school children.

Waka Kotahi have been communicating to Riverhead for many years their plans for addressing safety on SH 16, which will see improvements to the road and implementation of a roundabout at the intersection of the CRH and SH16. Waka Kotahi have repeatedly stated their planned work (currently on hold) is NOT about managing increased volumes and is about addressing safety.

Stormwater

The recent 1 in 100 flooding events that significantly effected our western areas demonstrated that current stormwater plans, built under current regulations are unsatisfactory. Areas of Riverhead flooded. Areas that have never flooded until the recent 'up- hill' developments were completed, flooded!

This event showed that the level of water joining the Rangitopuni, (upstream of the bridge) placed the bridge under significant risk. Although witnessed by locals this event was significantly under-reported.

Wastewater

The current pressured wastewater system in Riverhead causes significant problems for residents and have been well communicated with Watercare. Our home has replaced components of our pump on over 10 occasions over the past 8 years (at no cost to ourselves), due (we are told) to 'over pressure'. The system which should have no stormwater connected to it fails during heavy rain, with residents 'on premise systems' overloading, and the alarms being triggered.

Proposed Plan Change

I remain fully supportive of the zoned Future Urban area in Riverhead, however I am very concerned that by bringing this plan change forward in time and ahead of Council processes, the wider infrastructure issues for Riverhead and our neighbouring communities will not be addressed. There will not be the wider Council focus on the required infrastructure that is desperately required ahead of any further growth in the area.

Allowing individual private Plan Changes such as this without the wider planning and required investment in infrastructure is simply self-serving for a Developer.

Specifically

Transport concerns:

1. The Applicant has heard repeatedly from the Community around its transport concerns and I do not see these addressed. They were and remain the community's biggest concern. The proposed change in size to Riverhead is significant. Roads just cope now, what is the Plan? It feels like this is simply being ignored.
2. The Applicant states that planned work by Waka Kotahi on SH 16 will address the increased road traffic, They have also stated that no new residents will move in until the SH 16 proposed work is completed.
3. The Applicant's statement around how Waka Kotahi's proposed changes to SH 16 will address traffic volumes do not make sense and it seems wrong that a Private Plan Change would allow such a point to be accepted based on the work of an interested party.
4. The current plan for SH 16 is on hold, with a prospect of scope change, so what work exactly is the Developer linking to, as addressing the traffic volume? If this proposed Waka Kotahi work is being used to support the Plan Change, it would need to be very specific around exactly what changes to SH 16 were being completed and not be subject to scope change.
5. If such work is required to assist manage traffic volumes ahead of any new residents moving in, then logically, it should be extended to be in place before major earthworks actually start, as it is from this time that increased traffic would start and current residents would be significantly impacted. The proposed development and its supporting infrastructure will place a very significant loading on our current roads, well before future residents arrive.
6. The Applicant does not address the rural road between SH16 and their proposed development. This road would need to be addressed in some way to manage volume and safety. This is exactly the type of infrastructure that gets missed due to promoting this Plan Change ahead of Council planning.
7. How will the existing crossing be managed with increased traffic, are there plans for traffic lights?

Stormwater concerns:

1. The Applicant's Stormwater and Flooding Assessment is outdated and relies on land that is no longer within the proposed residential zoning. The proposed development will make a very significant impact on Stormwater.
2. Riverhead needs an overall system of stormwater management that is completed over the whole plan change area. The 'current standards' have failed abysmally around Kumeu, Huapai and Riverhead.
3. Have the effects of significantly increased levels of stormwater reaching the upstream Rangitopuni and the bridge been considered.

Wastewater concerns

1. The Applicant's proposal is to use the existing wastewater network. This network has current supporting plans around addressing issues and how it could cope with development, but none are required by the Proposed Change.

2. The Applicants current language is around the current system being sufficient or adequate. This is not detailed enough, presumably in some areas people think the current system is adequate now?, and yet as already described, it has significant issues. What will adding residents to this system mean for existing residents who have invested in pumps and on-site equipment that are being forced to operate outside of normal parameters currently?

Riverhead 'feel'

1. We need to ensure the new development is aligned to the current Riverhead look and feel, especially around greenspaces, trees, and connecting walkways.
2. The Plan Change has no requirement for parks to be provided, it is possible that without clear 'rules' parks (as would be needed to ensure it is like the rest of Riverhead) never happen, or are not developed as expected.
3. A high-value beech tree, and its surrounding trees should be protected, ideally as a park.
4. The proposed green corridor sounds positive, however there are no clear outcomes or rules that stipulate exactly how this will work. Language of 'encourage' and 'promote' is not strong enough, this needs specific requirements. Indeed it is possible that this is cynically solely about managing stormwater and in areas where that is not required, the corridor might not occur.
5. Likewise there is no detail around this corridor in respect to if it is to be vested in Council and managed as parkland. There is the potential for this corridor to become a very piecemeal approach if there is not an overarching Plan and how it will be managed.

Retirement Village

1. I understand there is already consent for a large retirement village, but this Proposed Plan Change does not address this activity, in some areas it is recognised, in others it is not.
2. The land associated with the retirement village is zoned Terrace Housing and Apartment Zone and Mixed Housing Suburban Zone. Is this what the Applicant is saying is happening here?, or is this a large privatized development which raises other issues associated with access to Riverhead for western neighbours, pedestrian access or green corridors.
3. This uncertainty is not in the best interests of planning for Riverhead, and should be explicitly managed.

Commercial Zoning

1. The proposed Plan Change shows two Commercial Zones, the larger one centralized on the Riverhead Road - CRH intersection, which seems sensible. The second (smaller) one is separated and further south on the CRH, and seems illogical and not in the best interests of Riverhead.
2. The Applicant supports the Commercial Zones with an economic report that defines a Riverhead Core Retail Catchment, which is simply non-sensical, extending into areas that will have no reason to come to Riverhead.

3. The positioning of the separated smaller Commercial Zone exacerbates the commercial strip development which is not a good outcome for Riverhead and does not support the current Village feel.
4. I see no good planning reason to allow this. On what basis is this separate commercial area being proposed? Especially given its potential to create poor outcomes for Riverhead.

Residential Zoning

1. I understand the intensification and density that the proposed zoning allows and accept that this is appropriate. Equally we need to understand that the density will potentially be quite different to current Riverhead and for that reason there is a stronger requirement for good urban design to try and maintain the Riverhead Village feel across the whole of Riverhead.
2. The approach taken for Riverhead South (SPECIAL 30 (RIVERHEAD SOUTH) Zone) is worth considering in how it helped ensure Riverhead South become part of Riverhead. I do not believe the Applicant has completed the same level of real Consultation, indeed the thoughts and concerns that I and others have raised do not appear to be captured with any meaningful requirements in the Plan Change. If no requirements are specified it is likely that this development will not achieve the linkage to Riverhead that the community aims to achieve.

Michael Brooke

From: [John Armstrong](#)
To: [Unitary Plan](#)
Subject: Riverhead to Coatesville-Riverhead highway
Date: Monday, 13 May 2024 3:01:00 pm

Sent from my iPhone this can not go ahead till all the roading and is upgraded and the junction to SH 16 is sorted with at least a merging lane towards town
A couple of years ago the council had a meeting at Northwest and I posted a plan for this intersection which would work perfectly and all all the replies said IDEAL but they won't do it it's hard to believe no one in the council has the brains to sort this road junction out if you need it explained give me a call
Regards John Armstrong

| 72.1

And while I'm at it I bet in the next flood the Wautaiti stream will flood because the council can't keep it clean and if any of the slash comes down out of the forest I will post all the photos of the SLASH that was left behind but passed by the council inspector as milled responsibly

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Morie Yoshida
Date: Monday, 13 May 2024 3:15:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Morie Yoshida

Organisation name:

Agent's full name:

Email address: morieyoshida@xtra.co.nz

Contact phone number: 02108705833

Postal address:
17Newton Road,
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Coastville Riverhead Highway 1.8 ha local centre zone

Property address: Coatesville Riverhead Highway

Map or maps: 1.8 ha,0.7 ha,4,3 ha and 69 ha

Other provisions:
we always have to face tge traffic jam wherever we go and it became nightmare if we have more houses.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
No consideration until traffic jam is to be fixed.

I or we seek the following decision by council: Decline the plan change

73.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Sue James](#)
To: [Unitary Plan](#)
Subject: Proposed fletcher, Riverhead development
Date: Monday, 13 May 2024 3:17:34 pm

Hi

under the purposed new development, there is lack of infrastructure and amenities to support this from going ahead.

1. Traffic - needs road widening
2. Flooding issues on purposed land
3. Housing - lack of parking, green places
4. School current schools can't caterer for the increase in purposed children.

74.1

as a rate payer and live locally I oppose this going ahead.

Sue James
48a George Street Riverhead, Auckland NZ
Phone 021 2760664
sue@homecircuit.co.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Bharat Sethi
Date: Monday, 13 May 2024 3:30:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bharat Sethi

Organisation name:

Agent's full name:

Email address: bharatsethi007@gmail.com

Contact phone number: 0221630878

Postal address:
5 Duchess Way
Riverhead 0820
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

My submission relates to PC 100. I would like to oppose the proposed changes. We are a resident of Riverhead and there isn't road infrastructure to support high density housing (apartments and terraced homes).

Riverhead is on flood plains and the area gets flooded very easily. With these density homes and commercial development, the flooding will get worse.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The traffic on Coastsville-Riverhead highway is very heavy at the moment with a single lane road. The proposed changes will make it worse and it will create more even more congestion. We want extra two lanes to be added first.

I or we seek the following decision by council: Decline the plan change

75.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Adolf Goldwyn
Date: Monday, 13 May 2024 3:45:45 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Adolf Goldwyn

Organisation name:

Agent's full name:

Email address: adolf.goldwyn@gmail.com

Contact phone number:

Postal address:
41 Lumbarda Drive,
Kumeu
Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Coatsville-Riverhead highway

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The road between Kumue and SH16 are impossible to drive on in the morning due to heavy congestion. Adding thousands of vehicles to the mix is going to be a horrendous decision.

I or we seek the following decision by council: Decline the plan change

Submission date: 13 May 2024

76.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Lucy Goldwyn
Date: Monday, 13 May 2024 3:45:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lucy Goldwyn

Organisation name:

Agent's full name: Lucy Goldwyn

Email address: lucygoldwyn@gmail.com

Contact phone number:

Postal address:
41 Lumbarda Drive
Kumeū
Kumeū 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Coatsville-Riverhead highway

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Already the roads are congested and we do not have infrastructure to support the current residents. Improve that before even

I or we seek the following decision by council: Decline the plan change

77.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Fiona Carter
Date: Monday, 13 May 2024 4:00:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Fiona Carter
Organisation name:
Agent's full name: Fiona Carter
Email address: fionacarter18@gmail.com
Contact phone number: 0272740799
Postal address:
7 Lam Terrace
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Increased housing

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Increased traffic that the roads struggle to cope with now. I leave home at 6.00am and can sit in traffic for up to 22 minutes to get 3km from my road to State Highway 16. This congestion has got worse year on year with the natural increase of housing so to add a huge development with potentially another 1000 plus cars on the road will literally bring the traffic to a complete standstill.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

78.1

Details of amendments: Increase the amount of lanes on the Coatesville Riverhead Highway. Put a roundabout in at the intersection of CRH & SH16 or a merge lane from CRH to SH16. Put more lanes in on SH16.

78.2

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Catherine Watson
Date: Monday, 13 May 2024 4:15:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Catherine Watson

Organisation name:

Agent's full name: Catherine Watson

Email address: cath_al_watson@hotmail.com

Contact phone number:

Postal address:
26 Elliot Street
Riverhead
New Zealand
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transport

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Your plan states "no transportation planning or traffic engineering reasons will preclude the implementation of the plan change". Your research reflects a limited understanding of traffic congestion that already affects the Riverhead area. It is obvious your report writers have no comprehension of the overall need for major infrastructure changes in roading in the area from Brighams Creek roundabout through to Kumeu before any more housing/cars are added to the existing roads. It is easy to understand what I mean if you just try driving from Riverhead to the motorway in the morning traffic or home in the evening. The problem is the whole area has already been negatively affected by the Huapai /Kumeu development with no improvements in roads. Public Transport from Riverhead is dismal. Once again nothing in place to make a journey into the CBD straightforward. Your development would make living in Riverhead difficult. I oppose the plan.

I or we seek the following decision by council: Decline the plan change

79.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Matthew Fisher
Date: Monday, 13 May 2024 4:15:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matthew Fisher

Organisation name:

Agent's full name:

Email address: mwsfisher@gmail.com

Contact phone number:

Postal address:
12 Alexandra Street
Riverhead
AKL 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Plan Change

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. Rooding - the Coatesville/RH Highway is very very busy, being one of the the only West/East connections beyond the Harbour Bridge. The traffic is frequently backed up from SH16 to Hallertau in the morning (6am onwards). Doubling the size of RH will in no way make this better without a major rethink of how the rooding infrastructure will work. We also need to work on removing all the trucks from this road.
2. Schooling – there is only 1, a Full Primary and that has doubled in size in 4 years from 290 to 550 kids and growing. The area needs a high school. Massey High is currently the only In-Zone school.
3. Village – RiverHead has always been one and it's essential the council guarantees what it has always promised, that we will remain as such. The new development area has been known about for many years so there is no surprise there – what the residents hope for is that council sticks to their word to keep the village surrounds.

4. Shops. RH does not want to become a road segregated strip mall like Kumeu. Yes we need a small supermarket (or better still a Farro or bigger Boric) but we don't need lots and lots of shops, let alone more booze shops. There is Westgate or Albany for plentiful shopping.

5. Housing – Fletcher Housing CEO before Christmas 2021 promised there would be no Apartments or Terrace houses – only single site dwellings reflecting the new area behind Hallertau. There will probably be an uproar if the 5-6 story apartment proposal were adopted. It is just not needed here, nor wanted. There will be plenty of smaller dwelling sites available across a range of prices, sizes etc. No members of this community want a Hobsonville looking outcome in Riverhead. We are very different.

Transport: Is utterly appalling in Riverhead. There is very little PT so everyone has to use a car to get anywhere. Adding another 3000 people will not solve any of these problems, only exacerbate them. Fix the train to Kumeu so people have an alternative to get into the city.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

80.1

Details of amendments: Increase Public Transport Options. Don't build apartments!

80.2
80.3

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Ed Stubenitsky
Date: Monday, 13 May 2024 4:15:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ed Stubenitsky

Organisation name:

Agent's full name:

Email address: stubee_1@hotmail.com

Contact phone number:

Postal address:
35 Motukaraka Drive
Beachlands
Auckland 2010

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

I would like to make this submission for the entirety of the proposed plan change

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I recognise that Development is needed in Auckland to provide much needed housing and safe communities for our growing population. When development is completed effectively including appropriate provision for infrastructure, quality open space and access ie parking and roading we benefit from great communities to reside in.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

| 81.1

Details of amendments: Adequate provision for quality parks and public spaces, and appropriate provision for parking to serve the neighbourhood and its visitors be incorporated into planning.

| 81.2
81.3

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Katie Richards
Date: Monday, 13 May 2024 5:15:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Katie Richards

Organisation name:

Agent's full name:

Email address: sk.richards@xtra.co.nz

Contact phone number:

Postal address:

350 Main Road

Huapai

Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Rules

Maps

Property address: Riverhead road, Riverhead coatesville road.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have lived the past 16 years in Riverhead and now Kumeu. In all this time, council has allowed many developments with no change to infrastructure, especially roading. All the new development from Riverhead, Huapai, Kumeu, even Helensville and Waimauku - are all travelling on the same road of 20 years. Traffic is terrible, no matter time or day when you drive. SH16 has had no change in this area. Even driving through at 5:45am, the road is clogged. We cannot leave for work any earlier,

Public transport takes at least 1.5 hours no matter when you leave.

We cannot have all these houses before roads are fixed.

I also don't support the plan for terraced and apartments. This will ruin the village character of Riverhead. I support Riverhead community Association.

We are so tired of never being listened to. We pay rates but have very little in the way of services. I am happy with the rural aspect and lack of services if you keep the towns rural rather than add all the houses but no infrastructure or services.

Quality of life has become unbearable. I work for a not-for-profit, helping those in need, but the toll of now spending at least 2 hours or more in traffic, is terrible.

We cannot have this plan change!

I or we seek the following decision by council: Decline the plan change

82.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Kyle Munro
Date: Monday, 13 May 2024 5:30:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kyle Munro

Organisation name:

Agent's full name:

Email address: ksmunro1974@gmail.com

Contact phone number:

Postal address:
39 Pohutukawa Parade
Riverheas
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Any further development in north west auckland

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Riverhead currently suffers from insufficient infrastructure for current population let alone any further residential development. Roads and intersections are not fit for purpose. school options are limited.

I or we seek the following decision by council: Decline the plan change

83.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Rafael Garcia
Date: Monday, 13 May 2024 5:45:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Rafael Garcia

Organisation name:

Agent's full name:

Email address: rafa14@gmail.com

Contact phone number:

Postal address:

Riverhead
Auckland 0793

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The region infrastructure does not accommodate the propose number of new dwellings. The public infrastructure needs to be improved and in place before the plan to introduce new mixed housing zones are considered.

I or we seek the following decision by council: Decline the plan change

84.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Alan Macleod
Date: Monday, 13 May 2024 6:00:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alan Macleod

Organisation name:

Agent's full name: Alan Macleod

Email address: macleodalan@yahoo.co.nz

Contact phone number:

Postal address:

12 Floyd Rd,
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

PC 100 (Private): Riverhead

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am not against progress per se but the current Riverhead storm water system doesn't cope under adverse conditions. Adding to this on a large scale will only make the system worse. The current sewage system doesn't cope under adverse conditions. Adding to this on a large scale will only make the system worse. The current road network from SH16 to Coatesville Riverhead highway is already past capacity and adding to this without upgrades that have been promised for years and not actioned is irresponsible. The current recent Riverhead subdivisions have been managed and planned for to encourage a very family oriented place to live. Numerous green spaces, no front fences, larger style sections with trees etc that help make it a family oriented area to live in. The proposal as it is currently presented undermines all that has been recently achieved and in my opinion needs re thinking and proper planning to ensure the current ambience is maintained along with the appropriate road network upgrades to assist current and future residences to commute efficiently... not in gridlock pattern. Also the current commercial area proposed opposite Hallertau appears to be totally out of sync with the area and totally commercially driven and not properly

| 85.2

| 85.3

| 85.4

| 85.5

planned.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

85.1

Details of amendments: As per comments above.

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Christopher Michael John Stafford
Date: Monday, 13 May 2024 6:00:56 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christopher Michael John Stafford

Organisation name:

Agent's full name:

Email address: cmjstafford@gmail.com

Contact phone number:

Postal address:

33 Pitoitōi Drive

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Riverhead re zoning

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Riverhead currently has very little in terms of supporting infrastructure, both of the main routes towards the city are congested, the public transport links are very limited and there are not sufficient facilities within the village to support an increased population. I am not opposed to increasing the residential space in Riverhead, but I believe this plan would not adequately increase the provisions required to support this.

I or we seek the following decision by council: Decline the plan change

86.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Melissa Keegan
Date: Monday, 13 May 2024 6:30:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melissa Keegan

Organisation name:

Agent's full name:

Email address: melissakeegan22@hotmail.com

Contact phone number:

Postal address:
97 Kaipara Portage road
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Please fix our roads before allowing anymore housing in our area

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The traffic in our area is horrendous

I or we seek the following decision by council: Decline the plan change

87.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Dan Fluker
Date: Monday, 13 May 2024 7:15:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Dan Fluker

Organisation name:

Agent's full name:

Email address: djfluker@hotmail.com

Contact phone number: 0221720615

Postal address:
10 Great North Road
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
Development plan

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I believe the proposed plan lacks foresight in future planning, in what is already and oversubscribed residential area with undeveloped services.

The current population of the wider Riverhead area is already too great for the roading network with demand exceeding capacity on Coatesville-Riverhead Highway leading to state highway 16.

Riverhead primary school is bursting at the seams with students and a limited footprint of which to be able to build new classrooms. The school field is shrinking daily, with the addition of prefab classrooms to try and keep up with the increased enrolments.

A large area of Riverhead has traditionally been agricultural and farming properties. However, the recent developments in the Riverhead point area have disrupted the natural water table and has redirected water flow to areas where there are now new builds flooding homes.

The area which the proposed development is set is also identified as a flood plain area further construction here will cause more long-term problems and in the current weather and environmental climate is negligent and irresponsible.

I or we seek the following decision by council: Decline the plan change

88.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Jainesh Kumar
Date: Monday, 13 May 2024 7:45:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jainesh Kumar

Organisation name:

Agent's full name:

Email address: jainesh_k@live.com

Contact phone number:

Postal address:

9 Barrique road

Huapai

Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Na

Property address: Na

Map or maps: Na

Other provisions:

Na

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Not enough infrastructure to cater for additional traffic. Traffic is already bad.

I or we seek the following decision by council: Decline the plan change

Submission date: 13 May 2024

| 89.1

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Nicholas William Edward Bastow
Date: Monday, 13 May 2024 8:00:58 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nicholas William Edward Bastow

Organisation name:

Agent's full name:

Email address: nck_bastow@yahoo.com.au

Contact phone number:

Postal address:
1175 Coatesville Riverhead highway
Riverhead
Auckland 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Traffic
Floodplanes

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Traffic on CHR and SH16 is already over capacity. Adding this volume of med density housing is not sustainable .
Commercial property is currently not used. Supermarkets are available at Westgate/kumeu and hobsonville

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

| 90.1

Details of amendments: Reduce to low destiny housing only and limit development to outside any floodplanes. Significant upgrades to SH16 - rethink roundabout and replace with dedicated lane
CHR to SH16motorway

| 90.2
| 90.3
| 90.4

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Jenna Robinson
Date: Monday, 13 May 2024 9:15:46 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenna Robinson

Organisation name:

Agent's full name:

Email address: jenna_robinson@hotmail.com

Contact phone number:

Postal address:

53 Matua Road

Huapai

Auckland 0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

.

Property address: .

Map or maps: .

Other provisions:

.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The traffic into and out of the surrounding areas of Riverhead, Kumeu and Huapai has become a barrier to a reasonable lifestyle in this area. Residents are required to spend sometimes upwards of 45 minutes to leave the immediate area, in not only early weekday mornings, but weekends, including late afternoons on Sundays. It is affecting the reputation, livability and prices of properties in this region. Additional strain on the existing inadequate infrastructure by adding additional housing, and subsequently vehicles will exacerbate an already unreasonable situation, further punishing long standing residents. This proposal should not go ahead until roading in the area is significantly improved, and public transport increased.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

| 91.1

Details of amendments: Increased roading capacity, and efficiency thereby reducing transit times for existing residents.

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this

email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Andrew Lorrey
Date: Monday, 13 May 2024 9:15:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Lorrey

Organisation name:

Agent's full name:

Email address: a.lorrey@niwa.co.nz

Contact phone number: 021313404

Postal address:
19 Princes Street
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Stormwater modelling for affected areas downstream from the proposed development - found in the following report

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/12-pc100-app-10-stormwater-and-flooding-assessment.pdf>

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The stormwater modelling undertaken for the proposed development was undertaken prior to 2023. It does not comprehensively consider the significant rain and hydrology events in the catchment that occurred during several recent significant storms, including those that caused the 2023 Auckland Anniversary floods when many properties in Riverhead were affected. All of the Annual Exceedance Probabilities (AEP) calculations in the stormwater report must be reconsidered and likely underrepresent the impacts on the areas adjacent to the proposed development. If the development proceeds, Auckland Council could be held liable for exacerbating local floods and additional damages to homes in the adjacent catchments, or worse yet total loss of property and life. There is forthcoming flood mapping evidence being undertaken by Niwa that also needs to be considered. It is my view that additional stormwater discharge away from the development areas into areas further

downstream cannot be handled under the current infrastructure and also in a future climate where amplification of rainfall due to atmospheric warming is expected.

I or we seek the following decision by council: Decline the plan change

92.1

Submission date: 13 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Chris Harker
Date: Tuesday, 14 May 2024 7:30:35 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Harker

Organisation name:

Agent's full name: Chris Harker

Email address: chris.harker@xtra.co.nz

Contact phone number:

Postal address:
12 Princes Street
Riverhead
Auckland
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
12 princes street

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Impact of Applicant on Riverhead Memorial Park
Reference Plan change 100

The park is very busy on sports day, and there is insufficient parking for the current events. The residents from the proposed developments will certainly visit this facility, but there will be nowhere for them to park.

Around the park and nearby streets we will need kerb, channel, and formed parking.

The applicant needs to contribute to this infrastructure, the general response that "things will not be worse" is neither aspirational nor true.

I or we seek the following decision by council: Decline the plan change | 93.1

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? Yes

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - thomas michael kelly
Date: Tuesday, 14 May 2024 8:45:35 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: thomas michael kelly

Organisation name:

Agent's full name: tom kelly

Email address: tomknzl@gmail.com

Contact phone number: 0223551153

Postal address:

11 duke st
riverhead
auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: 11 duke st, riverhead, auckland 0820, new zealand

Map or maps:

Other provisions:

Planned development of approximately 1450-1750 mixed residential dwelling including apartments and Terrace housing in Riverhead by 2032.

Additionally, Kumeu, Huapai and Riverhead together are collectively designated 'development ready' between 2028-2032 with the potential to accommodate 6,600 new dwellings.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I oppose these designations and plans as understand there have been no provisions made to upgrade and surrounding infrastructure - schools, stormwater or roads. Having experienced traumatic flooding events in recent years (not just the January floods of 2023) but previously as well and the massive congestion that residents of the local area now must live we really need to see some clear plans for infrastructure upgrades to give ourselves and future residents confidence this area will remain a safe, enjoyable and accessible place to live, work and learn.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

94.1

Details of amendments: Clear time-bound details around infrastructure upgrades for roads, schools and storm water.

94.2
94.3
94.4

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

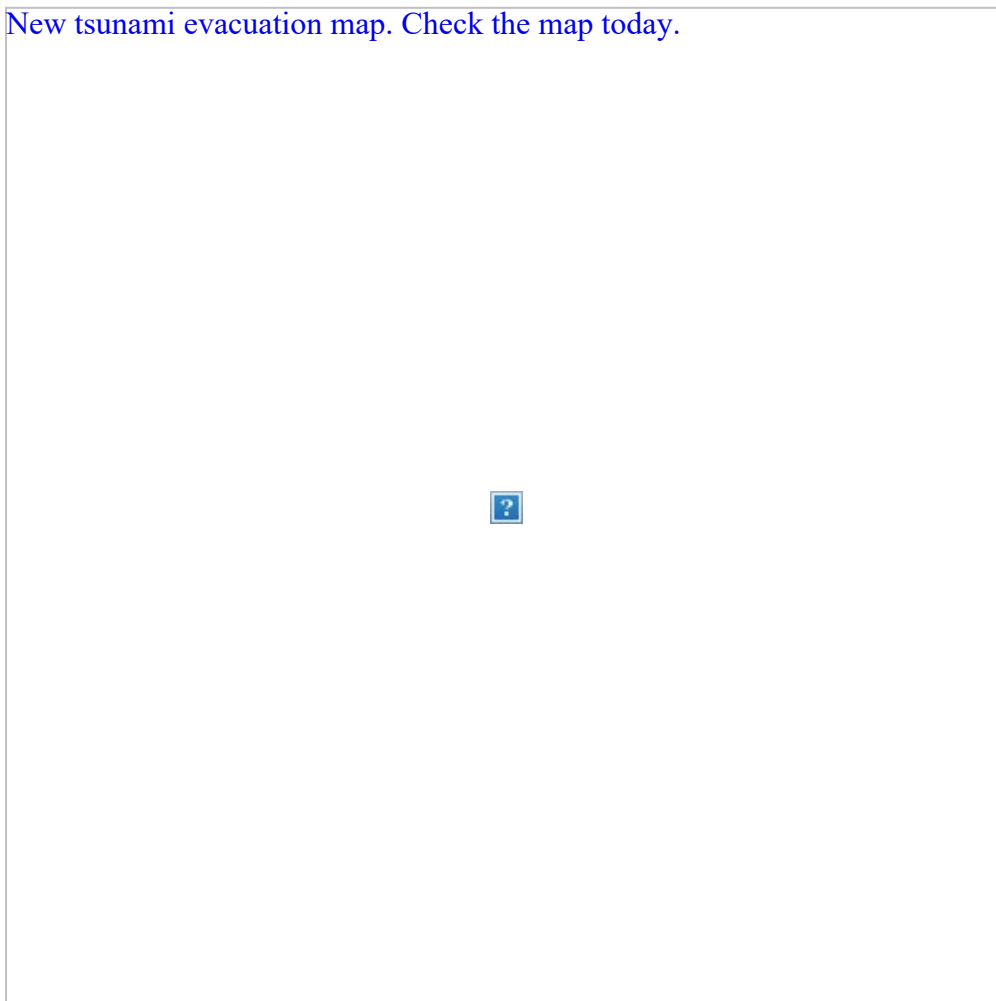
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be

LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Ella McIntosh
Date: Tuesday, 14 May 2024 10:30:39 am
Attachments: [Ella McIntosh Riverhead submission.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ella McIntosh
 Organisation name:
 Agent's full name: Ella McIntosh
 Email address: ella.jmcintosh@gmail.com
 Contact phone number: 0225676222
 Postal address:
 6 Princes Street
 Auckland
 Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
 Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
 Property address: 6 Princes Street, Riverhead
 Map or maps:
 Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
 As per my PDF submission I do not believe the proposal is fit for purpose.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

95.1

Details of amendments: Transport, parks and retirement village.

95.2
 95.3
 95.4

Submission date: 14 May 2024

Supporting documents
 Ella McIntosh Riverhead submission.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

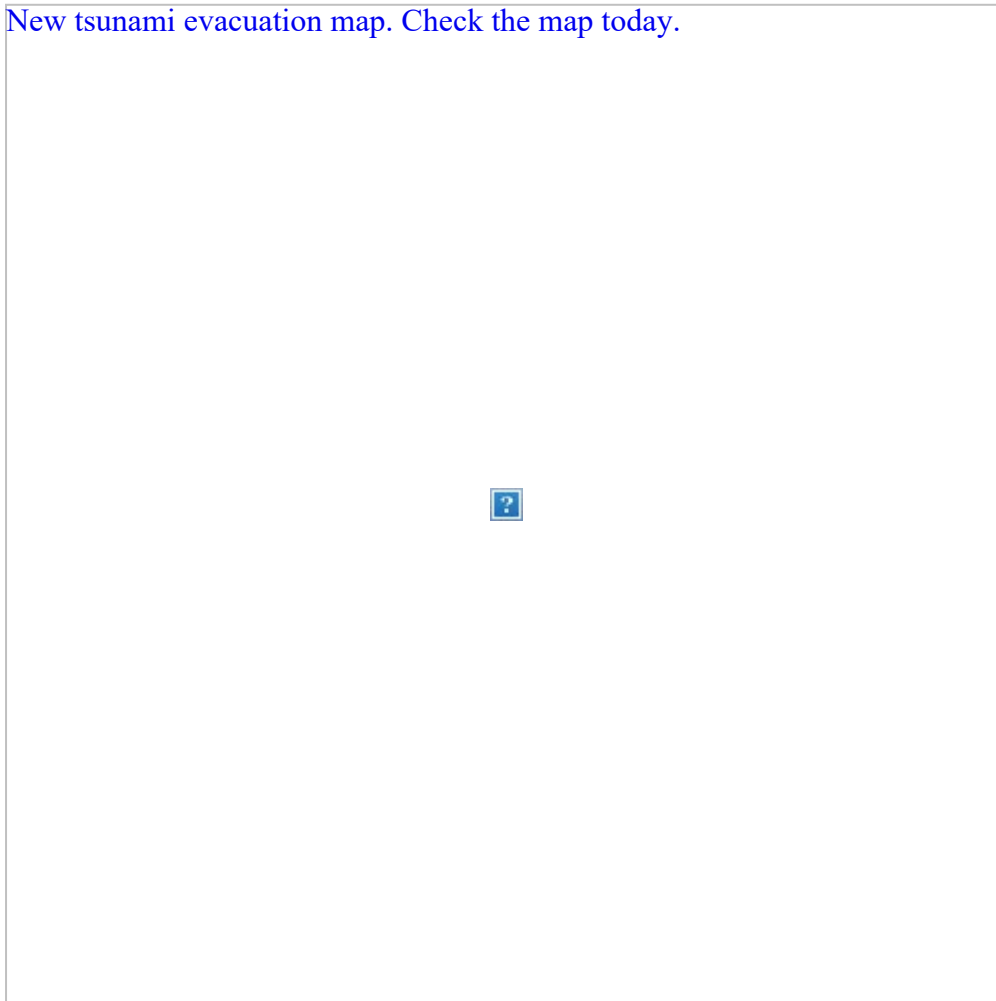
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Ella McIntosh
6 Princes Street, Riverhead 0820
0225656222

To whom it may concern,

I am a resident of Riverhead and I've been a member of this community since I was a child. We have a beautiful community here and I'm proud to be part of this neighbourhood. As a first-home buyer not too long ago, I can appreciate the challenges of home ownership and occupation in the greater Auckland region and appreciate that the housing crisis needs to be addressed.

However, I hold concerns about this development project is not fit for purpose for both the existing residents and those people and families who will eventually be part of this community. Auckland Council said the proposal should not go ahead so there is clearly issues with what has been proposed.

I have outlined below a few of the key issues that need to be addressed prior to any building work commencing. This is by no means extensive but the areas I have noted as a resident that I am aware of and would like to be fully reviewed before any further steps are taken.

Transportation and infrastructure.

There are no substantial road upgrades being proposed to deal with the increased capacity of the local Riverhead or wider North-west community as part of this proposal and that is not acceptable. There is no cycling lanes or additional bus routes proposed either which is a problem.

A full and comprehensive assessment of the transportation and roads must be considered (and complete) in advance of any homes being built as this will significantly impact the quality of the community and productivity of individuals. I've shared some images below to show what the congestion looks like coming onto State highway 16.



Access to community areas and parks not working for the current community.

Overall, the quality of footpaths and parking in Riverhead is not to standard for the existing community and could not take additional strain.

I live on Princes Street (right next to the proposed apartment zone) and near the War memorial playground so the foot traffic and road traffic down our road will increase substantially and we are already at capacity at peak times. If the apartments are only allocated one car park per unit, this will cause even more issues with street parking in surrounding areas – this needs to be properly considered as part of the build.

Ella McIntosh
6 Princes Street, Riverhead 0820
0225656222

Unfortunately, our road parking isn't paved and so the sidewalks are constantly muddy and there's no clear parking on the grass so cars are often parking in an unsafe way (blocking the road or driveway areas) especially during the evenings when families and children are having fun at the rugby club - essentially the infrastructure isn't supporting the existing community and there's so many young children around too which increases the risks of safety to the general public. I have included some imagery below to illustrate this point. These are taken in Summer, so this is when the situation isn't at it's worst.

This issue will only become worse with additional homes/families trying to access the small park. Princes Street and the surrounding roads need correct footpaths (that connect together), correct drainage and marked concrete carparks down the road before any new homes should be built in the area.



Lack of transport having a direct impact on community spirit.

Riverhead and North-west is a brilliant, supportive community but the issue of poor transportation has the potential to erode the community spirit that's been built and fostered over many years. I've provided some screenshots from people who have posted about this on the local Facebook page to demonstrate some of the frustrations felt by existing residents.

Kumeu and beyond residents must love traffic, why stop the line of 500-1000 cars behind you to let the 4 cars at riverhead turnoff in. Makes no sense and causes massive pile ups. Nearly 10am and 40 mins to Westgate. Maps even said it was 12mins faster going riverhead. Wake up!

94

101 comments

If you are too impatient to use the stop/go traffic lights on Tapu road, go round Matua road and find another way. They are there for a purpose. To the two cars who decided they didn't want to wait any longer and drive through the red light up towards the highway, when my light was green - you are both idiots!

16

5 comments

Edit: Traffic was free flowing at 80kph this morning. Had to get that out there so the Riverhead Karens understand how this works

Riverhead drivers: please remember that this intersection has a stop sign 🛑. I narrowly missed colliding with a car who just pulled out in front of me without stopping. It is NOT a merging lane. Feel free to look up what a stop sign is 🤪

Ella McIntosh
6 Princes Street, Riverhead 0820
0225656222

Parks and shared spaces.

One of the reasons I value living in Riverhead is the parks, playgrounds and green spaces. Right now, these feel like they're at capacity (especially during school holidays and after school hours).

I understand that there are no objectives, policies or standards that require the parks to be provided. This is an issue and should be considered holistically as part of the proposal as green spaces is what make this community beautiful.

The proposal needs to consider the environmental effects of additional housing – how are we protecting green spaces and ensuring a positive impact on the environment.

Clarity on the role of the retirement village.

The proposed plan does not look to have effectively and thoroughly considered the retirement village site. This needs to be reviewed in detail as it has the impact to drastically impact the type of building and additional needs of the community.

Thank you for reading the above submission. I sincerely hope that the proposed plans are revised, and that Fletchers do the right thing by the existing community and potential new families coming to the area and build something that serves everyone effectively long into the future.

Thanks,

Ella McIntosh

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Albrecht von Wallmoden
Date: Tuesday, 14 May 2024 12:30:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Albrecht von Wallmoden

Organisation name:

Agent's full name:

Email address: avonwallmoden@yahoo.com

Contact phone number: 021337976

Postal address:

6 Elliot Street

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: riverhead development Coatesville Riverhead highway/ riverhead road

Map or maps:

Other provisions:

stop the 6600 dwellings until infrastructure for traffic roads Schools, stormwater is finished.
as the infrastructure in Riverhead is already to small for the population in Riverhead

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

no development without out first improvement of infrastructure.

I or we seek the following decision by council: Decline the plan change

96.1

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Stephanie Gale
Date: Tuesday, 14 May 2024 1:30:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephanie Gale

Organisation name:

Agent's full name:

Email address: stephaniegalez@gmail.com

Contact phone number:

Postal address:

84 Park Road

Titirangi

Auckland 0604

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

My submission relates to the entire plan change (PC 100)

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Auckland is in desperate need for additional housing and this development seems like an ideal way to unlock land that has already been earmarked for housing in the future. The proposed development seems to cater for wider infrastructure needs, like the new school.

I or we seek the following decision by council: Approve the plan change without any amendments

Details of amendments:

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

97.1

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Bridget Michelle Hill
Date: Tuesday, 14 May 2024 1:30:45 pm
Attachments: [AUP Plan Change 100 \(Private\) Riverhead Submission B Hill.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Bridget Michelle Hill

Organisation name:

Agent's full name:

Email address: bridget.mw@gmail.com

Contact phone number: 0212255135

Postal address:
13 Wautaiti Drive
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transport, Stormwater and flooding, Open Space Network/Parks and Reserves, Zoning Commercial, Village Character

Property address: Riverhead Road, Coatesville-Riverhead Highway, Cambridge Road, and Duke Street, Riverhead

Map or maps: Riverhead Zoning Plan, Riverhead Precinct Plan, Riverhead Stormwater Management Area Control (Flow 1)

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Please see the uploaded PDF for reasoning.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

| 98.1

Details of amendments: Please see the uploaded PDF for amendments.

Submission date: 14 May 2024

Supporting documents

AUP Plan Change 100 (Private) Riverhead Submission B Hill.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this

email may be those of the individual sender and may not necessarily reflect the views of Council.

Bridget Hill
13 Wautaiti Drive
Riverhead
Auckland 0820

14/05/2024

Auckland Council

Dear Auckland Unitary Plan,

Re: Proposed Plan Change 100 (Private) – Riverhead. I would like to make a submission on the following points:

1. Transport

Concern regarding the ill-defined timeline and design of the Coatesville Riverhead Highway and Main Road (SH16) intersection to be constructed by Waka Kotahi NZ Transport Agency. Particularly around the congestion on the Coatesville Riverhead Highway to access the wider network with higher capacity requirements not only for the increased population of Riverhead township but across the development of the North West region including areas such as Kumeu, Huapai and further north. There is presently a high level of congestion and the community understanding is the intersection planned only addresses the safety issues. A better understanding of the traffic wait times calculated by the landowners provided is necessary and it should be placed under scrutiny.

98.2

Local Roding upgrades for safety should be addressed prior to the increased road usage expected for the earthworks and construction. There are roadways where pedestrians access amenities such as the school and bus connections to secondary schools by walking along roads with no pavements and open drains. Please note in particular the planned route for access at the northern end of the precinct – Cambridge, Queen street and Alice road are not designed for heavy vehicle and traffic. This needs to be addressed. Consideration also needs to be given to the Cambridge Duke street connection for those seeking to head northward.

98.3

2. Stormwater and Flooding

The ‘Stormwater and Flooding Assessment’ (Appendix 10) is outdated. It relies on using the northern parcel of flood plain land, but this land has now been removed from proposed residential zoning. Whilst sensible to exclude this undevelopable area, it also raises the question (which is not answered in any of the documents) as to whether that land can still be relied upon to contain the stormwater ponds and functions shown in the report.

The report shows large areas of land to be dedicated to stormwater management, but the scale of the ‘green corridor’ intended for this purpose (refer Precinct Plan 2) is much narrower than the

land required by the stormwater report. It makes no sense to significantly understate the land required for stormwater on the precinct plan.

Best practice design must be adhered to as part of the approval of the development by the landowners and any future benefactor.

There is no mechanism proposed to require an overall coordinated stormwater management system which works for the whole area. This is clearly needed to ensure that stormwater systems are designed and delivered wholistically.

All the land required for stormwater management is proposed to be zoned residential for development. It has not been zoned or set aside for stormwater management open space.

I live downstream and certainly have been impacted by recent heavy rainfall events. Please see the view from outside my window from January 27th 2023 as to how close it was to our house being impacted by floodwater. Would another 30mm be significant....probably to us residents yes! And I would clarify as making this significantly worse downstream. There was probably 30 mm to go to wipe out our neighbours bridge at 17 Wautaiti Drive and similarly the Coatesville Riverhead Highway Bridge. Had this have occurred we would have seen similar impacts as the Mill Flat Road Bridge.



Out of my upstairs window and on Duke Street



The following days photos ...riparian vegetation destroyed and also the neighbours playhouse. The more normal volume of water which we are used to seeing compared to the giant waterfall and river with strong current.



For Cyclone Gabrielle we again saw the impact of significant rainfall on 14th February, though it was fortunately not as close to our house. We did see our neighbours in Mill Grove with flooding

through their houses a second time. The mental wellbeing of our children and ourselves were affected by these events.



As an Auckland resident following these events I strongly advocate there must be a requirement to have an up to date floodwater assessment done before any decisions are made. Appropriate rules should be made based on an up to date assessment.

98.4

3. Open Space Network/Parks and Reserves

There must be a direct requirement to provide neighbourhood parks. I would like to see clear objectives, policies and rules which require the neighbourhood parks to be provided to ensure these go ahead.

98.5

Refer Policies 7 to 9 (Street network, built form and open space) Appendix 1 – Riverhead Plan Change to see that the policies don't even mention the requirement to provide the neighbourhood parks.

Within the park planning requirements a designated region of parkland should be located at 298 Riverhead Road where there have been trees of significance identified – Kauri, Ginko etc. Preserving this area with mature trees will provide value to the residents (human and other) and provide an instant park – the area required to achieve this is approximately 2500 sq meters. This will help tie the new to the existing Riverhead neighbourhood.

98.6



The Green Corridor should be as it claims to be – a contiguous integrated corridor. There should be clear objectives, policies and standards to deliver this. The stormwater management system must be non fragmented. It should be a clear outline of what **must** be in the corridor to make it a multifunctional reserve with minimum requirements set (width, shared paths, density of vegetation).

It should be a requirement that the green corridor be offered to the council for vesting. The Mixed Rural Zone land alongside the Rangitopuni tributary (20 m margin of land) should be zoned as ‘open space’ to be vested to the council (to provide an esplanade reserve), and that link to the land must be provided as part of the green corridor.

98.7



A secondary pedestrian link north into either Duke Street or Te Roera to help pedestrians navigate between both new and existing Riverhead for sustainable community pedestrian network should be required.

98.8



4. Zoning

Retirement Village?

It is not clear or consistent in the planning documents whether there will be a retirement village or not. In some supporting documents the retirement village is recognised (Appendix 6, Appendix 4, Appendix 10) but is not recognised in the proposed zoning or precinct provisions. The plan change should have two distinct approaches, one with the retirement village and one without. Due to a lack of certainty about whether the retirement village will be built, this appears to be the only logical way to deal with it.

98.9

There needs to be a considered approach to the zoning and importantly the interface between existing Riverhead with rules around this interface set appropriately for planning roads, pedestrian connectivity and green corridors to connect well. Critically Cambridge road needs an appropriate built interface for whatever style of 'housing' is built there.

98.10

Local Centre Zone and the Neighbourhood Centre Zone

Riverhead already has a consolidated area of Business Mixed Use zone and Local Centre zones sites which house 2 mini-marts, a real estate office, a restaurant/bar, bottle shop and a vape shop. There is also the local vet and two-preschools, Lulu’s café, and other commercial yard type activities. The mixed-use triangle area contains the troubled development which once completed will include a series of ground level shop or business, and the final part of the triangle is also under development and available for commercial use. Hallertau sits further down the CRH.

The basis for the proposed commercial zones is an economic report which predicts future demand (Appendix 7 – Centres Assessment). This report provides a cursory summary of the existing commercial activities and zoning. It also bases predicted demand on a ‘Riverhead Core Retail Catchment’. The report provides no basis for the extent of this catchment despite it being the basis for determining demand. Why does the catchment extend and wrap around Kumeu and goes all the way to the Dairy Flat Highway? Overzealous at both extents of the area shown?! Any proposed commercial zoning should 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.

The proposed commercial zoning will exacerbate a pattern of commercial strip development down the CRH. The glaring aberration in the proposed business zoning is the isolated Local Centre Zone located opposite Riverhead Point Road and Hallertau. The basis for zoning this land for business has not been provided. Any new business zoning should be required to demonstrate a consolidated and legible town centre, not a series of strip commercial areas fronting the highway. For these reasons I strongly support removal of the proposed Local Centre Zone opposite Riverhead Point Road.

98.11

Residential Zoning - Mixed Housing Suburban Zone

Refer Appendix 2 – Plan Change Zoning Map

Generally, its acceptable that density can be increased, 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).

98.12

Residential Zoning - Terrace Housing and Apartment Zone (THAB)

Any THAB zone location should 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.

The area zoned THAB needs to be be considered in terms of appropriate scale and location, and not based on an existing parcel or landholding.

98.13

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.

5. Village Character

A ‘Character Document’ for rezoning and subsequent development of Riverhead South is a good resource which should be referred to in this process. A significant amount of community engagement was achieved resulting in a ‘seamless’ extension of the old Riverhead into Riverhead South. I would like to see some of this replicated in the new development and so far it looks like there has not been this level of consultation with the community. While not all points would be applicable, those items of significance should at least have an attempt of being

98.14

included for this project. An example would be the setback of properties and low fence levels to allow for a sense of spaciousness and allow high passive surveillance.

http://www.aucklandcity.govt.nz/council/documents/districtplanrodney/dp_chapter12_special30.pdf

The Quality Planning website outlines good practice consultation for structure planning. It says:

Consultation with key stakeholders and the community affected is an important component of the structure plan development process. The number and type of stakeholders identified and consulted with for a structure plan will depend on the scale and characteristics of the area and the issues to be managed.

To assist with consultation, it is good practice to develop an overall consultation plan for all groups including key stakeholders, tangata whenua and the wider community. This helps to identify all stakeholder and ensure that consultation and communications are managed in an integrated and co-ordinated way. This can also help to provide certainty to stakeholders about the opportunities to input into the structure plan process and the how the various consultation processes will be integrated into the final output. It is important that the communication or consultation plan recognises the potential for land ownership to change during the course of the structure planning exercise and any subsequent RMA plan changes.

Commencing consultation early in the process is important, and can help with:

- obtaining stakeholder buy-in to the process;*
- gauging community and stakeholder levels of acceptance to broad concepts (such as the overall level of development) being proposed;*
- fulfilling statutory duties under the RMA, LGA and Land Transport Management Act;*
- incorporating and working through stakeholder concerns and aspirations while there is flexibility in the process to do so;*
- identifying constraints and opportunities.*

It seems the consultation process fell well short of best practice. This is evidenced by how poorly the current plan change reflects the aspirations of the community compared to the previous process which did involve meaningful consultation.

Thankyou for your consideration.

Kind regards,

Bridget Hill



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - William Eastgate
Date: Tuesday, 14 May 2024 2:45:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: William Eastgate

Organisation name:

Agent's full name:

Email address: wreastgate@gmail.com

Contact phone number:

Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

My submission applies to the whole plan change including proposed provisions

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

This development is needed in Auckland, and we have a housing shortage with big migration numbers.

It will improve the infrastructure that is already there.

I or we seek the following decision by council: Approve the plan change without any amendments

99.1

Details of amendments:

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Aidan Donnelly
Date: Tuesday, 14 May 2024 2:45:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Aidan Donnelly
Organisation name:
Agent's full name: Aidan Donnelly
Email address: donnelly_aidan@hotmail.com
Contact phone number:
Postal address:
donnelly_aidan@hotmail.com
Auckland
Auckland 1050

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
All of proposed plan change 100, including the precinct provisions
Property address: All of the properties included in Plan Change 100

Map or maps:

Other provisions:
All of proposed plan change 100, including the precinct provisions

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Riverhead is a well loved settlement, but the lack of investment by central and local government over the past decades in the local area is seen in the challenges that exist with schooling, housing, infrastructure and arterial roads. The Plan Change provides the opportunity to ensure the investment by central and local government occurs in the way and timeframes that are needed. Without growth the investment will not occur and the Ministry of Education, NZTA, Ministry of Transport, Auckland Transport, Healthy Waters, and the Council will not prioritise the needs of Riverhead. The Plan Change in turn ensures that Riverhead is able to support further services and the community is supported for years to come. The Plan Change also provides much needed housing, parks, open space, schools, etc which form part of a successful community.

I or we seek the following decision by council: Approve the plan change without any amendments

100.1

Details of amendments:

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Andy Nicol
Date: Tuesday, 14 May 2024 3:31:05 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andy Nicol
Organisation name:
Agent's full name:
Email address: andy.nicol@andley.co.nz
Contact phone number:
Postal address:

Riverhead
Auckland 0820

Submission details

This is a submission to:
Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Property address:
Map or maps:
Other provisions:
Under capacity of the Riverhead Coatsville road and the junction at State Highway 16.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The Riverhead Coatsville road and the junction at State Highway 16 are already struggling to cope with the existing traffic. Adding the traffic from another 1,500 or so houses will make the problem even worse.

I or we seek the following decision by council: Approve the plan change with the amendments I requested | 101.1

Details of amendments: At a minimum, the junction (at Boric Food Market) needs to be upgraded to a roundabout. Ideally the northwestern motorway will be extended beyond Huapai & Waimauku to remove some of the through traffic from the junction. | 101.2

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Daimler Teves
Date: Tuesday, 14 May 2024 4:00:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Daimler Teves

Organisation name:

Agent's full name: Daimler Teves

Email address: daimler.teves@gmail.com

Contact phone number:

Postal address:
18 Alexandra Street
Auckland
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

.

Property address: .

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Traffic in Riverhead is bad, and we have no secondary school in the immediate area.

102.1

I or we seek the following decision by council: Decline the plan change

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Rose Worley](#)
To: [Unitary Plan](#)
Subject: Fwd: PC 100 (Private): Riverhead Submission
Date: Tuesday, 14 May 2024 4:07:34 pm

103.1

I Rose Worley oppose Private Plan Change 100 and do not agree with the plan to rezone the land for residential development on the following grounds.

1: Riverhead and the surrounding areas are historically important growing and farming areas due to the high quality soil quality and these areas need to be protected and utilized for this purpose as part of New Zealand's food security. Having productive land near our biggest city helps to keep our emissions down which in turn supports our emissions reduction targets. New Zealand has seen an increase in extreme weather events which has affected many of our growing areas. Due to this we need to keep the diversity of location as an insurance policy.

2: SH16 already struggles with 36000 cars daily, this is causing traffic jams even on the weekend and often serious car accidents. SH16 can not support further growth without being upgraded first. These upgrades also need to take into account the valuable food production soils that surround it.

3: A massive development like this would completely change the character and community of Riverhead which is a historic village and one that sets itself apart from other areas of Auckland with its unique character and its own historic tavern on the rivers edge. We must protect the culture of these rural areas as they are highly valuable not just to community but also to the culture of our city as a whole and present many tourism opportunities.

4: Riverhead has a lack of public transport options and therefore there are no opportunities to utilize non road related transport which makes it an unsuitable and expensive location.

5: Urban sprawl puts more pressure on local ratepayers and developments should be aimed more towards the city centre in order to take advantage of the infrastructure already in place.

6: This proposal would result in thousands of new rooftops collecting the water and discharging it into our local waterways. This as we have seen in areas such as Swanson can have a dangerous flooding effect downstream on already established homes.

Kind regards,

Rose Worley
179 State Highway 16, Whenuapai

--

Rose Worley | Prop Buyer/Set Dresser | Ph: +64 274 970 097 | E:
roseworley.art@gmail.com

This e-mail and any attachments are confidential and may be subject to legal or statutory privilege. It is not intended that privilege be waived or lost by mistaken delivery of this e-mail to you. If you have received this e-mail in error, please notify us and remove it from your system. Any unauthorised use is expressly prohibited. It is your responsibility to

check any attachments or viruses and defects before opening them.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Jan Henderson
Date: Tuesday, 14 May 2024 5:00:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jan Henderson

Organisation name:

Agent's full name:

Email address: kjhenderson@xtra.co.nz

Contact phone number:

Postal address:

34 Elliot St
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Transport.
Stormwater
Waste water
Parks & Reserves

Property address: All of the land identified for development in the Plan Change 100 - Riverhead

Map or maps: All of the land identified for development in the Plan Change 100 - Riverhead

Other provisions:

We have lived in Riverhead since 1988. While the local school has grown it will not be able to manage the increase in population and associated children who will need to attend a school. The NorthWest is already in need of more primary school & a secondary school to meet the needs of those already in the region.

Never have we seen flooding in Riverhead to the level of early 2023. Duke Street flooding and Mill Grove and surrounds are new areas which brought the flooding with them. The river was so high we were all very worried the Rangitopuni bridge would be damages cutting us off from the North Shore. Mill Flat Rd bridge a case in point.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Transport- the Coatesville Riverhead Highway (CRH/Hway) is already in gridlock and peak times trying to merge onto Hway 16 coming down from Waimauku, Huapai, Kumeu etc.

Any work Waka Kotahi has plans for at the Brighams end is only for safety improvements not increasing capacity. All the building already allowed to happen in Kumeu & Huapai without improving transport infrastructure has already demonstrated the huge challenges the community faces.

Bus Service started with a special transport levy needs to increase the service especial around peak times.

Without the actual people who will be living in the new homes the increase in traffic with the earth moving development of the land and subsequent building will impact the Riverhead Road and CRH/Hway. So while we are told no one will move into the homes until Hway 16 is sorted the traffic problem will have already been exacerbated by the development.

Storm water we already have a major problem with our current storm water system which cannot cope with heavy rains. The region around Duke Street which never flooded until the area was developed and now the levels are so high houses have been flooded several times. Before more development occurs lets fix the current problem as the new development intends to use all the current services to disperse their water into an already inadequate system.

Waste water the current system already has major failings especially in heavy rains when the ground water level rises. The new development isn't going to improve on a current problem just add to it.

Parks & Reserves will need to also be addressed with the increase in community numbers. Our lovely Memorial Park is already unable to cope on Saturday sports or afternoon athletics. The playgrounds already available are not addressing the needs of the over 8 yr olds. The new development needs to clearly identify areas they are putting aside for parks and reserves as section sizes reduce there is little space for our future generations to play and develop skills they will need in the future. Some of the beautiful old established trees in the land for development could form part of these areas mentioned above. For example 306 Riverhead Rd has some lovely specimens.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

104.1

Details of amendments: Current & timely investigations into the current issues facing the Riverhead community regarding Transport, Stormwater, Wastewater, Parks & Reserves

104.2
104.3
104.4
104.5

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

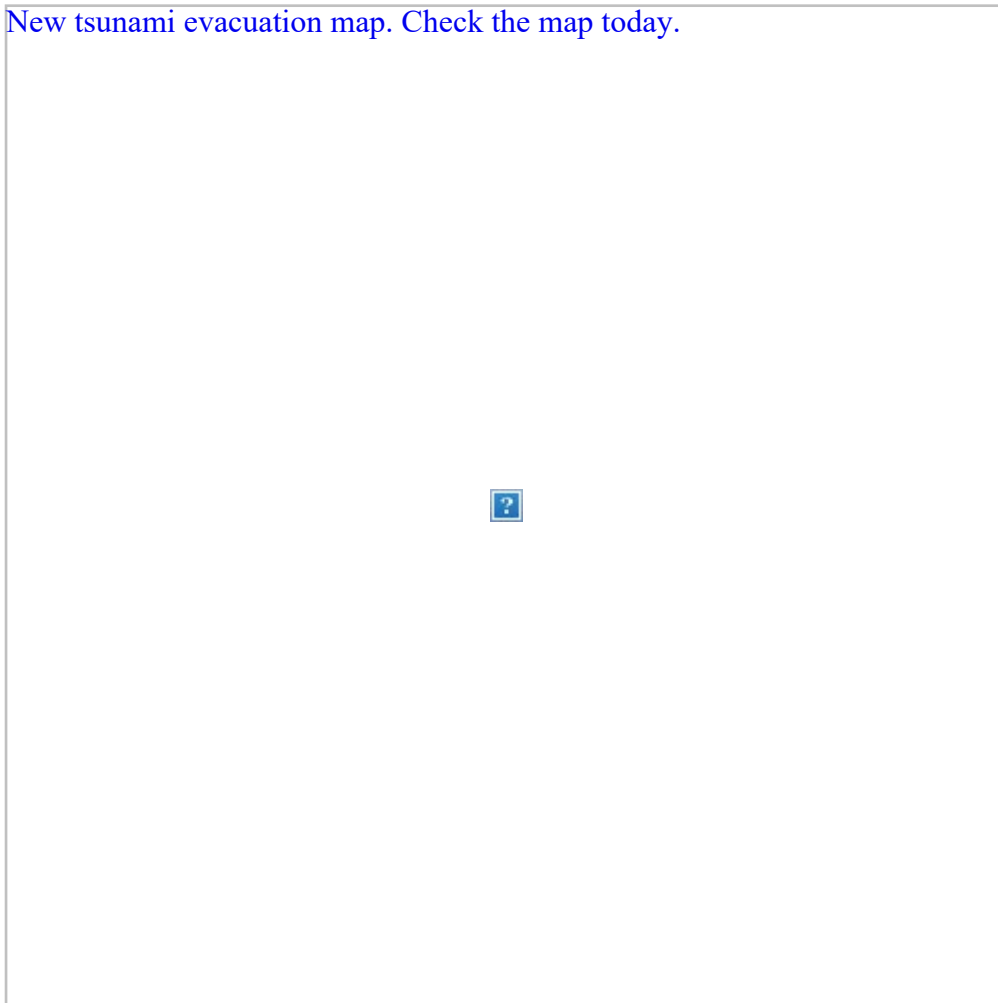
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Leo Floyd
Date: Tuesday, 14 May 2024 5:30:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Leo Floyd
Organisation name: LAND OWNER
Agent's full name: na
Email address: nola.leofloyd@xtra.co.nz
Contact phone number:
Postal address:
nola.leofloyd@xtra.co.nz
Riverhead Auckland
Riverhead Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
roading infrastructure the lack of Re Highway 16 and Roundabout Riverhead Coatesville Intersection and upgrade needed on Highway Riverhead.

Property address: 76 Pohutukawa Parade Riverhead

Map or maps: relates to the Riverhead Coatesville Highway

Other provisions:
No Development until Roding network is completed

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
UNTIL HIGHWAY 16 from Roundabout end Northwest Motorway Up to and including the PROMISED Roundabout to have been DONE from 2018 at the Riverhead Coatesville Highway Intersection is completed No way can this Development be allowed Plus upgrade roading past RIVERHEAD Township.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: as above

Submission date: 14 May 2024

105.1
105.2

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Robyn Moore
Date: Tuesday, 14 May 2024 5:45:41 pm
Attachments: [Traffic picture CRH to SH16.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robyn Moore

Organisation name:

Agent's full name: Robyn Moore

Email address: robyn007.moore@gmail.com

Contact phone number: 021487072

Postal address:
26 Pohutukawa Parade
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transport
Parks and Reserves
Wastewater and stormwater
Commercial zoning
Character of Riverhead village
Zoning

Property address: 26 Pohutukawa Parade, Riverhead

Map or maps: All of Riverhead

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Transport/Traffic - traffic volumes in Riverhead are already at Capacity. All references to volumes in the proposal are out of date and were conducted during or around COVID restrictions when people were still working from home. We live in South Riverhead and traffic during peak hour 6am to 10am can be backed as far back as Hallertau. Public transport consists of one bus route Albany to Westgate. I work in Grafton and it would take me 3 hours to get to work on public transport. The condition of the CRH is marginal at best and the additional volume of vehicles will make this even worse. Riverhead residences along the CRH are domestic houses and by adding significant

additional traffic onto this road will bring significant increased risks to pedestrians and vehicles. Parks and Reserves - there are insufficient park and reserves in the area to support an additional 4000 homes! Many of the streets do not have footpaths, it is already unsafe walking around some of the streets to get to the parks etc. Adding more people adds more risk to families and children on top of that there is insufficient parking to handle the existing volume of families using the parks for athletics and other sporting activities.

Wastewater and stormwater - In 2023 when we had Cyclone Gabrielle parts of Riverhead were severely impacted by floodwater, some people being flooded 3 times. Adding more houses to this area with no consideration to how stormwater is treated will result in increased flooding. It cannot just all be pushed to the river as that will break its banks and take out the bridge. Last year we lost one bridge (Mill Rd) during the storm. Residents of South Riverhead already have to have Ecoflow systems to handle waste.

Commercial zoning - to think that people will come from Albany to shop in Riverhead is very short sighted. Albany is a bustling shopping community with a lot of choices with supermarkets etc. People in Kumeu have no incentive to travel to Riverhead for shopping, Kumeu is well served with a supermarket and huge range of retail and commercial services. People come to Riverhead to escape the hustle and bustle of busy centres to enjoy things like strawberry picking, vineyards, clay bird shooting, walking in the forest etc, not to shop at supermarkets and retail shops.

Character of Riverhead village - Riverhead is all about community and all that it offers its existing residents and day visitors that come to enjoy many of the things already mentioned. We dont have fences, we enjoy meeting and talking to our neighbors. The proposed rezoning plan to add terraced housing will change the village feel and the sense of community and character that Riverhead offers.

Zoning - Is there a Retirement village planned or not? The plan should be clear about whether this is going ahead or not as this has wider implications if it is. There is no considered approach to the zoning and importantly the interface between existing Riverhead and the edge. Building an 80 hectare development before building essential infrastructure like roads, sewerage and storm water is totally negligent and shows zero consideration for the existing residents who are already struggling with flooding, traffic, no footpaths and lack of appropriate public transport to meet the needs of the ratepayers of this community. Over the years, much has been promised but little has been delivered.

I or we seek the following decision by council: Decline the plan change

106.1

Submission date: 14 May 2024

Supporting documents
Traffic picture CRH to SH16.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

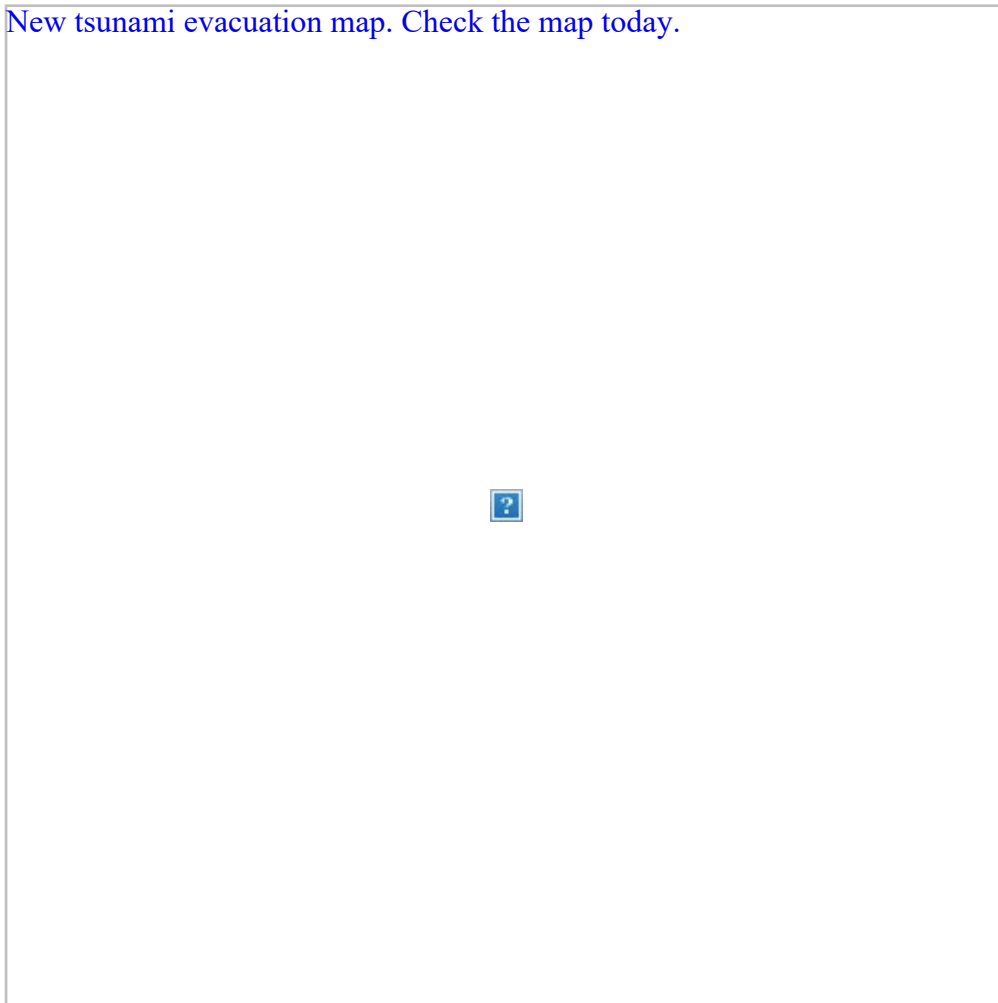
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

CRH traffic typical weekday morning at 7.30ish

This is traffic on CRH coming up to SH16 banked back to Huapai Golf Course





From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Matthew Archer
Date: Tuesday, 14 May 2024 6:00:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Matthew Archer

Organisation name:

Agent's full name:

Email address: matt.archer00@gmail.com

Contact phone number:

Postal address:

1 Queen Street

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Proposed Plan Change 100 (Private) – Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I am writing to express my strong objection to the proposed rezoning of the land, primarily due to significant concerns regarding the inadequacy of roading infrastructure to meet the needs of our existing community, let alone support further growth resulting from intensified housing development. It is evident that our current road network is already strained, and any additional housing would only exacerbate the issue, leading to congestion, safety hazards, and diminished quality of life for residents.

Furthermore, the lack of essential amenities such as schools, shopping centers, footpaths, council rubbish service and community facilities is alarming. Without these fundamental services in place, further population construction would only place undue pressure on already stretched resources, negatively impacting the well-being and functionality of our community. Before considering any rezoning efforts, it is imperative that these infrastructure and service deficiencies are addressed comprehensively to ensure sustainable growth and the continued prosperity of our neighborhood. Therefore, I strongly urge the council to reconsider the proposed rezoning and prioritize the

enhancement of existing infrastructure and services to support our community's needs effectively.

I or we seek the following decision by council: Decline the plan change

107.1

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with

our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Chris Svendsen
Date: Tuesday, 14 May 2024 7:15:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Svendsen

Organisation name:

Agent's full name:

Email address: cnsvendsen@hotmail.com

Contact phone number: 0212790300

Postal address:
26 Pohutukawa Parade
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transportation
Storm water
Character of Riverhead
Parks and Reserves
Commercial Zoning
Zoning

Property address: 26 Pohutukawa Parade

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

On reviewing the Integrated Transport Assessment put together by Flow Transportation Specialists for the Riverhead Landowners Group, I found that a lot of the information was outdated and should be reviewed.

Their report especially traffic, was collated with information gathered prior to December 2022, just post the Covid 19 lock down period, with some traffic flow figures 2019.

The report also acknowledges "Existing capacity constraints on the roading network, particularly SH16. This section of SH16 south of the site has funding to be upgraded by NZTA by 2025"

The Precinct Plan Provisions outline specific infrastructure upgrades to be completed prior to the

development being occupied, and that upgrade is , SH16 (Stage 2 from Brigham Creek to Taupaki roundabout), including the roundabout at the intersection of SH16 and the Coatesville Riverhead Highway (CRH)

Numerous times in their report they mention the completion date of 2025.

The Flow assessment is dated 04 October 2023, a copy of one dated 2022.

Since this report was put together (2022) there have been some significant changes that effect this area.

1/ 27 July 2023, NZTA announced a temporary pause to Stage 2 of the Brigham Creek to Waimauku project for 6 - 12 months. This also includes suspending all Public Works Act land acquisitions for the same period.

2/ There has been a change of Government, along with The North West Alternative State Highway being announced as part of 15 Roads of National Significance. This is expected to start within 10 years. (funding for both ?)

3/ April 12 - 2024, NZTA proposal now shows the proposed construction period for Brigham Creek to Waimauku Stage 2 extending into 2030.

4/ Residential development North of the Riverhead town centre has continued in the area towards Coatesville, also a large part of the Riverhead South development (Deacon Point)has now been built on. Combined these areas have generated additional traffic volumes over and above Flow Transportation numbers.

5/ February 24 - 2022 a Rodney Local Council Board meeting was held where a large focus was placed on funding of infrastructure particularly the SH16 upgrades.

Concerns were raised that the upgrades to SH16 may not be able to be relied on given delays with this work to date.

No public transport funding is allocated in the Regional Land Transport Plan for the next 10 years.

I find it very unusual that the above points were not included or mentioned in the Flow Transportation Specialists report 4 October 2023.

Travelling into the city early mornings 4 days a week, I can say most days the traffic is building up well before the CRH / SH16 intersection, and getting worse.

Having the option of alternative means of transport are Nil, so for the foreseeable future the strip of the Coatesville Riverhead Highway between SH16 and the proposed development will remain as it is, no footpaths, lighting, cycleways or not even an area to pull off on in case of a break down.

The style of housing proposed in the plan change is so not what Riverhead is about.

On the Eastern side of the Coatesville Riverhead Highway, opposite the proposed development, it is mainly open feel properties, with limitations on fence heights, house set back and promotion of tree planting.

The proposed development appears to be a multi story high density concept. Not Riverhead.

Also I note that numerous large well established trees, (one opposite Riverhead Point Drive) will be cut down.

In regards to storm water, I can not find any mention of January 27 cyclone Gabrielle and the damage that it created in the Riverhead area. Any input from the developer is very vague.

Conclusion, I can not see how adding 1500 + residences, no public transport or alternative means of accessing the Riverhead area with present Govt/Council plans is going to be good for anyone living in this area.

I urge you to reject this plan change, and let common sense prevail.

I or we seek the following decision by council: Decline the plan change

Submission date: 14 May 2024

108.1

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Steve Pike
Date: Tuesday, 14 May 2024 8:00:36 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Steve Pike

Organisation name:

Agent's full name:

Email address: stevejane.pike@gmail.com

Contact phone number:

Postal address:

5 Mill Grove
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Appendix 8 Transport Impact Assessment

Appendix 10 Stormwater and Flooding assessment

Property address: Riverhead Landowner Group - Riverhead Rd, Coastville Riverhead Hwy,
Cambridge Rd, Duke St

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Appendix 8 - Transport - 1700 homes will create significantly more vehicular traffic, the section from the southern boundary of the urban plan change area to SH16 should be upgraded to two lanes heading south. The intersection of Coastville-Riverhead Highway should have a turning/merging lane that continues east for some distance. Taupaki roundabout to Brigham Creek roundabout should be 4 lanes (two each way) which would ease current and future congestion.

Appendix 10 - Stormwater and Flooding

The report states that the extra stormwater will have a minimal impact on stormwater /flooding in the lower Duke St area. At the Fletchers community meeting on 6 May, the Fletchers representative

categorically stated that there would be "no" impact from the subdivision.
In the first half of 2023 our property was flooded three times - twice through the house . This is largely due to the newer subdivision on the southern side of Duke St (the flooding in Mill Grove did not occur prior to this subdivision) and the failure of the infrastructure in the area (pipes incorrectly aligned, too small and the run off from Cambridge Road which cascades down Duke St.
Adding to this will increase volume, height and extend the damage to other properties.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 109.1

Details of amendments: Road planning rebuild as above and a more intensive plan for the removal of stormwater with firther upgrades to the existing failing infrastructure. | 109.2
| 109.3

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Paul Svendsen
Date: Tuesday, 14 May 2024 11:15:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Svendsen

Organisation name:

Agent's full name:

Email address: pksvendsen@hotmail.com

Contact phone number: 0274556543

Postal address:
26 Pohutukawa Parade
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transportation
Stormwater

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

[1] Timeframe; the first opposition is in regards to the rushed timeframe of the project and the apparent disregard for the delayed or cancelled projects that this development is dependent on and/or a complete disregard for the actual state of the roading situation . (eg. Appendix 8, pg. iv, "Wider Network", first point acknowledges existing capacity constraints - the solution to which is a reference to a project that has been paused indefinitely) There seems to be a large amount of dependence on third party projects being implemented to alleviate issues that this development will exacerbate, and the developers aren't waiting to see that these integral projects even begin.

Simply put, in regards to timeframe, this project needs to wait until works on projects that will address these foreseen issues are well underway or completed.

[2] Transportation (during construction); The quality of the roads in Riverhead and the surrounding

area are already bad enough, with damage either receiving insufficient repair or outright dismissal. The heavy equipment that will be frequenting these already neglected roads will only exacerbate the issue.

What ongoing plans do the developers have in place to repair/prevent the damage to the roads that their equipment will cause? Or is this disregard for the safety of the road traffic of the local community acceptable?

Transportation (after development); this project has identified existing capacity issues. There are no plans currently being executed that will address them. Common sense says that adding "approximately" 1450-1750 new houses [Section 32 Assessment Report, Point 2.0, paragraph 1], plus non-residential traffic visiting and/or servicing the new business district which will apparently include a supermarket [Section 32 Assessment Report, Point 7.2], will not reduce current capacity issues.

Are the developers relying on NZTA to build a bypass to fix the traffic issues that their development will cause? If so, they, again, need to wait until those projects have begun or else we'll be in a situation where we are waiting for roadworks that can't be afforded to happen while the local traffic population explodes (let's not forget the other developments that are happening at the same time just beyond Riverhead).

[3] Stormwater;

Riverhead is an area that floods. This is not a point up for debate. Covering the ground with cement will do nothing except increase flooding issues. The existing infrastructure to deal with stormwater is insufficient to handle the rain that we've seen and which is becoming more common. The Stormwater and Flooding Assessment (Appendix 10) is dated early 2022 - long before we had some major rainfall. Additionally, the flood risk assessment [Appendix 10, part 10.2] also highlights that the Riverhead Road culvert will need upgrading because of already existing flooding issues, reiterated in section 7.10 of the Section 32 Assessment Report. Again, there is reference to having this addressed, but by whom? When? Will the developers do it or is this another case of "someone else will do it before it's an issue"?

Make them wait until the infrastructure is in place. It's backwards to introduce foreseen issues, using speculative plans and projects as the solution to them.

What happens if these necessary projects regarding roads and water get dissolved?

Stop the development until the infrastructure is in place.

I or we seek the following decision by council: Decline the plan change

110.1

Submission date: 14 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

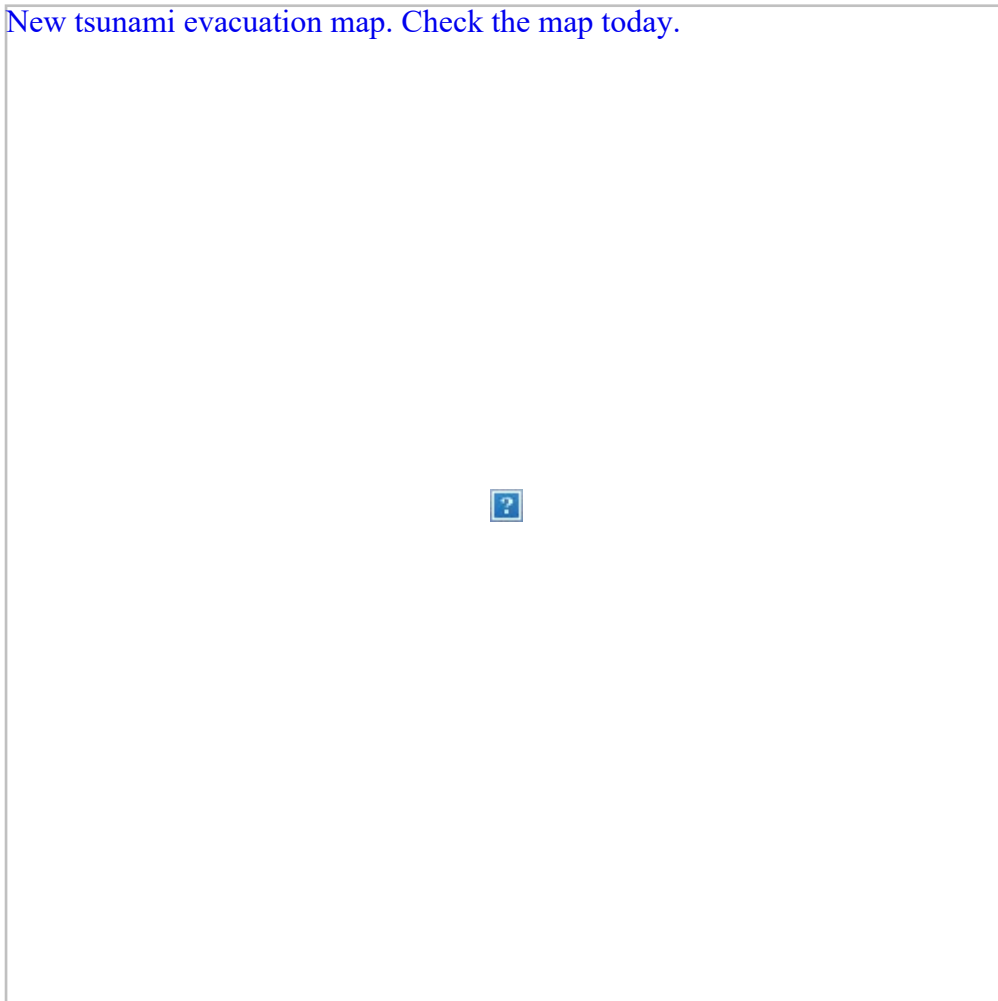
- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal

details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Lewellan Sclanders
Date: Tuesday, 14 May 2024 11:30:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Lewellan Sclanders

Organisation name: Private

Agent's full name:

Email address: chicosclanders@icloud.com

Contact phone number: 021 169 3367

Postal address:
14 Wautaiti Drive
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Planned development in Riverhead

Property address: Central Riverhead

Map or maps:

Other provisions:
The existing infrastructure cannot cope with the current traffic, surface and storm water

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The Coatesville/Riverhead highway cannot cope with the current traffic heading from Riverhead to the S16 motorway intersection
Stormwater drainage is completely inadequate to handle heavy rains as we had in January and February 2023

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

111.1

Details of amendments: Double the road capacity and address the flooding threat

111.2

Submission date: 14 May 2024

111.3

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Josette Barbara Haggren
Date: Wednesday, 15 May 2024 9:00:57 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Josette Barbara Haggren
 Organisation name:
 Agent's full name:
 Email address: josette.haggren@eapexecutive.com
 Contact phone number: 021 422 776
 Postal address:
 8 Nikau Way
 Riverhead
 Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
 Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
 1450-1750 mixed residential dwellings including apartments and terrace housing in Riverhead

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We take great pleasure in residing within the current subdivision in Riverhead and strongly advocate for any new development to acknowledge and preserve the natural environment. It's crucial that any future plans consider the connection with the river, the integration of walkways, the preservation of trees, and the overall enhancement of the beautiful natural surroundings.

I or we seek the following decision by council: Approve the plan change with the amendments I requested | 112.1

Details of amendments: Provision to retain large trees, walkways and clause for no high fences. | 112.2

Submission date: 15 May 2024 | 112.3

Submission date: 15 May 2024 | 112.4

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Nathalie Lapuente Guzman
Date: Wednesday, 15 May 2024 9:15:34 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Nathalie Lapuente Guzman

Organisation name:

Agent's full name:

Email address: natha_0717@yahoo.com

Contact phone number:

Postal address:
16 Leebank Crescent
Riverhead
Auckland 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:

Planned development of around 1500 mixed residencial dwellings in Riverhead by 2032

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

There are not infrastructure upgrades for the roads connecting to Albany neither SH16
The primary school in Riverhead is already full and more space is being taken every year from the green fields to catter for more buildings
There are not secondary schools around
There are not plans for storm water upgrades in the area

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 113.1

Details of amendments: - Infrastructure upgrades for roads, schools and storm water | 113.2

113.3

Submission date: 15 May 2024

113.4

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Riverhead Community Association
Date: Wednesday, 15 May 2024 9:30:37 am
Attachments: [PPC 100 - Riverhead Community Association Submission FINAL.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Riverhead Community Association

Organisation name: Riverhead Community Association (formerly Riverhead Residents and Ratepayers Association)

Agent's full name:

Email address: Mikerbrooke@outlook.com

Contact phone number: 0274813310

Postal address:
24 The Landing
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land indentified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
as per attached submission

I or we seek the following decision by council: Decline the plan change

114.1

Submission date: 15 May 2024

Supporting documents
PPC 100 - Riverhead Community Association Submission FINAL.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

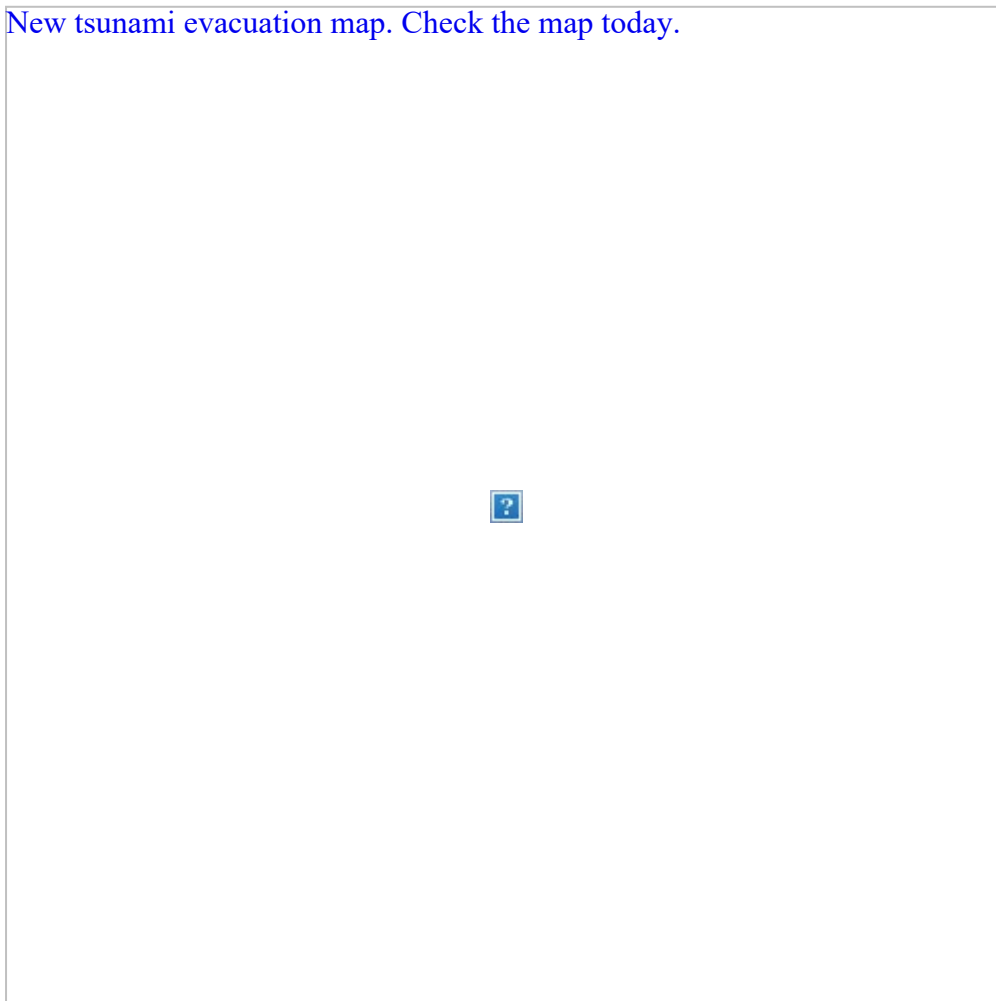
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.



Riverhead Community Association submission to PC 100 (Private): Riverhead

Introduction

The Riverhead Community Association (RCA) is an incorporated society comprising of residents passionate about our community.

The RCA has 70 financial members and our Facebook group has 670 members, 170 of which have recently joined after the Plan Change 100 was put out for submissions.

The RCA provides a combined local voice and works collaboratively with Auckland Council and Auckland Transport on issues and projects which affect the Riverhead communities.

The RCA has a proven track record of advocating for community needs. From 2006 when Riverhead went through a plan change process for Riverhead South, RCA was at the table making a difference. We influenced the outcomes that were incorporated into the SPECIAL 30 (RIVERHEAD SOUTH) ZONE (legacy Rodney District Plan) which resulted in the spacious and attractive built form of Riverhead South.

The RCA has been active informing the community of PC100 via 2 public meetings and multiple topic Facebook updates. We have taken notice of key themes which have emerged, and these are compiled into this submission. In our view, this submission captures the major topics of concern consistently raised by the community at large.

The RCA is not anti-development.

We wish to be heard.

Council's Position Pre-Notification

The RCA is cognisant of council's pre-notification reporting and the decision of the Planning, Environment and Parks Committee.

We concur in principle with council's description of the main issues, however, outline further matters of specific concern in this submission¹.

"The main issues will be the provision of infrastructure, whether the layout and provision for connections through the area are appropriate, the management of natural hazards and the intensity of development proposed. In respect of infrastructure, the applicant is proposing to provide new local transport upgrades as the land is developed. The extent to which these are sufficient can be considered through the analysis of submissions and

¹ Planning, Environment and Parks Committee, Agenda, Thursday 4 May, 2023, Paras. 72, 73



detailed plan change review. It is noted that there are no committed or funded public transport service improvements at this time.”

And

“An important consideration is the effect of additional traffic from the potential new development enabled by the plan change on the wider transport network, and most notably the operation of SH16. NZTA Waka Kotahi are planning an upgrade to SH16 in the vicinity with the upgrade project to be completed in 2024/2025. The project extends from the end of the North Western Motorway from the Brigham Creek Road/Fred Taylor Drive/SH16 roundabout through to Waimauku - a 10km stretch. The section from Brigham Creek Road to the Taupaki roundabout will be four-laned with a new two-lane roundabout at the SH 16 /Coatesville Riverhead Highway intersection. It will also include wire rope median barriers and a 3-metre-wide shared path from Brigham Creek Road/Fred Taylor Drive/ SH 16 roundabout to Kumeu. The section from Huapai to Waimauku involves installation of wire rope median barriers and shoulder widening.”

RCA – Position Overview

The RCA opposes the plan change for the reasons set out in this submission.

The RCA welcomes the opportunity to work with the requestors and the council to resolve matters raised in this submission.

Matters of concern and remedies sought are listed below.

Transport:

1. The plan change fails to adequately recognise and propose transport infrastructure upgrades required to manage adverse effects on the wider transport network. For example, SH16 is at times completely gridlocked with commuter traffic, the queue to get onto SH16 comes back to Hallertau at 6.30am! During weekends the line to Boric (the Coatesville Riverhead Highway (CRH)/SH16 intersection) is at the golf course. Another 3,000 residencies at Riverhead will exacerbate this greatly. There are very few local employment opportunities, most people will commute to work, and the single route bus is inadequate, inefficient and unreliable. The road has no capacity for walking or cycling to Westgate or Kumeu. Driving on roads is the only option.
2. Significantly, the development relies upon construction of a roundabout at the (CRH)/ Main Road (SH16) intersection to be built by Waka Kotahi NZ Transport Agency at some future time. Whilst this upgrade has been a long time coming it only addresses safety at the intersection. It will not improve capacity of the network which is already often dysfunctional. We also understand that this project is not currently programmed or funded.



3. The end of the NW motorway often backs up for a kilometre or more, and the roundabout intersection is routinely dysfunction creating huge traffic jams.
4. The plan change fails to recognise comprehensive local network transport improvements (within existing Riverhead) are warranted necessary to manage adverse effects on local transport.
5. The proposal is for limited local road 'upgrades'. But, to only deliver these in a fragmented and staged way based upon occupation of adjacent property. The upgrades do not have to be in place prior to construction when the first traffic impacts start.
6. Riverhead has under-provisioned streets, often with open drains, a lack of footpaths, unformed carriageway edges and few street trees. Some blocks are poorly connected and contain unformed paper roads. The development will increase pedestrian use over all of Riverhead, including to Riverhead School and to the two walkable pre-schools. All the realistic routes from the plan change area to destinations in Riverhead such as schools, pre-schools, shops, War Memorial Park and public walkways should be reviewed in terms of footpath provision and safety, and upgrades should be completed prior to the main development starting. This is to enable safety pedestrian movements for the existing and future people and children of Riverhead.
7. The plan change fails to recognise that local and wider transport upgrades are necessary to complete prior to development (earthworks and civil) commencement to manage the effects of construction traffic and safety.
8. The huge development area will require extensive earthworks and civil construction, including thousands of truck and vehicle movements well before any residence is occupied. Traffic upgrades, such as turning bays and pedestrian networks need to be functional and safe before the heavy traffic begins. The current plan change proposal to require limited improvements prior to occupation of a dwelling fails to recognise and mitigate the adverse construction traffic effects which will be particularly severed at main access routes and where locations where site access is feasible.
9. New subdivisions often lack on street parking. Demand for parking would spill over into the existing community where there are no formed road edges and open stormwater drains. Adequate on street parking needs to be required as we don't have the public transport options available.



Transport – remedies sought

10. Include provisions which state that development of the plan change area cannot proceed until wider network capacity and safety issues are addressed. | 114.2

11. Include provisions which state that development of the plan change area cannot proceed until 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. | 114.3

12. The enormous retirement village privatised site creates pinch points of available connectivity between the plan change area and existing Riverhead. These should be recognised and addressed by requirements for upgrades in the plan change provisions. For example, the road and pedestrian network of Te Roera Place, Duke Street, Cambridge Road, Queen Street, 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. 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 the retirement village development. Specific provisions should also be applied to this area to ensure that development enables safe and logical east/west connections and road crossings. | 114.4

13. Include provisions which require all required local and wider transport improvements to be in place prior to earthworks and related traffic impacts commencing. | 114.5

Commercial Zoning – Local Centre Zone and the Neighbourhood Centre Zone:

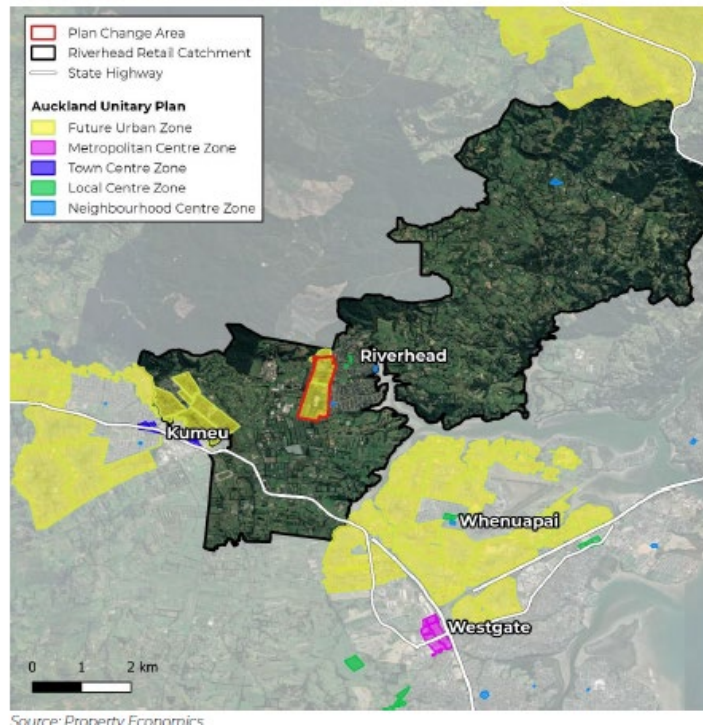
14. A Local Centre zone is proposed at the corner of Riverhead Road and the CRH and a Neighbourhood Centre Zone is proposed opposite Riverhead Point Drive (Hallertau).

15. Riverhead already has a consolidated area of Business Mixed Use zone and Local Centre zones sites which house 2 mini-marts, a real estate office, a restaurant/bar, bottle shop and a vape shop and Heritage café/takeaways on School Road. There is also the local vet and two-preschools, Lulu's café, and other retail and commercial yard type activities. The mixed-use zoned triangle contains a development which when completed will include a series of ground level shop or business, and the final part of the triangle is also under development and also zoned Business Mixed Use, therefore, is also available for commercial use. Hallertau sits further down the CRH.

16. The basis for the proposed commercial zones is an economic report which predicts future demand (Appendix 7 – Centres Assessment). This report provides a cursory summary of the existing commercial activities and zoning. It also bases predicted demand on a ‘Riverhead Core Retail Catchment’. The report provides no basis for the extent of this catchment despite it being a formative assumption. Astonishingly, the catchment extends and wraps around Kumeu and goes all the way to the Dairy Flat Highway.

extent of Riverhead's core economic market.

FIGURE 1: RIVERHEAD CORE RETAIL CATCHMENT



17. Defining this as a catchment for Riverhead as a retail destination is ridiculous at both extents of the area shown. People in the Kumeu area have no incentive to travel to Riverhead for shopping. Kumeu is well served with a supermarket and a huge range of retail and commercial services. Council’s own consultation documents for Kumeu show the extensive land at Kumeu dedicated for these activities.

See below.



24 | KUMEŪ-HUAPAI CENTRE PLAN

18. People east of Coatesville are well served by old Albany and the Albany centre and beyond. Presuming that these people would also flock to Riverhead for shopping is not realistic because Albany is more accessible and contains a much greater range of shops and services.
19. The economic report also does not appear to consider the retirement village development and the hospitality, medical and other services it will contain which would be available to the residents and to the public. Restaurants, retail and healthcare facilities are specifically enabled by the proposed Sub-Precinct A within the retirement site.
20. The proposed THAB zoned areas also allows a range of commercial and service activities (via a RC). It is not clear why the economic report does not account for the possibility that the THAB zone can also contain businesses and retail, especially the area in proximity to the proposed Neighbourhood Centre zone where this development may be likely.
21. Another concern is that the proposed isolated Neighbourhood Centre Zone (adjacent Hallertau) will exacerbate an undesirable pattern of commercial strip development down the CRH.
22. A complete and justified basis for zoning this land as a Neighbourhood Centre Zone has not been provided. The proposed zone does represent a defined area of FRL landholding which naturally raises the question as to whether this discrete proposed zone is motivated by commercial gain rather a demonstrated need or sound design principles.
23. The original structure plan for Riverhead South reinforced the community's expectation of a defined centre. The existing Riverhead centre is located in a



relatively consolidated and logical manner, and also has connection to Riverhead War memorial Park.

24. The Urban Design assessment (Appendix 6) shows that the main Local Centre Zone is within a 400m walkable catchment for all residents within the plan change area. So, the isolated Local Centre Zone it is not justified by pedestrian accessibility. As noted, the existing Riverhead centre supports two min-marts or diaries, and major supermarkets are located on all routes west (Kumeu), South (Westgate) and east (Albany).

Commercial Zoning – Local Centre Zone and the Neighbourhood Centre Zone – remedies sought

25. We 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 and commercial activities that can be undertaken in the THAB zone via resource consent. 114.6
26. We 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. 114.7
27. We 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. 114.8

Residential Zoning - Mixed Housing Suburban Zone:

28. Most of the land is proposed as Mixed Housing Suburban Zone. This zone allows for two and three storey detached and attached housing in a variety of types and sizes. Up to three dwellings are permitted as of right subject to compliance with the standards.
29. In comparison, existing Riverhead is mostly Single House zone. The plan change will result in much more dense development and generally taller houses and lots of multi-unit townhouses. Existing Riverhead is characterised by many large trees on private properties.
30. In contrast, large trees would be infrequent in the proposed Mixed Housing Suburban Zone which has minimal landscaping requirements (only 20% and this can be paved if there is canopy cover over (IX6.11. Landscaped area within the



Mixed Housing Suburban Zone) and only a 2.5m front yard standard which is not adequate for large growing tree. The outcome is that buildings will dominate the neighbourhood character. Overall, due to a lack of space or a requirement to plant trees on private sites, the neighbourhood character would be markedly different compared to existing Riverhead. We expect this difference in character to be noticeable and jarring, resulting in a lower quality of amenity. We want any new development to fit into the existing urban fabric of our community.

31. We are not sure that this character represents the 'unique sense of place' described as an intension in the precinct description.
32. No requirements for road reserve tree planting are proposed either, leaving the street tree outcome uncertain or minimal. Even in the green corridor there are no measurable outcomes for vegetation cover or trees.
33. The proposal fails to mention or adopt the council Auckland's Urban Ngahere (Forest) Strategy. The strategy recognises the social, environmental, economic, and cultural benefits of our urban ngahere (forest), and sets out a strategic approach to knowing, growing, and protecting it. It seeks to achieve increased canopy cover to 30 per cent across Auckland's urban area, and at least 15 per cent in every local board area. The proposed plan change should seek to provide overall canopy cover of 30% which would provide a range of health, social and economic benefits including reducing the urban heat effect of roads, buildings and impermeable surfaces. This could go some way to integrating the old and the new.
34. The precinct description also seeks to 'enable transition from the rural to the urban environment'. It achieves this outcome abruptly, rather than a smooth transition.
35. The zoning proposed does not provide any transition at the rural edge, for example, single house zoning could be applied to the outer 100 metres. There is little attempt to provide certainty of transition of scale or density, overall. Policies which direct this outcome adopt soft non-comital language, such as 'Encourage' (policies 15 and 16). It is not clear how 'encourage' has any real influence at the resource consent stage.
36. A 5 metre rear yard setback standard is proposed at the rural zone interface. This is to landscape or plant trees in the rear yard. A 5 metre yard would have no material visual difference to the abrupt transition between residential development and the rural environment. A larger rear yard, say 15m with a requirement to plant at least one large tree and a rural fence typology are obvious designs requirements that would go some way to achieving the intended transition outcome.
37. There is also no requirement to provide adequate front yards to enable the planting of trees. This was a requirement of the Riverhead South development, which contributes to the 'treed' neighbourhood character established and respects the character of old Riverhead and the many prominent mature trees. This requirement



should at least apply to the rural fringe parts of the site and would also contribute overall to sense of transition between the rural and residential land uses.

38. Another formative design requirement of Riverhead South was a rule prohibiting tall front yard fences. This outcome can also be observed widely in Riverhead South and contributes significantly to a sense of spaciousness with buildings set back and front yard landscaping visible. The plan change seeks to removes the usual requirement for low or visually permeable front yard fences without any explanation as to why. (refer IX.6. Standards page 11). This may result in a proliferation of tall front yard fences detrimental to a desired spacious character. It also has negative effects on CPTED outcomes.
39. There is no requirement to plant regular street trees on roads. Whilst often achieved during development, the supporting AUP policy context is vague. 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, we request minimum tree quantity outcomes are required for new roads. The density for the housing will result in no tree cover of value, so the work must be done in the streets.
40. The zone also does not propose any design response to the proposed green corridor network, aside from a lonely fence height standard. There are no provisions proposed to give effect to the Urban Design recommendation for: *“a high quality and vegetated interface for higher density development along the key movement routes and adjacent to existing residential development which contributes to the current landscaped character of streets in Riverhead.”* There is also little detail on how this will be achieved, given council parks recent directive for no gardens within the streetscape we are left wondering what this ‘green corridor’ will contain.

Residential Zoning - Mixed Housing Suburban Zone – Relief sought

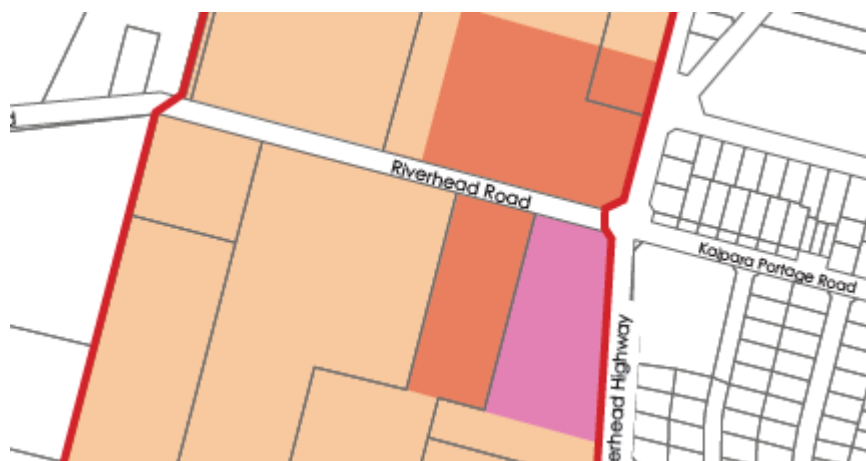
41. Generally, we accept that density needs to be increased compared to the predominant Single house zone of Riverhead. But this should be balanced by stronger requirements for good urban design (for example, low front yard fences) and green infrastructure (for example requirements to plant trees on 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. | 114.9
42. We want front yards sized to be adequate for planting large trees, for example, 6 metres. We want a requirement for each site in the zone to plant one tree capable of growing 6m plus in height. | 114.10
43. We 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. | 114.11

Type text here

- 44. We want a front yard fence control applied which applies H5.6.15 Front, side and rear fences and walls. | 114.12
- 45. 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, we request minimum tree quantity outcomes are required for new roads. Trees are often the last consideration and underground infrastructure dominates the road corridor. | 114.13
- 46. Overall, we want 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. | 114.14

Residential Zoning - Terrace Housing and Apartment Zone (THAB):

- 47. The THAB zone provides for high intensity living in the form of terrace house and apartments and should be predominantly around centres and the public transport network to support the highest levels of intensification.
- 48. North of Riverhead Road this zone is located within the retirement village area. If that goes ahead this area of THAB zoned land would be developed with a retail/hospitality corner and privatised retirement apartments.
- 49. The other area of THAB zone that will be available for development and housing which is not privatised is immediately west of the Neighbourhood Centre zone at the corner of Riverhead Road and CRH. This is overlaid with Sub-Precinct B



114.17



50. There is very little reasoning provided for this discrete area of zoning proposed, and why it does not also front CRH, or warp around the south of the Local Centre zone. We do not think the proposed zoning reflects a land parcel, and this may be influencing the proposed location and extent of that zone.

Residential Zoning - Terrace Housing and Apartment Zone (THAB)- remedies sought

51. We want any 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. | 114.15
52. We want the transition edge of THAB to the Mixed House Suburban zone to contain a local road to create a natural transition space between the different densities and building scale/forms. | 114.16

Mixed Rural Zone:

53. A mixed rural zone is proposed at the northern part of the plan change area.
54. This is a response to the obvious flaw with the original (pre-notification but rejected by the council) proposal which proposed this flood plain area as suitable for residential development.
55. The main issue with this zoning is that the land will not be able to be further developed or subdivided.
56. The outcome is that the 'key move' of a green corridor extending to the river, and an esplanade reserve vested as public space to the council cannot be realised. The maintenance and enhancement of public access to and along rivers is a matter of national importance under the RMA. The current proposal fails to achieve this.

Mixed Rural Zone – relief sought

57. We want provision to require the 20m margin of land from the stream to be zoned as public open space and vested to the council. | 114.17
58. We want the green corridor to be extended to the open space esplanade reserve and be available for public access. The river is an important taonga for our community. Previous development has turned its back to it. | 114.18



Flooding and Stormwater:

59. We are concerned that current best practice stormwater system design methodologies (as outlined within Appendix 10) would not adequately address adverse effects of the development. Council's current practice has failed Riverhead as evidenced in the Auckland Floods February 2023 where new developments designed to council's standards resulted in flooding harm.
60. We request robust peer review and an overall bottom line requirement that stormwater will not cause upstream or downstream adverse effects.
61. Objective (6) is very weak in that it that allows for the outcome of inadequate stormwater management:
(6) Stormwater is managed to avoid, as far as practicable, or otherwise minimise or mitigate, adverse effects on the receiving environment.
62. In our view, if there is so much uncertainty that the requestor seeks scope for it to not be 'practicable to 'avoid, remedy or mitigate adverse stormwater effects', then this indicates a lack of confidence that stormwater issues can be appropriately addressed. We consider that the objective must be amended to remove the caveat 'as far as practicable' so the adverse stormwater effects must be avoided, remedied or mitigated.
63. Stormwater systems across the plan change area are proposed via a 'central stormwater management treatment spine' intended to be part of a 'multi-purpose green corridor' To ensure a coordinated delivery there needs to be a requirement for this to be designed and agreed prior to development.
64. Without an overarching agreed plan for the stormwater corridor, it is not clear how an overall integrated stormwater system will result from development of multiple individual lots and/or stages and what specific land parts must occur on. The risk is that fragmented and uncoordinated design and implementation would result due to a lack of design clarity and responsibilities.
65. Despite a 'designed' stormwater spine system' being proposed, zoning is not used to clarify the location and extent of the system. The extensive land required for this purpose is inappropriately zoned residential. Zoning would provide certainty of the land required for the stormwater and green corridor purposes.
66. A matter of significant concern is that the open space and stormwater functions of the corridor will be located over many separate parcels, landowners, and development stages. It is also located on parcels owned by parties not subject to the plan change.



- 67. There is no requirement for the overall green corridor to be designed prior to development. If this was a requirement then it would be clear what needs to occur and where. The lack of clarity will likely result in a fragmented outcome overall due to separate parties leading different parts of the development at different times.
- 68. It is recommended that a policy be added to require a clear overall design for the combined stormwater and open space corridor needs to be agreed by council prior to development within the precinct. We request objectives, policies and standards be included to define the corridor, its various functions, and require it to be implemented in a staged and coordinated manner.
- 69. Policy 17 states:
*“(17) Require subdivision and development to be consistent with the water sensitive approach outlined in the **supporting stormwater management plan**, including: ...”*

It is not appropriate for a plan change to require adherence to a document that has not been reviewed and accepted by the council. The report itself clarifies: *“This report has been prepared solely for the benefit of our client with respect to the particular brief and it may not be relied upon in other contexts for any other purpose without the express approval by CKL.”*
- 70. In general, it is not good practice for an enduring planning document (the AUP OP) to refer to a third party report prepared in support of a plan change.
- 71. The supporting stormwater report was prepared when 22 Duke Street was proposed to be zoned for residential development. This land is now largely proposed to be zoned rural, and consequently could not be subdivided. This casts doubt as to whether this land can still be used for stormwater management and conveyance to the Rangitopuni tributary. It is not clear if this affects the integrity of the stormwater report findings.

Flooding and Stormwater - relief sought

- 72. We 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. | 114.19
- 73. We 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.”* | 114.20
- 74. We 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 | 114.21



likely require staging of development to align with development of the stormwater/green network corridor necessary to support that development.

75. We want clarity of the intended use and function of 22 Duke Street with regard to stormwater. | 114.22

Wastewater:

76. Residents report that the existing system is prone to failure, often setting off alarms particularly during rain events, we understand due to groundwater and ingress of water into the council's system. The concern is that the existing poor performing system is not fit for purpose overall, and that expanding it over a large area with high groundwater will negatively impact everybody.

Wastewater – relief sought

77. We 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. | 114.23

Parks and Reserves:

78. The 'multi-purpose green corridors' are defined by the requestor as a 'key move' from an urban design perspective. This outcome agreed and supported in principle.
79. There is no requirement that the green corridor be offered to council for vesting, but this is commonly required under existing AUPOP precinct plans to provide certainty for council and developers. In our mind, a green corridor is not a wider road with more street trees.
80. Riparian margins are to be vested, but these are minimal and go nowhere near establishing the green corridor which needs to be located on a variety of land tenures. There needs to be a requirement that land necessary for the green network, but not accepted for vesting by council, is developed and held by an entity, like the proposal for riparian margins. Otherwise, parts of the network might not get delivered.
81. The intent of a contiguous open space network comprising of stormwater and passive open space functions is supported. Unfortunately, the provisions fail to define what the corridor will comprise of in real terms and do not require it to be delivered in practice. For example, what will be located in-between the stormwater ponds?
82. Policy (13)(d) suggests "*Co-locates smaller open spaces along the multi-purpose green corridor to achieve a connected network of open space.*"

83. This policy shows a lack of consideration that the separately proposed 'neighbourhood parks' are limited to 3 separate locations and a flawed presumption that council would accept ad-hoc vesting of a range of "smaller parks" required to join-up the green corridor network. The network may be partly on the road reserves, but if this is the intention, then that needs to be clear and also needs to be a requirement of the road design.
84. The policy fails to incorporate the depth of the description of the green corridor in the s32 report:
- "The central north-south multi-purpose green corridor is a key structuring component in both the Greenways Plan and the proposed Structure Plan. Along with the collector road, this green corridor accommodates both passive and active open spaces, footpaths and dedicated cycleways. It also incorporates an existing intermittent stream."*
85. A clear description the intended corridor composition and the types of land it will occupy is required in the plan. As noted, it appears that parts of the green network would likely be upon road reserve. However, there are no provisions which explain this or require 'linking roads' to deviate from a standard design to perform this function. For example, to ensure that necessary roads are designed to be a width adequate to contain a high level of green infrastructure in a dedicated or protected zone within the road reserve.
86. Clear expectations are needed in the plan to ensure that the multiple components of the green networks are considered and delivered in the whole, from the perspectives of parks to vest, stormwater devices and the road corridor. Without this being a clear directive it is likely that conventional design would be applied to the various parts, and overall the green network would not be cohesively designed and delivered.
87. 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. Policy 13 as drafted will not achieve this outcome.
88. The precinct description seeks to realise "...the opportunity to establish green corridors through the precinct". Policy (13) only requires the council to encourage "...the provision of a continuous and connected multi-purpose green corridor". The word 'encourage' is a weak and non-committal directive. Clauses (a) to (d) provide an unclear framework without specific detail of what is 'required' to be achieved. A stronger word such as 'require' is needed to ensure the overarching urban design 'key move' of the green corridor is delivered.

- 89. Policy 17 requires development and subdivision to provide “.. a central stormwater management treatment spine through the precinct in general accordance with the multi-purpose green corridor in the locations indicatively shown on IX.10.2 Riverhead: Precinct plan 2;” This cannot be achieved in isolation of an overall agreed plan which spans the plan change area.
- 90. The supporting Stormwater and Flooding assessment contains a ‘Preliminary Masterplan’ which shows significant areas of land to be occupied by stormwater devices and green infrastructure, extending in area at some locations much further than shown on Precinct Plan 2.
- 91. If this drawing represents the modelled stormwater requirements, then the precinct plan should also include the same information so that developers and the community can understand what is required.

Auckland | A20405

Figure 10: Preliminary Master Plan - Version 10 (Source: Urban Actumen)



- 92. The supporting Urban Design report (Named Neighbourhood Design Statement) shows the multi-purpose green corridor extending via the land a 22 Duke Street to the Rangitopuni tributary and beyond via existing and potential future esplanade reserves alongside the stream and river.
- 93. We support the connection and the esplanade reserve alongside the tributary and note the extensive high quality esplanade reserve that has resulted from the Riverhead South network. A long term aspiration is to have a complete network of coastal connections. The proposed zoning of 22 Duke Street as (predominantly) Mixed Rural removes the possibility of subdivision and vesting of esplanade reserve along the tributary. The small parts which are proposed to be residentially zoned would appear to still leave the parent site over 4HA, and therefore not trigger the esplanade reserve vesting upon subdivision. We expect that this is an unintended consequence of changing the proposed zoning. We request that the 20m margin of

the tributary be zoned Open Space – Conservation, as part of the plan change, and that it's heavily weed infested margins be restored and planted, and that land be vested to the council. These are the outcomes which would have occurred if the land was able to be subdivided and are necessary to secure a necessary part of the long-term aspirational esplanade reserve network.

- 94. Objectives, policies and standards are also required to achieve public access links from the development to the zoned esplanade reserve. If 22 Duke Street is available for stormwater management purposes, then this outcome should be easily achieved, especially if parcels are subdivided as drainage reserves, as this may trigger the 4Ha or less lot size adjacent to the tributary to trigger esplanade reserve vesting.



- 95. There is no direct requirement to deliver the 3 proposed neighbourhood parks, only an indirect reference to section E38. We seek a direct requirement to deliver the parks, presuming support from council parks division.
- 96. One high value (notable value) Beech tree is identified which is clustered with many impressive specimen trees (including a 13m tall Kauri). The Beech sits within a cluster of magnificent trees worthy of retention and is an obvious location for a Neighbourhood Park. Policy (12) seeks that the Beech tree is incorporated into an open space, but Precinct Plan 2 does not identify this location for a Neighbourhood Park. This inconsistency needs to be corrected. This cluster of trees, planted by a family who have been in Riverhead for multiple generations could further help connect the character of existing Riverhead to that of the plan change area.
- 97. The Beech tree and surrounds should not be compromised by stormwater functions which also appear to be proposed within this location (refer structure plan) page 8.



98. Policy 12 does not require the retention of ‘other mature trees that are worthy of retention’ by caveating the policy with ‘*where possible*’. We seek that the option to ‘not retain worthy trees’ be removed and more directive wording applied. The site is a huge greenfield area with a lot of flexibility for development locations. Any trees of value should be required to be retained. The value of this cluster extends beyond the arboriculture assessment.
99. Large trees located near the CRH appear to not be recorded in the arboricultural report which appears to be an error.
100. The green corridor graphic, or ‘east-west connections reflecting potential original portage routes promoting *awa ki awa* linkage’ is shown on Precinct Plan 1 extending along and outside of the southern plan change boundary. Policy 19 contains an obtuse requirement for development to acknowledge key views and spiritual connections respond to identified on IX.10.1 Riverhead: Precinct plan 1 in the layout and/or design of development; in particular, sightlines to Te Ahu and Pukeharakeke, and connections to Papakoura Awa and Te Tōangaroa.
101. We of course cannot speak for mana whenua but note that the actual outcomes required are limited to locating and orientating streets and public open spaces to reference and respect the Māori cultural landscape values. This is unlikely to result in any material outcome in the development form. The proposed west-east roading pattern already adequately achieves the expected outcome. It is not clear how the development is required to respond to the southernmost connection, that is not even within the plan change area.

Parks and Reserves – relief sought

102. We 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. | 114.24
103. We 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). | 114.25
104. We want 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. | 114.26



105. We want the green corridor to extend to the Rangitopuni tributary and provide a public connection to a zoned open space esplanade reserve. | 114.27
106. Overall, clear objectives, policies, 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. | 114.28
107. We want a neighbourhood park to be located to include the Beech tree and the overall grove of high value trees at this location. | 114.29

Retirement Village (Matvin Group land):

108. The technical approach of the plan change with respect to the Matvin retirement village land is unclear. It is noted in the s32 report but not in the plan change provisions. It is also noted in the urban design report as a consented development, containing buildings up to 5 stories tall, with 410 dwellings including 310 apartments. It is also included in the supporting stormwater report.
109. The plan change maps and provisions do not respond to the scale and poor urban design connectivity outcomes of the retirement village development. The only response is to propose zoning part of the site as THAB and the remainder as Mixed House Suburban, and Sub-Precinct B. This is of concern because the retirement village is located at the interface of the plan change area and existing Riverhead at Cambridge Road. It occupies a 500 metre long flank and only provides for a single pedestrian cross connection, available during daylight hours only.
110. The development of the retirement village is not certain to occur, however, the plan change proposal treats it as a certainty. Evidenced by the lack of local roads, pedestrian connectivity, or a considered interface with Cambridge Road, all of which would be expected on a greenfield area some 10 Hectares in area and positioned at a critical location. If the retirement village does not go ahead then the plan change should be able to provide a good practice development framework for this area consistent with the remainder of the plan change area, and adopting the key design drivers of the Urban Design report, being:
- a connected physical environment
 - an integrated community
 - access to nature
 - vibrant and local
 - housing choice and affordability
 - proximity/convenience
111. Concerningly, despite recognising the retirement village (by way of omitting expected outcomes such as a green corridor, local roads and pedestrian connectivity, and a considered interface at Cambridge Road) the plan change also



does not propose any wider response to the retirement village form and function, should it go ahead.

112. For example, the Urban Design report recommends: “*a transition between taller buildings around the centre to lower densities and building forms in the remaining areas of the site*” (pg 51). Requiring roads and pedestrian routes to interface with the lone public route through the retirement village should also be required in the plan change. The Sub-precincts which seek to provide some level of transition of buildings do not adjoin the retirement site but are contained within it.
113. Especially concerning is the detrimental impact that the retirement village will have on connectivity for the northern part of the plan change area and movements to and from the adjacent existing Riverhead. This matter is noted also in our transport section.

Retirement Village (Matvin Group land) – remedies sought

114. 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.

114.30

Structure Plans and Consultation:

115. Back in 2006, prior to being rezoned for development, Riverhead South also went through a plan change which was informed by a Structure Plan. This was Council led and involved the community through a series of consultation meetings including interactive design workshops. The people of Riverhead were actively involved in a meaningful way over a carefully planned process.
116. The structure plan was adopted into the then Rodney District plan ‘SPECIAL 30 (RIVERHEAD SOUTH) ZONE’. This included a comprehensive range of issues, objectives, policies, standards and assessment criteria to ensure that development reflected the needs of the community and council’s intent, whilst providing for good quality development.
117. That document delivered a planning framework informed by community participation. A range of built form outcomes are visible in Riverhead South today which were a product of this community/council collaborative process. Most significantly there was an emphasis on dwellings being set back from the street and for low or no front fences. These create a sense of spaciousness and openness at the front of houses and make for safe streets with high levels of passive surveillance.
118. These previously expressed community desires are not captured by the proposed plan change. The obvious outcome is that the character of the plan change area will be markedly different and not consistent with existing Riverhead. Density can be

provided, but it can also be balanced with adequate and open front yards and a requirement for trees. Mature trees are a defining element of existing Riverhead, including Riverhead south where significant trees were retained and sites are large enough to accommodate new large growing species.

119. In stark contrast the 'Structure Plan' (refer Appendix 4) supporting the current plan change application was not prepared with meaningful community involvement. Community consultation involved a meeting over a coffee with some members of the RCA, 2 'drop in community sessions and a summary of 'feedback'. In our view, these represent a token level of consultation designed to 'tick the box'.
120. We do not understand why the previous council led (but developer funded) process was collaborative and genuinely engaging, and the current process has been superficial, how is that democratic?
121. The Quality Planning website outlines good practice consultation for structure planning. It says:

Consultation with key stakeholders and the community affected is an important component of the structure plan development process. The number and type of stakeholders identified and consulted with for a structure plan will depend on the scale and characteristics of the area and the issues to be managed.

To assist with consultation, it is good practice to develop an overall consultation plan for all groups including key stakeholders, tangata whenua and the wider community. This helps to identify all stakeholder and ensure that consultation and communications are managed in an integrated and co-ordinated way. This can also help to provide certainty to stakeholders about the opportunities to input into the structure plan process and the how the various consultation processes will be integrated into the final output. It is important that the communication or consultation plan recognises the potential for land ownership to change during the course of the structure planning exercise and any subsequent RMA plan changes.

Commencing consultation early in the process is important, and can help with:

- *obtaining stakeholder buy-in to the process;*
- *gauging community and stakeholder levels of acceptance to broad concepts (such as the overall level of development) being proposed;*
- *fulfilling statutory duties under the RMA, LGA and Land Transport Management Act;*
- *incorporating and working through stakeholder concerns and aspirations while there is flexibility in the process to do so;*
- *identifying constraints and opportunities.*



122. In our view the consultation process fell well short of best practice. This is evidenced by how poorly the current plan change portrays the concerns and aspirations of the community compared to the previous process which involved meaningful involvement and consultation.

123. We are not out to stop change or development, as evidenced by involvement in the previous planning process. Rather we seek to ensure that the good things promised (such as the green corridor and infrastructure improvements) are properly designed, will be delivered as described (and when needed prior to adverse construction effects), and that due consideration is given to simple changes that could better integrate the plan change area with existing Riverhead, such as adequate front yards and tree planting. We very much would have preferred this submission to say that the process has been collaborate and effective, rather than needing to write such an involved submission and speak to these issues at a hearing and appeals if it gets to that.

124. We welcome the opportunity to conference with the requestors to resolve any matters of difference pre-hearing.

114.31

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Oscar Fernando BARRERO LOPEZ
Date: Wednesday, 15 May 2024 9:31:00 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Oscar Fernando BARRERO LOPEZ

Organisation name:

Agent's full name:

Email address: oscar_barlop@hotmail.com

Contact phone number: 021806223

Postal address:
16 Leebank Crescent
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: 16 Leebank Crescent, Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have lived in Riverhead for over 5 years now and with the current house building plan I feel frustrated with the lack of resources and infrastructure to support the community as it is. Now you are thinking on adding over 1500 dwellings to the existing infrastructure?

Access road: In the mornings just to take MW 16 it is required to queue from Hallertau or further for about 25 to 35 just to be able to reach the highway. this is a single lane each way, to converge with the already heavy traffic coming from Kumeu and Huapai - also on a single lane each way. Not fear to have another 1,500 cars added to the existing road system that has no plans for upgrading.

Public Transport: Use of public transport is not an option due to cancellations, delays and frequency, how is it possible to have only one service (route) per hour?

Public school: My daughters are in Riverhead School (Only school available in the area) and from the year they started we have seen how the green space in the school has been reduced to

accommodate for new students. Kids do not have green space for activities and we are not in zone for any other school close by. What are the considerations to build a new housing development if the schooling for kids is not given a priority?

We only have school in the area until year 8, I have not seen any plans to build a High Schools in the area. This should be available before starting a project of the magnitude you are proposing.

Storm Water systems: During the floodings of last year, the land that is been released for the proposed development was badly affected and I am worried that the plan is still ahead in an area that all of you know is flood prone.

I or we seek the following decision by council: Decline the plan change | 115.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Mayson Day
Date: Wednesday, 15 May 2024 10:45:36 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mayson Day
Organisation name:
Agent's full name: Mayson Day
Email address: maysond@yahoo.com
Contact phone number:
Postal address:
37 Pohutukawa Parade
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Property address: 37 pohutukawa parade
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
I really do not have the time to read all of the many many pages of the reports however I share many of the local views that the traffic on Coatesville Riverhead Highway is terrible currently, let alone with the addition on 1,400 - 1,700 homes. I don't oppose development persay but we need road upgrade before even looking at any further development.

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested | 116.1

Details of amendments: greatly increase the CR Highway layout to cater for the influx of housing. | 116.2

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Johan Vollebregt
Date: Wednesday, 15 May 2024 11:30:40 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Johan Vollebregt

Organisation name:

Agent's full name:

Email address: johan@millgrove.co.nz

Contact phone number: 021544898

Postal address:

6 Mill Grove
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Appendix 8 integrated transport assessment & Appendix 10 Stormwater and flooding assessment

Property address: 6 Mill Grove, Riverhead

Map or maps: Appendix 8 Figure 17,18,19,21 and Appendix 10 figure 8 & 10

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Appendix 8

The increased traffic that will eventuate from the new proposed plan changed and eventually the development will create a huge influx to the roads that in the current state cannot handle the amount of cars on the road at peak hour times. The congestion at the Old north road/ SH16 is significant during the peak hours of travel during the weekdays as well as the weekends. The current proposal shows another roundabout to be installed at the intersection of SH16 and Coatesville Riverhead road (CRH). The construction of this roundabout will create a gridlock between the two roundabouts and I do not believe it will help the flow of traffic from CRH as the constant flow of traffic from Taupaki/Kumeu side will have right of way. Currently when exiting CRH onto SH16 in peak hours, it takes oncoming traffic to allow you in otherwise you have no chance. This will be the same issue with a roundabout. Potentially a free merging lane from CRH left onto SH16 would work better to continue the free flow of traffic from CRH. The direction of traffic through riverhead road will eventually congest the existing roundabout at old north road even more which is

already heavily congested. Looking into the other direction when driving from CRH towards Albany highway, the peak hour flow is excessive and new development will eventually make this even worse. The attended discussions with the community and development representatives have explained that no planning has been put in place as of yet, and the commencement of the construction will likely go ahead before the roads are fixed. The infrastructure needs to be put in place before the development can go ahead.

Appendix 10

The current stormwater design indicates increased flow from the northern side of the development via the duke street culvert. We were heavily affected by the anniversary day floodings and further dates following that. The current stream that collects the water from riverhead forest and areas south of the river cannot handle the current flow of water that comes through it at the best of times. Several debris and blockages that have been removed from the stream following the events but there are several bottle necks throughout the stream especially the waterfall at mill grove walkway. The current infrastructure that has been installed in duke street, and lack of infrastructure on Cambridge road overwhelms the systems resulting in surcharging of the scruffy domes and then water discharging overground into duke street. The current outlet at the culvert located at the bottom of duke street currently sits half submersed reducing the diameter to 300-350. When the river rises during a downpour, the 750 outlet gets blocked and then water travels backwards again surcharging onto the road. Duke street has an unfortunate dip in the road which begins to capture water which has achieved depths of up 1.0m. The properties located at 5,7 and 9 then become the weak points for overflow and result in private land becoming flooded. Especially number 5 Mill Grove who sits the lowest in the street. Once the water has hit capacity in their properties it will continue to surcharge over the road of Mill Grove. At this point the road drains at the bottom of Mill Grove have become overwhelmed as the outlets have become submerged at the waterfall outlet. The water then continues overland and begins to effect our property of 6 Mill Grove. During the anniversary floodings we saw on more than 1 occasion the river peak an increase in height of over 2.5-3.0m. We then become sitting ducks with literally no where to go. I understand the proposed development has intention of reticulation ponds, detention tanks etc.. but when considering the current situation I do not believe the influx of underground water will improve or have no less affect to the current stream.

I or we seek the following decision by council: Decline the plan change

117.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

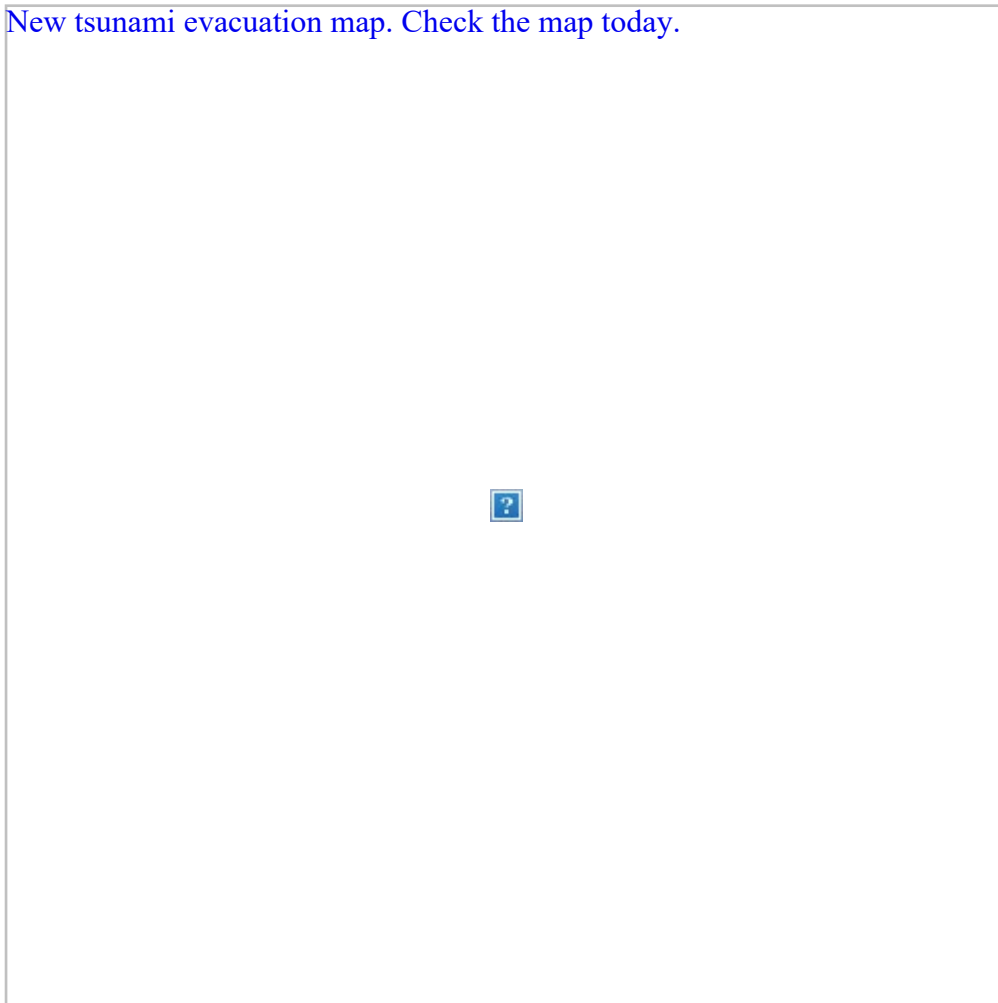
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Hazel Purcell
Date: Wednesday, 15 May 2024 1:15:49 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Hazel Purcell

Organisation name:

Agent's full name:

Email address: purcellhazel@gmail.com

Contact phone number:

Postal address:

PO Box 515

Kumeu

Auckland 0841

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Stormwater/ flooding

Land Use

Traffic

Property address: 14B Gumdiggers Lane

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

The area to the north of the proposed development, Duke St, Wautiti Lane, Crabfields already experiences flooding in people's homes due to previous poor development strategies. It is not credible to suggest that developing more of this area will not add to the existing problems. No body believes the developers' claims they can engineer their way around this.

Why are we developing good agricultural land for housing and extending Auckland's sprawl problems. Auckland Council should compulsory purchase large privately owned residential estates in Parnell, Remuera and other central suburbs to intensify the existing urban centres. And developers should be forced to develop these areas, not green belts.

The road network (in the absence of any meaningful public transport) connecting the village to SH16 and in turn SH16 to the Nor-western motorway is inadequate. A roundabout at SH16 CRH is a going to add to the problem, it needs to be a slipway.

I or we seek the following decision by council: Decline the plan change | 118.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this

email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Stephen Tiney
Date: Wednesday, 15 May 2024 2:01:08 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Stephen Tiney

Organisation name:

Agent's full name:

Email address: s.tiney@live.com

Contact phone number:

Postal address:
42 Kaipara Portage Road
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Riverhead Landowners Group

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The highway around Riverhead can not cope with the traffic now, so adding extra cars will add to this issue
Also the infrastructure water, sewage ect can just about cope now.
There will need to be a great investment by the council to upgrade the area concerned

I or we seek the following decision by council: Decline the plan change

119.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Michelle Lynda Cushnie
Date: Wednesday, 15 May 2024 2:45:44 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michelle Lynda Cushnie

Organisation name:

Agent's full name:

Email address: mitchpilina@hotmail.com

Contact phone number: 0211828007

Postal address:
53 Queen Street
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:
All areas.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The reasons for my views are:

The current and planned infrastructure aren't adequate.

It is not in keeping with the character of the Riverhead village area.

Issues with Transport.

Traffic!
Turning left out of Coatesville Riverhead Highway onto state Highway 16 is a disaster and something needs to be done about this intersection before any development/building/clearing of the area.

The upgrades from the end of the North Western Motorway at Brigham Creek, all the way to Kumeu need to be done before any more North-West development past the end of the motorway. The current one-lane and one-lane bridge over Ngongetepara Stream are not coping as too much development has been allowed in the area without the roading infrastructure upgrade first to cope with the population growth. Its bad enough battlting the traffic going into the city for work but we have to battle traffic just to leave our own town.

Evacuation – Natural Emergency. With traffic gridlocked leaving Riverhead each weekday and even on weekends, and then gridlock all along State Highway 16, I don't think Riverhead could cope with an evacuation should we ever need one.

Issues with Stormwater and Wastewater, particularly after the February floods. Lack of acknowledgement that all this extra building will mean more pressure on the already overwhelmed drainage in our area.

Issues with Commercial Zoning

Lack of greenspace/nature being provided. This is a community who prides itself on its rural appeal, this will be ruined if this development goes ahead.

Proposed Parks and reserves are inadequate.

I or we seek the following decision by council: Decline the plan change

120.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

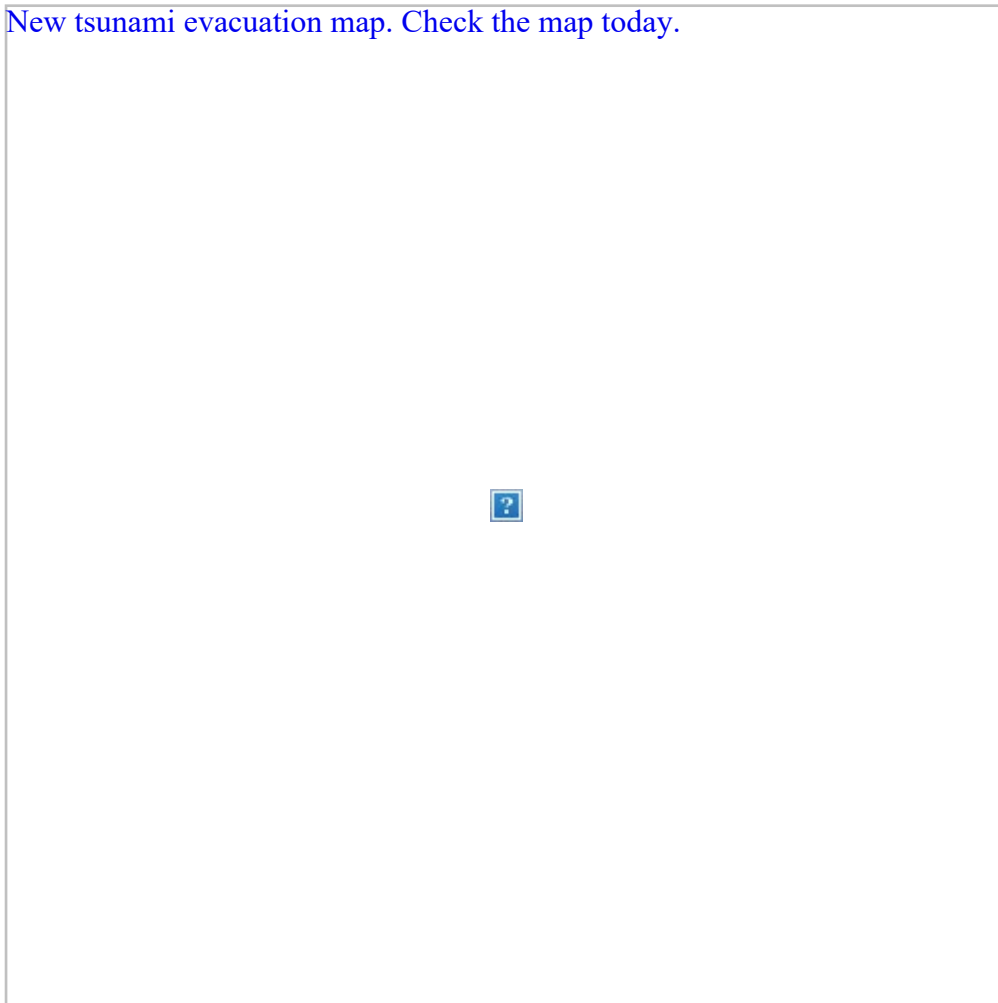
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Submission to Auckland Council: Opposition to Plan Change 100 (Riverhead)

Introduction I am writing to express my strong opposition to Plan Change 100 (PC 100) concerning the proposed development in Riverhead. As a resident of this community, I have significant concerns about the adverse impacts this development will have on our infrastructure, community character, traffic conditions, and overall quality of life. I urge the Auckland Council to reject PC 100 for the reasons outlined below.

Inadequate Infrastructure The current infrastructure in Riverhead is already struggling to cope with the existing population. Our community is serviced by a single lane in and out, which leads to severe traffic congestion, particularly during peak hours. Residents, including my neighbours and myself, are forced to leave as early as 5 am to avoid being stuck in traffic for extended periods. Adding more residents without substantial infrastructure improvements will exacerbate this situation, leading to gridlock and further deterioration of quality of life.

Public transport options are also inadequate. Buses are caught in the same traffic jams as private vehicles until they reach the motorway, making them an ineffective alternative. Without dedicated bus lanes or significant improvements to public transport infrastructure, additional development will only increase the burden on our already stretched system.

Character of Riverhead Village Riverhead prides itself on its rural charm and community spirit. The proposed development under PC 100 is not in keeping with the character of our village. This community values its open spaces, tranquility, and the sense of connection with the natural environment. The large-scale development proposed will transform Riverhead from a peaceful rural village into a crowded suburban area, destroying the very essence of what makes it unique and appealing to its residents. I support the statement from the Riverhead Community Association stating the following:

Back in 2006, prior to being rezoned for development, Riverhead South also went through a plan change which was informed by a Structure Plan. This was council led and involved the community through a series of consultation meetings including interactive design workshops. The people of Riverhead were actively involved in a meaningful way over a carefully planned process.

The structure plan was adopted into the then Rodney District plan 'SPECIAL 30 (RIVERHEAD SOUTH) ZONE'. This included a comprehensive range of issues, objectives, policies, standards and assessment criteria to ensure that development reflected the needs of the community and council's intent, whilst providing for good quality development.

It is important to reiterate that this planning document represents a process informed by community participation. The issues raised and development direction provided by this document remains relevant and was formative in the actual development we see today at Riverhead South.

We want to cover it in some detail because this is what has guided the character of new development in Riverhead South. Selected parts are copied below. Please read the source document for the full text:

http://www.aucklandcity.govt.nz/council/documents/districtplanrodney/dp_chapter12_special30.pdf

SPECIAL 30 (RIVERHEAD SOUTH) ZONE' Issues raised include:

Development in the Riverhead South area needs to retain the key elements that make up the character of the existing Riverhead settlement and so that new development integrates with this existing character.

Development in the Riverhead South area needs to be serviced with an appropriate public water and wastewater systems.

Poor urban design, including inappropriate scale and siting of the built form and architectural design that does not respond appropriately to the natural environment and other built forms will adversely affect the future amenity values experienced in Riverhead.

Lack of Essential Connectivity Riverhead lacks essential connectivity infrastructure. There is no footpath connecting us to the nearest towns, let alone to Auckland city. Additionally, there are no bike lanes, bus lanes, or transport lanes. The existing infrastructure cannot support the current population, let alone the significant increase that would result from the proposed development. For instance, turning left out of Coatesville Riverhead Highway onto State Highway 16 is already a dangerous and congested intersection. This situation demands urgent attention and resolution before any further development can be considered.

Traffic Congestion Traffic congestion in and out of Riverhead is already a significant issue. Commuters face long delays, and the situation will worsen with additional development. The upgrades needed from the end of the Northwestern Motorway at Brigham Creek to Kumeu must be completed before any further development is considered. One lane is insufficient to handle the current traffic volumes, creating a bottleneck that impacts travel times and safety.

The one-lane bridge over Ngongetepara Stream is another critical point of concern. This bridge is already a bottleneck with existing traffic levels, and the proposed development will only exacerbate the issue. Without significant investment in upgrading these key infrastructure points, allowing more development is irresponsible and unsustainable.

Street Quality and Local Road Conditions Existing streets in Riverhead are of poor quality, often with open drains, lack of footpaths, and unformed carriageway edges. Some blocks are poorly connected and contain unformed paper roads. The development enabled by PC 100 will require years of earthworks and construction, which will further deteriorate our already poor-quality roads. Heavy vehicle activity will greatly increase on local roads, posing congestion, risks, and dangers to all road users, including children.

The proposed "limited local road upgrades" are inadequate as they are planned to be delivered in a fragmented, staged manner. These upgrades should be in place prior to the commencement of main site earthworks to mitigate traffic impacts from the start.

Emergency Evacuation Concerns Given the current traffic gridlock in Riverhead, especially during weekdays and weekends, evacuation during a natural emergency would be nearly impossible. The area would not be able to cope with the necessary rapid evacuation, posing a significant risk to residents.

Stormwater and Wastewater Issues Following the February floods, stormwater and wastewater systems are already overwhelmed. The proposed development will put additional pressure on these systems, increasing the risk of flooding and other environmental hazards. There has been a lack of acknowledgment of these issues in the planning documents.

Schooling and Education Facilities There is no high school in Riverhead, and the nearest high school, Massey High, is already at capacity with a catchment zone extending to Muriwai, Waimauku, Coatesville, and Bethells. The proposed development will increase the demand for

educational facilities without providing solutions for accommodating this growth. The council must address the need for a new high school to serve the growing population.

Commercial Zoning and Parks The proposed parks and reserves are inadequate, with no clear requirement for their implementation in the plan. Policies 7 to 9 (Street network, built form, and open space) in the Riverhead Plan Change do not explicitly mention the requirement to provide neighbourhood parks, raising concerns about the actual delivery of these amenities. Is there going to be a retirement village as this was left out of the plan?

Commercial Zoning – what we want

We 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.

We 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.

We want any new business zoning to demonstrate a consolidated and legible town centre, not a series of strip commercial areas fronting the highway. *Most importantly removing the proposed Local Centre Zone opposite Riverhead Point Road because this zone is not needed.*

Residential Zoning - Terrace Housing and Apartment Zone (THAB)

We want any THAB zone location 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.

We want the area zoned THAB to be considered in terms of appropriate scale and location, and not based on an existing parcel or landholding.

We want the transition edge of THAB to the Mixed House Suburban zone to contain a local road to create a natural transition space between the different densities and building scale/forms.

Conclusion In conclusion, Plan Change 100 is unsuitable for Riverhead due to inadequate infrastructure, incompatibility with the rural character of the village, severe traffic congestion, poor street quality, and the lack of essential connectivity and educational facilities. I urge the Auckland Council to reject PC 100 and prioritize addressing the current infrastructure deficiencies before considering any further development in our area.

Thank you for considering these concerns.

Sincerely,

[Your Name]

[Your Address]

[Riverhead Resident]

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Mathew Glanfield
Date: Wednesday, 15 May 2024 3:30:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mathew Glanfield
Organisation name: Belay Professional Services Limited
Agent's full name: Mathew Glanfield
Email address: mglanfie@gmail.com
Contact phone number: 0211342877
Postal address:
6 Kent Street
Riverhead
Riverhead
Auckland
Auckland 0820

Submission details

This is a submission to:
Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead
Property address: 6 Kent Street, Riverhead
Map or maps:
Other provisions:
Do you support or oppose the provisions you have specified? I or we support the specific provisions identified
Do you wish to have the provisions you have identified above amended? No
The reason for my or our views are:
Transportation infra is already poor. Over the last 4 years to get into the CBD a home 'leave time' was 6.30, now its usually 5.30/5.45am.....and often traffic is backed from the CRHWY intersection at Boric all the way back to Hallertau. Stupid....not good enough, and NO plans to remedy this. The proposed roundabout WILL NOT resolve these issues with this coming development.
Wastewater infra is shit. Every heavy rain sets the eONE systems off. Then, to get them services I have to pay them \$\$\$\$ even though we don't have a choice. And flooding in the area is significant and often. Your best practice wastewater management is not adequate.
I am not against development. I am against development when shit infra is all we have, this does

not create healthy communities, all it creates is a bunch of stressed people who have a poor quality of life.

We also need to manage and retain green corridors, this seems to have been lost.

There has been no meaningful community involvement during this process.

I or we seek the following decision by council: Decline the plan change

121.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Maraetai Land Development Limited
Date: Wednesday, 15 May 2024 4:30:40 pm
Attachments: [Plan Change 100 Submission_20240515161437.888.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Maraetai Land Development Limited

Organisation name:

Agent's full name:

Email address:

Contact phone number: 021845327

Postal address:

C/- Campbell Brown Planning Limited PO Box 147001 Ponsonby AUCKLAND 1144
Ponsonby
Auckland 1144

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

n/a

Property address: Site located at Riverhead Road, Coatesville-Riverhead Highway, Cambridge Road, and Duke Street, Riverhead

Map or maps: n/a

Other provisions:

n/a

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

n/a

I or we seek the following decision by council: Approve the plan change without any amendments

122.1

Details of amendments:

Submission date: 15 May 2024

Supporting documents

Plan Change 100 Submission_20240515161437.888.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

FORM 21

SUBMISSION ON PRIVATE PLAN CHANGE 100 - RIVERHEAD

To: Auckland Council
Private Bag 92300
Auckland 1142

Name of Submitter: Maraetai Land Development Limited

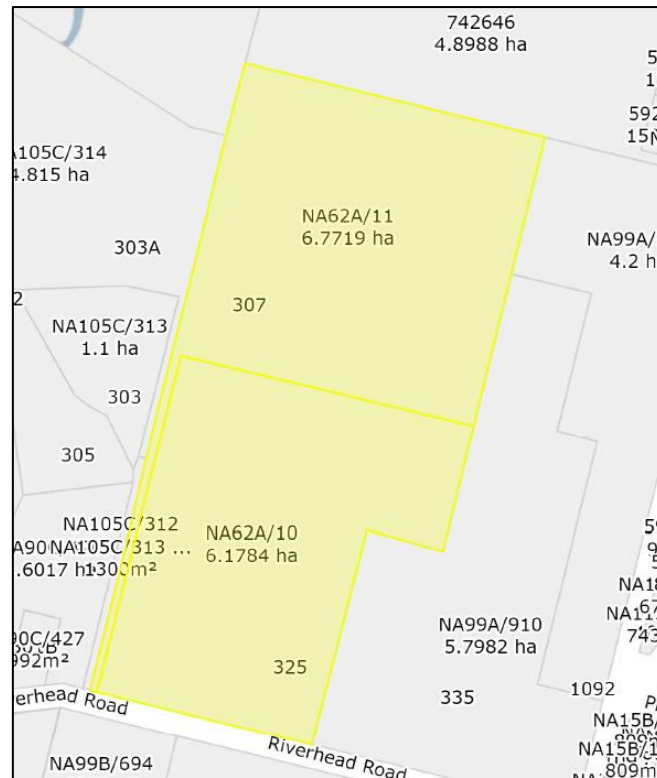
Maraetai Land Development Limited ('the submitter') provides this submission on Private Plan Change 100: Riverhead.

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from Riverhead Landowner Group under Schedule 1 to the Resource Management Act 1991 (RMA). The purpose of the private plan change is described in the public notice as being to:

- Rezone 6 ha of land in Riverhead from Future Urban to Rural-Mixed Rural zone;
- Rezone 75.5 ha to a mix of Residential – Mixed Housing Suburban, Residential – Terrace Housing and Apartment Building, Business – Local Centre and Business – Neighbourhood Centre zones with associated precinct provisions; and
- Shift the Rural Urban Boundary to align with the boundary between the proposed Rural Mixed Rural zoning and the urban zones.

The submitter has an interest in two parcels of land (12.95ha total) contained within the plan change area. Lot 1 DP 109763 and Lot 2 DP 109763, as displayed on the following page.

These lots are proposed to be rezoned to the Residential – Mixed Housing Suburban Zone as part of this private plan change, within the Riverhead Precinct boundary. The amended Rural Urban Boundary location would align with the western boundary of these lots, and a Stormwater Management Area Flow – 1 control would be imposed across the extent of these lots.



The Submitter could not gain an advantage in trade competition through this submission and the submission does not raise matters that relate to trade competition or the effects of trade competition.

The Submitter **supports in principle** the Private Plan Change 100: Riverhead.

The reasons for the Submitter's support in principle are:

1. The private plan change would generally promote the sustainable management of natural and physical resources, in accordance with Part 2 of the Resource Management Act 1991 ('the Act');
2. The private plan change is consistent with the objectives and policies of the Auckland Unitary Plan and other provisions in relevant statutory planning instruments;
3. The private plan change ensures that a well-connected and integrated neighbourhood is achieved that facilitates efficient movement of people and goods through a variety of travel modes as demonstrated on the three proposed precinct plans; and
4. The private plan change ensures that appropriate road infrastructure is provided to enable the planned growth and intensification of this part of Auckland.

Relief sought:

The submitter seeks, subject to the matters below being satisfactorily addressed, that the Council approve the private plan change.

- The submitter wishes to be involved in the processing of this private plan change going forward, such as being informed of any changes in its design or timeline.

- The submitter wishes to be involved in any further submissions processes that may be required as part of the processing of this private plan change.

The submitter wishes to be heard in support of this submission. If other parties make a similar submission, the submitter would consider presenting a joint case with them at any hearing.



Philip Brown
Campbell Brown Planning Limited
For and on behalf of Neil Construction Limited as its duly authorised agent.

13 May 2024

Address for service of submitter:

C/- Campbell Brown Planning Limited
PO Box 147001
Ponsonby
AUCKLAND 1144

Attention: Philip Brown

Telephone: (09) 394 1694

Mobile: 021845327

Email: philip@campbellbrown.co.nz

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Andrew Coombes and Tara Hatherley
Date: Wednesday, 15 May 2024 4:30:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Andrew Coombes and Tara Hatherley

Organisation name:

Agent's full name: Tara Hatherley

Email address: andrewandtara@xtra.co.nz

Contact phone number: 021484404

Postal address:
28 Cambridge Road
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

We want the Council to DECLINE the plan change for the following reasons;

Transport - all of the roads in Riverhead require upgrading BEFORE anything else happens. The roads are poorly formed with open table drains, only one pedestrian crossing, single lane in each direction, horrendous traffic leaving Riverhead and going through Riverhead in the morning and afternoon, exacerbated by the lack of roundabout at the SH16/Coatesville Riverhead Hwy intersection, a very poorly scheduled bus timetable (which is also unreliable) and unsafe conditions for pedestrians. All of this must be addressed BEFORE any changes go ahead.

Stormwater & Wastewater - the current system is extremely inadequate, as evidenced during the Auckland Floods last year. Our property was affected and our sheds flooded. Our driveway and part of our backyard turned into a creek with rapids and our front yard was a pond. The current plan is to use the proposed residential area for stormwater control, which is unrealistic as the developers will be using that area for the best financial gain, not for the greater good of the community and the best practice in stormwater flood control. Their Stormwater & Flooding Assessment is outdated and relies on using the northern parcel as flood plain land, but doesn't answer whether this will be reliable to contain floodwater. The green corridor is much narrower than the land required by the stormwater report, so how does this make sense? It simply does not. Regarding the wastewater system, during heavy rains the Ecoflow systems don't cope and the alarms keep ringing. This system needs improving and the plan change is very vague on making the system 'adequate'.

Parks & Reserves - There are no objectives, policies, or standards that require the parks to be provided. This is a technical flaw which results in a very weak requirement to provide the parks. Without a clear requirement to deliver them, the parks might not result. Why would developers provide them if they don't have to?

The Green Corridor - A north-south and east-west 'green corridor' is proposed. The plan change seeks a lot of flexibility about what the green corridor is, what it does and where it is located. The provisions are so non-committal a connected corridor (as shown on the Precinct Plan) would be unlikely to result in practice. Parts that are not directly required for stormwater would be developed for residential as this is more profitable. And the stormwater issue is still unresolved.

Zoning - Firstly, is the Retirement Village going ahead or not? We believed it was not, and it is not recognised in the proposed zoning or precinct provisions. But in some supporting documents it is recognised. Hopefully it isn't going ahead, due to the stormwater issues raised above, as we live down the hill from it on Cambridge Road, and we are terrified of what will happen to our property once that permeable land is built on. Back to zoning - the proposed commercial zones are a terrible idea and unnecessary. The economic report says that people from Kumeu and as far as Dairy Flat will come use services here - this is ridiculous - Kumeu has their own very well stocked commercial area, and why would people from Dairy Flat come to Riverhead when they can far more easily and quickly go to Albany?

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
As above.

I or we seek the following decision by council: Decline the plan change

123.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
No

Declaration

Could you gain an advantage in trade competition through this submission? No

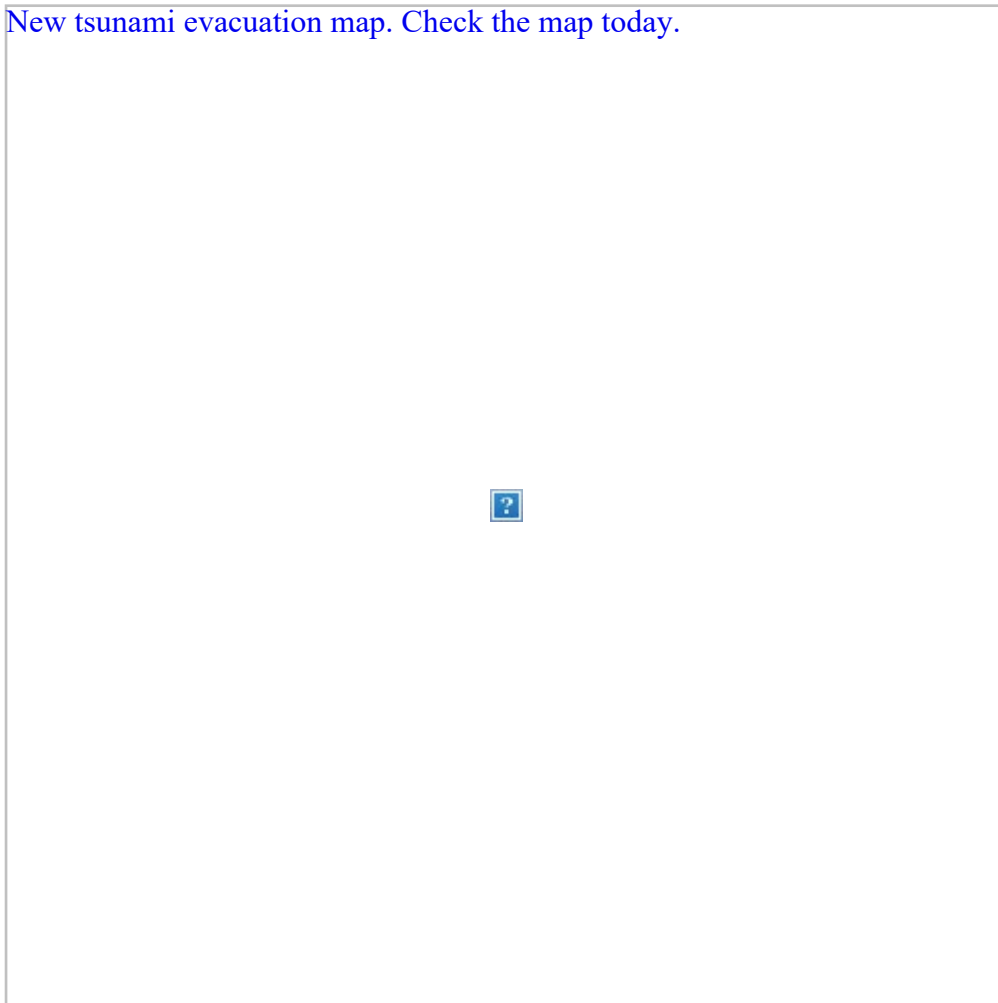
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Michelle Marshall
Date: Wednesday, 15 May 2024 5:00:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Michelle Marshall

Organisation name:

Agent's full name: Michelle Marshall

Email address: waihekegirl@yahoo.co.nz

Contact phone number:

Postal address:

1 Newton Road

Riverhead

Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

They are inadequate. Although very wordy they in no way take into account the character of Riverhead, the already awful traffic snarls, the existing issues with flooding, lack of public transport options and impact of thousands of new residents in a small town.

I or we seek the following decision by council: Decline the plan change

124.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Steve John Keene
Date: Wednesday, 15 May 2024 7:15:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Steve John Keene
Organisation name: platinum developments ltd
Agent's full name: Steve John Keene
Email address: stevekeene33@gmail.com
Contact phone number:
Postal address:
stevekeene33@gmail.com
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Land identified in the private plan change by Riverhead land owner group, 80.5 hectares on western side of riverhead.

Property address: 80.5 heactares on western side of riverhead.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Proposed commercial zoning. Riverhead has enough undeveloped commercial Mix'd use and local Centre sites readily available for development. Approx 10,000 sq meters of undeveloped land exist between Alice st , George St and Coatesville Riverhead Highway. Why would anybody consider allowing the same zoning away from the existing local center, especially when this needs to be developed first. Riverhead went through a stringent structural plan and this area was designated and opted as the preferred local center.

I or we seek the following decision by council: Decline the plan change

125.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Robyn Page
Date: Wednesday, 15 May 2024 7:30:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Robyn Page
Organisation name:
Agent's full name:
Email address: robynjillianp@gmail.com
Contact phone number:
Postal address:
1
253 Tamaki Drive
Kohimarama
Auckland 1071

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Plan change number
Property address: 53 Queen Street, Riverhead
Map or maps:
Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Riverhead cannot sustain the huge amount of planned building that is proposed. My daughter and her family live there and the huge amount of traffic and traffic build up going into and out of Riverhead would be absolutely awful and spoil the quiet place it is and the infrastructure is not adequate.

I or we seek the following decision by council: Decline the plan change | 126.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Kimberley Page
Date: Wednesday, 15 May 2024 8:15:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kimberley Page

Organisation name:

Agent's full name:

Email address: kimlisapage@gmail.com

Contact phone number:

Postal address:

Auckland

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead)

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I really don't believe this is the right area for this type of housing - not only regarding infrastructure but also Riverhead is a very special place to many and this will certainly, sadly spoil it's appeal. Please don't go ahead with the apartment plan!

I or we seek the following decision by council: Decline the plan change | 127.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Minki Lee
Date: Wednesday, 15 May 2024 10:30:35 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Minki Lee

Organisation name:

Agent's full name:

Email address: mink0214@hotmail.com

Contact phone number: 021608063

Postal address:

11 Turpin Rd
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Changes by Riverhead Landowner Group, 80.5 hectares on western side of the Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I have four main concerns regarding the proposed land development plan:

Traffic Congestion: The southbound traffic from Riverhead to SH16 is already under significant pressure, particularly during peak hours (6:30-8:30 am) on weekdays and midday on weekends. Traffic frequently backs up to the golf course, and at its worst, it extends to Hallertau. Without addressing these existing traffic issues, further development will exacerbate the congestion, leading to increased chaos and delays for commuters.

Stormwater Management: The January 2023 floods highlighted severe stormwater issues in the northern part of Riverhead. During this event, the river level at the Riverhead-Coatsville Highway bridge was dangerously high, nearly breaching the bridge. Additional stormwater runoff from the new development could overwhelm the Rangitopuni River, potentially causing the bridge to fail, similar to what happened at Mill Rd. Effective stormwater management solutions must be

implemented to prevent such a disaster.

School Capacity: Riverhead School is already operating at full capacity, having grown from under 200 students to approximately 500 in recent years. The current school grounds have been extensively built up, leaving minimal space for recreational fields. Additionally, there is a shortage of secondary school options in the region, with the commute to Massey High taking over 25 minutes by car. If the traffic issues are not resolved, this commute time will only increase, placing further strain on families. The development plan must include provisions for expanding educational facilities to accommodate the influx of new students.

Preserving Riverhead's Character: Riverhead has historically been a rural area, reflected in our rate payments and the lack of certain urban services like council rubbish collection. The proposed high-density housing does not align with the town's rural charm, characterised by spacious single-family homes. Maintaining Riverhead's unique rural atmosphere is crucial, and any new development should respect and preserve this character rather than transforming it into a densely populated urban area akin to Massey West or Whenuapai.

In summary, the proposed development plan needs to address these critical concerns—traffic congestion, stormwater management, school capacity, and the preservation of Riverhead's rural character—before moving forward. Failure to do so will result in significant negative impacts on our community's quality of life and safety.

I or we seek the following decision by council: Decline the plan change

128.1

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

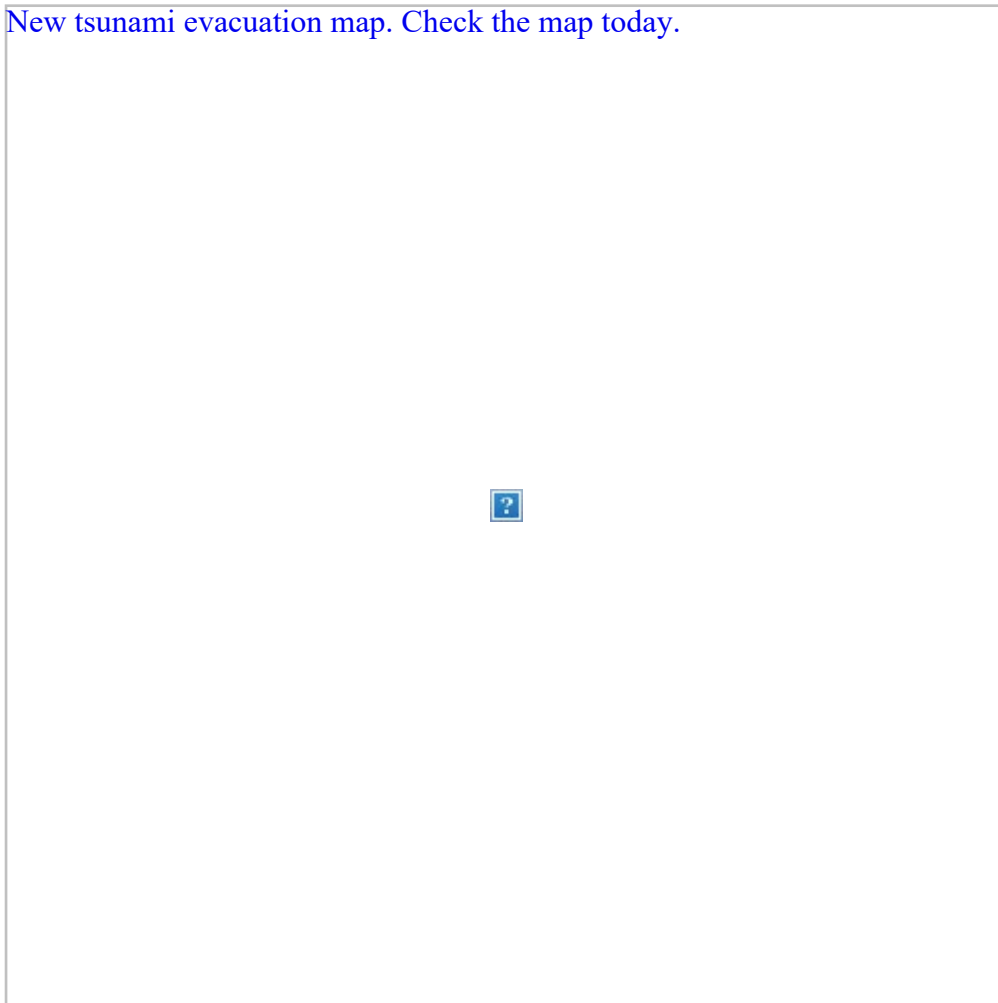
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Allan Irad MACLEAN
Date: Wednesday, 15 May 2024 10:45:34 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Allan Irad MACLEAN

Organisation name:

Agent's full name:

Email address: allanm@outlook.co.nz

Contact phone number: 021610020

Postal address:
969a Coatesville-Riverhead Hwy
Riverhead
Auckland 0793

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Land identified in the Private Plan Change by the Riverhead Landowner Group

Property address: 80.5 hectares adjacent to Riverhead Road, on the western side of Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Let me firstly make clear that I am in favour of this proposal. The land and location are well positioned for an excellent extension to Riverhead and its surrounds.

My major concerns are:

1) Traffic

a) To the best of my knowledge, we have no assurance from Govt or Council that the critical upgrade to the eastern end of the SH16 improvements programme (Motorway to Taupaki Rd roundabout) will happen anytime soon.

b) Of equal concern is the suggestion that future improvements to this section of SH16 will only address safety and not capacity!

c) There is already a daily traffic jam at the intersection of SH16 and the Coatesville-Riverhead Highway. I am aware that other submitters have provided photographic evidence of this.

d) There is also a daily traffic jam on SH16 itself – emanating from Kumeu/Huapai, past the Coatesville-Riverhead Highway intersection and reaching right down to the Brigham Creek

motorway intersection.

Any development of the Plan Change area needs to be conditional upon a firm timeline commitment from central and local governments who, to date, appear to have proved unwilling or unable to provide assurances which The Riverhead Landowner Group – or anyone else – can rely on.

2) Residential Zoning

Most recent development in Riverhead has been “Single House Zone”, with 600-800 sqm sections the norm and the majority containing one- or two-level dwellings. This has created a delightful suburb.

Specifications under which development of the former orchard were developed will be readily available to yourselves, and I commend them to you as a model upon which further development could be based.

It is perhaps inevitable that the developers will wish to include some three-story dwellings (including multi-tenanted), but can I add my plea that these be confined to a small area, perhaps next to the commercial development envisaged, so that the “new” part of the suburb reflects, so far as is possible, the existing character of Riverhead. I can confidently state that most residents that I speak to love living in this area.

3) Flooding

The Riverhead Landowner Group has stated that their proposals will make the current situation “no worse”. I guess we can assume that they are capable of designing a suitable water retention scheme, provided the Council has approved it. We must acknowledge that existing flooding is certainly not this Group’s problem, but while “out of scope” of this Plan Change, we do need the authorities to act on the existing flooding!

4) Ribbon Development

Riverhead already suffers to some degree from Ribbon Development. I am at a loss to understand the intent of adding a small commercial zone opposite The Hallertau. Parking in that area (including illegal parking) is already a nuisance at busy times and, I suggest, is an unnecessary additional complication that is simply not needed.

In conclusion, I do not object to the development occurring – I think it is inevitable – and I am fully in support of it proceeding under The Riverhead Landowner Group, who have both the financial strength and a long history of completing projects undertaken.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

129.1

Details of amendments: 1. Delay approval until certainty of central and local government commitment to traffic issues. 2. Impose restrictions as to the type of housing to be permitted. 3. Do not allow ribbon development opposite Hallertau

129.2
129.3
129.4

Submission date: 15 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

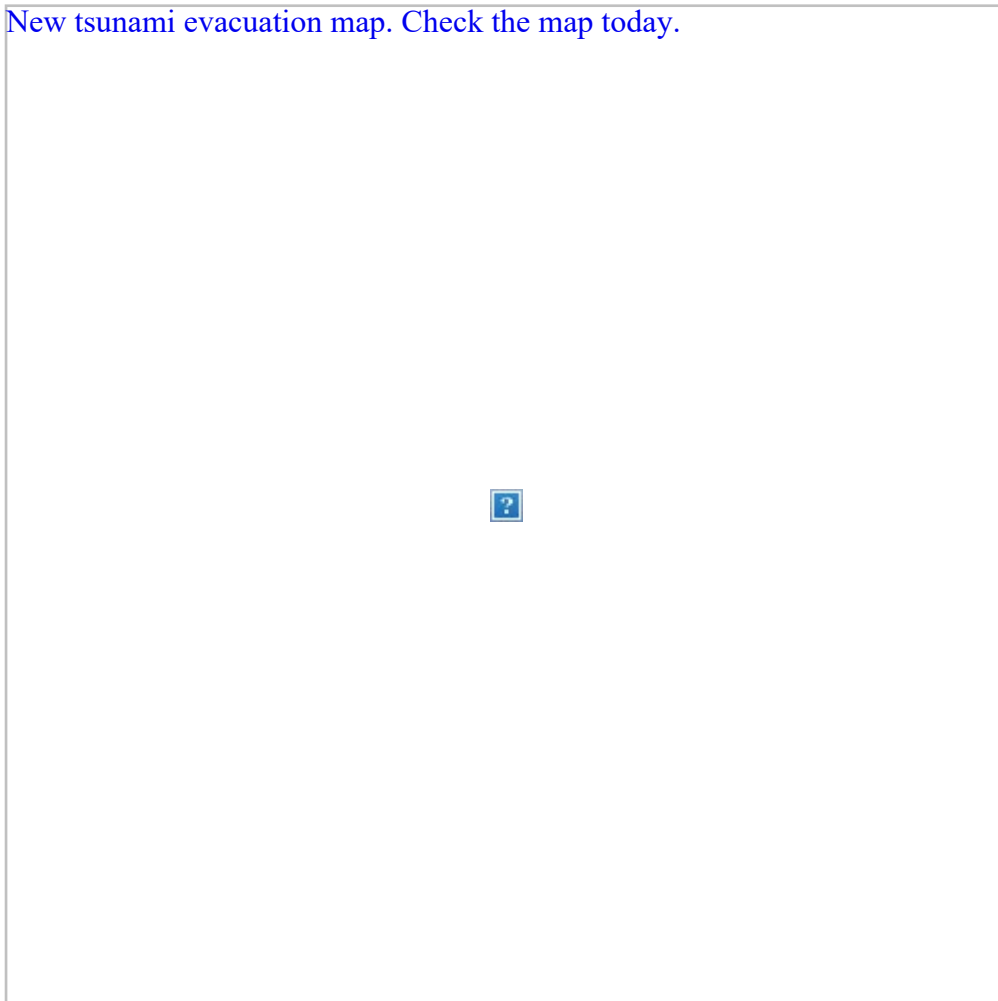
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Grant Hewison
Date: Thursday, 16 May 2024 9:30:41 am
Attachments: [Submission on PC 100 \(Private\) - Riverhead South \[GH\].pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Grant Hewison
Organisation name: Grant Hewison & Associates Ltd
Agent's full name: Grant Hewison
Email address: grant@granthewison.co.nz
Contact phone number: 021577869
Postal address:
PO Box 47397
Auckland
Auckland 1011

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
The entire Plan Change.

Property address: The entire Plan Change.

Map or maps: The entire Plan Change.

Other provisions:
The entire Plan Change.

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
See attached

I or we seek the following decision by council: Decline the plan change | 130.1

Submission date: 16 May 2024

Supporting documents
[Submission on PC 100 \(Private\) - Riverhead South \[GH\].pdf](#)

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Submission on Plan Change 100 (Private): Riverhead South

Introduction

1. I welcome the opportunity to make submissions on Plan Change 100 (Private): Riverhead South.
2. By way of introduction, following the release of the third Intergovernmental Panel on Climate Change (IPCC) on 4 April 2022, the UN Secretary-General said that:¹

“We are on a fast track to climate disaster. Major cities under water. Unprecedented heatwaves. Terrifying storms. Widespread water shortages. The extinction of a million species of plants and animals. This is not fiction or exaggeration. It is what science tells us will result from our current energy policies. We are on a pathway to global warming of more than double the 1.5°C limit agreed on in Paris. Some Government and business leaders are saying one thing but doing another. Simply put, they are lying. And the results will be catastrophic. This is a climate emergency.”

3. At COP27 on 8 November 2022, the UN Secretary-General followed this extraordinary statement above by then saying that: “We are on a highway to climate hell with our foot on the accelerator.”²
4. The New Zealand Parliament declared a climate change emergency in December 2020. Similar declarations have been made in many other jurisdictions. Parliament’s declaration includes recognition of: “the devastating impact that volatile and extreme weather will have on New Zealand and the wellbeing of New Zealanders, on our primary industries, water availability, and public health, through flooding, sea-level rise, and wildfire damage.” Parliament’s emergency declaration stated that “climate change is one of the greatest challenges of our time” and that “New Zealand has committed to taking urgent action on greenhouse gas mitigation and climate change adaptation.” Included in the declaration is a commitment to implement the policies required to meet the targets in the Climate Change Response (Zero Carbon) Amendment Act 2019, and to increase support for striving towards 100 percent renewable electricity generation, low carbon energy, and transport systems.³
5. In its Report *New Directions for Resource Management in New Zealand* (June 2020), the Resource Management Review Panel devoted an entire chapter to climate change and natural hazards. At the outset of Chapter 6 on climate change and natural hazards, the Review Panel observed:⁴

“Climate change is often described as the defining issue of our time. Limiting global warming to 1.5 degrees Celsius above pre-industrial levels will require rapid, far-reaching and unprecedented changes in all aspects of society. We are already experiencing the effects of climate change, including through

¹ <https://www.un.org/sg/en/content/sg/statement/2022-04-04/secretary-generals-video-message-the-launch-of-the-third-ipcc-report-scroll-down-for-languages>

² <https://www.rnz.co.nz/news/world/478257/cop27-we-re-on-a-highway-to-climate-hell-un-boss>

³ https://www.parliament.nz/en/pb/hansard-debates/rhr/combined/HansDeb_20201202_20201202_08

⁴ Report of the Resource Management Review Panel, *New Directions for Resource Management in New Zealand* (June 2020), page 164.

flooding and coastal erosion that threaten our essential infrastructure and the safety of whole communities. We need to respond with urgency.”

6. These Submissions are being made following the disastrous climate change induced floods and slips that have wreaked havoc across the upper North Island in early 2023. The Prime Minister at the time, Chris Hipkins, acknowledged that a cause of these floods and slips is climate change.⁵ If ever there was a ‘wake-up call’ to turn the words of the New Zealand Parliament’s declaration of a climate change emergency into action, this has to be it.

Submissions

Private Plan Change (100) seeks to rezone six hectares of land in Riverhead from Future Urban to Rural-Mixed Rural zone and 75.5 hectares to a mix of Residential – Mixed Housing Suburban, Residential – Terrace Housing and apartment Building, Business – Local Centre and Business – Neighbourhood Centre Zones to align with the boundary between the proposed Rural Mixed Rural zoning and urban zones.

My submission relates to the entire Plan Change.

I opposes the entire Plan Change.

The decision I seek from the Council is to decline Plan Change (100).

Reasons for opposing the entire Plan Change

My reasons for opposing the entire Plan Change are set out below.

Resource Management Amendment Act 2020

First, the Resource Management Amendment Act 2020 (**‘RMAA2020’**) has reintroduced specific consideration of climate change and these provisions had effect from 30 November 2022.⁶ I believe they apply to Plan Change (100).⁷

In particular, the RMAA2020 provisions state that Councils must have regard to emissions reduction plans and national adaptation plans under the CCRA (as amended by the Climate Change Response (Zero Carbon) Amendment Act 2019) when making and amending regional policy statements, regional plans and district plans (sections 61, 66, 74 RMA).

61 Matters to be considered by regional council (policy statements)

... when preparing or changing a regional policy statement, the regional council shall have regard to—

⁵ <https://www.youtube.com/watch?v=NScyur2wglc>

⁶ Resource Management Amendment Act 2020 Commencement Order 2021.

⁷ Although it should be noted that the Review Panel did support the Resource Management Amendment Act 2020 Bill that was before Parliament and the proposal to remove the statutory barriers to RMA consideration of greenhouse gas emissions. See Report of the Resource Management Review Panel, *New Directions for Resource Management in New Zealand* (June 2020), page 178.

- (d) any emissions reduction plan made in accordance with section 5ZI of the Climate Change Response Act 2002; and
- (e) any national adaptation plan made in accordance with section 5ZS of the Climate Change Response Act 2002.

66 Matters to be considered by regional council (plans)

... when preparing or changing a regional plan, the regional council shall have regard to—

- (d) any emissions reduction plan made in accordance with section 5ZI of the Climate Change Response Act 2002; and
- (e) any national adaptation plan made in accordance with section 5ZS of the Climate Change Response Act 2002.

74 Matters to be considered by territorial authority

... when preparing or changing a district plan, a territorial authority shall have regard to—

- (d) any emissions reduction plan made in accordance with section 5ZI of the Climate Change Response Act 2002; and
- (e) any national adaptation plan made in accordance with section 5ZS of the Climate Change Response Act 2002.

I note that an emissions reduction plan has been made in accordance with section 5ZI of the Climate Change Response Act 2002 - *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022).⁸ In addition, a national adaptation plan has also been made in accordance with section 5ZS of the Climate Change Response Act 2002 – *Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi Adapt and thrive: Building a climate-resilient New Zealand Aotearoa New Zealand's First National Adaptation Plan* (August 2022).⁹

Plan Change (100) does not appear to have regard to either *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022) nor *Urutau, ka taurikura: Kia tū pakari a Aotearoa i ngā huringa āhuarangi Adapt and thrive: Building a climate-resilient New Zealand Aotearoa New Zealand's First National Adaptation Plan* (August 2022).

Emissions Reduction and Plan Change (100)

As noted in *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022):¹⁰

⁸ <https://environment.govt.nz/assets/publications/Aotearoa-New-Zealands-first-emissions-reduction-plan.pdf>

⁹ <https://environment.govt.nz/assets/publications/climate-change/MFE-AoG-20664-GF-National-Adaptation-Plan-2022-WEB.pdf>

¹⁰ *Te hau mārohi ki anamata: Towards a productive, sustainable and inclusive economy: Aotearoa New Zealand's First Emissions Reduction Plan* (June 2022), page 127.

“Well-functioning urban environments can reduce emissions and improve wellbeing. Urban environments with a variety of mixed-use, medium- and high-density development that is connected to urban centres, as well as active and public transport routes, will help reduce greenhouse gas emissions. That is partly because they provide more options for people to travel between where we work, live, play and learn. Well-planned urban areas provide an opportunity to realise wider benefits too. They enable a greater supply and diversity of housing to be built at pace and scale, improving affordability. Good access to active and public transport routes that safely take people to workplaces and education centres can provide greater access to learning and job opportunities for households, improve public health and wellbeing and strengthen community cohesion.”

In terms of climate change, the potential adverse impacts of future development from Plan Change (100), mainly includes the use of additional private vehicles. Currently, the area is not sufficiently serviced by public transport, and the most realistic way to travel in the area is by car. Like any outer development proposed in Auckland, Plan Change (100) will result in an increase in Vehicle Kilometres Travelled (“Vkt”) and greenhouse gas emissions because:

- residents will consider themselves residents of Auckland city, as a whole, and will make use of the amenities, services, retail, education, etc in a large segment of Auckland. There is no public transport or cycling network for these trips that will be easier than driving. They will therefore drive, if they can, or be chauffeured if they can't.
- the new residences will increase the Vkt of visitors too. This will include tradespeople, friends and visitors, community service providers, people maintaining council assets, couriers, and trucks delivering to retail outlets. This is a lost opportunity for emissions reductions. Instead of making shorter trips, trips by more sustainable travel modes or trips to more places per trip - as would happen if these new dwellings were added within the built environment via intensification, each of these people will have to make longer trips to visit this development, and will drive.
- Plan Change (100) fails the ‘climate test’ because Auckland cannot provide a low car lifestyle overall without residential development being built in proximity to the amenities of the city. Development must be within the existing built environment.

I cannot see Plan Change (100) suggesting anything other than an increase in Vkt and will undermine the direction towards a Quality Compact Urban Form. Plan Change (100) will have long term, substantial and difficult-to-reverse negative impacts on Auckland’s greenhouse gas emissions.

Flooding Risks

As referenced in the Section 32 Report, significant portions of the land proposed for rezoning are prone to flooding. Last year’s Cyclone Gabrielle was a harsh lesson in the reality of severe wet weather and the level of damage that can be caused, especially as the global climate continues to warm. Even during Cyclone Gabrielle, areas of Auckland that were not identified to be at risk of flooding were submerged, making it even more imperative that flood risks be seriously considered.

Intensifying housing on flood-prone areas will only saddle Aucklanders with greater concerns and costs in the future, as severe storms become more frequent. Urbanisation in this area is antithetical to Aotearoa's goals of climate resilience.

Dr Grant Hewison

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - John Olding
Date: Thursday, 16 May 2024 10:31:07 am
Attachments: [PPC 100 - Riverhead Community Association Submission FINAL_20240516101328.668.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: John Olding
Organisation name:
Agent's full name:
Email address: jandjolding@gmail.com
Contact phone number:
Postal address:
15 Pitoitoi Drive
Riverhead
0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
The best outcomes for Riverhead Community

I or we seek the following decision by council: Decline the plan change | 131.1

Submission date: 16 May 2024

Supporting documents
PPC 100 - Riverhead Community Association Submission FINAL_20240516101328.668.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.



Riverhead Community Association submission to PC 100 (Private): Riverhead

Introduction

The Riverhead Community Association (RCA) is an incorporated society comprising of residents passionate about our community.

The RCA has 70 financial members and our Facebook group has 670 members, 170 of which have recently joined after the Plan Change 100 was put out for submissions.

The RCA provides a combined local voice and works collaboratively with Auckland Council and Auckland Transport on issues and projects which affect the Riverhead communities.

The RCA has a proven track record of advocating for community needs. From 2006 when Riverhead went through a plan change process for Riverhead South, RCA was at the table making a difference. We influenced the outcomes that were incorporated into the SPECIAL 30 (RIVERHEAD SOUTH) ZONE (legacy Rodney District Plan) which resulted in the spacious and attractive built form of Riverhead South.

The RCA has been active informing the community of PC100 via 2 public meetings and multiple topic Facebook updates. We have taken notice of key themes which have emerged, and these are compiled into this submission. In our view, this submission captures the major topics of concern consistently raised by the community at large.

The RCA is not anti-development.

We wish to be heard.

Council's Position Pre-Notification

The RCA is cognisant of council's pre-notification reporting and the decision of the Planning, Environment and Parks Committee.

We concur in principle with council's description of the main issues, however, outline further matters of specific concern in this submission¹.

"The main issues will be the provision of infrastructure, whether the layout and provision for connections through the area are appropriate, the management of natural hazards and the intensity of development proposed. In respect of infrastructure, the applicant is proposing to provide new local transport upgrades as the land is developed. The extent to which these are sufficient can be considered through the analysis of submissions and

¹ Planning, Environment and Parks Committee, Agenda, Thursday 4 May, 2023, Paras. 72, 73



detailed plan change review. It is noted that there are no committed or funded public transport service improvements at this time.”

And

“An important consideration is the effect of additional traffic from the potential new development enabled by the plan change on the wider transport network, and most notably the operation of SH16. NZTA Waka Kotahi are planning an upgrade to SH16 in the vicinity with the upgrade project to be completed in 2024/2025. The project extends from the end of the North Western Motorway from the Brigham Creek Road/Fred Taylor Drive/SH16 roundabout through to Waimauku - a 10km stretch. The section from Brigham Creek Road to the Taupaki roundabout will be four-laned with a new two-lane roundabout at the SH 16 /Coatesville Riverhead Highway intersection. It will also include wire rope median barriers and a 3-metre-wide shared path from Brigham Creek Road/Fred Taylor Drive/ SH 16 roundabout to Kumeu. The section from Huapai to Waimauku involves installation of wire rope median barriers and shoulder widening.”

RCA – Position Overview

The RCA opposes the plan change for the reasons set out in this submission.

The RCA welcomes the opportunity to work with the requestors and the council to resolve matters raised in this submission.

Matters of concern and remedies sought are listed below.

Transport:

1. The plan change fails to adequately recognise and propose transport infrastructure upgrades required to manage adverse effects on the wider transport network. For example, SH16 is at times completely gridlocked with commuter traffic, the queue to get onto SH16 comes back to Hallertau at 6.30am! During weekends the line to Boric (the Coatesville Riverhead Highway (CRH)/SH16 intersection) is at the golf course. Another 3,000 residencies at Riverhead will exacerbate this greatly. There are very few local employment opportunities, most people will commute to work, and the single route bus is inadequate, inefficient and unreliable. The road has no capacity for walking or cycling to Westgate or Kumeu. Driving on roads is the only option.
2. Significantly, the development relies upon construction of a roundabout at the (CRH)/ Main Road (SH16) intersection to be built by Waka Kotahi NZ Transport Agency at some future time. Whilst this upgrade has been a long time coming it only addresses safety at the intersection. It will not improve capacity of the network which is already often dysfunctional. We also understand that this project is not currently programmed or funded.



3. The end of the NW motorway often backs up for a kilometre or more, and the roundabout intersection is routinely dysfunction creating huge traffic jams.
4. The plan change fails to recognise comprehensive local network transport improvements (within existing Riverhead) are warranted necessary to manage adverse effects on local transport.
5. The proposal is for limited local road 'upgrades'. But, to only deliver these in a fragmented and staged way based upon occupation of adjacent property. The upgrades do not have to be in place prior to construction when the first traffic impacts start.
6. Riverhead has under-provisioned streets, often with open drains, a lack of footpaths, unformed carriageway edges and few street trees. Some blocks are poorly connected and contain unformed paper roads. The development will increase pedestrian use over all of Riverhead, including to Riverhead School and to the two walkable pre-schools. All the realistic routes from the plan change area to destinations in Riverhead such as schools, pre-schools, shops, War Memorial Park and public walkways should be reviewed in terms of footpath provision and safety, and upgrades should be completed prior to the main development starting. This is to enable safety pedestrian movements for the existing and future people and children of Riverhead.
7. The plan change fails to recognise that local and wider transport upgrades are necessary to complete prior to development (earthworks and civil) commencement to manage the effects of construction traffic and safety.
8. The huge development area will require extensive earthworks and civil construction, including thousands of truck and vehicle movements well before any residence is occupied. Traffic upgrades, such as turning bays and pedestrian networks need to be functional and safe before the heavy traffic begins. The current plan change proposal to require limited improvements prior to occupation of a dwelling fails to recognise and mitigate the adverse construction traffic effects which will be particularly severed at main access routes and where locations where site access is feasible.
9. New subdivisions often lack on street parking. Demand for parking would spill over into the existing community where there are no formed road edges and open stormwater drains. Adequate on street parking needs to be required as we don't have the public transport options available.



Transport – remedies sought

10. Include provisions which state that development of the plan change area cannot proceed until wider network capacity and safety issues are addressed.
11. Include provisions which state that development of the plan change area cannot proceed until 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.
12. The enormous retirement village privatised site creates pinch points of available connectivity between the plan change area and existing Riverhead. These should be recognised and addressed by requirements for upgrades in the plan change provisions. For example, the road and pedestrian network of Te Roera Place, Duke Street, Cambridge Road, Queen Street, 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. 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 the retirement village development. Specific provisions should also be applied to this area to ensure that development enables safe and logical east/west connections and road crossings.
13. Include provisions which require all required local and wider transport improvements to be in place prior to earthworks and related traffic impacts commencing.

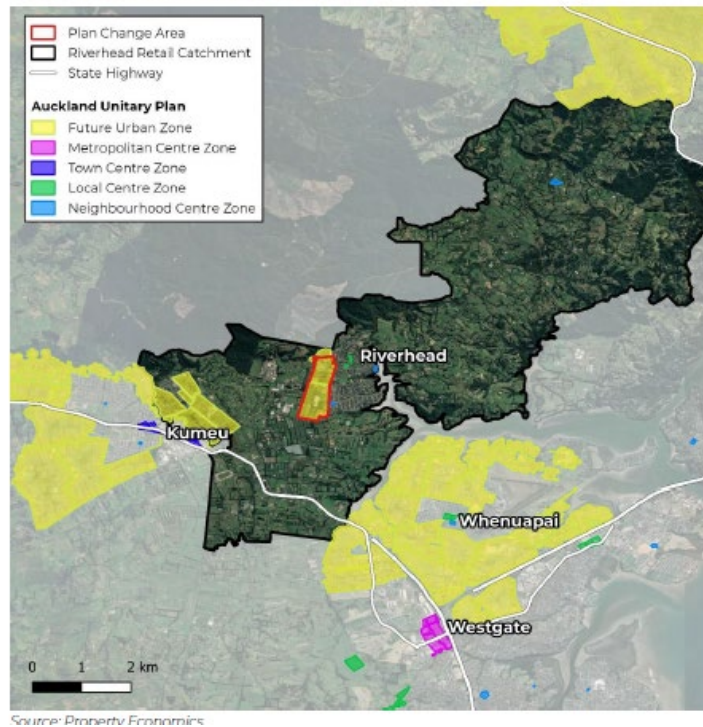
Commercial Zoning – Local Centre Zone and the Neighbourhood Centre Zone:

14. A Local Centre zone is proposed at the corner of Riverhead Road and the CRH and a Neighbourhood Centre Zone is proposed opposite Riverhead Point Drive (Hallertau).
15. Riverhead already has a consolidated area of Business Mixed Use zone and Local Centre zones sites which house 2 mini-marts, a real estate office, a restaurant/bar, bottle shop and a vape shop and Heritage café/takeaways on School Road. There is also the local vet and two-preschools, Lulu's café, and other retail and commercial yard type activities. The mixed-use zoned triangle contains a development which when completed will include a series of ground level shop or business, and the final part of the triangle is also under development and also zoned Business Mixed Use, therefore, is also available for commercial use. Hallertau sits further down the CRH.

16. The basis for the proposed commercial zones is an economic report which predicts future demand (Appendix 7 – Centres Assessment). This report provides a cursory summary of the existing commercial activities and zoning. It also bases predicted demand on a ‘Riverhead Core Retail Catchment’. The report provides no basis for the extent of this catchment despite it being a formative assumption. Astonishingly, the catchment extends and wraps around Kumeu and goes all the way to the Dairy Flat Highway.

extent of Riverhead's core economic market.

FIGURE 1: RIVERHEAD CORE RETAIL CATCHMENT



17. Defining this as a catchment for Riverhead as a retail destination is ridiculous at both extents of the area shown. People in the Kumeu area have no incentive to travel to Riverhead for shopping. Kumeu is well served with a supermarket and a huge range of retail and commercial services. Council’s own consultation documents for Kumeu show the extensive land at Kumeu dedicated for these activities.

See below.



24 | KUMEŪ-HUAPAI CENTRE PLAN

18. People east of Coatesville are well served by old Albany and the Albany centre and beyond. Presuming that these people would also flock to Riverhead for shopping is not realistic because Albany is more accessible and contains a much greater range of shops and services.
19. The economic report also does not appear to consider the retirement village development and the hospitality, medical and other services it will contain which would be available to the residents and to the public. Restaurants, retail and healthcare facilities are specifically enabled by the proposed Sub-Precinct A within the retirement site.
20. The proposed THAB zoned areas also allows a range of commercial and service activities (via a RC). It is not clear why the economic report does not account for the possibility that the THAB zone can also contain businesses and retail, especially the area in proximity to the proposed Neighbourhood Centre zone where this development may be likely.
21. Another concern is that the proposed isolated Neighbourhood Centre Zone (adjacent Hallertau) will exacerbate an undesirable pattern of commercial strip development down the CRH.
22. A complete and justified basis for zoning this land as a Neighbourhood Centre Zone has not been provided. The proposed zone does represent a defined area of FRL landholding which naturally raises the question as to whether this discrete proposed zone is motivated by commercial gain rather a demonstrated need or sound design principles.
23. The original structure plan for Riverhead South reinforced the community's expectation of a defined centre. The existing Riverhead centre is located in a



relatively consolidated and logical manner, and also has connection to Riverhead War memorial Park.

24. The Urban Design assessment (Appendix 6) shows that the main Local Centre Zone is within a 400m walkable catchment for all residents within the plan change area. So, the isolated Local Centre Zone it is not justified by pedestrian accessibility. As noted, the existing Riverhead centre supports two min-marts or diaries, and major supermarkets are located on all routes west (Kumeu), South (Westgate) and east (Albany).

Commercial Zoning – Local Centre Zone and the Neighbourhood Centre Zone – remedies sought

25. We 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 and commercial activities that can be undertaken in the THAB zone via resource consent.
26. We 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.
27. We 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.

Residential Zoning - Mixed Housing Suburban Zone:

28. Most of the land is proposed as Mixed Housing Suburban Zone. This zone allows for two and three storey detached and attached housing in a variety of types and sizes. Up to three dwellings are permitted as of right subject to compliance with the standards.
29. In comparison, existing Riverhead is mostly Single House zone. The plan change will result in much more dense development and generally taller houses and lots of multi-unit townhouses. Existing Riverhead is characterised by many large trees on private properties.
30. In contrast, large trees would be infrequent in the proposed Mixed Housing Suburban Zone which has minimal landscaping requirements (only 20% and this can be paved if there is canopy cover over (IX6.11. Landscaped area within the



Mixed Housing Suburban Zone) and only a 2.5m front yard standard which is not adequate for large growing tree. The outcome is that buildings will dominate the neighbourhood character. Overall, due to a lack of space or a requirement to plant trees on private sites, the neighbourhood character would be markedly different compared to existing Riverhead. We expect this difference in character to be noticeable and jarring, resulting in a lower quality of amenity. We want any new development to fit into the existing urban fabric of our community.

31. We are not sure that this character represents the 'unique sense of place' described as an intension in the precinct description.
32. No requirements for road reserve tree planting are proposed either, leaving the street tree outcome uncertain or minimal. Even in the green corridor there are no measurable outcomes for vegetation cover or trees.
33. The proposal fails to mention or adopt the council Auckland's Urban Ngahere (Forest) Strategy. The strategy recognises the social, environmental, economic, and cultural benefits of our urban ngahere (forest), and sets out a strategic approach to knowing, growing, and protecting it. It seeks to achieve increased canopy cover to 30 per cent across Auckland's urban area, and at least 15 per cent in every local board area. The proposed plan change should seek to provide overall canopy cover of 30% which would provide a range of health, social and economic benefits including reducing the urban heat effect of roads, buildings and impermeable surfaces. This could go some way to integrating the old and the new.
34. The precinct description also seeks to 'enable transition from the rural to the urban environment'. It achieves this outcome abruptly, rather than a smooth transition.
35. The zoning proposed does not provide any transition at the rural edge, for example, single house zoning could be applied to the outer 100 metres. There is little attempt to provide certainty of transition of scale or density, overall. Policies which direct this outcome adopt soft non-comital language, such as 'Encourage' (policies 15 and 16). It is not clear how 'encourage' has any real influence at the resource consent stage.
36. A 5 metre rear yard setback standard is proposed at the rural zone interface. This is to landscape or plant trees in the rear yard. A 5 metre yard would have no material visual difference to the abrupt transition between residential development and the rural environment. A larger rear yard, say 15m with a requirement to plant at least one large tree and a rural fence typology are obvious designs requirements that would go some way to achieving the intended transition outcome.
37. There is also no requirement to provide adequate front yards to enable the planting of trees. This was a requirement of the Riverhead South development, which contributes to the 'treed' neighbourhood character established and respects the character of old Riverhead and the many prominent mature trees. This requirement



should at least apply to the rural fringe parts of the site and would also contribute overall to sense of transition between the rural and residential land uses.

38. Another formative design requirement of Riverhead South was a rule prohibiting tall front yard fences. This outcome can also be observed widely in Riverhead South and contributes significantly to a sense of spaciousness with buildings set back and front yard landscaping visible. The plan change seeks to remove the usual requirement for low or visually permeable front yard fences without any explanation as to why. (refer IX.6. Standards page 11). This may result in a proliferation of tall front yard fences detrimental to a desired spacious character. It also has negative effects on CPTED outcomes.
39. There is no requirement to plant regular street trees on roads. Whilst often achieved during development, the supporting AUP policy context is vague. 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, we request minimum tree quantity outcomes are required for new roads. The density for the housing will result in no tree cover of value, so the work must be done in the streets.
40. The zone also does not propose any design response to the proposed green corridor network, aside from a lonely fence height standard. There are no provisions proposed to give effect to the Urban Design recommendation for: *“a high quality and vegetated interface for higher density development along the key movement routes and adjacent to existing residential development which contributes to the current landscaped character of streets in Riverhead.”* There is also little detail on how this will be achieved, given council parks recent directive for no gardens within the streetscape we are left wondering what this ‘green corridor’ will contain.

Residential Zoning - Mixed Housing Suburban Zone – Relief sought

41. 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.
42. We want front yards sized to be adequate for planting large trees, for example, 6 metres. We want a requirement for each site in the zone to plant one tree capable of growing 6m plus in height.
43. We 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.

- 44. We want a front yard fence control applied which applies H5.6.15 Front, side and rear fences and walls.
- 45. 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, we request minimum tree quantity outcomes are required for new roads. Trees are often the last consideration and underground infrastructure dominates the road corridor.
- 46. Overall, we want 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.

Residential Zoning - Terrace Housing and Apartment Zone (THAB):

- 47. The THAB zone provides for high intensity living in the form of terrace house and apartments and should be predominantly around centres and the public transport network to support the highest levels of intensification.
- 48. North of Riverhead Road this zone is located within the retirement village area. If that goes ahead this area of THAB zoned land would be developed with a retail/hospitality corner and privatised retirement apartments.
- 49. The other area of THAB zone that will be available for development and housing which is not privatised is immediately west of the Neighbourhood Centre zone at the corner of Riverhead Road and CRH. This is overlaid with Sub-Precinct B





50. There is very little reasoning provided for this discrete area of zoning proposed, and why it does not also front CRH, or warp around the south of the Local Centre zone. We do not think the proposed zoning reflects a land parcel, and this may be influencing the proposed location and extent of that zone.

Residential Zoning - Terrace Housing and Apartment Zone (THAB)- remedies sought

51. We want any 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.
52. We want the transition edge of THAB to the Mixed House Suburban zone to contain a local road to create a natural transition space between the different densities and building scale/forms.

Mixed Rural Zone:

53. A mixed rural zone is proposed at the northern part of the plan change area.
54. This is a response to the obvious flaw with the original (pre-notification but rejected by the council) proposal which proposed this flood plain area as suitable for residential development.
55. The main issue with this zoning is that the land will not be able to be further developed or subdivided.
56. The outcome is that the 'key move' of a green corridor extending to the river, and an esplanade reserve vested as public space to the council cannot be realised. The maintenance and enhancement of public access to and along rivers is a matter of national importance under the RMA. The current proposal fails to achieve this.

Mixed Rural Zone – relief sought

57. We want provision to require the 20m margin of land from the stream to be zoned as public open space and vested to the council.
58. We want the green corridor to be extended to the open space esplanade reserve and be available for public access. The river is an important taonga for our community. Previous development has turned its back to it.



Flooding and Stormwater:

59. We are concerned that current best practice stormwater system design methodologies (as outlined within Appendix 10) would not adequately address adverse effects of the development. Council's current practice has failed Riverhead as evidenced in the Auckland Floods February 2023 where new developments designed to council's standards resulted in flooding harm.
60. We request robust peer review and an overall bottom line requirement that stormwater will not cause upstream or downstream adverse effects.
61. Objective (6) is very weak in that it that allows for the outcome of inadequate stormwater management:
(6) Stormwater is managed to avoid, as far as practicable, or otherwise minimise or mitigate, adverse effects on the receiving environment.
62. In our view, if there is so much uncertainty that the requestor seeks scope for it to not be 'practicable to 'avoid, remedy or mitigate adverse stormwater effects', then this indicates a lack of confidence that stormwater issues can be appropriately addressed. We consider that the objective must be amended to remove the caveat 'as far as practicable' so the adverse stormwater effects must be avoided, remedied or mitigated.
63. Stormwater systems across the plan change area are proposed via a 'central stormwater management treatment spine' intended to be part of a 'multi-purpose green corridor' To ensure a coordinated delivery there needs to be a requirement for this to be designed and agreed prior to development.
64. Without an overarching agreed plan for the stormwater corridor, it is not clear how an overall integrated stormwater system will result from development of multiple individual lots and/or stages and what specific land parts must occur on. The risk is that fragmented and uncoordinated design and implementation would result due to a lack of design clarity and responsibilities.
65. Despite a 'designed' stormwater spine system' being proposed, zoning is not used to clarify the location and extent of the system. The extensive land required for this purpose is inappropriately zoned residential. Zoning would provide certainty of the land required for the stormwater and green corridor purposes.
66. A matter of significant concern is that the open space and stormwater functions of the corridor will be located over many separate parcels, landowners, and development stages. It is also located on parcels owned by parties not subject to the plan change.



67. There is no requirement for the overall green corridor to be designed prior to development. If this was a requirement then it would be clear what needs to occur and where. The lack of clarity will likely result in a fragmented outcome overall due to separate parties leading different parts of the development at different times.
68. It is recommended that a policy be added to require a clear overall design for the combined stormwater and open space corridor needs to be agreed by council prior to development within the precinct. We request objectives, policies and standards be included to define the corridor, its various functions, and require it to be implemented in a staged and coordinated manner.
69. Policy 17 states:
*“(17) Require subdivision and development to be consistent with the water sensitive approach outlined in the **supporting stormwater management plan**, including: ...”*
- It is not appropriate for a plan change to require adherence to a document that has not been reviewed and accepted by the council. The report itself clarifies: *“This report has been prepared solely for the benefit of our client with respect to the particular brief and it may not be relied upon in other contexts for any other purpose without the express approval by CKL.”*
70. In general, it is not good practice for an enduring planning document (the AUP OP) to refer to a third party report prepared in support of a plan change.
71. The supporting stormwater report was prepared when 22 Duke Street was proposed to be zoned for residential development. This land is now largely proposed to be zoned rural, and consequently could not be subdivided. This casts doubt as to whether this land can still be used for stormwater management and conveyance to the Rangitopuni tributary. It is not clear if this affects the integrity of the stormwater report findings.

Flooding and Stormwater - relief sought

72. We 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.
73. We 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.”*
74. We 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.

75. We want clarity of the intended use and function of 22 Duke Street with regard to stormwater.

Wastewater:

76. Residents report that the existing system is prone to failure, often setting off alarms particularly during rain events, we understand due to groundwater and ingress of water into the council's system. The concern is that the existing poor performing system is not fit for purpose overall, and that expanding it over a large area with high groundwater will negatively impact everybody.

Wastewater – relief sought

77. We 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.

Parks and Reserves:

78. The 'multi-purpose green corridors' are defined by the requestor as a 'key move' from an urban design perspective. This outcome agreed and supported in principle.
79. There is no requirement that the green corridor be offered to council for vesting, but this is commonly required under existing AUPOP precinct plans to provide certainty for council and developers. In our mind, a green corridor is not a wider road with more street trees.
80. Riparian margins are to be vested, but these are minimal and go nowhere near establishing the green corridor which needs to be located on a variety of land tenures. There needs to be a requirement that land necessary for the green network, but not accepted for vesting by council, is developed and held by an entity, like the proposal for riparian margins. Otherwise, parts of the network might not get delivered.
81. The intent of a contiguous open space network comprising of stormwater and passive open space functions is supported. Unfortunately, the provisions fail to define what the corridor will comprise of in real terms and do not require it to be delivered in practice. For example, what will be located in-between the stormwater ponds?
82. Policy (13)(d) suggests "*Co-locates smaller open spaces along the multi-purpose green corridor to achieve a connected network of open space.*"

83. This policy shows a lack of consideration that the separately proposed 'neighbourhood parks' are limited to 3 separate locations and a flawed presumption that council would accept ad-hoc vesting of a range of "smaller parks" required to join-up the green corridor network. The network may be partly on the road reserves, but if this is the intention, then that needs to be clear and also needs to be a requirement of the road design.
84. The policy fails to incorporate the depth of the description of the green corridor in the s32 report:
- "The central north-south multi-purpose green corridor is a key structuring component in both the Greenways Plan and the proposed Structure Plan. Along with the collector road, this green corridor accommodates both passive and active open spaces, footpaths and dedicated cycleways. It also incorporates an existing intermittent stream."*
85. A clear description the intended corridor composition and the types of land it will occupy is required in the plan. As noted, it appears that parts of the green network would likely be upon road reserve. However, there are no provisions which explain this or require 'linking roads' to deviate from a standard design to perform this function. For example, to ensure that necessary roads are designed to be a width adequate to contain a high level of green infrastructure in a dedicated or protected zone within the road reserve.
86. Clear expectations are needed in the plan to ensure that the multiple components of the green networks are considered and delivered in the whole, from the perspectives of parks to vest, stormwater devices and the road corridor. Without this being a clear directive it is likely that conventional design would be applied to the various parts, and overall the green network would not be cohesively designed and delivered.
87. 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. Policy 13 as drafted will not achieve this outcome.
88. The precinct description seeks to realise "...the opportunity to establish green corridors through the precinct". Policy (13) only requires the council to encourage "...the provision of a continuous and connected multi-purpose green corridor". The word 'encourage' is a weak and non-committal directive. Clauses (a) to (d) provide an unclear framework without specific detail of what is 'required' to be achieved. A stronger word such as 'require' is needed to ensure the overarching urban design 'key move' of the green corridor is delivered.

- 89. Policy 17 requires development and subdivision to provide “.. a central stormwater management treatment spine through the precinct in general accordance with the multi-purpose green corridor in the locations indicatively shown on IX.10.2 Riverhead: Precinct plan 2;” This cannot be achieved in isolation of an overall agreed plan which spans the plan change area.
- 90. The supporting Stormwater and Flooding assessment contains a ‘Preliminary Masterplan’ which shows significant areas of land to be occupied by stormwater devices and green infrastructure, extending in area at some locations much further than shown on Precinct Plan 2.
- 91. If this drawing represents the modelled stormwater requirements, then the precinct plan should also include the same information so that developers and the community can understand what is required.

Auckland | A20405

Figure 10: Preliminary Master Plan - Version 10 (Source: Urban Actumen)



- 92. The supporting Urban Design report (Named Neighbourhood Design Statement) shows the multi-purpose green corridor extending via the land a 22 Duke Street to the Rangitopuni tributary and beyond via existing and potential future esplanade reserves alongside the stream and river.
- 93. We support the connection and the esplanade reserve alongside the tributary and note the extensive high quality esplanade reserve that has resulted from the Riverhead South network. A long term aspiration is to have a complete network of coastal connections. The proposed zoning of 22 Duke Street as (predominantly) Mixed Rural removes the possibility of subdivision and vesting of esplanade reserve along the tributary. The small parts which are proposed to be residentially zoned would appear to still leave the parent site over 4HA, and therefore not trigger the esplanade reserve vesting upon subdivision. We expect that this is an unintended consequence of changing the proposed zoning. We request that the 20m margin of

the tributary be zoned Open Space – Conservation, as part of the plan change, and that it's heavily weed infested margins be restored and planted, and that land be vested to the council. These are the outcomes which would have occurred if the land was able to be subdivided and are necessary to secure a necessary part of the long-term aspirational esplanade reserve network.

- 94. Objectives, policies and standards are also required to achieve public access links from the development to the zoned esplanade reserve. If 22 Duke Stret is available for stormwater management purposes, then this outcome should be easily achieved, especially if parcels are subdivided as drainage reserves, as this may trigger the 4Ha or less lot size adjacent to the tributary to trigger esplanade reserve vesting.



- 95. There is no direct requirement to deliver the 3 proposed neighbourhood parks, only an indirect reference to section E38. We seek a direct requirement to deliver the parks, presuming support from council parks division.
- 96. One high value (notable value) Beech tree is identified which is clustered with many impressive specimen trees (including a 13m tall Kauri). The Beech sits within a cluster of magnificent trees worthy of retention and is an obvious location for a Neighbourhood Park. Policy (12) seeks that the Beech tree is incorporated into an open space, but Precinct Plan 2 does not identify this location for a Neighbourhood Park. This inconsistency needs to be corrected. This cluster of trees, planted by a family who have been in Riverhead for multiple generations could further help connect the character of existing Riverhead to that of the plan change area.
- 97. The Beech tree and surrounds should not be compromised by stormwater functions which also appear to be proposed within this location (refer structure plan) page 8.



98. Policy 12 does not require the retention of 'other mature trees that are worthy of retention' by caveating the policy with '*where possible*'. We seek that the option to 'not retain worthy trees' be removed and more directive wording applied. The site is a huge greenfield area with a lot of flexibility for development locations. Any trees of value should be required to be retained. The value of this cluster extends beyond the arboriculture assessment.
99. Large trees located near the CRH appear to not be recorded in the arboricultural report which appears to be an error.
100. The green corridor graphic, or 'east-west connections reflecting potential original portage routes promoting *awa ki awa* linkage' is shown on Precinct Plan 1 extending along and outside of the southern plan change boundary. Policy 19 contains an obtuse requirement for development to acknowledge key views and spiritual connections respond to identified on IX.10.1 Riverhead: Precinct plan 1 in the layout and/or design of development; in particular, sightlines to Te Ahu and Pukeharakeke, and connections to Papakoura Awa and Te Tōangaroa.
101. We of course cannot speak for mana whenua but note that the actual outcomes required are limited to locating and orientating streets and public open spaces to reference and respect the Māori cultural landscape values. This is unlikely to result in any material outcome in the development form. The proposed west-east roading pattern already adequately achieves the expected outcome. It is not clear how the development is required to respond to the southernmost connection, that is not even within the plan change area.

Parks and Reserves – relief sought

102. We 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.
103. We 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).
104. We want 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.



105. We want the green corridor to extend to the Rangitopuni tributary and provide a public connection to a zoned open space esplanade reserve.
106. Overall, clear objectives, policies, 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.
107. We want a neighbourhood park to be located to include the Beech tree and the overall grove of high value trees at this location.

Retirement Village (Matvin Group land):

108. The technical approach of the plan change with respect to the Matvin retirement village land is unclear. It is noted in the s32 report but not in the plan change provisions. It is also noted in the urban design report as a consented development, containing buildings up to 5 stories tall, with 410 dwellings including 310 apartments. It is also included in the supporting stormwater report.
109. The plan change maps and provisions do not respond to the scale and poor urban design connectivity outcomes of the retirement village development. The only response is to propose zoning part of the site as THAB and the remainder as Mixed House Suburban, and Sub-Precinct B. This is of concern because the retirement village is located at the interface of the plan change area and existing Riverhead at Cambridge Road. It occupies a 500 metre long flank and only provides for a single pedestrian cross connection, available during daylight hours only.
110. The development of the retirement village is not certain to occur, however, the plan change proposal treats it as a certainty. Evidenced by the lack of local roads, pedestrian connectivity, or a considered interface with Cambridge Road, all of which would be expected on a greenfield area some 10 Hectares in area and positioned at a critical location. If the retirement village does not go ahead then the plan change should be able to provide a good practice development framework for this area consistent with the remainder of the plan change area, and adopting the key design drivers of the Urban Design report, being:
 - a connected physical environment
 - an integrated community
 - access to nature
 - vibrant and local
 - housing choice and affordability
 - proximity/convenience
111. Concerningly, despite recognising the retirement village (by way of omitting expected outcomes such as a green corridor, local roads and pedestrian connectivity, and a considered interface at Cambridge Road) the plan change also



does not propose any wider response to the retirement village form and function, should it go ahead.

112. For example, the Urban Design report recommends: “*a transition between taller buildings around the centre to lower densities and building forms in the remaining areas of the site*” (pg 51). Requiring roads and pedestrian routes to interface with the lone public route through the retirement village should also be required in the plan change. The Sub-precincts which seek to provide some level of transition of buildings do not adjoin the retirement site but are contained within it.
113. Especially concerning is the detrimental impact that the retirement village will have on connectivity for the northern part of the plan change area and movements to and from the adjacent existing Riverhead. This matter is noted also in our transport section.

Retirement Village (Matvin Group land) – remedies sought

114. 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.

Structure Plans and Consultation:

115. Back in 2006, prior to being rezoned for development, Riverhead South also went through a plan change which was informed by a Structure Plan. This was Council led and involved the community through a series of consultation meetings including interactive design workshops. The people of Riverhead were actively involved in a meaningful way over a carefully planned process.
116. The structure plan was adopted into the then Rodney District plan ‘SPECIAL 30 (RIVERHEAD SOUTH) ZONE’. This included a comprehensive range of issues, objectives, policies, standards and assessment criteria to ensure that development reflected the needs of the community and council’s intent, whilst providing for good quality development.
117. That document delivered a planning framework informed by community participation. A range of built form outcomes are visible in Riverhead South today which were a product of this community/council collaborative process. Most significantly there was an emphasis on dwellings being set back from the street and for low or no front fences. These create a sense of spaciousness and openness at the front of houses and make for safe streets with high levels of passive surveillance.
118. These previously expressed community desires are not captured by the proposed plan change. The obvious outcome is that the character of the plan change area will be markedly different and not consistent with existing Riverhead. Density can be

provided, but it can also be balanced with adequate and open front yards and a requirement for trees. Mature trees are a defining element of existing Riverhead, including Riverhead south where significant trees were retained and sites are large enough to accommodate new large growing species.

119. In stark contrast the 'Structure Plan' (refer Appendix 4) supporting the current plan change application was not prepared with meaningful community involvement. Community consultation involved a meeting over a coffee with some members of the RCA, 2 'drop in community sessions and a summary of 'feedback'. In our view, these represent a token level of consultation designed to 'tick the box'.
120. We do not understand why the previous council led (but developer funded) process was collaborative and genuinely engaging, and the current process has been superficial, how is that democratic?
121. The Quality Planning website outlines good practice consultation for structure planning. It says:

Consultation with key stakeholders and the community affected is an important component of the structure plan development process. The number and type of stakeholders identified and consulted with for a structure plan will depend on the scale and characteristics of the area and the issues to be managed.

To assist with consultation, it is good practice to develop an overall consultation plan for all groups including key stakeholders, tangata whenua and the wider community. This helps to identify all stakeholder and ensure that consultation and communications are managed in an integrated and co-ordinated way. This can also help to provide certainty to stakeholders about the opportunities to input into the structure plan process and the how the various consultation processes will be integrated into the final output. It is important that the communication or consultation plan recognises the potential for land ownership to change during the course of the structure planning exercise and any subsequent RMA plan changes.

Commencing consultation early in the process is important, and can help with:

- *obtaining stakeholder buy-in to the process;*
- *gauging community and stakeholder levels of acceptance to broad concepts (such as the overall level of development) being proposed;*
- *fulfilling statutory duties under the RMA, LGA and Land Transport Management Act;*
- *incorporating and working through stakeholder concerns and aspirations while there is flexibility in the process to do so;*
- *identifying constraints and opportunities.*



122. In our view the consultation process fell well short of best practice. This is evidenced by how poorly the current plan change portrays the concerns and aspirations of the community compared to the previous process which involved meaningful involvement and consultation.
123. We are not out to stop change or development, as evidenced by involvement in the previous planning process. Rather we seek to ensure that the good things promised (such as the green corridor and infrastructure improvements) are properly designed, will be delivered as described (and when needed prior to adverse construction effects), and that due consideration is given to simple changes that could better integrate the plan change area with existing Riverhead, such as adequate front yards and tree planting. We very much would have preferred this submission to say that the process has been collaborate and effective, rather than needing to write such an involved submission and speak to these issues at a hearing and appeals if it gets to that.
124. We welcome the opportunity to conference with the requestors to resolve any matters of difference pre-hearing.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Declan Penfold
Date: Thursday, 16 May 2024 11:15:45 am
Attachments: [Riverhead Submission - Declan Penfold.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Declan Penfold
Organisation name:
Agent's full name:
Email address: decpenfold@gmail.com
Contact phone number: 02109134545
Postal address:
6 Princes Street
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Parks/ Green Space and traffic and parking

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
Attached in my letter

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

132.1

Details of amendments: in attachment

Submission date: 16 May 2024

Supporting documents
Riverhead Submission - Declan Penfold.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

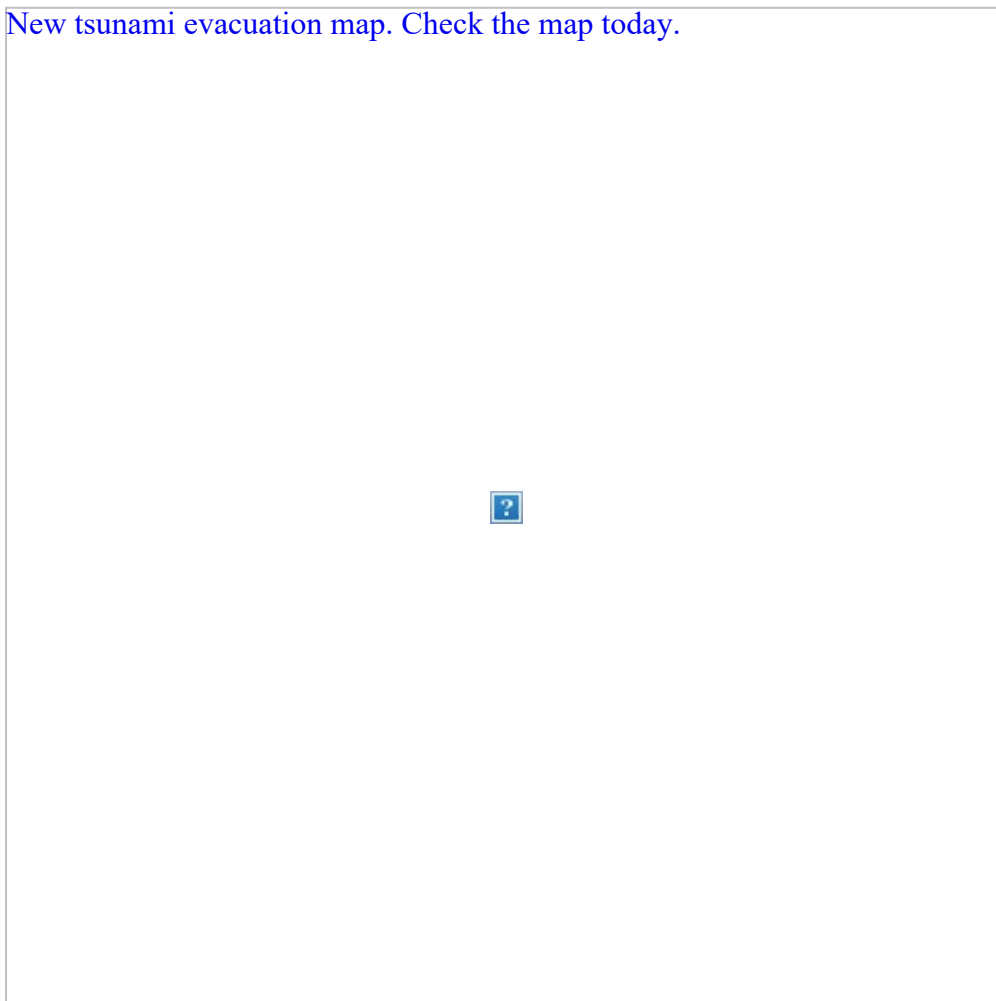
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

To Whom It May Concern,

I have been a resident of the Riverhead community for just shy of 3 years now. As a Brit , I have experienced drastic changes happen within the communities that I have lived in. With 10 years in London under my belt, I was very used to living in densely populated suburbs and was extremely excited to move to a country that had ample green space with easy access to the city.

I want to express my concerns regarding the proposed development project that, in its current form, does not align with the needs of our existing residents nor those who will join our community in the future. The Auckland Council's decision to halt the proposal underscores significant issues that must be addressed before any construction begins.

Transportation and Infrastructure:

The proposed project lacks substantial upgrades to our local roads and infrastructure to accommodate the increased capacity. Moreover, there are no plans for cycling lanes or additional bus routes, which are essential for sustainable mobility. Before any new homes are built, a thorough assessment of transportation needs must be conducted to ensure the seamless functioning of our community. Enhancing transportation connectivity is crucial to preserving our community's vitality.

132.2

Parks & Green Space:

Our parks and green spaces are cherished amenities that contribute to our community's quality of life. However, they are already stretched to capacity, especially during peak times. The proposed development must prioritise the preservation and expansion of green spaces to sustain our community's beauty and environmental well-being.

132.3

There are inadequate parking provisions at our parks and green spaces, posing safety risks to pedestrians and hindering community activities. Proper infrastructure, including paved sidewalks, adequate drainage, and designated parking areas, must be prioritised.

132.4

In conclusion, I know that these changes are inevitable, but I urge Fletchers to reconsider the proposed plans and prioritise the well-being of our existing residents and future families. By addressing these concerns, we can ensure a sustainable and inclusive community for generations to come.

Thank you for your attention to this matter.

Sincerely,

Declan Penfold

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Duncan Whittaker
Date: Thursday, 16 May 2024 12:45:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Duncan Whittaker

Organisation name:

Agent's full name:

Email address: duncanwhittaker037@gmail.com

Contact phone number: 0210667393

Postal address:
1030 Coatesville Riverhead Highway
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
The total lack of any future proofing of traffic management and schooling in the area

Property address:

Map or maps: Sate highway 27

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The traffic flow from highway 27 to highway 16 is not capable of handling anymore cars . the local school is over flowing now and no high schools in the area

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

133.1

Details of amendments: Traffic flow and schooling to be put in place before any future development

133.2
133.3

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Mark and Joanne Robinson
Date: Thursday, 16 May 2024 2:01:18 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark and Joanne Robinson

Organisation name:

Agent's full name:

Email address: mark_jo.robinson@yahoo.co.uk

Contact phone number: 0224115691

Postal address:

5 Munford Lane

Riverhead

Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land Identified in the Private Plan Change by Riverhead Landowners Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

We oppose this proposed plan change for the following reasons:

- The character of the development itself
- The timing and integration with the infrastructure in the wider area
- The assumptions used in the different reports (appendices) to assess impact are not consistent across all of various studies

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The development itself should:

- Have firm controls (rules) that must adhered to ensure impacts on the community are managed and appropriately mitigated, instead of 'optional or potential' controls in the submission.
- Implement more conservative design controls for managing stormwater given recent flooding events.
- Have firm controls (rules) for the provision of neighborhood parks (incorporating existing mature trees) and green corridors that can be easily accessed via footpaths. This would be consistent with controls already implemented in Riverhead for new developments.

- Have firm controls (rules) that are consistent with aligning with the character of the current Riverhead village (included in the currently approved plan). For example, sections including setbacks from the street, no high fences and outdoor living spaces.
- Ensure one commercial zone that is located near the current Riverhead village commercial zone as per the currently approved plan (avoid fragmentation of commercial activities).

The proposed plan change considered built impacts and not constructional impacts. The timing of the plan change must ensure that the increase in capacity on SH16 from Coatesville Riverhead Highway to Brigham Creek is completed before construction starts on this development. Construction traffic will add to the horrendous congestion already experienced on SH16 and the Coatesville Riverhead Highway at peak times. Traffic congestion brought about by the new development over the construction and operational phases has not been adequately quantified. The phasing of the road upgrades identified within the proposal must be ahead of the construction to not exacerbate the safety risks and congestion issues.

The proposed plan change does not sufficiently consider the integration and cumulative impacts with the wider area including infrastructure and community:

- The traffic congestion generated from the development will result in an increase in vehicle numbers by more than 70% along the CRH and there remains uncertainty on timing for the needed upgrades to ensure traffic congestion is not further exacerbated from the regularly occurring present congestion delays.
- The design and development should have assessed for a future with and without the retirement village.
- The commercial zone in the proposed land change should be consistent with the currently approved plan (which has already gone through extensive community consultation) and reflects a community desire to have one unfragmented commercial centre for the Riverhead village.
- There is very little evaluation of the impacts of traffic to the commercial zone, for example whether access is via the arterial roads or the connector roads in the proposed development.
- There needs to be stronger controls around connectivity to the existing Riverhead Village north of Riverhead Road as presently there is limited controls for vehicles, foot traffic and cycling. Given the location of the War Head Memorial Park and bus stops for school children combined with increased traffic, the pedestrian safety risks which are already severe will increase in risk.
- The residential zoning should be graduated from denser housing near the commercial area and arterial roads to less dense housing towards the existing Riverhead village and rural landscape to retain the amenity value of Riverhead.
- Evacuation of stormwater from the proposed development to the Rangitopuni stream needs to consider the wider area including the existing Riverhead village to avoid future flood risk.

We note the assumptions used in the different reports are not clear and consistent across all of the reports, for example, number of vehicles justifying commercial development and that used for transport planning. Without looking at the various studies in an integrated manner, the resultant impacts can not be credibly assessed, nor appropriate mitigations implemented.

We wish to be heard on this submission.

Mark and Joanne Robinson

I or we seek the following decision by council: Decline the plan change

Submission date: 16 May 2024

134.1

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Paul Seymour
Date: Thursday, 16 May 2024 2:30:42 pm
Attachments: [Submission for Plan Change 100.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul Seymour
Organisation name:
Agent's full name:
Email address: paul.seymour@ymail.com
Contact phone number:
Postal address:

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Activity Table (IX.4.1)
Assessment criteria IX.8.2(4) (f)
IX5 (1)
IX.6.3
Table IX.6.9.1

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
As attached

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

135.1

Details of amendments: As attached

Submission date: 16 May 2024

Supporting documents

Submission for Plan Change 100.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Submission on AUP Plan Change 100

Activity Status

The Activity Table (IX.4.1) states that subdivision and development that does not comply with Standard IX6.1 (1), will have a discretionary activity status. This is inconsistent with recent approved Plan Changes Whenuapai (PC69).

This recently approved Plan Change specified that development prior to the delivery of critical infrastructure be classified as Non-Compliant. I consider that this is an appropriate activity status given the significant lack of infrastructure in the area and is a consistent approach to that taken in the wider area.

I request that the activity status for (A4) and (A5) be changed to Non Complying. | 135.2

Assessment Criteria

I note that the assessment criteria IX.8.2(4) (f) states that:

“ Whether the transport network at key intersections within Riverhead can operate safety and efficiently during the interpeak, with an overall intersection Level of Service no worse than LOS D. The key intersections to consider include Coatesville Riverhead Highway/Riverhead Road, Coatesville Riverhead Highway/Riverhead Point Drive and Riverhead Road/Lathrope Road”

I do not support this assessment criteria. The use of the interpeak period is inappropriate for the following reasons:

- Standard transport industry practice requires consideration of peak commuter periods. The morning peak commuter period is typically heavily congested. The provision of more houses, with limited other transport options and low levels of local employment will place increased pressure on these intersections in the peak morning and evening periods. The effect on these intersections in the peak periods should be a key consideration for assessment.
- Currently weekend periods are experiencing significantly poor levels of service. The weekend period should also be considered in this assessment.
- I also note that a Level of Service D in the interpeak , would represent a significant deterioration in performance of the network. I would strongly recommend that the Panel visit the area at a range of times, including the middle of a Saturday and also in a morning peak period to understand the current environment that this Plan Change will be adding pressure to.

I request that this assessment criteria be modified to require assessment within the peak period and the weekend. | 135.3

Notification

I do not support the removal of public or limited notification, or written approval from affected parties for restricted discretionary activities. This is a substantial plan change that incorporates the entirety of the future urban area in Riverhead, and appropriate levels of public consultation are necessary to have the ability to address effects iteratively through the development cycle.

I request that IX5 (1) is only applicable to permitted activities. | 135.4

Education Facilities

I note that the ITA has assumed that a school facility could be located within the precinct. With an area this size, I think that this is a critical piece of infrastructure and should be a key requirement of the plan change. I also note that there is limited access to secondary schools in this region, with students travelling to Massey (10km), Kaipara College (18km) Long Bay College (19km), or Westlake College (23km). I appreciate that this is the responsibility of the Ministry of Education, but I note that wider transport effects of a lack of secondary high school facilities are significant in the peak commuter periods. 135.5

Other Matters

I support IX.6.3 Riparian Margins and consider this will encourage biodiversity within the stream network. 135.6

To maintain the character and feel of the Riverhead area, I consider that the front yard set back should be increased to 3m, rather than the 2.5m proposed by Table IX.6.9.1. This is consistent with Mixed Housing Suburban zone in the Unitary Plan, and I see no reason why this should be reduced in this context. 153.7

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Paul David JAMES
Date: Thursday, 16 May 2024 3:00:41 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Paul David JAMES

Organisation name:

Agent's full name:

Email address: paul377a@gmail.com

Contact phone number:

Postal address:
37 Cambridge Road
RIVERHEAD
AUCKLAND 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Roading/infrastructure

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The roading infrastructure and public transport networks currently available are insufficient to cope with the proposed development. There is already significant road congestion, especially where Coatesville-Riverhead Highway joins SH16. The Change Request also refers to SH16 providing connections to Kumeu to the west, and Westgate to the south, as well as providing a connection to SH18 (via Brigham Creek Road or Trig Road) which provides a connection to Albany and the North Shore. Again, all of these routes are currently heavily congested for much of the day and roading improvements planned for 2017-18 are yet to be started! the main improvements being the 4 lanes on SH16 between Brigham Creek Road and Old North Road including a roundabout at the Coatesville-Riverhead Highway/ SH16 intersection. As a result, those wanting to turn right from CRH onto SH16 now need to detour down Old Railway Rd to use the roundabout at the intersection of SH16 and Old North Rd.

A quote from the Waka Kotahi website in 2022 acknowledged these issues:

“We know that it will not solve all of the issues in this area which is why we remain focused on delivering the permanent improvements as quickly as we can,”

Local MP Chris Penk said at the time: the move was “long overdue” as a temporary fix – but not as overdue as the roundabout that had been promised.

Yet there is still no confirmation on these works. I believe the completion of these works is a necessity before any land is rezoned on the area for residential and/or commercial use.

I or we seek the following decision by council: Decline the plan change

136.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Wayne Brown
Date: Thursday, 16 May 2024 3:30:39 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Wayne Brown

Organisation name: nil

Agent's full name: Wayne Brown

Email address: wayne.brown@aut.ac.nz

Contact phone number:

Postal address:
20B Duke Street
Riverhead
Auckland
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Rezoning of Riverhead land to enable future development.

Property address: Riverhead

Map or maps:

Other provisions:
Effect on the wider Riverhead community, transport access thru Riverhead, future potential flooding caused by this development, will development issues end up being paid by ratepayers?

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Submissions

My personal opinion is that this land should remain zoned as present – the 75 ha should not be rezoned for housing as the surrounding area, infrastructure and services can not cope with this change with out considerable investment. Then maybe in 10 – 25 years it might be possible.

Travel

Traffic – existing high numbers of vehicles using UR 28 7 days per week at peak times including numbers of overweight / HT vehicles. A sensitive issue now before any changes. There are ongoing issues that need attention in the short term of 10 – 15 years before any major zoning changes should be considered.

[1] Borich intersection UR28 / SH16 intersection, this roundabout, needs to be completed before any plan change is approved.

- No roundabout at Riverhead- Coatesville Rd / Old Railway Rd intersection (beside the Golf Club) If this goes ahead before Plan approval it will only create more traffic congestion with rat runners seeking to bypass the Borich / SH intersection. This would bring a major congestion issue in the short time and in the long term and impossible situation for daily commuting.

[2] Regular maintenance for Riverhead- Coatesville Rd increased traffic flow morning & night plus weekend including all HT vehicles causes regular continuous damage - and the development[s] will increase this pressure on the roads.

Note: Most of the road / transport plans I can see - show a major flaw with Cambridge Road – Who will build this road?

[3] Riverhead Village (AT's current & ongoing inability to control safe speed in Village). The bus stop at the pedestrian crossing was removed / covered up by AT – this has not changed vehicles / trucks etc who do not slow down.

[4] Submission in the modification proposal to just 'reduce speed' thru all UR28 highway will not work – your planners should drive it every day commuting so they can see a true picture. We have only had traffic counters put out occasionally which do not get a full picture.

The transport proposal illustrates pretty roads in drawings – essential IF this were to proceed. The question of who would pay is important – will it be “RLG” as they are driving this change or will it be pushed thru as a targeted rate on local rate payers. The costs will be considerable and as we have seen with the Barrett Rd intersection upgrade - will probably take years.

Schools – only one and at peak capacity now. Older children all ready must travel out of area by school bus or parents transport to distant schools. This development will only add pressure to Riverhead school. This plan alteration is for the future as a promise possibly ?, but once houses are built parents will wait a long time for the new schools. Kumeu / Huapai is a prime example.

Riverhead – A new Town Centre is a good idea but were?

The eye sore apartment complex a prime example of why 3 level development does not work for Riverhead has been sitting stagnant for a long time now. This is noted as an important part of the proposal – a building development that never should have happened.

Parking is a key issue – since the main road is always so busy. If it gets located too close to the sports fields it will create extra congestion something not needed currently. If you add a huge number of houses into Riverhead with out establishing better and Improved roading first, you are creating a recipe for permanent disaster.

Bus Travel – One bus per hour, no safe [covered] bus stop zone in the middle of the old village. The drivers are as good as possible but unless it gets improved in 2024 it will never happen. There needs to be a miniature bus centre location (that can be enlarged later) get existing residents into the habit – if you leave it till 2028 – 2030 you can never get the customer base back.

Water:

Storm water – having lived in Duke Street for over two years we have had the pleasure & pain of more than 5 separate floods of differing levels.

Yes, I did due diligence together with my lawyer searching council and other records. I also talked to 20-year veteran for this area for further research pre purchase. Records did show it was one in one hundred years risk of big floods – now records are updated !

If I had been aware, then as I am now of the continuous flood risk and potential of contaminants transference in the soils for this potential development area I would not have purchased.

The Rangitopuni Stream at the end of Duke Street has [1] has a major feed from the forest [2] drainage feeds from the flood plans where the many odd products were buried for many years & still leech into the Rangitopuni Stream / Waitemata Harbour.

I will assume that contaminants from the entire potential development area will also leech into the flood plan on a permanent basis – also polluting the Waitemata Harbour?

What is planned will not alleviate potential future regular flooding risk – from this land that will be concreted over to maximise profit per square metre.

- Will any potential development include compulsory remedial work to control contaminants leeching?
- If earth work changes are planned for this flood plan area – how will they mitigate contaminates becoming airborne.

- Will there be targeted rates on landowners in the next 10 – 20 years to pay for remedial flood prevention work – by that time developers will have long since walked away.

Dealing with the added risk of road / footpath / grass verge contamination from left over silt containing unknown and grey water colouring when our tanks are flooded - is not pleasant.

The flood plan and surrounding areas are home for wildlife– will there be any attempt to protect wildlife?

- I see that trees are mentioned in an arborist report many being of no consequence. At a time when the Council [& AT I hope] move towards carbon reductions across the City, this blanket removal of non-essential trees seems a bit counter productive for carbon reduction aims across the City.

Grey water - We all have homeowner-maintained tanks + pumps. If it goes wrong, I pay. An assurance appears to have been given that the system will cope with the extra housing. Can I trust that? We pay City Urban rates – we should have regular standard grey water connections without any risk of user pay should equipment fail.

- Once it is necessary to suddenly improve this grey water disposal due to reaching capacity will there be targeted rates on landowners in the next 10 – 20 years.
- Is it not more acceptable for the RLG to accept this cost and plan and pay themselves for this in their developments.

Power Supply?

I didn't see anything regarding this. Does the current Vector network have sufficient capacity to copy with the demand coming up in this planned change for Riverhead.

If there is not sufficient capacity available as several subdivisions have been discovering - and those developments put on hold – maybe, it is too soon for this plan change.

.....

As they say – lets get the ducks in a row first as its too late once they commence building streets and houses.

I or we seek the following decision by council: Decline the plan change

137.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

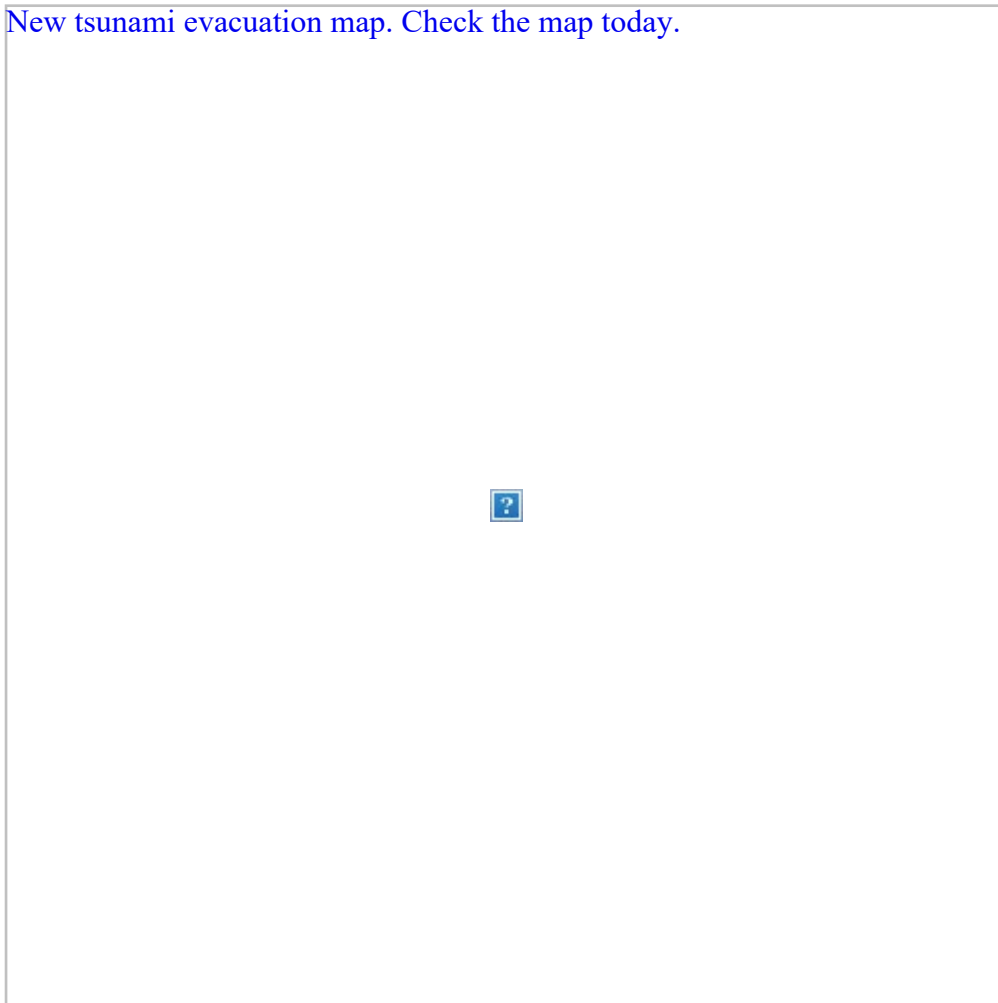
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - FAYE SPOONER
Date: Thursday, 16 May 2024 4:02:29 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: FAYE SPOONER

Organisation name:

Agent's full name: FAYE SPOONER

Email address: fades@xtra.co.nz

Contact phone number:

Postal address:
25 POHUTUKAWA PARADE RIVERHEAD
AUCKLAND
AUCKLAND 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transportation
Storm water
Creation of impervious areas with removal of vegetation and topsoil
Commercial Zoning
Character of Riverhead
Land Contamination
Riverhead Forest

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

OVERVIEW: The structure planning process requires consideration as to whether the land is adequately serviced (or can be serviced) by infrastructure (including transport), and achieves appropriate environmental, social, cultural and economic planning outcomes. Further, the assessment analyses impacts on the transport network and whether urbanisation can be accommodated within the existing transport network or whether transport improvements are required.

TRANSPORT: Riverhead is located to the east of Kumeu/Huapai and west of Whenuapai which

have both experienced significant growth in recent years transforming from small settlements into large residential communities and thus creating more congestion in all aspects of urban life. We have all seen the effects this has on a daily commute with chokepoints which extend through to weekend traffic

In our current landscape, the public transport infrastructure leaves much to be desired. Presently, there's just one bus service traversing the Coatesville-Riverhead Highway, linking Riverhead to the Westgate and Albany Metropolitan Centres. The journey from the CBD to Westgate spans an hour, and reaching Riverhead necessitates switching to another service, (bus # 126). Coatesville-Riverhead Highway is a weak point with any potential disruption to the Riverhead bridge (eg: the floods of Jan 2024 almost wiped it out) would sever a crucial connection, highlighting the vulnerability of our existing network.

I've taken note of the "transport infrastructure staging rule" aimed at synchronizing building occupancy with the provision of necessary infrastructure. It's evident that trucks not only contribute to traffic bottlenecks and safety hazards but also accelerate the degradation of roads, which are often patched and repatched. The traffic situation extending from Kumeu to Huapai and beyond is already heavily congested, and any additional strain will exacerbate the existing issues. Until an alternative route is established, this will continue to compound an already critical situation. Hence, it's imperative that we engage in further consultation and receive a response from both Waka Kotahi NZ Transport Agency and Te Tupu Ngātahi (the Supporting Growth Alliance) to address these concerns before any houses are built

WASTEWATER AND STORMWATER

In relation to stormwater, it is proposed to apply the Stormwater Management Area Control – Flow 1 ('SMAF 1') across the majority of the Plan Change area to manage the increase in stormwater discharge to sensitive stream environments. Whilst we are part of the Riverhead Point Drive piped network with secondary conveyance via overland flow within Riverhead Point Drive road, we still experienced significant water flow during Cyclone Gabrielle 27/1/23. This particularly impacted all residents with Ecoflow pressure sewer system and created an untenable situation. The plan in its present form does not instil confidence that we will be resilient to the likely current and future effects of climate.

The plan indicates that wastewater will be managed through an extension of the current pressure sewer system serving Riverhead Village, with interim upgrades potentially needed as development progresses to accommodate additional capacity before the proposed separation of the Kumeu/Huapai wastewater system. However, the vagueness surrounding this aspect is indeed concerning, as it leaves significant questions unanswered regarding the adequacy and timing of necessary infrastructure enhancements. While we appreciate the Council's recently approved Network Discharge Consent includes requirements to prepare a Stormwater Management Plan ('SMP') and meet defined outcomes, this does not provide the reassurance to the people who have been flooded (some up to 3 times).

Importantly. Management of waste water failed Riverhead as evidenced in the Jan 23 floods. To ensure the integrity of planning, it's imperative to institute a rigorous peer review process, backed by guarantees and confidence-building measures. We need to establish bottom-line requirements that unequivocally prevent adverse effects from up and downstream stormwater. The inclusion of the caveat "as far as practicable" introduces unnecessary uncertainty and this caveat should be discussed in full to provide clarity and assurance.

CREATION OF IMPERVIOUS AREAS WITH REMOVAL OF VEGETATION AND TOPSOIL

Stormwater runoff is a significant factor. 6.2.2 New Zealand Coastal Policy Statement refers: Concerningly, sediment and contaminant runoff which "could" make its way into the coastal receiving environment. The reality is, it will eventually end up in an already choking Waitemata harbour. Loss and degradation of sensitive wetlands and streams is a concern.

It's concerning that there's no mention of the impact of Cyclone Gabrielle on the Riverhead area, particularly regarding stormwater management, in the documentation. The developer's input on this matter appears vague and lacking in detail, which is disconcerting given the severity of the event and its implications for future planning and infrastructure. Waterbodies are concentrated within the northern portion of the Plan Change area where there is a large historic wetland across the extensive flat northern terrace, which would have once been a river floodplain. Vegetation within the wetland comprises of exotic species and native pūrei.

Auckland Council Storm Recovery and Resilience Consultation document Vol 7 DOP 06/09/23
This 925-page document – including submissions, has all the reasons why there should not be future urban in flood prone areas

COMMERICAL ZONING

The claim that the new planning will "generate new trips, with a portion being local and internal within Riverhead, thanks to the array of activities available in the existing Riverhead township and Plan Change area" lacks substantiation. Without concrete evidence and feasibility studies, this assertion relies solely on optimistic projections. It's important to acknowledge that there are already established areas such as Albany and Westgate that cater to the public's needs.

CHARACTER OF RIVERHEAD VILLAGE

Considering the scale and intensity of the proposed planning, I struggle to envision how it will effectively foster the development of a high-quality built environment in this locality that imbues a distinct sense of place. While I also appreciate change & progress need to happen, preserving the character of Riverhead village is paramount. However, the application of the Residential – Mixed Housing Urban ('MHU') zone around the edges of the Terrace Housing and Apartment Building ('THAB') zone, allowing for three-storey development tapering down to two storeys elsewhere in the plan change area, (purportedly to facilitate a height transition), may not align with the desired aesthetic and ambiance of Riverhead, and will further diminish the established look and feel of the area

LAND CONTAMINATION

7.12refers: Land Contamination A Detailed Site Investigation ('DSI') has been undertaken by Soil and Rock for the Plan Change Area, and is included at Appendix 14 of this report. This DSI confirms the presence of contaminants exceeding acceptable concentrations include heavy metals (arsenic, metal, zinc) and asbestos within the Plan Change area. The regulations of the National Environmental Standard for Assessing and Managing Contaminants in the NESCS therefore apply. Any land disturbance and urban use of the land could potentially have adverse effects on the environment and human health.

RIVERHEAD FOREST

The assertion that the Riverhead Forest "will provide a well-defined landscape and visual backdrop that is complementary to the development of the Plan Change area" contrasts starkly with the reality of recent events. The clear-fell harvesting of pine forests, particularly on steep and erosion-prone terrain, has resulted in soil, rocks, woody debris, and slash being washed into our waterways and neighbourhoods during the Auckland floods of 2023. This not only damaged the environment but also posed risk(s) to human safety. It's crucial to address these real-world consequences and incorporate them into planning considerations. The bridge providing a vital link to Coatesville – Albany came close to being wiped out by forest debris. The Mill Road bridge was not so fortunate.

IN SUMMARY:

6.2.1 The National Policy Statement – Urban Development

It is my assertion that the current iteration of this plan lacks comprehensive measures to address key aspects encompassing environmental, social, cultural, and economic considerations. Notably, the plan's ambition to enhance accessibility through heightened urbanisation and a pivot towards public and active transport, (with the ancillary goal of curtailing greenhouse gas emissions), appears deficient in its present state. I'm very skeptical whether objectives in the present plan will provide solutions and points raised by all submissions require further investigation. It's essential that provisions are in place to halt earthworks and development until we have resolution of these wide-ranging issues being addressed, including functionality, and safety concerns. These are paramount before laying the foundation for any construction.

I or we seek the following decision by council: Decline the plan change

138.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Kim Spooner
Date: Thursday, 16 May 2024 4:15:40 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kim Spooner

Organisation name:

Agent's full name: FAYE SPOONER

Email address: fades@xtra.co.nz

Contact phone number:

Postal address:
25 POHUTUKAWA PARADE RIVERHEAD
AUCKLAND
AUCKLAND 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transport
Zoning
Flooding and stormwater
Wastewater
Parks and reserves
Retirement village
Structure plans and consultations

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

While I'm open to embracing change and progress, I share concerns regarding several aspects of the plan. After reading the Riverhead Community Association submission PC100 (posted on FB), I find myself in agreement with every point raised. In essence, the plan overlooks significant social, local, and broader implications. I firmly believe that development should not commence until all pertinent issues have been thoroughly addressed.

I or we seek the following decision by council: Decline the plan change

139.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Caroline Church
Date: Thursday, 16 May 2024 4:30:45 pm
Attachments: [Submission doc.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Caroline Church
Organisation name:
Agent's full name:
Email address: mail@carolinechurch.co.nz
Contact phone number:
Postal address:

0793

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
PDF attached

Property address: (Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:
PDF attached

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
I wish to see Riverhead maintaining its unique and special character as one of the earliest settlements in the Auckland region, not to become another characterless treeless wasteland.

I or we seek the following decision by council: Decline the plan change

Submission date: 16 May 2024

140.1

Supporting documents
Submission doc.pdf

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Transport and roading congestion

Until extensive upgrades are done to the current roading infrastructure, this development will add the burden of more traffic to an already strained roading network. There is only one narrow transport corridor (SH16) funnelling all the traffic from Helensville, Muriwai, Waimauku, Huapai, Taupaki, Riverhead and Coatesville towards the motorway, city and West Auckland. The Coatesville-Riverhead Highway is the same – there are no short cuts to avoid it. There is no useful or reliable public transport with the area, and as the vast majority of residents in the areas named above need to commute for work, they have no option other than driving. I live on the main road, and have noticed the early commute time getting earlier and earlier. Weekday commuter traffic flow now starts at 4.30am. The roads are clogged at the weekends, with no way out, as visitors from other parts of Auckland visit the pubs, beaches and other activities.

Road surfaces are degraded and prone to flooding, the gridlocked intersections are dangerous and lead to impatience and inevitably, accidents. We don't even have footpaths so people can choose to walk safely in the area.

The roads need to be upgraded to deal with the existing capacity, and I would like this to happen BEFORE any further development takes place, not during construction - there is no space for heavy construction vehicles and thousands of additional cars on the current network.

Water concerns

Riverhead and the surrounding areas are prone to flooding, which has become more extreme in recent years. Land needs to be set aside for stormwater runoff, not covered in hard surfaces, which will simply divert the water to become someone else's problem.

Part of the area in discussion has always been a flood plain and is completely unsuited to development of any kind.

Many residences to the north of Riverhead are still reliant on older septic systems, and in even the newer developments to the south, the newly installed waste systems struggle in heavy rain, as the ground becomes so saturated.

I would like to see a more realistic plan for stormwater that allows for worst case scenarios, and that leaves flood prone areas to drain naturally, as they have always done. This includes leaving existing vegetation in place.

Trees and green areas

The proposed development does not provide adequate green areas with canopy trees. This development will be turning rural agricultural land into high density housing, completely changing the landscape and removing existing established trees to be replaced by grassed areas. The current specimen trees on properties along Riverhead Road need to be maintained and incorporated into any future development, not left in limbo with no guarantee they will be safe from removal.

The future depends on trees to reduce carbon emissions, keep the environment cool, mitigate erosion, provide habitat for wildlife, and for general wellbeing.

I would like to see the land at 298 Riverhead Road vested to Council as a reserve for the entire community to use, with all trees intact, and more areas left undeveloped to form genuine green corridors, not grassed 'parks' with picnic tables. I would like to see more areas left accessible for the public, and that does not include wandering through a retirement village!

Please refer to the Auckland Council Urban Ngahere Strategy when considering this point:

The nine principles of Auckland's Urban Ngahere (Forest) Strategy

- Right tree in the right place.
- Preference for native species.
- Ensure urban forest diversity.
- Protect mature, healthy trees.
- Create ecological corridors and connections.
- Access for all residents.
- Manage urban forest on public and private land.
- Deploy regulatory and non-regulatory tools.
- Manage the whole lifecycle of urban trees.

Excessive commercial activity

Riverhead is already well serviced, with a petrol station, a vet, two foodmarkets, a wine shop, real estate office, two café restaurants, a takeaway, Hallertau brewery and restaurant, the Riverhead Tavern, and several child care or early education centres. There are more commercial premises scheduled in the uncompleted block on the main road - another foodmarket, a wine shop, café and possibly a hair salon. Riverhead is a short distance to Coatesville, Kumeu/Huapai, and Westgate. There really is no need for additional commercial or retail in the area, particularly on or near the already clogged main road with its lack of safe parking.

Economically, it is not viable, and environmentally it is not needed. Strip style shopping does not belong in Riverhead.

Loss of character

People choose to live in Riverhead for the semi-rural lifestyle, surrounded by green space, and for the character and neighbourhood feel.

Currently the northern/older part of Riverhead consists of single unique dwellings with mature trees, and attractive streetscapes. The newly completed developments to the south were designed with the landscape in mind, but this new development makes no provision for street plantings, and will allow for multiple townhouses (and please note the two existing developments in Riverhead have failed economically, suggesting it's an unsuitable model for

the area, and for the needs of local people) To change the entire character of the township contradicts the 'unique sense of place' described in the development proposal.

The selling points of the retirement village in particular, include the 'beautiful, nature-rich environment. The very thing they are looking to change, with multi storey densely packed buildings and paving. The village complex is completely out of scale.

I would like to see lower density housing, with an obligation to provide roadside canopy trees and ensuring that layout of housing allows for green space and attractive streetscapes.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Aberdeen Adventures Ltd

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

Terra Nova Planning

(c/- Shane Hartley)

Telephone:

0211593240

Email:

shanehartley@tnp.co.nz

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 100 (Private)

Plan Change/Variation Name

Riverhead

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

All land within PC100 at 22 Duke Street, Riverhead (Lot 20 DP 499876)

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

Refer Attachment A

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

Refer Attachment A

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing



15/05/24

Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

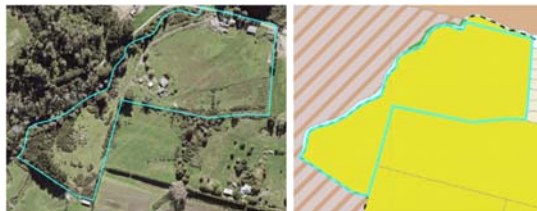
(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

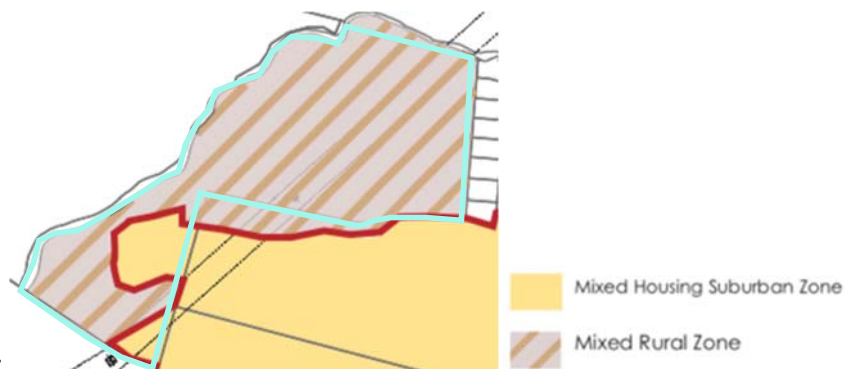
Attachment A

Submission on Auckland Unitary Plan Proposed Plan Change 100 (Private) – Riverhead

Aberdeen Adventures Ltd



RE: 22 Duke Street, Riverhead. (Lot 20 DP 499876):



The reasons for my views

We consider the proposed Mixed Housing Suburban Zone applying to approximately 6,700m² of the site's land is appropriate.

Area of PC 100 proposed MHSZ within south-west part of site (Lot 2 DP 499876):



However the proposed application of Mixed Rural Zone to all of the balance of the 6.2ha site is not appropriate, as there are other areas of the site also potentially suitable for MHSZ.

The Engineering Report prepared by Riley Consultants (attached) prepared as part of the AUP Hearings, identified other potential urban areas that are or could be made free of flooding, and the possibility of further urban areas being identified with more detailed engineering assessment.

This evidence and planning evidence (for the AUP Hearings) resulted in the Future Urban Zone being applied over the whole site, along with land to the south also subject to this plan change.

The proposed plan change has taken a broad and generic approach to the site, and has unnecessarily limited additional urban development opportunities by applying the Mixed Rural Zone for flooding and ecological reasons. This is unnecessarily restrictive, preventing opportunity for appropriate further urban development when supported by more detailed engineering and ecological assessment.

In regard to the identified wetland area, much of this appears to be potentially off little significant ecological value. And, as suggested in the PC 100 application, may not even qualify as wetland if the NPS Freshwater Management criteria are amended under the current NPS review process.

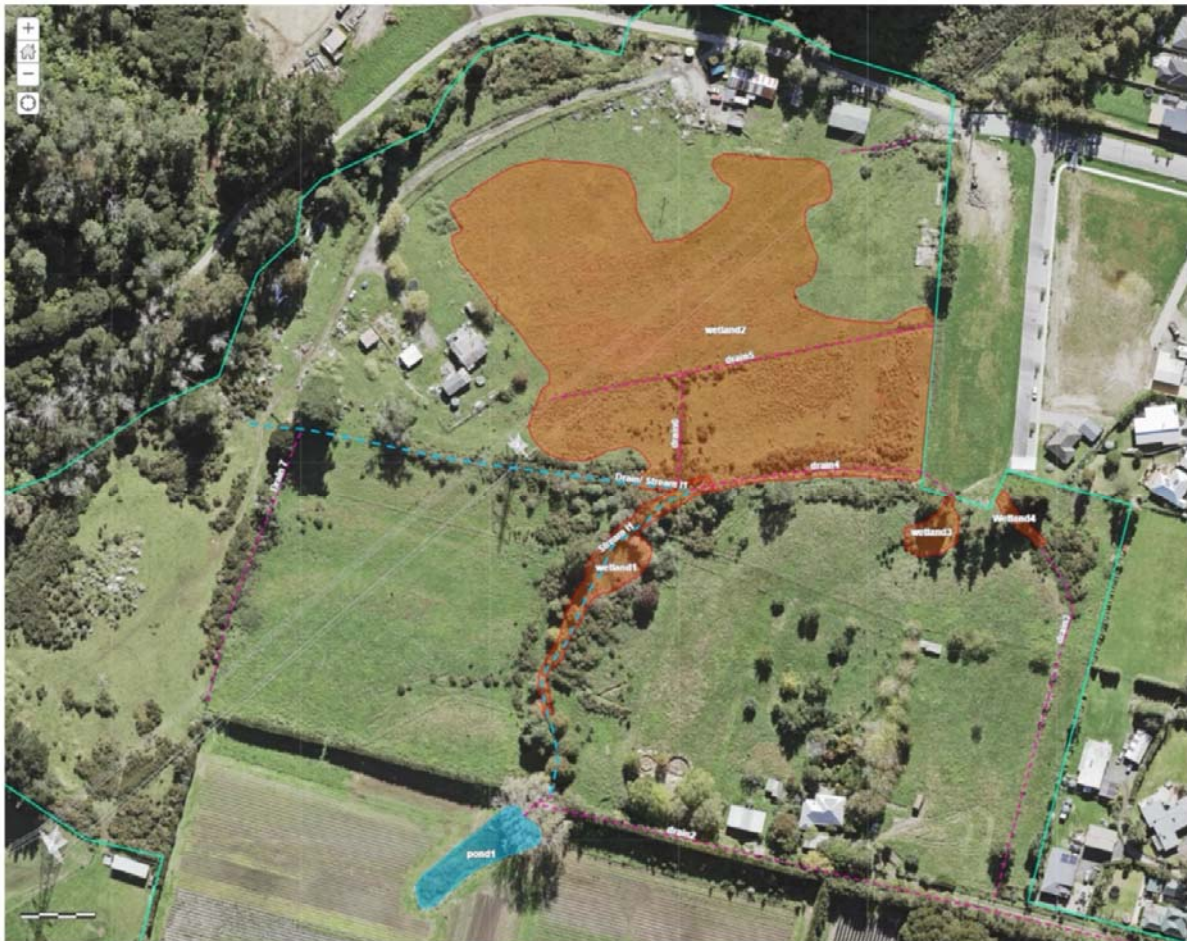


Figure 5. The most northern portion of the PPC site (turquoise boundary, showing Stream I1 (dotted blue line), NPS-FM qualifying natural inlan and constructed drains (purple dotted lines). The constructed pond for horticultural water supply is indicated as a blue polygon.

We consider the Mixed Housing Suburban Zone over all, or most of the site is appropriate other than where flooding and ecological constraints are confirmed to be significant and unable to be avoided or mitigated. This should also take into account potential engineering works and changes arising from the NPS FM/wetland review process that enable appropriate urban development.

If the proposed plan change / variation is not declined, then amend it as outlined below.

We seek the application of Mixed Housing Suburban Zone over the whole of the site.

This recognises the need for detailed engineering and other assessments (including possible NPS FM/wetland changes) to confirm finer fabric suitability (or not) for urban development than the higher scale PC 100 assessment undertaken within for the site.



**ENGINEERING ASSESSMENT
PROPOSED AUCKLAND
UNITARY PLAN SUBMISSION
22 DUKE STREET, RIVERHEAD**

Engineers and Geologists

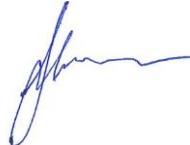
ENGINEERING ASSESSMENT PROPOSED AUCKLAND UNITARY PLAN SUBMISSION 22 DUKE STREET, RIVERHEAD

Report prepared for: Aberdeen Adventures Ltd

Report prepared by: Sam Reed, Civil Engineer



Report reviewed and approved for issue by: Steven James, Director, CPEng



Report reference: 15222-A

Date: 19 November 2015

Copies to: Aberdeen Adventures Ltd Electronic copy
Riley Consultants Ltd 1 hard copy

Issue:	Details:	Date:
0.1	Draft Engineering Assessment	9 October 2015
1.0	Engineering Assessment	19 November 2015

Contents

1.0	Introduction	1
2.0	Site Description and Proposed Development	1
2.1	Geology and Soil Conditions	3
3.0	Proposed Engineering Works	3
3.1	Earthwork Activities.....	3
3.2	Roading	3
3.3	Stormwater Assessment and Management.....	4
3.3.1	Background	4
3.3.2	Flooding.....	4
3.3.3	Stream Erosion	5
3.3.4	Water Quality	5
3.3.5	Proposed Auckland Unitary Plan.....	6
3.3.6	Overland Flow and Existing Waterways	6
3.3.7	Summary of Stormwater Management for the Site.....	6
3.4	Wastewater.....	7
3.4.1	Individual Lot Systems	7
3.4.2	Communal System.....	7
3.5	Water Supply	8
3.5.1	Potable Water Supply	8
3.5.2	Fire-Fighting Supply.....	8
4.0	Summary.....	9
5.0	Limitation.....	10

Appendices

Appendix A: Terra Nova Planning Zoning Maps

Appendix B: RILEY Dwgs: 15222-10 and -11

ENGINEERING ASSESSMENT PROPOSED AUCKLAND UNITARY PLAN SUBMISSION 22 DUKE STREET, RIVERHEAD

1.0 Introduction

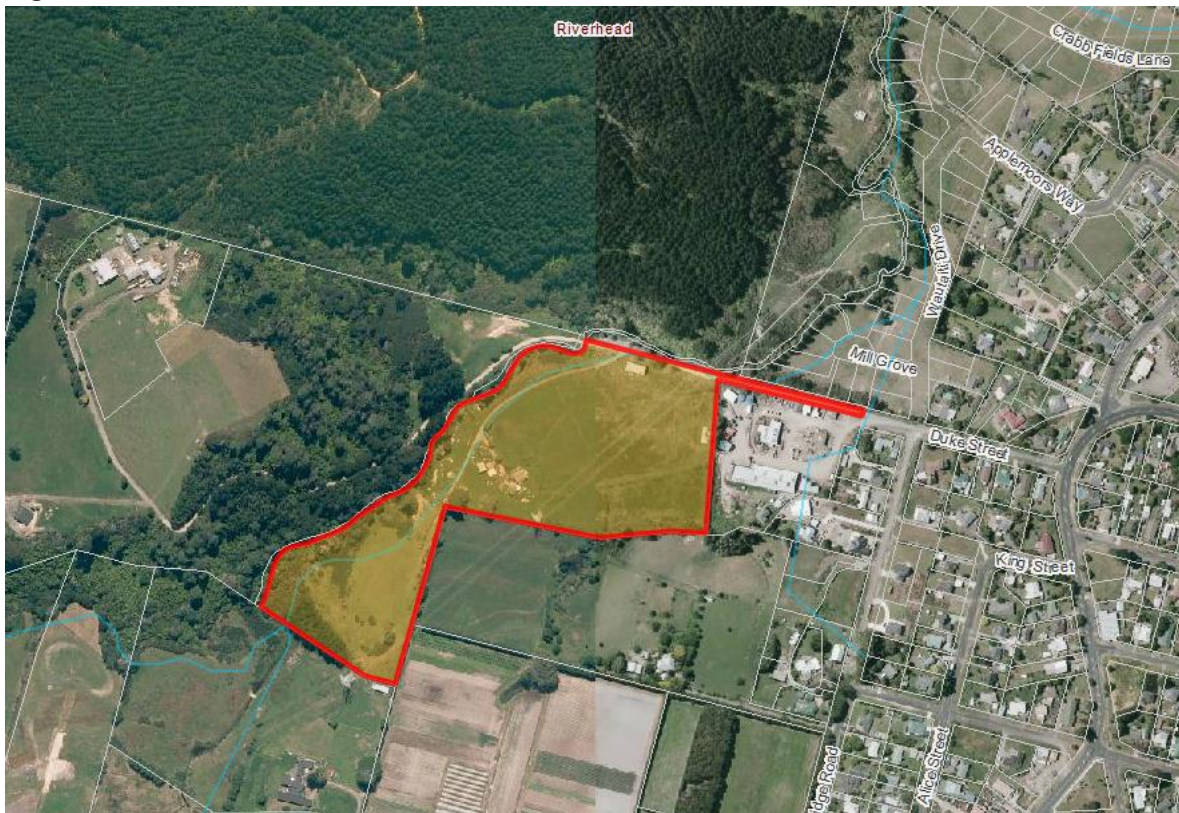
The following report has been prepared by Riley Consultants Ltd (RILEY) at the request of Aberdeen Adventures Ltd. It presents the results of a civil engineering assessment to support a submission to the Proposed Auckland Unitary Plan (PAUP). It is proposed to modify the existing Rural Urban Boundary (RUB) to include the site and re-zone the land as Future Urban. The civil engineering assessment specifically addresses earthwork aspects and the provision of stormwater, wastewater, and water supply services for future residential development.

The proposed amendments to the PAUP are shown on the zone map (Appendix A).

2.0 Site Description and Proposed Development

The location of the site is shown in Figure 1 below.

Figure 1: Site Location

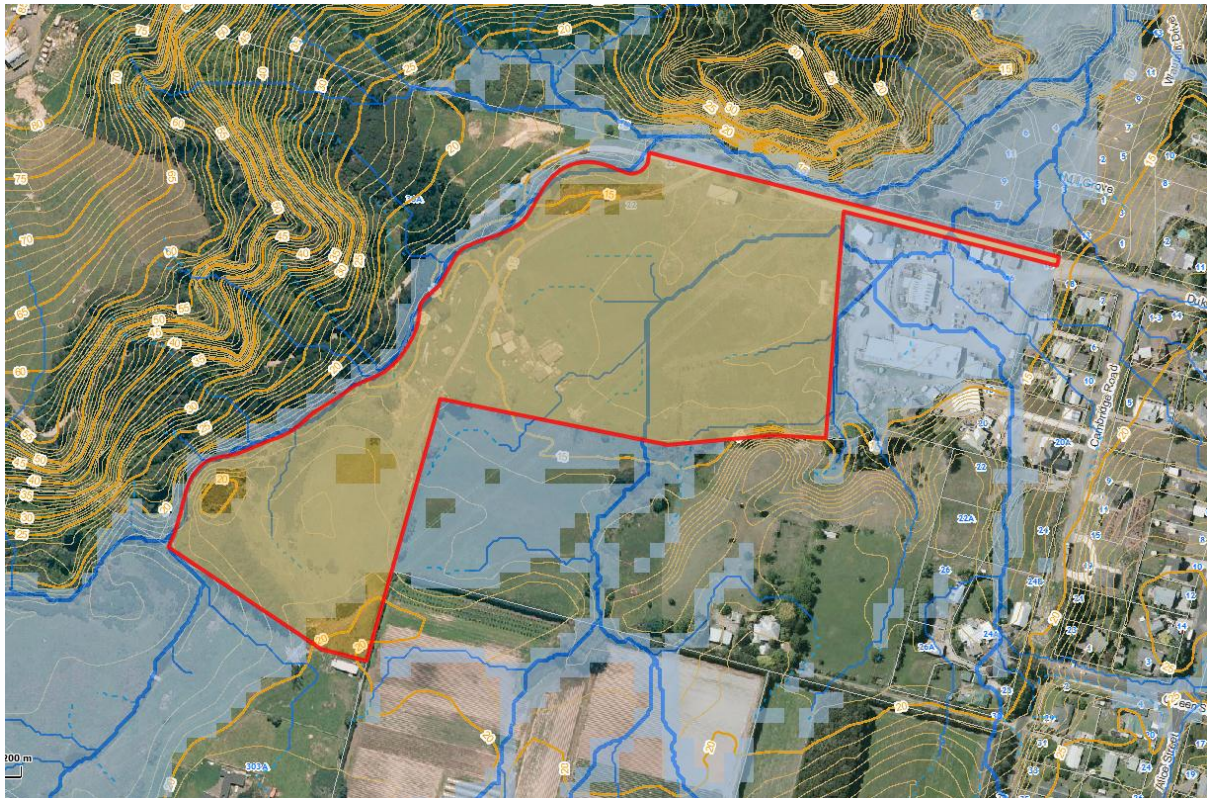


The site is 6.41ha and is known as Lot 1 DP 154985. The land is currently zoned as Rural Production in the PAUP and contains a dwelling and workshop with the remaining land in pasture. A Vector electricity transmission corridor runs south-west to north-east through the site.

The property is low-lying and the Wautaiti Stream flows north along the western boundary of the site. The stream is culverted at the north-west corner of the site beneath a shared driveway for 22 and 30 Duke Street. As the stream exits the culvert it turns right flowing east along the northern site boundary. The stream then flows north-east where it ultimately discharges at the head of the Waitemata Harbour, approximately 1km from the site.

Figure 2, reproduced from the Auckland Council (Council) GIS viewer, shows the majority of the site to be located within the 1% Annual Exceedance Probability (AEP) floodplain. An overland flowpath/channel is shown through the east of the site.

Figure 2: Council GIS Flood Map



Based on the aerial photography, the composition of existing impervious and pervious surfaces on the site are as follows:

Table 1: Existing Site Coverage Composition

Site Coverage Description	Area (m ²)	%
Impervious	3,560	5.6
Roof Area	(703)	(1.1)
Paved Surfaces	(2,857)	(4.5)
Pervious	60,511	94.4
Pasture	(60,511)	(94.4)
Total Area	64,071	100

The total impervious area makes up a small percentage of the total site area. The site conditions, including structures, site coverage, and site contours, are shown on RILEY Dwg: 15222-10, appended.

The proposal is to change the current RUB and re-zone the site to Future Urban, which will then allow future structure planning. Provision will be made for access roading, stormwater management, and installation of wastewater and water supply infrastructure to service each lot. It is envisaged that, approximately 19 new houses could be constructed. The neighbouring sites to the east are currently zoned as either Single House or Future Urban under the PAUP.

Our preliminary assessment has been based on the layout prepared by Terra Nova Planning Limited (TNP).

2.1 Geology and Soil Conditions

A preliminary geotechnical assessment has been undertaken by RILEY on the site to support the submission. The assessment investigates suitability for residential development and details the site geology and subsurface conditions. The findings from the assessment are outlined in our Geotechnical Constraints Assessment, RILEY Ref: 15222-B.

3.0 Proposed Engineering Works

3.1 Earthwork Activities

Earthworks will be required across the site to achieve flooding objectives as outlined in Section 3.3.2. This will primarily consist of raising development areas outside of the floodplain as well as lowering areas to increase the flow capacity of the Wautaiti Stream.

Earthworks will be required across the site to improve contours in order to satisfy the design and layout requirements for the development (i.e. access roading, stormwater management devices, building platform levels, etc.). Permanent earthworks would be carried out to an engineered standard in accordance with NZS 4404 and related documents, and with Council Standards of Engineering Design and Construction.

Due to the area and volume of earthworks, resource consent application(s) would be required for the land disturbing activities. A detailed earthworks report would be undertaken to provide a comprehensive analysis of any proposed earthworks and the measures to be implemented in order to reduce the impact on the receiving environment. Due to the proximity of the waterways and the ecological significance of the area, comprehensive erosion and sediment controls would be required.

Geotechnical and environmental aspects (i.e. watercourses, floodplains, etc.) would need to be considered during the earthwork assessments. These constraints would likely effect the extent and intensity of the development.

Sediment and erosion controls implemented to a high standard in accordance with Council engineering standards and Auckland Regional Council (ARC) Technical Publication No. 90 (TP90) guidelines would ensure the impact on the environment is less than minor.

3.2 Roading

It is the envisaged that the site would be accessed via Duke Street and from Cambridge Road via an adjacent development to the east of the site.

New public roads would be required to service a housing development. Main access roads would be constructed to public standards with allowance for stormwater management, services, landscaping, pedestrian movement, etc. New public roads will likely be formed to a flexible pavement as per Council standards. Some off-street parking spaces would be envisaged along the public access roads. Based on the level nature of site, road, and driveway gradients are expected to be far less than the maximum slopes specified within Council and Auckland Transport standards.

The alignment of the roads should consider existing site gradients in order to optimise earthwork activities and to accommodate stormwater management measures. In accordance with the Council Code of Practise (CoP), roads can be used to convey flood waters provided that flood water depths do not exceed 200mm in a 1% AEP event.

A detailed traffic impact assessment will be undertaken by others as part of a structure plan process, also at this time, detailed design of the proposed access road vertical and horizontal geometry will be provided.

3.3 Stormwater Assessment and Management

3.3.1 Background

We understand the Rodney District Council Riverhead Catchment Management Plan (1994) (CMP) is the latest flood report commissioned by Council within the catchment.

RILEY has previously prepared flood assessments for 11 to 17 Duke Street in 2012 and 16 Duke Street in 2014. Mr Ken Tomkins of Council has confirmed that these flood assessments represent the most recent flood information available.

3.3.2 Flooding

RILEY Dwg: 15222-10 shows the existing site with the Council GIS 1% AEP flood extents overlaid. Although most of site is shown to be located within the 1% AEP floodplain, the majority of the flooding is expected to be of a shallow nature.

The primary source of flooding for the site is the Wautaiti Stream. The shared driveway for 22 and 30 Duke Street and the existing stream culvert have been identified as key flood constraints for the site.

An indicative site layout is appended as RILEY Dwg: 15222-11 and shows how earthworks and channel widening could be used to achieve flood objectives. Earthworks will be required to raise development areas above the 1% AEP floodplain to ensure suitable building platforms, as well as lowering areas to ensure that the cross sectional area below the 1% AEP floodplain is maintained. This is likely to include widening of the eastern bank of the Wautaiti Stream as well as culvert upgrade works. Secondary overland flowpaths through the site can be maintained along roads provided that the flow depths for the 1% AEP event do not exceed 200mm.

Further analysis will be required to ensure all buildings can be safely located outside of the 1% AEP flood extents and incorporate necessary freeboard requirements. The analysis will need to demonstrate that there is no increase to flood levels upstream and downstream of the site as a result of any works.

Attenuation of site runoff to pre-development rates for up to the 1% AEP rainfall event is also likely to be required to ensure that there is no increase in flood risk to downstream properties as a result of increased river flows. Attenuation of site runoff can be provided with the provision of a wetland/pond.

Review of the proposed plan scheme indicates that adequate provision has been provided adjacent to the watercourse with ponds and reserves.

Whilst issues have been identified with flooding during the 1% AEP event, future detailed flood modelling, in conjunction with an assessment of earthworks and stormwater management measures, should show suitable development zones can be achieved without further effecting adjacent property or downstream infrastructure.

3.3.3 Stream Erosion

Stormwater attenuation from developed surfaces should be incorporated into future developments. Development on the site should consider attenuation of stormwater runoff to pre-development levels, particularly for smaller storm events (i.e. two year average recurrence interval (ARI) event and 95th percentile 24 hour event in accordance with PAUP provisions).

Stormwater management measures will need to consider outlet arrangements into the stream, and ensure dispersal and erosion control measures are adopted where appropriate.

3.3.4 Water Quality

The Wautaiti Stream has been classified as Type 2 in the vicinity of the site and Type 1 in its lower reaches in accordance with the ARC Technical Publication No. 232. The stream has high ecological value given the low disturbance natural channels. As a result, unmitigated development would have a negative impact on the receiving environment.

A strict sediment control methodology would be required, as discussed in the above earthwork section, to ensure any negative impact on the receiving environment is avoided. The ARC TP90 measures would be required as a minimum, with additional measures employed to ensure minimal sediment loss from the site.

The development will need to incorporate stormwater quality treatment measures to protect the receiving environment from effects of contaminants generated from roads and paved surfaces. All roof materials will need to use inert materials and be low contaminant yielding.

The development could utilise a range of measures and a Treatment Train philosophy, whereby a succession of stormwater treatment devices are utilised to ensure the development does not impact negatively on the downstream environment. The stormwater quality measures would need to be designed and constructed in accordance with the latest Council Guideline Documents, such as, GD01 Design of Stormwater Treatment Devices (an update of ARC Technical Publication No. 10) and GD04 Water Sensitive Design (an update of ARC Technical Publication No. 124). Treatment devices may incorporate vegetated drains/swales, raingardens, ponds, wetlands, and proprietary filtration devices.

Provision of wetland/pond is currently proposed to provide amenity for the area as well as stormwater quality treatment and attenuation. The wetland/pond is also likely to be able to provide attenuation and water quality for neighbouring developments.

A change of land use, from farming to residential, will have a positive impact on water quality without the concentrations of nitrogen, phosphorous, sediment and faecal contamination entering the waterways from farming production.

3.3.5 Proposed Auckland Unitary Plan

In the vicinity of the site, the PAUP shows the areas to the east of the RUB to be zoned as Stormwater Management Area category of Flow 1 (SMAF 1). It is likely the site would also be zoned SMAF 1 if the RUB were to be changed to include the site. No other PAUP overlays requiring assessment for a resource consent application have been identified.

To meet the requirements of a SMAF 1 zone, stormwater mitigation is required in the form of detention (temporary storage) and retention (volume reduction). The detention volume required is equal to the runoff volume for the 95th percentile, 24 hour storm for new impervious areas and can be provided in a range of storage devices (underground tanks, above ground tanks, stormwater ponds/basins, etc.). The retention volume is equivalent to the 10mm, 24 hour storm event for new impervious area. Retention can be achieved by capturing runoff for potable or non-potable water supply and by discharging to ground soakage systems. Any soakage to ground will need geotechnical consideration to confirm that it is practical/achievable.

3.3.6 Overland Flow and Existing Waterways

Consideration will need to be given to maintaining secondary overland flowpaths to cater for higher intensity rainfall events. As a greenfield development, emphasis should be placed on maintaining waterways and enhancing to provide environmental and landscaping benefits. There will be opportunity to provide secondary overland flowpaths within the roadways and proposed reserves where flows can be directed away from development areas towards stormwater management devices as appropriate.

3.3.7 Summary of Stormwater Management for the Site

- Flooding of the site can be managed with earthworks to maximise the development area without effecting flood levels on neighbouring sites.
- Review of the proposed plan scheme indicates that adequate provision has been provided adjacent to the watercourse with ponds and reserves.
- Further analysis at detailed structure planning stage will be required to show that any development does not raise flood levels on neighbouring sites and consideration should be given to solutions aimed at alleviating existing flooding issues.
- Stormwater attenuation of developed surfaces to pre-development levels should be incorporated into future developments.
- Stormwater management devices should be incorporated in development of the site to avoid potential stream erosion, typically achieved by attenuation of the 95th percentile 24 hour storm.
- Stormwater management devices should be incorporated in development of the site to address issues of water quality. The details of which should be in accordance with Council Guideline Documents GD01 Stormwater Treatment Devices and GD04 Water Sensitive Design.
- Any development of the site will need to comply with the provisions of the PAUP in the form of stormwater detention and retention and stormwater quality.
- Stormwater secondary overland flow will need to be carefully managed and existing streams maintained and enhanced.

3.4 Wastewater

Residential properties in the surrounding area are served by an existing Pressure Wastewater Collection (PWC) system. Likely connection points for future developments are located to the east of the site in both Duke Street and Cambridge Road. The PWC network in the area generally flows to the south along the Coatesville-Riverhead Highway to a pump station at the intersection with Old Railway Road, approximately 2km from the site. From this point, wastewater ultimately flows to the Mangere Treatment Plant.

RILEY has contacted Watercare Services Limited (WSL) with regard to capacity of the wastewater network. WSL has stated that they would not generally consider servicing anything outside of the RUB, and that water and wastewater networks were not designed with what has become the Future Urban zoned land in mind for connection. The existing network in the area has been designed for the existing development plus some additional growth to the south of Kaipara Portage Road. WSL has stated that they would be able to provide detailed comment on the proposals when or if the site was rezoned.

WSL's strategy is in line with the PAUP, which assumes growth over the next 30 years in areas with current zoning. As the site is currently outside the RUB, future servicing has not been anticipated by WSL, and subsequently the timeframe for providing wastewater servicing to the area is potentially 30 years away.

If a change to the RUB was approved, this would then signal to WSL future development was proposed and servicing the area could then be considered. With a change of the RUB the site would be zoned Future Urban, which effectively places the land in a holding pattern until such a time it can be zoned Urban. This would require a structure planning process, which would require wastewater and water supply assessments. Therefore, whilst there is current capacity and infrastructure issues, including the site in the RUB would allow long-term planning for the site.

Whilst short-term servicing for development was not available from WSL, there is the option of managing wastewater on-site from either individual lot treatment and disposal systems or a communal system with an area of land set aside for disposal and managed by a body corporate. Both options are discussed in detail below. All on-site disposal systems will need to be designed and constructed in accordance with the Council Guideline Document GD06 On-site Wastewater Systems (an update of ARC Technical Publication No. 58).

3.4.1 Individual Lot Systems

A typical lot size to cater for an on-site wastewater disposal system would be 2,500m², based on this, the overall household yield the development could provide would be approximately seven houses. The treatment systems would provide a high quality effluent for disposal over ground via pressure compensating dripper lines over approximately 500m².

The wastewater system would be installed under building consent when a house is built and the costs would be borne by the lot owner. If and when a connection to the public reticulation was possible, the lots could be further subdivided to provide additional housing.

3.4.2 Communal System

The alternative to individual lot systems is to have a communal treatment system with an area of land set aside for land disposal. The area of land required would depend on the amount of houses connected to the system. Typically, 500m² of land is required for every house. For example, if 6,000m² was set aside for land disposal, this would cater for an initial 12 houses.

Similar to the individual lot system, the communal system would provide a high quality effluent for distribution over land via pressure compensating dripper lines. The advantage the communal system has over many individual systems is that it would be managed by one company, with ongoing operation and maintenance responsible by a body corporate organisation, rather than relying on the many individual owners to operate and maintain the system correctly. For this reason, a communal system is deemed to be more ecologically sensitive.

A communal system has another advantage over individual systems, in that, if a connection to the public network was available at some point in the future, this could be easily achieved as all wastewater would already be reticulated to a common point. A pump station could then be installed to deliver wastewater to the new discharge location. Once connection is achieved, future development could occur within the decommissioned disposal areas.

3.5 Water Supply

As discussed above, WSL is not committed to servicing the site for wastewater or water supply, as it is currently outside the RUB. WSL has not indicated whether there is capacity in their water supply system to support further development in the area and a detailed assessment of available supply would be undertaken as part of a structure planning process. In the event water supply from the public mains was not possible, then on-site supply can be provided with roof runoff storage tanks, discussed further below.

3.5.1 Potable Water Supply

Without a connection to the public water supply network, any development will need to harvest stormwater from roof runoff and store for reuse in individual dwellings. This is a common arrangement in many rural situations with two 25m³ tanks being the typical volume to achieve a continuous supply throughout the year. In the event that a particular household runs out of water, there are a number of water delivery companies able to fill tanks.

To ensure the stored runoff is suitable for potable supply, each system will need to include various treatment measures. A detailed explanation of water collection and safe household water supply can be found at www.health.govt.nz.

3.5.2 Fire-Fighting Supply

WSL has not indicated whether there is adequate supply in their water supply system for fire-fighting purposes, with adequate flow and pressure from the public reticulation to service a future development. A detailed assessment would be undertaken as part of a future structure planning process. This could include construction of the water reticulation throughout the development to provide a fire supply until public wastewater reticulation is available (i.e. no domestic water supply connection until an on-site wastewater disposal system is decommissioned). Once public wastewater is available, connection for a domestic water supply could be provided.

During a structure planning process, a detailed design of the fire-fighting requirements of the development would be undertaken by a suitable fire engineer in consultation with the New Zealand Fire Service. This will assess the minimum demands for fire-fighting purposes.

4.0 Summary

- Earthworks will be required to raise development areas above the 1% AEP **floodplain** to ensure suitable building platforms, as well as lowering areas to increase the flow capacity of the Wautaiti Stream. Further analysis will be required to ensure all buildings can be safely located outside of the 1% AEP flood extents and incorporate necessary freeboard requirements as well as demonstrating that there is no increase to flood levels upstream and downstream of the site.
- **Earthworks** will be required to form the new site gradients, incorporating building platforms, access roading, and stormwater management measures. Earthworks consents for earthwork activities and strict compliance of erosion and sediment control measures, designed in accordance with ARC TP90 guidelines, will be required. The staging and sequencing of earthworks activities, with the inclusion of specifically designed erosion and sediment control devices, will need to be assessed in order to reduce the volume of sediment leaving the site, thus, protecting downstream environments from excessive sedimentation and water quality degradation. Consideration of environmental, geotechnical, and stormwater management measures will need to be considered during detailed earthwork assessment. These constraints will affect the extent and intensity of the development.
- The site can be managed from a **stormwater** quality and quantity perspective to ensure there is less than minor effect on the environment. A range of stormwater quality treatment devices can be implemented to improve water quality, which would be designed and constructed in accordance with the latest design guidelines. Stormwater quantity management devices can be implemented to ensure post-development flow rates are no greater than what currently exists. The development would need to ensure that there is no effect on the 1 in 100-year flood level along the Wautaiti Stream. The provisions of a likely PAUP SMAF 1 zone, with regard to detention and retention, will likely need to be considered for the development.
- Review of the **proposed plan scheme** indicates that adequate provision has been provided adjacent to the watercourse with ponds and reserves with regards to stormwater management.
- WSL has provided limited comment on the existing public **wastewater** reticulation to service the development and indicated that there may be constraints. If the site is included in the RUB, servicing of the site could be several years away before capacity is made available in the downstream network (i.e. reticulation and treatment plant). Until this time, on-site disposal could be adopted to service a reduced development area. A communal system would be the best practical solution.
- WSL has not made comment on the ability of public **water supply** network to service development of the site for domestic supply and fire-fighting supply. WSL is not committed to servicing the site until it is within the RUB and zoned for development. Until a connection to the public wastewater reticulation becomes available, we recommend on-site collection and reuse for domestic supply is provided, however, fire-fighting supply should be extended throughout the development.

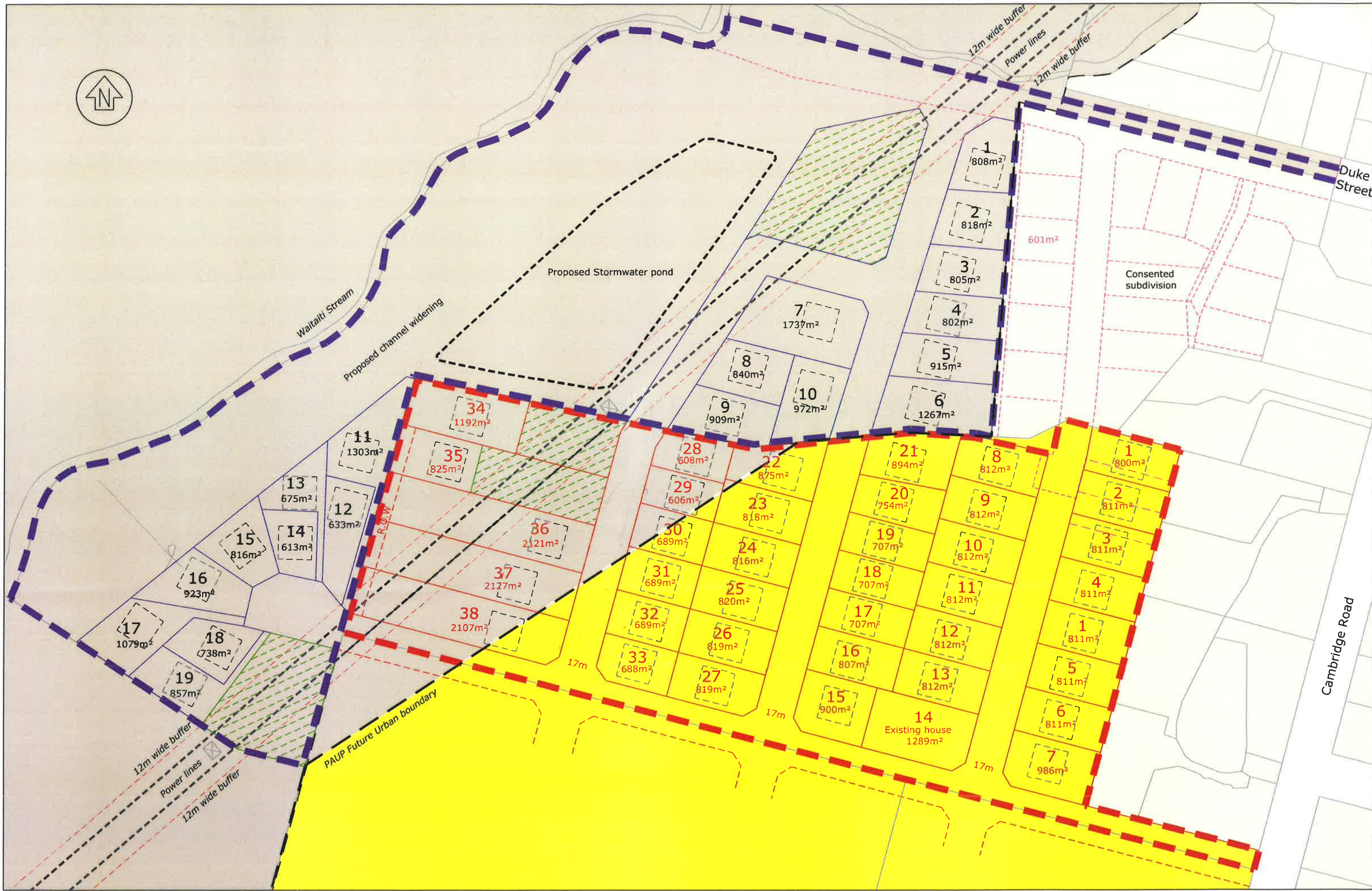
5.0 Limitation

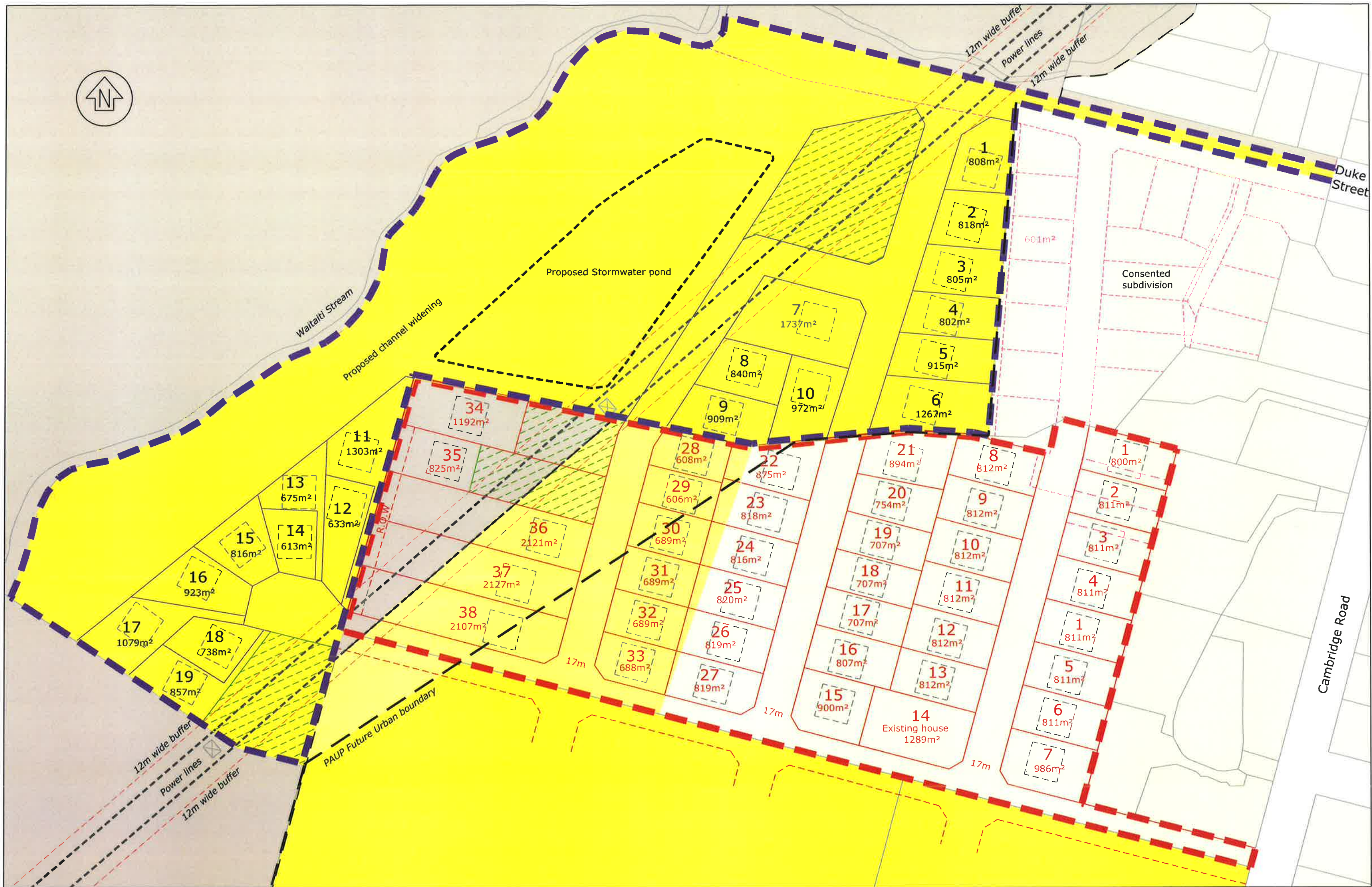
This report has been prepared solely for the benefit of Aberdeen Adventures Ltd as our client with respect to the brief and Auckland Council in processing the consent. The reliance by other parties on the information or opinions contained in the report shall, without our prior review and agreement in writing, be at such parties' sole risk.

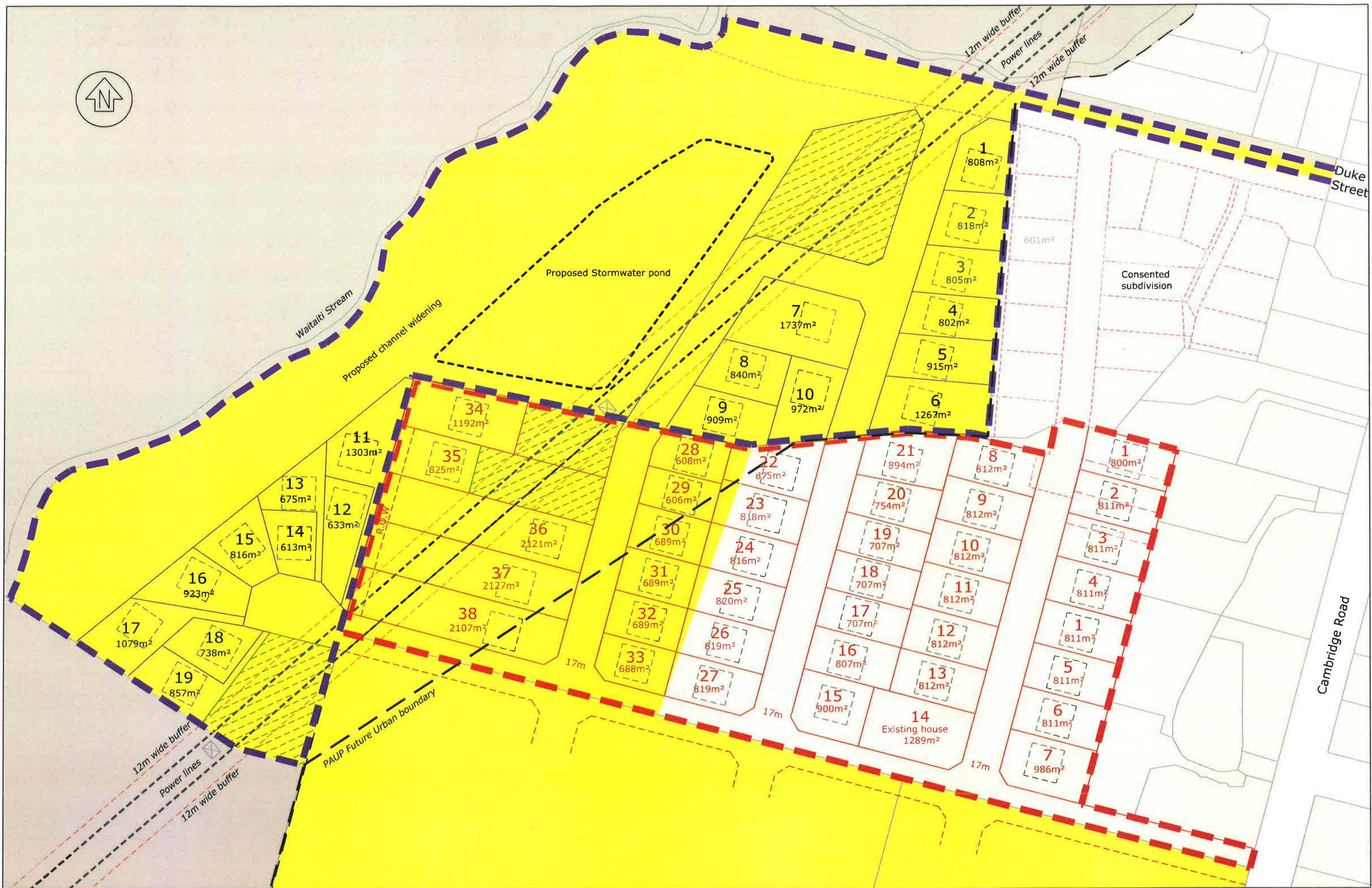
Opinions and judgements expressed herein are based on our understanding and interpretation of current regulatory standards, and should not be construed as legal or planning opinions. Where opinions or judgements are to be relied on they should be independently verified with appropriate advice.

APPENDIX A

***Terra Nova Planning
Zoning Maps***

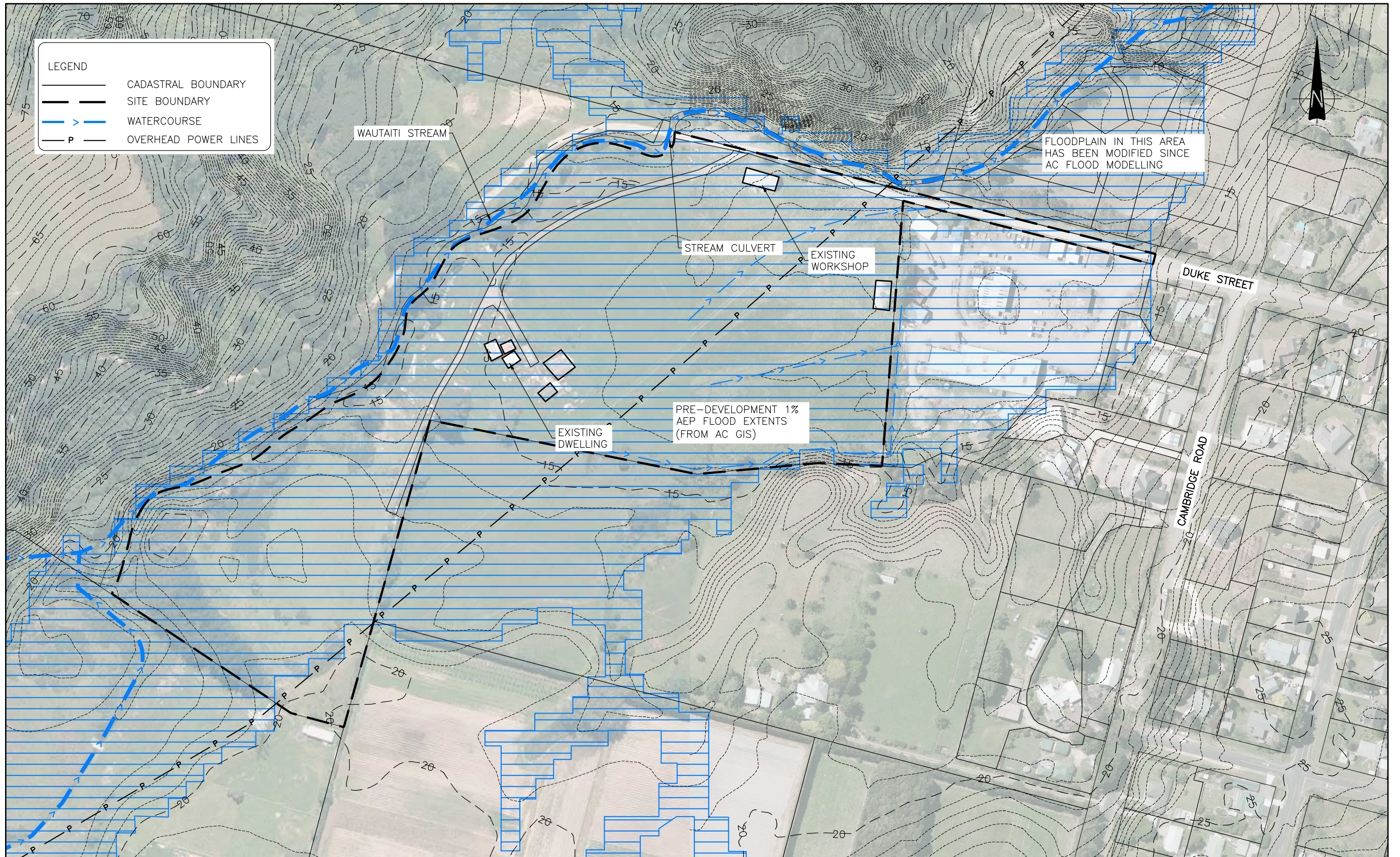






APPENDIX B

***RILEY Dwgs:
15222-10 and -11***



NOTES:
 1. PARCEL BOUNDARY INFORMATION, AERIAL PHOTOGRAPHY, FLOOD EXTENTS AND TOPOGRAPHY FROM AUCKLAND COUNCIL GIS.

DESIGN	CHECKED	APPROVED FOR ISSUE:
SR	SR	S. JAMES
DRAWN	CHECKED	DATE: 17/11/15
SR	MP	
DATE DRAWN	BY	DATE
17.11.15	SR	17/11/15
OCTOBER 2015		

APPROVED FOR ISSUE:
 S. JAMES
 DATE: 17/11/15

RILEY CONSULTANTS
 P.O. BOX 100 253
 N.S.M.C.
 AUCKLAND
 TEL. 09-4897872
 FAX. 09-4897873

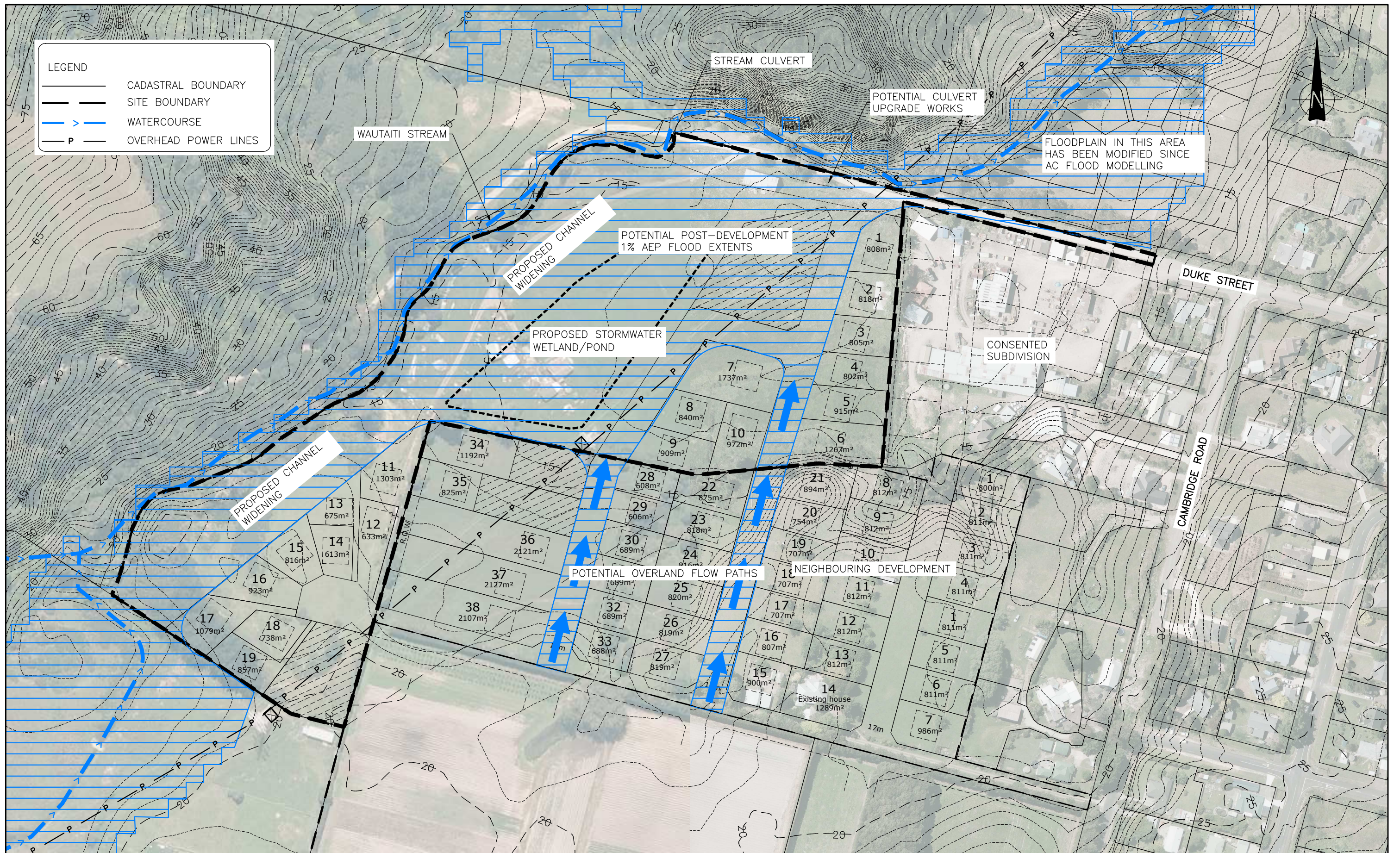
TITLE
ABERDEEN ADVENTURES LTD
 22 DUKE STREET, RIVERHEAD
 EXISTING SITE LAYOUT

FOR INFORMATION

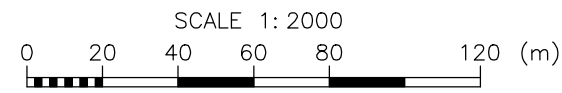
CADFILE
 15222-1
 SCALES (A3)
 1:2000

DRAWING No.
 15222-10

REV.
 1



- NOTES:
1. PARCEL BOUNDARY INFORMATION, AERIAL PHOTOGRAPHY AND TOPOGRAPHY FROM AUCKLAND COUNCIL GIS.
 2. PROPOSED LAYOUTS PROVIDED BY TERRA NOVA PLANNING.



FOR INFORMATION

DESIGN SR	CHECKED SR	APPROVED FOR ISSUE:
DRAWN SR	CHECKED MP	S. JAMES
DATE DRAWN	DATE	DATE: 17/11/15
17.11.15	OCTOBER 2015	

RILEY CONSULTANTS
 P.O. BOX 100 253
 N.S.M.C.
 AUCKLAND
 TEL. 09-4897872
 FAX. 09-4897873

TITLE
ABERDEEN ADVENTURES LTD
 22 DUKE STREET, RIVERHEAD
 INDICATIVE SITE LAYOUT

CADFILE	DRAWING No.	REV.
15222-11	15222-11	1
SCALE (A3)		
1:2000		



From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Tim Burborough
Date: Thursday, 16 May 2024 5:00:47 pm
Attachments: [Submission Doc_20240516164930.513.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tim Burborough

Organisation name:

Agent's full name: Tim Burborough

Email address: timandkylie@outlook.com

Contact phone number: 021987420

Postal address:
2 Leebank Crescent
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Transport, roading and housing density.

Property address:

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
See attached document with my views on the affect that the development will have on local roads and the loss of character of the riverhead area with medium density housing.

I or we seek the following decision by council: Approve the plan change with the amendments I requested

Details of amendments: Delay the development construction start until after the upgrades to local roads and state highway 16 are complete.

Submission date: 16 May 2024

Supporting documents
Submission Doc_20240516164930.513.pdf

141.1
141.2

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

Development Submission Notes

I am not completely opposed to the proposed development in Riverhead, but I have two major concerns with the development. The first being the traffic issues it will cause both during construction and once completed. My second concern is with the number of new homes planned and the small lot sizes spoiling the character of the Riverhead village with its current lower density residential area.

The development work should not be allowed to start until the planned upgrade of SH16 and the full length of the Riverhead Coatesville Highway from Riverhead to SH16 is upgraded with footpaths, cycleways and proper kerbs and channels. Old North Rd and Old Railway Road also need to be upgraded with footpaths, kerb and channels and cycleways as well.

From the Waka Kotahi website it appears that the SH16 upgrade from Brigham Creek to Kumeu is currently on hold due to budget blowouts. To my mind this means that there is no detail design or contract in place for this work, so it is not going to happen anytime soon. The developer's condition that no dwellings can be occupied in the development area until the SH16 upgrade should be changed to construction cannot **start** until all roads around the area are upgraded. I do not believe that government, council and the developers will let such a large development stand empty for long if the SH16 upgrade is further delayed or cancelled due to government budgets or other reasons.

We purchased our section in 2017. Before making the final decision to purchase in Riverhead for one week I left home early to be in Riverhead at the time I normally left for work each morning at around 7am. At the time there was no issue with traffic with no queue from the Riverhead Coatesville highway onto SH16 and down to the Northwestern Motorway.

Traffic was a significant consideration in our decision to move from our previous home in Te Atatu as we had endured the lengthy roadworks for the upgrade of Te Atatu Rd and the Northwestern Motorway.

By the time we moved into our house less than 18 months later if I left at the same time, I would join a queue of cars around Moontide Rd which is approximately 1km from SH16 and this added 10 to 15minutes to my travel time. This queue very soon grew back past the Huapai Golf club and at its worst sometimes back past Riverhead Point Drive which can add 30 to 45mins to my morning commute. I had to leave earlier and earlier to make it to work in time.

I now leave home at around 5.15am to avoid the traffic build up on the Riverhead Coatesville highway. I get home at around 5pm so this makes for a long day.

On the weekends traffic on the Riverhead Coatesville Highway is very busy with queues as long as weekday peak times through the middle of the day. If we wish to go shopping in Westgate or further afield on weekends we need to leave home before 10am to avoid a long queue to join SH16.

I quite often come across school children who have got off their buses walking along the roadside and in the ditch making their way between their home and the bus stops. This is not a safe trip for these children. They need a proper footpath.

The proposed development includes cycle ways and footpaths around the development area. These are a good idea but do not provide a safe route for anyone to commute by bike linking to SH16 and the cycleways along the NW motorway. A cycleway connecting Riverhead to existing cycleways in Westgate and Hobsonville is required.

The planned high to medium density development will spoil the character of Riverhead. The existing residential area of Riverhead is a much more appealing area compared to areas such as the new higher density developments in Westgate, Whenuapai, Hobsonville Point and Scotts Landing where lot sizes do not allow decent gardens and larger trees. Another issue with higher density areas is car parking. In my opinion each property in a development should be required to have an off-street carpark for every bedroom in the house. Think of a family with 2 parents and 2 older kids who work. All 4 would likely have their own cars.

No matter what town planners say about urging people to use public transport it is simply not practical to catch a bus from Riverhead to my office in Newmarket. For this trip the travel time is more than 1-hour 30mins and costs \$7.40 each way. So, to and from work is 3 hours of travel and \$15 per day. This means that to commute from Riverhead using a car is the most convenient method.

Higher density housing should be concentrated nearer to the CBD where there are better public transport options or along already established public transport corridors such as railway lines and busways such as on the North Shore.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Vincent Clifton Tiedt
Date: Thursday, 16 May 2024 5:30:43 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Vincent Clifton Tiedt

Organisation name:

Agent's full name:

Email address: vincent.tiedt@icloud.com

Contact phone number:

Postal address:

0820

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

The Entire - PC 100 (private) Riverhead

Property address:

Map or maps:

Other provisions:

Housing development

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. Damaging to the Environment
2. Infrastructure: water , Electricity and specifically the Roads cannot cope with current traffic , it will never cope with proposed development.

I or we seek the following decision by council: Decline the plan change

143.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Karen Chambers
Date: Thursday, 16 May 2024 5:45:54 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Chambers

Organisation name:

Agent's full name:

Email address: karen_mikec@xtra.co.nz

Contact phone number:

Postal address:
66 Princes Street
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead)

Map or maps:

Other provisions:

We oppose this plan due to the effects this subdivision will have on transport, storm water and wastewater.

An extra 1750 properties will have a detrimental effect on the transport here in Riverhead due to the extra vehicles from this subdivision. The Coatesville-Riverhead Highway struggles most mornings and many times during the weekend already so this road will need upgrading to cope with more traffic. As there is no local high school in the area, students are required to use the school bus to go to Massey High School and there have been a few times when they struggle to get to school on time due to the traffic.

Another issues is State Highway 16 which is congested regularly from traffic coming from the local area. As this road has not been made into 4 lanes as yet, the traffic will only get worse especially due to the limited public transport in the area.

Stormwater is another issue which we feel is not adequately dealt with in the proposal. We want an overall system of stormwater management to be required and coordinated over the entire plan change area. It is unacceptable that individual parts can be developed in isolation of an overall stormwater management solution.

We want land that is clearly required for stormwater to be zoned for that purpose, not zoned residential. Residential zoning encourages developers to minimise the land used for stormwater management to maximise profits.

We want stormwater systems required to be designed to be able to cope with rain events at a higher standard than in the recent past. It is not OK for development to result in the inundation and flooding of existing or new homes just because a theoretical tolerance is exceeded as many parts of Riverhead flooded last year.

We want the overall stormwater management system to ensure that there are no upstream or downstream flooding and adverse effects.

The issue of wastewater is that the existing network often results in failures particularly for lower elevation properties and during heavy rain events. The wider existing system is not working satisfactorily. Onsite issues also arise when groundwater is high. Ecoflow alarms go off regularly during rain events. Due to this, we would like that the development be required to provide specific and measurable wastewater upgrades and outcomes to demonstrate that the wastewater needs of Riverhead and other dependent communities will be met.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I think it's crazy to add more properties out this way until infrastructure has been done.

I or we seek the following decision by council: Decline the plan change

| 144.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

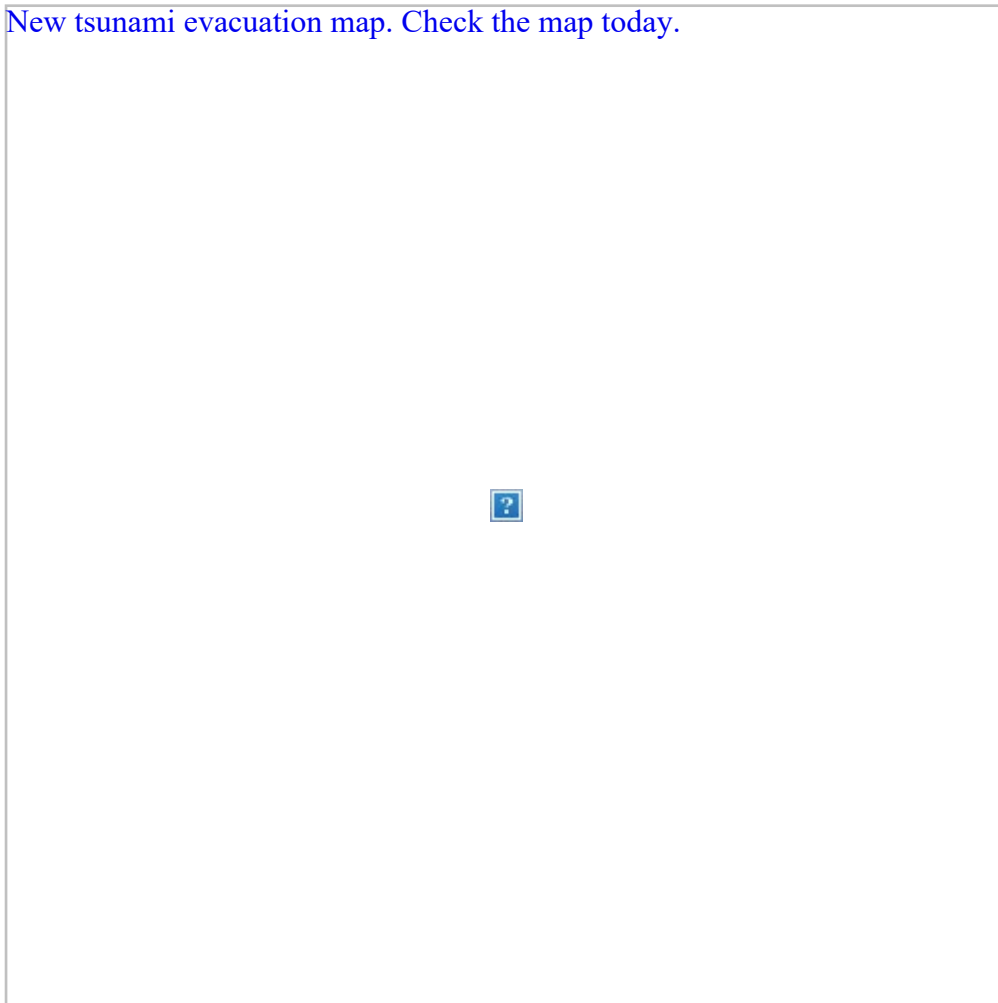
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Kim van Zuilen
Date: Thursday, 16 May 2024 6:15:37 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Kim van Zuilen

Organisation name:

Agent's full name:

Email address: vanzuilen@xtra.co.nz

Contact phone number: 0274521281

Postal address:
267 Riverhead Rd
RD 2 Kumeu
Auckland 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

The reason for the submission is.

1. Riverhead, Kumeu, Taupaki, Huapai, end of the Norwestern Motorway and beyond, is already gridlocked every day and not always at peak times. Further development will only increase this and with no significant roading upgrades the traffic will be worse. Will this also impact on emergency services being able to get through.

2. Stormwater is also a concern. We have lived in our property for over 20 years and during the storm last year our paddocks flooded almost to the top of our fences, the river didn't breach its banks it came from the industrial area as this is now built up and the ground is no longer permeable. What is going to happen with the new sub division, we will either get flooding further up or down stream so causing problems for other properties.

- 3. Schools with increased numbers the schools will be pushed even further to their limits.
- 4. Foot paths and open drains, the increased number of foot traffic through Riverhead to and from the school and pre schools where there are no footpaths and open drains this is a safety concern
- 5. We see some of the plans include multi stories houses and much more dense development, most of the house in Riverhead are single story with large mature trees, with this we would loose the rural aspect of Riverhead.

A subdivision of this size in these area with no infrastructure will have extreme consequences to the area and surrounding towns.

I or we seek the following decision by council: Decline the plan change | 145.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

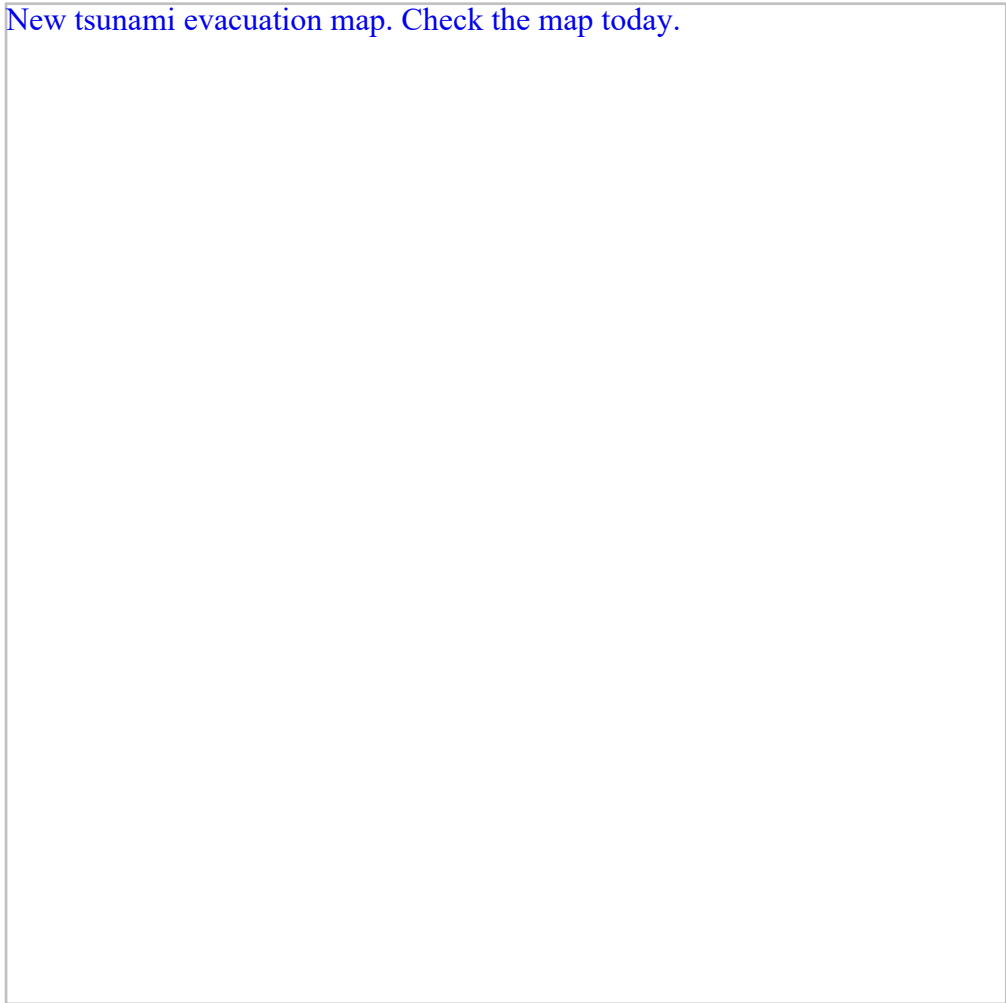
Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Tracy Anne Murray - Keith James Insley
Date: Thursday, 16 May 2024 6:30:50 pm
Attachments: [Princes Street Riverhead.pdf](#)
[CRH Riverhead looking north.pdf](#)
[CRH Riverhead looking south.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Tracy Anne Murray - Keith James Insley

Organisation name:

Agent's full name: Tracy Murray

Email address: tammybun@xtra.co.nz

Contact phone number: 0274616042

Postal address:
14 Princes Street
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on Western side of Riverhead

Map or maps:

Other provisions:

A) Traffic. Riverhead and the surrounding towns will not be able to support the increased number of vehicles on the road should this plan go ahead. SH16 is already struggling. I have been on the CRH at 6am in the morning with traffic back to the Golf Course and sometimes Hallertau waiting to get onto SH16. On some mornings and evenings we can hardly get out of our own driveway and street because of parked cars (people using the field for sports). Our concerns are this will only get worse when there are thousands more people leaving in the area using the sports field (pictures attached)

B) Stormwater and Drainage. This needs to be addressed as the system cannot cope with heavy rains as it is. Even if there is a proposed ponding system, the water still needs to drain somewhere. Our community does not wish to be flooded out (3 times in as many weeks) as it did last year.

C) Schooling. Riverhead School is already at capacity. It is landlocked. Extra classrooms have already been added or being built to enable the current children living in the village. It will not be able to add more children to its role.

D) Village Atmosphere. We choose to live in Riverhead because of its small community and rural

feel. With a Plan this size the village will most certainly lose that feeling.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
see above

I or we seek the following decision by council: Decline the plan change

146.1

Submission date: 16 May 2024

Supporting documents
Princes Street Riverhead.pdf
CRH Riverhead looking north.pdf
CRH Riverhead looking south.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

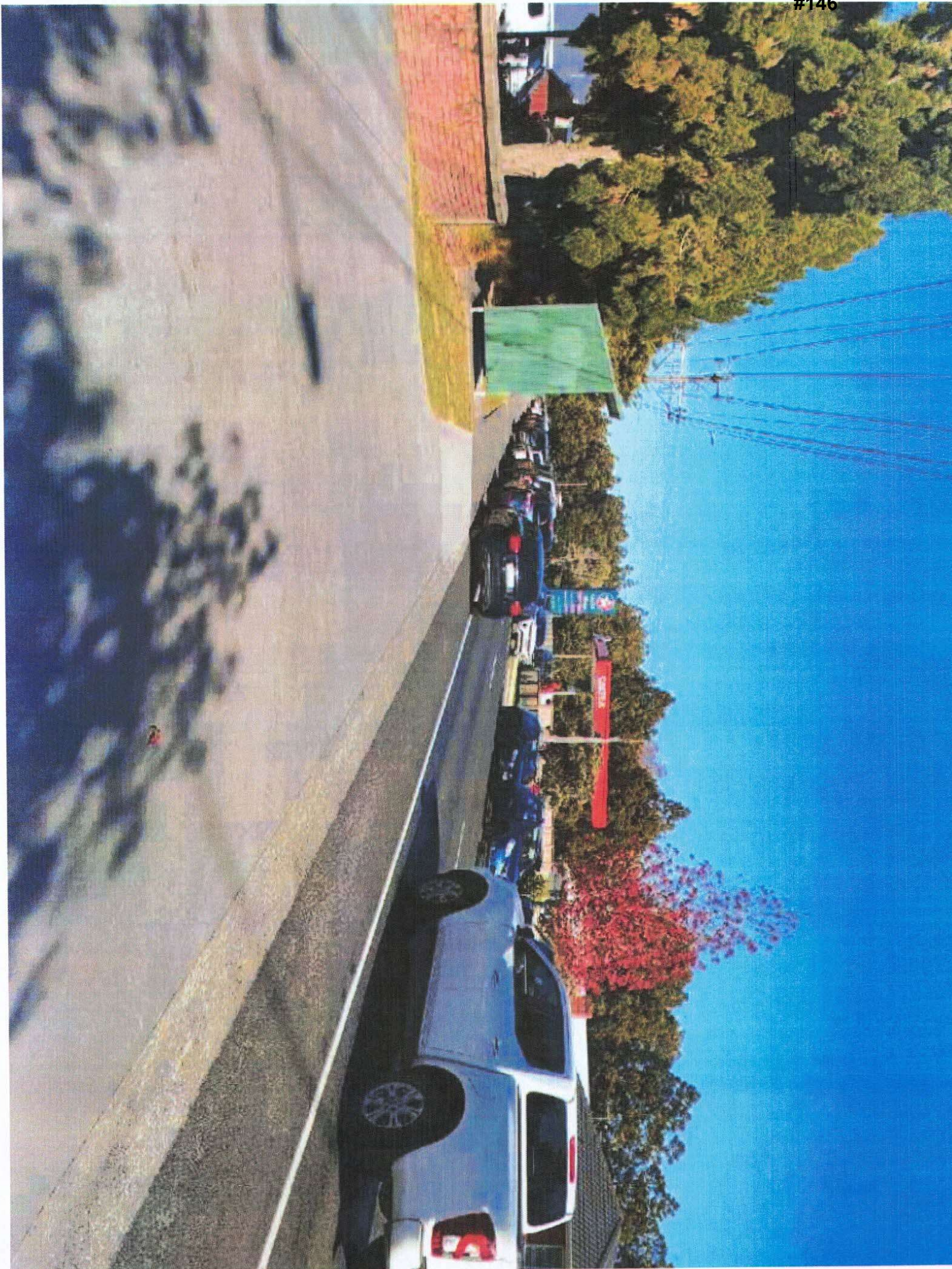
- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.







From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Mark Kimber
Date: Thursday, 16 May 2024 6:30:51 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Mark Kimber

Organisation name:

Agent's full name:

Email address: mark@kimber.org.nz

Contact phone number:

Postal address:

14 Floyd Rd
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Land identified in private plan change by Riverhead landowner group.

Property address: 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

Lack of infrastructure to cope with the traffic, already at maximum levels.
Storm water issues, Flooding on street. Not coping with current levels.
Lack of green spaces on the plan.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We moved to Riverhead to get away from high density housing and this plan will make it a lot worse.

I or we seek the following decision by council: Decline the plan change

147.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Christine Kimber
Date: Thursday, 16 May 2024 6:30:52 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Christine Kimber

Organisation name:

Agent's full name:

Email address: chrissy@kimber.org.nz

Contact phone number:

Postal address:

14 Floyd Road

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

land identified in private plan change by Riverhead land owners group

Property address: 80.5 hectares on western side of Riverhead

Map or maps:

Other provisions:

Traffic at maximum levels currently

Storm water issues and recent flooding on Duke street . System not coping with what we have

Lack of green spaces on the plan

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We moved to this area to have a large section and to move away from all of the mixed residential properties everywhere else. Single unitary plan is very important to us and is why we moved here.

I or we seek the following decision by council: Decline the plan change

148.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Ross Desmond Joyce
Date: Thursday, 16 May 2024 7:30:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ross Desmond Joyce

Organisation name: Rd Joyce

Agent's full name: Ross Desmond Joyce

Email address: pamandrosco@gmail.com

Contact phone number:

Postal address:
pamandrosco@gmail.com
Auckland 0820
Auckland 0820 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Land identified in the Private Plan Change by Riverhead Landowner Group 80.5 Hectares

Property address: western side of Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
We don't feel there has been anywhere enough consultation with the community on the effects on the Riverhead infrastructure, e.g. drainage, traffic management, future schooling, public transport.

I or we seek the following decision by council: Decline the plan change

149.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Ruth Hirst
Date: Thursday, 16 May 2024 7:30:48 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Ruth Hirst

Organisation name:

Agent's full name:

Email address: hirst.murray1960s@gmail.com

Contact phone number:

Postal address:

30 Elliot Street,

Riverhead

Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

(Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5 hectares on western side of Riverhead

Property address: Western side of Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

Stormwater; The storm water infrastructure under Elliot Street, into the Rangitopuni is already inadequate to support the storm water from 30 Elliot and the adjoining streets (Maude & George St) under the road at 30 Elliot Street into the river. Essentially the pipe under the road is too small! Additionally, the open stormwater drains on Elliot Street, also feeds into this (pinchpoint) drain. The open drains are too storm and not adequately maintained. The impact being that the under road piping becomes overwhelmed and backs up causing flooding on the road and into driveways. We would expect existing storm water issues to be addressed at key areas in Riverhead before any additional pressure on an overwhelmed system and a larger pipe under the road at 30 Elliot Street.

Transport; As an essential worker, working in central Auckland, the ability to leave Riverhead by car has reached a point that is no longer viable. I attempt to use public transport which is inadequate and which is subject to the same delays as waiting in a private car. With the number of workers

involved in the building project and with the ongoing building and population growth in Coatesville and Riverhead will mean that people will be further gridlocked. We respect the need for additional housing however we require storm water development and transport infrastructure attended to first for existing and future residents of Riverhead.

I or we seek the following decision by council: Decline the plan change

150.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Edwin van Zuilen
Date: Thursday, 16 May 2024 8:15:41 pm
Attachments: [Flooding.pdf](#)

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Edwin van Zuilen

Organisation name:

Agent's full name:

Email address: vanzuilen@xtra.co.nz

Contact phone number: 0274521281

Postal address:
267 Riverhead Rd
RD 2 Kumeu
Auckland 0892

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified and the private plan change by Riverhead landowner group, 80.5 ha on Western side of Riverhead.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I think that a subdivision on this scale is irresponsible without any upgrades to the roading network in our area, we already have extreme congestion with traffic and it does not matter what time of day.

We have already had extreme flooding in the back of our property, which I have never seen before, this needs to be resolved before any subdivision goes added. I have attached a pdf photo of the flooding, all of this would have carried on down into Riverhead, the subdivision will only worsen this effect.

I have been told that Coatesville Riverhead highway is not going to be used to access the subdivision, if that is the case that means the only road will be Old North Road then onto Riverhead Road, so that's means that there will be numerous truck movements on a road that would not accommodate this. This would also add to our already congested roads.

I or we seek the following decision by council: Decline the plan change

151.1

Submission date: 16 May 2024

Supporting documents
Flooding.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.





From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Les Whale
Date: Thursday, 16 May 2024 9:00:47 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Les Whale
Organisation name:
Agent's full name:
Email address: leswhaleglobal@gmail.com
Contact phone number:
Postal address:

0810

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Please, no more new builds in Riverhead, Kumeu, Huapai between Waimaku and Northwest until the infrastructure (roading and railway and improved bus service) is completed

Property address: See above

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
As above

I or we seek the following decision by council: Decline the plan change | 152.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Megan Lawrence
Date: Thursday, 16 May 2024 9:15:57 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Megan Lawrence

Organisation name:

Agent's full name:

Email address: megan@flair.nz

Contact phone number: 021462012

Postal address:
45 George Street
Riverhead
Riverhead 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

We oppose the plan change due to the following concerns:

1. No committed improvement to road / transport infrastructure

CRH / SH16 Main Road Intersection

Improving the access to and from Riverhead via SH16 Main Road is a pressing concern that resonates with many residents. The issue has escalated with the morning rush now beginning as early as 6am and weekend congestion often causing significant delays, sometimes exceeding 20 minutes just to exit Riverhead onto SH16.

While assurances have been made regarding the installation of a roundabout at the CRH/SH16 intersection in the future, it's evident that this solution alone won't alleviate the growing traffic challenges, especially considering the projected increase in traffic volume. It's important to recognize that this issue extends beyond the confines of Riverhead, impacting residents of

neighbouring areas such as Kumeu, Huapai and Waimauku.

In addition, the CRH/SH16 intersection presents significant safety concerns, particularly during periods of increased traffic. The already challenging nature of this intersection will be further exacerbated by the influx of construction traffic, amplifying safety risks for commuters and residents alike.

Furthermore, evening commutes exacerbate the problem, as the roundabout at the intersection of the NW motorway experiences congestion in all directions, leading to traffic jams.

Local Roads and Transportation Infrastructure

The plan change has very limited upgrades to local roads and is extremely fragmented, failing to address the comprehensive needs of the community.

With just one bus route and a lack of walking or biking infrastructure in and out of the village, local residents heavily rely on motor vehicles, with the majority of family households forced to have two cars. This reliance exacerbates congestion and limits sustainable transportation choices for residents.

Additionally, the current state of the roads presents significant safety hazards for pedestrians and cyclists. CRH from Boric to the village in particular lacks essential footpaths, kerbing and channeling, and bike lanes. Road shoulders are non-existent in most places, and where they do exist, they are flanked by steep banks or deep ditches. There is no lighting along its entire length with the exception of one or two places. At one point (just south of the Zaknic farm) stormwater management is so poor that the creek running beneath the road regularly overloads its culvert, flooding the road and presenting motorists and pedestrians with a considerable risk to their safety.

The condition of the roads surrounding the development is already extremely poor and only to worsen with the expected increase in pedestrian usage as a result of the proposed development. Overall, and despite this anticipated increase in residential population, the proposed changes fall woefully short of providing a comprehensive solution to address these urgent concerns. Indeed, there appears to no plan from Council or AT to improve this piece of road in any form whatsoever.

2. Flooding and Stormwater Concerns:

The stormwater system in Riverhead has caused considerable flooding in recent years, particularly during the February 2023 floods. We're concerned that the proposed stormwater system lacks a comprehensive plan, potentially exacerbating issues for existing residents. It's imperative that a thorough investigation of the proposed stormwater plan is undertaken along with the overall stormwater management for the entire area before moving forward with any further developments.

3. Insufficient Schooling Infrastructure

Riverhead School is currently unable to accommodate additional students. Despite undergoing one major expansion projects, with another currently underway, the school's capacity remains limited. The ongoing expansion is projected to only address the current student population, leaving little room for further growth.

Massey High School serves as the zoned secondary school for the area. However, with the ongoing development in the Westgate/Red Hill vicinity, it's evident that Massey High School is nearing its capacity. While discussions about establishing a secondary school in Kumeu have circulated for some time, there has been no commitment from the Ministry of Education. The anticipated development will undoubtedly strain the existing educational facilities in the region, exacerbating the pressure on schooling resources.

I or we seek the following decision by council: Decline the plan change

153.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Melissa Taylor
Date: Thursday, 16 May 2024 9:30:42 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Melissa Taylor

Organisation name:

Agent's full name:

Email address: gills.nz@outlook.com

Contact phone number:

Postal address:
74 Pohutukawa Pde
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Coatesville-Riverhead Highway

Map or maps: All of Plan Change 100 (Riverhead)

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Planned development is being considered without any planned upgrades to the surrounding infrastructure including schools, roading and storm water.

I or we seek the following decision by council: Decline the plan change

154.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Susannah Marshall
Date: Thursday, 16 May 2024 10:15:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susannah Marshall

Organisation name:

Agent's full name:

Email address: susees@yahoo.com

Contact phone number:

Postal address:
20 Kent Terrace
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Storm water
Land use
Special character
Transport

Property address: 20 Kent Terrace

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

Riverhead is a historic township, originally going to be the capital of NZ and includes one of the oldest schools in the country. It's special character should have been taken into account when recent subdivisions took place in terms of having covenants to maintain the character of the township. With this new proposal it is going to even more dramatically change the face of this historic township.

The land use change will allow for prime agricultural land to be turned into housing. This land should be ring fenced and maintained in terms of our country's food security into the future. ALready so much land loss has ocured across Whenuapai (translation = good land), combined with Massey and Westgate.

Existing road networks are poorly designed, including extensively long queues (up to 3km long) getting onto State Highway 16 at many different times of the working week and also weekends. By allowing this proposal to go ahead, this will only worsen. Especially in the short term with traffic from tradies and trucks as it is being built, but also in the long term with additional housing / home including a retirement village. Local road upgrades need to be completed first to cater for the extra traffic. Footpaths across Riverhead still do not line the side of every street and this combined with the extra traffic has an increased risk for our tamariki's safety.

Storm water provisions for the last development were built to standard at the time and yet houses still flooded more than once in the last couple of years (Duke St and neighbouring houses). This development will only add to the impervious surface area and with climate change 1 in 100 year events will only become more frequent.

I or we seek the following decision by council: Decline the plan change

155.1

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Gail Sclanders
Date: Thursday, 16 May 2024 11:45:38 pm

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Gail Sclanders
Organisation name: Private
Agent's full name:
Email address: gail.sclanders@gmail.com
Contact phone number:
Postal address:
14 Wautaiti Drive
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Infrastructure unable to handle existing traffic and surface water

Property address:

Map or maps: Central Riverhead

Other provisions:
Traffic congestion at peak hours and flooding when there is heavy rain

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
The existing infrastructures cannot handle the current traffic and surface water

I or we seek the following decision by council: Decline the plan change, but if approved, make the amendments I requested

156.1

Details of amendments: Upgrade roads and address flooding

156.2
156.3

Submission date: 16 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Rob Mitchell](#)
To: [Unitary Plan](#)
Subject: PC 100 (Private): Riverhead - submission
Date: Thursday, 16 May 2024 11:52:28 pm
Attachments: [council submission on riverhead development pdf.pdf](#)
[pc100-form-mitchell.pdf](#)

Please find attached two PDF documents that detail our submission on this plan change proposal. There are significant issues with the proposed development, especially regarding the already overloading roading infrastructure. Sorry, I have also submitted it online (twice), but have never received a confirmation email. So here is an email submission. Below is a cut and paste of the submission too.

Thanks

Rob

We request that our proposed amendments are added in their entirety, or the proposed plan change is declined. We have lived in the Riverhead area for the last 13 years and have witnessed the massive development of Riverhead over that time. The new housing is largely of high quality and provides a nice rural village environment for people to live in. However, the massive development of Riverhead and the surrounding areas (especially Kumeu, Huapai, Whenuapai, Westgate/Norwest) have completely crippled the local roading infrastructure and it is currently a total nightmare (we need to commute to both the Northshore and West Auckland for work etc.). The specific traffic pinch points that these new large developments have created include the following: 1) Coatesville Riverhead Highway - SH 16 intersection. I have tried leaving at all times from 6.15am to 8am and no-matter what time, traffic in the morning can regularly bank up from the intersection back to the Golf Course, and occasionally back to Riverhead itself. It is a disaster! There are no safe cycling or walking options. I had taken to driving with my bike on the car to Westgate, and biking to work from there using the awesome Northwestern cycleway - but this intersection is still a massive impediment. This intersection also banks up hundreds of metres even on weekend afternoons, making it very inefficient to go anywhere, and a real impediment to sports/community activities/shopping/connecting with others (and no other transport options). The limited bus service is also stuck in this same congestion. This has become the opposite of a livable area. 2) The Brigham Creek Roundabout at end of Northwestern Motorway. This has become a massive impediment to commuting home in the evenings. Pretty much everyone wants to go west towards Kumeu on this roundabout which is only a single lane road! Yet this roundabout is fed by the dual motorway lanes, the road from Westgate/Norwest and the new growing housing developments there, and the road from Whenuapai/Hobsonville which is also currently undergoing massive development. The status quo is absolutely crazy! 3) Traffic through Kumeu. The main road through Kumeu has become unworkable. I remember several years ago an AT representative was in Kumeu shopping centre wanting to get people's opinions on the then proposed commercial development of Kumeu (now largely done) and educate them on the changes. EVERYONE simply told him traffic through Kumeu was a nightmare already and to forget about further development until there was some sort of bypass allowing for an alternative route through Kumeu. He assured people there would be. Yet there is still only one congested route through Kumeu - we don't even think about driving through Kumeu on the weekend. Enlarging Riverhead will add to the Kumeu area congestion. To help correct these issues the following roading upgrades are required to be completed BEFORE any work further developing Riverhead: - There needs to be at least 2 lanes going each way from the Brigham Creek Roundabout to Kumeu, with an additional route through or around Kumeu. - There needs to be a roundabout at the Coatesville Riverhead Highway - SH 16 intersection. - There needs to be safe cycleways around Riverhead, with

a safe cycleway between Riverhead and Westgate, to connect to the Northwestern cycleway. This is the way of the future and would make this part of Auckland much more livable. This needs to be done alongside new developments, or it doesn't get done, now is the chance. I have recently been on a driving holiday and witnessed areas such as Cambridge, Taupo, Blenheim, Nelson make themselves cycle commuting friendly, and it has changed the lives of the people we know who live there. Auckland has fallen behind, and this is a greenfields development with plenty of space in the area. 4) Albany Village. The massive increase in the wider Riverhead area population has created a currently untenable pinch point at Albany Village, both in the morning and afternoon (worse in the afternoon). This is due to increased traffic using the Coatesville Riverhead Highway and Albany to access the Northshore. Albany village is a single lane each way that encompasses a small bridge (this bridge meant to be replaced/widened, but I understand that is no-longer happening). In the evening, the single lane of Albany village receives traffic from the double lane Albany Expressway, the Albany Highway, and Oteha Valley Road (currently Googlemaps is telling me to take a massive detour home via Lonely Track Rd to avoid this pinch point). The Albany Village pinch point needs to be resolved BEFORE further large scale development is approved. The issue of Albany Village is not addressed at all in the new proposed Riverhead development, which is a GLARING OMISSION. Over the years we have heard about proposed roading changes to these areas. Yet all proposed changes have either been cancelled or delayed or indefinitely delayed, due to various reasons including the unforeseen, such as Covid and Auckland floods. This large development will require significant road resources during construction for trucks/machinery/workers. What this means is that all these roading upgrades must be COMPLETED prior to this new proposed development going ahead, as we have seen that there are no guarantees as to when or if the upgrades are done. The roading is untenable already! The proposed development does not clearly specify provisions for green space and parks. The proposal mentions that there is access to walking/running in the nearby Riverhead Forest. However this is insufficient. While Riverhead Forest was previously publicly owned, the vast majority of it is now privately owned and there are no guarantees that public access for recreation purposes is going to be allowed into the future. This is a significant misrepresentation in the development proposal. The new development must provide for public parks. Stormwater and wastewater is a concern given the largescale development and the current infrastructure struggles to cope. Nearby Kumeu and Huapai have had significant recent flooding events. If Auckland Council is unable to fund the required upgrades, and if the new development is challenging Auckland Council's position on the development to get it approved, then the new development should fund the required infrastructure upgrades. The community needs to be consulted on the type and style of buildings in order to maintain the current pleasant community feel that has been achieved with the developments completed so far.

Before you fill out the attached submission form, you should know:

You need to include your full name, an email address, or an alternative postal address for your submission to be valid. Also provide a contact phone number so we can contact you for hearing schedules (where requested).

By taking part in this public submission process your submission will be made public. The information requested on this form is required by the Resource Management Act 1991 as any further submission supporting or opposing this submission is required to be forwarded to you as well as Auckland Council. Your name, address, telephone number, email address, signature (if applicable) and the content of your submission will be made publicly available in Auckland Council documents and on our website. These details are collected to better inform the public about all consents which have been issued through the Council.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language.
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 16, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only

Submission No:

Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full
Name)

Dr Rob Mitchell and Ms Karina Mitchell

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

robtmit@gmail.com

Telephone:

276229690

Email:

robtmit@gmail.com

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

PC 100 (Private)

Plan Change/Variation Name

Riverhead

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

Land identified in the Private Plan Change by Riverhead Landowner Group, 80.5Ha on Western side of Riverhead

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

I oppose the plan change/development unless significant upgrades to the region are in place before development starts.

Please see attached document called: council submission on riverhead development pdf

(continue on a separate sheet if necessary)

I seek the following decision by Council:

Accept the proposed plan change / variation

Accept the proposed plan change / variation with amendments as outlined below

Decline the proposed plan change / variation

If the proposed plan change / variation is not declined, then amend it as outlined below.

I oppose the plan change/development unless significant upgrades to the region are in place before development starts.

Please see attached document called: council submission on riverhead development pdf

I wish to be heard in support of my submission

I do not wish to be heard in support of my submission

If others make a similar submission, I will consider presenting a joint case with them at a hearing

Rob Mitchell

05/16/2024

Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could /could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition.

We request that our proposed amendments are added in their entirety, or the proposed plan change is declined. We have lived in the Riverhead area for the last 13 years and have witnessed the massive development of Riverhead over that time. The new housing is largely of high quality and provides a nice rural village environment for people to live in. However, the massive development of Riverhead and the surrounding areas (especially Kumeu, Huapai, Whenuapai, Westgate/Norwest) have completely crippled the local roading infrastructure and it is currently a total nightmare (we need to commute to both the Northshore and West Auckland for work etc.). The specific traffic pinch points that these new large developments have created include the following:

157.1

1) Coatesville Riverhead Highway - SH 16 intersection. I have tried leaving at all times from 6.15am to 8am and no-matter what time, traffic in the morning can regularly bank up from the intersection back to the Golf Course, and occasionally back to Riverhead itself. It is a disaster! There are no safe cycling or walking options. I had taken to driving with my bike on the car to Westgate, and biking to work from there using the awesome Northwestern cycleway - but this intersection is still a massive impediment. This intersection also banks up hundreds of metres even on weekend afternoons, making it very inefficient to go anywhere, and a real impediment to sports/community activities/shopping/connecting with others (and no other transport options). The limited bus service is also stuck in this same congestion. This has become the opposite of a livable area.

2) The Brigham Creek Roundabout at end of Northwestern Motorway. This has become a massive impediment to commuting home in the evenings. Pretty much everyone wants to go west towards Kumeu on this roundabout which is only a single lane road! Yet this roundabout is fed by the dual motorway lanes, the road from Westgate/Norwest and the new growing housing developments there, and the road from Whenuapai/Hobsonville which is also currently undergoing massive development. The status quo is absolutely crazy!

3) Traffic though Kumeu. The main road through Kumeu has become unworkable. I remember several years ago an AT representative was in Kumeu shopping centre wanting to get people's opinions on the then proposed commercial development of Kumeu (now largely done) and educate them on the changes. EVERYONE simply told him traffic through Kumeu was a nightmare already and to forget about further development until there was some sort of bypass allowing for an alternative route through Kumeu. He assured people there would be. Yet there is still only one congested route through Kumeu - we don't even think about driving through Kumeu on the weekend. Enlarging Riverhead will add to the Kumeu area congestion.

To help correct these issues the following roading upgrades are required to be completed BEFORE any work further developing Riverhead:

- There needs to be at least 2 lanes going each way from the Brigham Creek Roundabout to Kumeu, with an additional route through or around Kumeu.

157.2

- There needs to be a roundabout at the Coatesville Riverhead Highway - SH 16 intersection.

157.3

- There needs to be safe cycleways around Riverhead, with a safe cycleway between Riverhead and Westgate, to connect to the Northwestern cycleway. This is the way of the future and would make this part of Auckland much more livable. This needs to be done alongside new developments, or it doesn't get done, now is the chance. I have recently been on a driving holiday and witnessed areas such as Cambridge, Taupo, Blenheim, Nelson make themselves cycle commuting friendly, and it has changed the lives of the people we know who live there. Auckland has fallen behind, and this is a greenfields development with plenty of space in the area.

157.4

4) Albany Village. The massive increase in the wider Riverhead area population has created a currently untenable pinch point at Albany Village, both in the morning and afternoon (worse in the afternoon). This is due to increased traffic using the Coatesville Riverhead Highway and Albany to access the Northshore. Albany village is a single lane each way that encompasses a small bridge (this bridge meant to be replaced/widened, but I understand that is no-longer happening). In the evening, the single lane of Albany village receives traffic from the double lane Albany Expressway, the Albany Highway, and Oteha Valley Road (currently Googlemaps is telling me to take a massive detour home via Lonely Track Rd to avoid this pinch point). The Albany Village pinch point needs to be resolved BEFORE further large scale development is approved. The issue of Albany Village is not addressed at all in the new proposed Riverhead development, which is a GLARING OMISSION.

157.5

Over the years we have heard about proposed roading changes to these areas. Yet all proposed changes have either been cancelled or delayed or indefinitely delayed, due to various reasons including the unforeseen, such as Covid and Auckland floods. This large development will require significant road resources during construction for trucks/machinery/workers. What this means is that all these roading upgrades must be COMPLETED prior to this new proposed development going ahead, as we have seen that there are no guarantees as to when or if the upgrades are done. The roading is untenable already!

The proposed development does not clearly specify provisions for green space and parks. The proposal mentions that there is access to walking/running in the nearby Riverhead Forest. However this is insufficient. While Riverhead Forest was previously publicly owned, the vast majority of it is now privately owned and there are no guarantees that public access for recreation purposes is going to be allowed into the future. This is a significant misrepresentation in the development proposal. The new development must provide for public parks.

157.6

Stormwater and wastewater is a concern given the largescale development and the current infrastructure struggles to cope. Nearby Kumeu and Huapai have had significant recent flooding events. If Auckland Council is unable to fund the required upgrades, and if the new development is challenging Auckland Council's position on the development to get it approved, then the new development should fund the required infrastructure upgrades.

157.7

The community needs to be consulted on the type and style of buildings in order to maintain the current pleasant community feel that has been achieved with the developments completed so far. | 157.8

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Karen Body
Date: Friday, 17 May 2024 2:30:37 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Karen Body
Organisation name:
Agent's full name:
Email address: karenbody50@gmail.com
Contact phone number: 0274129669
Postal address:
7 Maude Street
Riverhead
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)
Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:
Property address: Land parcels identified in the Plan Change by Riverhead Land Owner Group, 80.5 hectares on the western side of Riverhead

Map or maps:

Other provisions:
Existing (old) Riverhead still requires provisions and infrastructure.
Development Contributions and where these are spent.
Traffic issues.
Storm water/Flooding issues.
Consolidated town center amenities.

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Existing Riverhead (old portion of town) has already suffered with the growth to Riverhead South (Special 30 Zone) whereas the existing old township has little to no new infrastructure or streetscape to help meld the new to the old. I was heavily involved at the time of this change and a robust structure plan process was undertaken with great community involvement. Unfortunately that is not the scenario with PC100. When we doubled in size last time (Riverhead South) the Development Contributions (DC's) were to be spent locally to help support the growth. This didn't happen! I had to use the Official Information Act to find where the DC's had gone to, and it was reported back that they were spent "locally" as this is Auckland Wide... not good enough! Old

Riverhead still has streets caving away at the edges into open drains, no footpaths, not lighting, and no streetscape whatsoever. This cannot continue whilst we are subjected to these huge plan proposals such as PC100!

The traffic queues at peak hour and weekends are insane. No more growth until this is all sorted which means a SET finish date for a roundabout intersection at SH16/CRHway.

The horrendous flooding that occurred in the PC100 area, ie Duke Street shows that this is not a good area for development. The existing residents here area already suffering with the growth!

No new town centers please! We have designated area for this and the developer needs to complete his buildings which include commercial below. This is well sufficient for Riverhead as we have so much more available nearby at Kumeu/Westgate/Albany.

PLEASE... no more growth as the existing growth has not helped old Riverhead already!

I or we seek the following decision by council: Decline the plan change

158.1

Submission date: 17 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?

No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Peter Fredatovich
Date: Friday, 17 May 2024 7:15:12 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Peter Fredatovich

Organisation name:

Agent's full name: Peter Fredatovich

Email address: peter@vinovum.nz

Contact phone number:

Postal address:

1 Kelly Road
Auckland
Auckland 0820

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address: Land identified in the in the Private Plan Change by Riverhead Land Owner Group, 80.5 hectares on western side of riverhead

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

As outlined in the documentation attached, the impacts on traffic congestion, sewerage and flood plains is not currently sufficient, and this development will exasperate the situation in NorthWest Auckland.

The infrastructure needs to be sufficient for current needs, before adding more load to the system.

I or we seek the following decision by council: Decline the plan change

159.1

Submission date: 17 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

From: [Unitary Plan](#)
To: [Unitary Plan](#)
Subject: Unitary Plan Publicly Notified Submission - Plan Change 100 (Private) - Derrick Davis
Date: Friday, 17 May 2024 7:30:14 am

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Derrick Davis

Organisation name:

Agent's full name:

Email address: derrickdavis111@gmail.com

Contact phone number:

Postal address:
40 Waikoukou Valley Road
Waimauku
Auckland 0812

Submission details

This is a submission to:

Plan change number: Plan Change 100 (Private)

Plan change name: PC 100 (Private): Riverhead

My submission relates to

Rule or rules:

Property address:

Map or maps:

Other provisions:
New housing in Riverhead on greenfields rural land

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Adding more housing to Riverhead prior to any significant developments to roading infrastructure will add to an already overloading roading network. As a long term resident of Waimauku and temporary resident of Riverhead in recent years I have experienced the significant increases in travel time as a direct result of overly congested roads and intersections that were never designed to handle this level of traffic. Riverhead has limited transport options and no real opportunities to work, therefore it is inevitable that a large proportion of new residents will commute. Public transport options are limited, expensive and subject to the same congestion issues as private cars, so do not present a viable alternative. Adding to an already overflowing network would be hugely detrimental to the region.

I or we seek the following decision by council: Decline the plan change

160.1

Submission date: 17 May 2024

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

[New tsunami evacuation map. Check the map today.](#)



CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.

17 May 2024

Plans and Places
Auckland Council
Private Bag 92300
Auckland 1142

Attn: Planning Technician

Email: unitaryplan@aucklandcouncil.govt.nz

Proposed Private Plan Change 100 - Riverhead

Please find attached Auckland Transport's submission on Proposed Private Plan Change 100 - Riverhead. The applicant is the Riverhead Landowner Group.

If you have any queries in relation to this submission, please contact me at spatialplanning@at.govt.nz or on 09 930 5001 ext. 2427.

Yours sincerely



Katherine Dorofaeff
Principal Planner, Spatial Planning and Policy Advice

cc:
Karl Cook, Barker and Associates Ltd
by email: karlc@barker.co.nz

Submission by Auckland Transport on Private Plan Change 100: Riverhead

To: Auckland Council
Private Bag 92300
Auckland 1142

Submission on: Proposed Private Plan Change 100 from the Riverhead Landowner Group for land at Riverhead Road, Coatesville-Riverhead Highway, Cambridge Road, and Duke Street, Riverhead

From: Auckland Transport
Private Bag 92250
Auckland 1142

1. Introduction

- 1.1 The Riverhead Landowner Group (**the applicant**) is applying for a private plan change (**PC 100 or the plan change**) to the Auckland Unitary Plan – Operative in Part (**AUP(OP)**) to rezone 6 ha of land in Riverhead from Future Urban to Rural - Mixed Rural zone and 75.5 ha to a mix of Residential - Mixed Housing Suburban, Residential - Terrace Housing and Apartment Building, Business - Local Centre and Business - Neighbourhood Centre zones. PC 100 also applies precinct provisions and a Stormwater Management Area Control - Flow 1 overlay across 75.5 ha being given urban zonings.
- 1.2 Auckland Transport is a Council-Controlled Organisation of Auckland Council (**the Council**) and the Road Controlling Authority for the Auckland region. Auckland Transport has the legislated purpose to contribute to an 'effective, efficient and safe Auckland land transport system in the public interest'.¹ In fulfilling this role, Auckland Transport is responsible for the following:
- a. The planning and funding of most public transport, including bus, train and ferry services.
 - b. Promoting alternative modes of transport (i.e. alternatives to the private motor vehicle).
 - c. Operating the roading network.
 - d. Developing and enhancing the local road, public transport, walking and cycling networks.
- 1.3 Urban development on greenfield land not previously developed for urban purposes generates transport effects and the need for robust implementation and investment plans for transport infrastructure and services to support construction, land use activities and the communities that will live and work in these areas. Auckland Transport's submission seeks to ensure that the transport-related matters raised by PC 100 are appropriately considered and addressed.
- 1.4 Auckland Transport is part of the Te Tupu Ngātahi Supporting Growth Alliance (**Te Tupu Ngātahi**) which is a collaboration between Auckland Transport and New Zealand Transport Agency Waka Kotahi (**NZTA**) to plan and route protect where

¹ Local Government (Auckland Council) Act 2009, section 39.

appropriate the preferred transport network in future growth areas such as the North-West, including Riverhead.

- 1.5 On behalf of Auckland Transport, Te Tupu Ngātahi has lodged Notices of Requirement (**NOR**) to route protect for local arterial projects planned to service future growth in the North-West. Particularly relevant to this plan change is the NOR for upgrading of the Coatesville-Riverhead Highway which connects Riverhead to State Highway 16. The NOR is for upgrading the southern section of the Coatesville-Riverhead Highway to a rural arterial with active mode facilities, and upgrading the northern section of the corridor to an urban arterial with active mode facilities. The NOR directly affects the frontage of the site. The Council notified its recommendations on the North-West NOR on 18 April 2024.
- 1.6 As part of its business case, Te Tupu Ngātahi also identified a future upgrade of Riverhead Road which connects Riverhead to Kumeū. The upgrade would include active mode facilities. The Riverhead Road upgrade is not included the lodged NOR but is identified as an 'other project' to be progressed by Auckland Transport. The Riverhead Road upgrade is still identified as part of the Strategic Transport Network required to support growth. The future upgrade to Riverhead Road affects the frontage of the site.
- 1.7 Also of relevance to the plan change is the NZTA SH16 Brigham Creek to Waimauku Project - Stage 2 Brigham Creek to Kumeū. Auckland Transport understands that the funding for this project is currently uncertain. As part of this project it is proposed to upgrade the Coatesville-Riverhead Highway intersection with SH16 to a two-lane roundabout.
- 1.8 Auckland Transport is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.

2. **Strategic context**

- 2.1 The key overarching considerations and concerns for Auckland Transport are described below.

Auckland Plan 2050

- 2.2 The Auckland Plan 2050 (**Auckland Plan**) is a 30-year plan outlining the long-term strategy for Auckland's growth and development, including social, economic, environmental and cultural goals². The transport outcomes identified in the Auckland Plan include providing better connections, increasing travel choices and maximising safety. To achieve these outcomes, focus areas outlined in the Auckland Plan include targeting new transport investment to the most significant challenges; making walking, cycling and public transport preferred choices for many more Aucklanders; and better integrating land use and transport. The high-level direction contained in the Auckland Plan informs the strategic transport priorities to support growth and manage the effects associated with this plan change.

² The Auckland Plan is a statutory spatial plan required under section 79 of the Local Government (Auckland Council) Act 2009.

Sequencing growth and aligning with the provision of transport infrastructure and services

- 2.3 The Auckland Plan 2050 and the Future Development Strategy 2023 (FDS) work together to set the high-level direction for Auckland over the long-term. The FDS identifies the timing for the Riverhead Future Urban Area as being 2050+. The proposed timeframe indicates when the infrastructure required to service the full build-out of the area is likely to be implemented.
- 2.4 Appendix 6 of the FDS includes infrastructure prerequisites, linked to the development readiness of areas. The transport prerequisites identified for Kumeu-Huapai and Riverhead are:
- Brigham to Waimauku SH16 Upgrade.
 - SH16 Main Road Upgrade.
 - Alternative State Highway.
 - Access Road upgrade.
 - Coatesville-Riverhead Highway upgrades.
 - Northwest Rapid Transit extension to Huapai.
- 2.5 The growth in transport demands across Auckland comes from development in greenfield areas as well as from the smaller scale incremental intensification enabled through the AUP(OP). There is a need to support the movement of the additional people, goods and services resulting from the widespread growth. This increases pressure on the available and limited transport resources. A high level of certainty is needed about the funding, financing and delivery of transport infrastructure and services if the growth enabled by the AUP(OP) and plan changes is to be aligned with the required transport infrastructure and services. Otherwise, there will continue to be a significant deficiency in the ability of the transport network to provide and co-ordinate transport responses to dispersed growth across the region. This results in poor transport outcomes including lack of travel choice and car dependency.
- 2.6 Plan changes which propose to allow future urban land to be urbanised need to be carefully considered in the context of the wider staging and delivery of planned transport infrastructure and services. Any misalignment between the timing for providing infrastructure and services and the urbanisation of greenfield areas brings into question whether the proposed development area is 'development ready'. The matters that need to be carefully considered include:
- Whether the plan change provides mechanisms requiring applicants to mitigate the transport effects associated with their development and to provide the transport infrastructure needed to service or meet the demands from their development.
 - Whether the development means that the strategic transport infrastructure being planned to service the wider growth area identified in the FDS needs to be provided earlier.
 - Whether the development impacts the ability to provide the strategic transport infrastructure identified to service the wider growth area e.g. will it foreclose route options or hinder future upgrades of existing strategic network infrastructure.
- 2.7 The need to coordinate urban development with infrastructure planning and funding decisions is highlighted in the objectives of the National Policy Statement on Urban

Development 2020 (**NPS-UD**). Those objectives are quoted below (with emphasis in bold):

'Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities
- (b) **the area is well-serviced by existing or planned public transport**
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.'

'Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) **integrated with infrastructure planning and funding decisions**; and
- (b) strategic over the medium term and long term; and
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.'

- 2.8 The Regional Policy Statement (**RPS**) objectives and policies in the AUP(OP) place similar clear emphasis on the efficient provision of infrastructure and on the integration of land use and development with infrastructure, including transport infrastructure. Refer, for instance, to Objectives B2.2.1(1)(c) and (5) and B3.3.1(1)(b), and Policies B2.2.2(7)(c) and B3.3.2(5)(a). For example, Policy B3.3.2(5)(a) is to: '*Improve the integration of land use and transport by... ensuring transport infrastructure is planned, funded and staged to integrate with urban growth*'). The alignment of infrastructure to support growth is essential to achieving a well-functioning urban environment.
- 2.9 The Regional Land Transport Plan (**RLTP**) sets out the 10 year programme of transport infrastructure investment required to support the transport network including planned and enabled growth in the Auckland region. The RLTP is aligned with the Council's priority areas and spend proposed within the Council's 10 Year Budget 2021-2031. Within the RLTP there is no specific funding for Auckland Transport projects in Riverhead.
- 2.10 A draft Regional Land Transport Plan 2024-2034 is being prepared for consultation between mid May and mid June. The combined proposals from Auckland Transport, NZTA and KiwiRail in the draft RLTP significantly exceed expected funding. This means the draft RLTP is very much a 'bid' document, and actual transport outcomes and what is funded will depend on decisions made by NZTA. The draft RLTP contains a prioritised ranking of projects. Northwest Growth Improvements has an activity rank of 15 within the local road improvements activity class, and an overall rank of 49.
- 2.11 As noted earlier, Te Tupu Ngātahi lodged NOR on behalf of Auckland Transport to route protect for local arterial projects planned to service future growth in the North-West. This includes the NOR for upgrading of the Coatesville-Riverhead Highway which connects Riverhead to State Highway 16. The future upgrade of Riverhead Road is included in the Detailed Business Case and forms part of the North-West Strategic Connections. However it is not being progressed to route protection at this time.
- 2.12 The plan change provisions include upgrades to Coatesville-Riverhead Highway in the vicinity of the site, and upgrades for safety reasons at the intersections of

Coatesville-Riverhead Highway with Old Railway Road, and Riverland Road. However wider improvements provided for in the NOR, including active mode connections between Riverhead and State Highway 16, are not part of the plan change works.

3. Specific parts of the plan change that this submission relates to

- 3.1 The specific parts of the plan change that this submission relates to are set out in **Attachment 1**. In keeping with Auckland Transport's purpose, the matters raised relate to transport and transport assets, including integration between transport and land use.
- 3.2 Auckland Transport **opposes** the plan change unless the matters raised in **Attachment 1** are satisfactorily addressed by the applicant.
- 3.3 Auckland Transport is available and willing to work through the matters raised in this submission with the applicant.

4. Decisions sought

- 4.1 The decisions which Auckland Transport seeks from the Council are set out in **Attachment 1**, for the reasons stated in **Attachment 1** and above.
- 4.2 In all cases where amendments to the plan change are proposed, Auckland Transport would consider alternative wording or amendments to like effect, which address the reason(s) for Auckland Transport's submission. Auckland Transport also seeks any consequential amendments required to give effect to the amendments and decisions requested.

5. Appearance at the hearing

- 5.1 Auckland Transport wishes to be heard in support of this submission.
- 5.2 If others make a similar submission, Auckland Transport will consider presenting a joint case with them at the hearing.

Name: Auckland Transport

Signature:



Rory Power
Manager - Spatial Planning Policy Advice

Date: 17 May 2024

Contact person: Katherine Dorofaeff
Principal Planner: Spatial Planning and Policy Advice

Address for service: Auckland Transport
Private Bag 92250
Auckland 1142

Telephone: 021 932 722

Email: spatialplanning@at.govt.nz

Attachment 1

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
Overall	Oppose	Auckland Transport does not support this plan change to rezone land to provide for development without providing for all the upgrades identified by Te Tupu Ngātahi as needed to Riverhead Road and Coatesville-Riverhead Highway to support growth in Riverhead. Frontage upgrades are proposed by the applicant, as well as intersection improvements, but not the full extent of upgrades identified by Te Tupu Ngātahi including the active mode provision to link with Kumeū (along Riverhead Road) and State Highway 16 (along Coatesville-Riverhead Highway) where NZTA is planning to provide a shared cycle / pedestrian path.	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.
Overall	Oppose	<p>The Plan Change will enable development in a rural settlement which does not have frequent public transport services and where there is no Auckland Transport funding available to improve the services. For this reason the Plan Change does not give effect to some NPS-UD and RPS objectives and policies relating to public transport. In particular it will not:</p> <ul style="list-style-type: none"> • have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport (NPS-UD Policy 1(c)) • enable 'improved and more effective public transport' (AUP RPS Objective B2.2.1(1)(d)) • achieve 'effective, efficient and safe transport that ... facilitates transport choices ... and enables accessibility and mobility for all sectors of the community.' (AUP RPS Objective B3.3.1(1)(e)) • encourage 'land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods' (AUP RPS Policy B3.3.2(5)(b)). <p>Given the public transport deficiencies, and the lack of active mode connections beyond Riverhead, the Plan Change will be limited in the extent to which it can 'promote the health, safety and well-being of people and communities by ... 'enabling walking, cycling and public transport and minimising vehicle movements' (AUP RPS Policy B2.3.2(2)(b)).</p>	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.

161.1

161.2

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
Overall	Oppose	<p>Amendments are needed to the plan change to address concerns raised by Auckland Transport about transport matters. These matters need to be addressed before Auckland Transport can be satisfied that appropriate provision has been made to ensure that the transport needs of the precinct can be met and that future strategic transport infrastructure is provided for and protected.</p> <p>It is essential to ensure the plan change addresses how the provision of infrastructure to support the planned growth, mitigate adverse transport effects and a well-functioning urban environment will be achieved.</p>	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.	161.3
Acoustic mitigation	Oppose	<p>The proposal will enable activities sensitive to noise, such as residential development, adjacent to existing arterial roads (Coatesville-Riverhead Highway and Riverhead Road). Literature relating to the health effects and amenity effects of noise indicate that there is evidence of a causal relationship between environmental noise and sleep disturbance and cardiovascular disease, and a link between environmental noise and effects on amenity more generally (e.g. annoyance effects). Development for activities sensitive to noise should be designed to protect people's health and residential amenity while they are indoors. This is not currently adequately addressed by existing AUP(OP) provisions, but has been addressed in a number of recent operative plan changes (e.g. PC49 Drury East, PC50 Waihoehoe, PC61 Waipupuke and PC76 Pukekohe East-Central). Relevant provisions should be included in this precinct, if PC 100 is approved. Such provisions will give effect to higher order provisions in the AUP(OP) (e.g. Policy B3.3.2(6)).</p>	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.	161.4
IX.1 Precinct description	Oppose in part	<p>Amendments are needed so that the transport upgrades covered in precinct provisions are required to mitigate (not just 'manage') adverse effects on the local transport network, as well as the wider transport network. The precinct description should also refer to the provisions relating to the future widening of Riverhead Road.</p> <p>The words 'for development' are unnecessarily repetitive.</p>	<p>Amend third to last paragraph as follows:</p> <p>'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>'</p>	161.5

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
IX.2, Objective 4	Oppose in part	Amendments are required to address access within the precinct, not just access to and from the precinct. In addition the outcome of safe, effective and efficient access needs to be linked to mitigating the adverse effects of traffic generation on the surrounding road network.	Amend Objective 4 as follows: '(4) Access to, and from and within the precinct for all <u>modes of transport</u> occurs in a safe, effective and efficient manner for all modes of transport that mitigates the adverse effects of traffic generation on the surrounding road network. '	161.6
IX.2, Objective 5	Support	Support Objective 5 which seeks an outcome where subdivision and development is coordinated with supply of infrastructure, including transport infrastructure.	Retain Objective 5	161.7
IX.2, New objective	Oppose	To achieve transport land use integration, a robust objective is needed whereby subdivision and development does not occur in advance of the availability of operational transport infrastructure. This includes regional as well as local transport infrastructure as the proposal requires upgrades to some arterial roads including the Coatesville-Riverhead Highway / Main Road (SH16) intersection. Such an objective gives effect to higher order provisions (e.g. RPS Policy B3.3.2(5)(a)).	Insert a new Objective as follows: '(x) <u>Subdivision and development does not occur in advance of the availability of operational transport infrastructure, including regional and local transport infrastructure.</u> '	161.8
IX.2, New objective	Oppose	An objective is required to support Standard IX.6.2 which requires a road widening setback along Riverhead Road.	Insert a new Objective as follows: '(x) <u>Development provides for future road widening on Riverhead Road.</u> '	161.9
IX.3, New policy	Oppose	To achieve transport land use integration a robust policy is needed whereby subdivision and development does not occur in advance of the availability of operational transport infrastructure. This is consistent with the additional objective sought earlier in this submission. Such a policy gives effect to higher order provisions (e.g. RPS Policy B3.3.2(5)(a)).	Insert a new policy as follows: '(x) <u>Require that subdivision and development in the Precinct does not occur in advance of the availability of operational transport infrastructure.</u> '	161.10
IX.3, New policy	Oppose	A new policy is required to support Standard IX.6.2 which requires a road widening setback along Riverhead Road. This is consistent with the additional objective sought earlier in this submission.	Insert a new policy as follows: '(x) <u>Require development with frontage to Riverhead Road to provide for future road widening.</u> '	161.11
IX.3, Policy 4	Oppose in part	An amendment is needed to require subdivision, as well as the occupation of buildings, to be coordinated with the required infrastructure upgrades.	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	161.12

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
			effects of development on the safety, efficiency and effectiveness of the surrounding road network.'	
IX.3, Policy 7	Support in part	Amendments are needed to make it clear that the main collector roads are to be provided, and that the street layout needs to integrate with the existing and proposed transport network.	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.'	161.13
IX.3, Policy 8	Support in part	Amendments are needed to strengthen the existing policy to make it clear that key local road and pedestrian connections are to be provided, that a highly connected layout of streets and pedestrian connections is required, and integration is needed with the internal collector road network as well as with the existing and proposed transport network.	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.'	161.14
IX.3, Policy 9	Support in part	Amendments are needed to include subdivision, as well as development, within the policy, and to refer to the existing and proposed transport network.	Amend Policy 9 as follows: '(9) Ensure that <u>subdivision and development</u> 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.	161.15
IX.3, Policy 10	Support in part	An amendment is needed to clarify that safe access for cyclists is separated, and that it is to be provided on arterial as well as collector roads. Other amendments are needed to cover transport upgrades which have not been directly addressed in other policies but which are relevant to the Policy 10 focus on street design and providing for all transport modes.	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 collector</u> 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>	161.16

Issue / Provision	Support / oppose	Reasons for submission	Decision requested						
			<p>(x) <u>providing safe crossing facilities for pedestrians and cyclists;</u></p> <p>(x) <u>providing upgraded public transport facilities on Coatesville-Riverhead Highway;</u></p> <p>(b) providing a level of landscaping that is appropriate for the function of the street; and</p> <p>(c) providing for the safe and efficient movement of vehicles.'</p>						
Table IX.4.1 Activity table - Precinct-wide activities	Oppose in part	Activity table headings do not reflect the specific rule wording, i.e. 'development' is referenced in three rows ((A4), (A5) and (A6)) under the 'subdivision' heading.	<p>Amend Table IX.4.1 so that either:</p> <p>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</p> <p>b) Alternatively, subdivision and development headings are combined and include all activities.</p> <table border="1" data-bbox="1395 788 2078 887"> <thead> <tr> <th data-bbox="1395 788 1854 820">Activity</th> <th data-bbox="1854 788 2078 820">Activity Status</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="1395 820 2078 852">Subdivision and Development</td> </tr> <tr> <td data-bbox="1395 852 1624 884">[.]</td> <td data-bbox="1624 852 2078 884"></td> </tr> </tbody> </table>	Activity	Activity Status	Subdivision and Development		[.]	
Activity	Activity Status								
Subdivision and Development									
[.]									
Table IX.4.1 Activity table - Precinct-wide activities (A4) and (A5)	Oppose	<p>Subdivision and development which does not comply with the standards requiring specified transport infrastructure to be provided should be subject to a more onerous activity status. Assessment as a non-complying activity is justified, having regard to the following considerations:</p> <p>a) A1.7.5 of the AUP(OP) concerning the circumstances when non-complying activity status is justified;</p> <p>b) It is not anticipated that any subdivision and development can or should occur without the required supporting transport infrastructure upgrades being constructed and operational;</p> <p>c) Subdivision and development occurring without the required transport infrastructure upgrades would have potentially significant adverse traffic effects on the transport network, and would not assist in achieving a well-functioning urban environment; and</p>	<p>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.</p>						

161.17

161.18

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
		d) Non-complying activity status (supported by a robust objective and policy framework) appropriately reflects the need for greater scrutiny of any Departure Application, and the need for detailed evidence to justify any departure.		
Table IX.4.1 Activity table - Precinct-wide activities (A6)	Support	Auckland Transport supports the inclusion of a clear Restricted Discretionary consent pathway for subdivision and development which does not comply with the Road Function and Design Elements tables in Appendices 1 and 2.	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).	161.19
Table IX.4.2 Activity table - Sub-precinct A activities (A7)	Oppose	Listing restaurants and cafes as a permitted activity in sub-precinct A does not provide for assessment of the transport effects of the activity. In addition there is no overall limit on the number of restaurants and cafes that could establish in sub-precinct A if it is subdivided into individual sites. The activity is more permissive than applying in the underlying Terrace Housing and Apartment Buildings where an RD status applies to 'Restaurants and cafes up to 100m ² per site'.	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.	161.20
Table IX.4.2 Activity table - Sub-precinct A activities (A8)	Oppose	Listing retail as a permitted activity in sub-precinct A does not provide for assessment of the transport effects of the activity. In addition there is no overall limit on the number of retail outlets that could establish in sub-precinct A if it is subdivided into individual sites. The proposal should default to the activity status applying in the Terrace Housing and Apartment Buildings zone so that it can be appropriately controlled and assessed.	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 '	161.21
Table IX.4.2 Activity table - Sub-precinct A activities (A9)	Oppose in part	The amendment clarifies that the restriction on size (m ²) for a healthcare facility is measured as gross floor area.	Amend Table IX.4.2 Activity table - Sub-precinct A activities by amending (A9) as follows: 'Healthcare facility up to 250m ² <u>gross floor area</u> '	161.22
IX.5 Notification (1) and (2)	Oppose in part	It is not appropriate for all applications for restricted discretionary applications to be considered without public or limited notification or the need to obtain written approval from affected parties. There will be some proposals with potential effects on the transport network where Auckland Transport as road controlling authority would want to be considered as an affected party for a restricted discretionary proposal, with Council making its decision on notification on the merits of the particular proposal.	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).	161.23

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
IX.6 Standards	Oppose	Standard E27.6.1(1) already identifies circumstances where the trip generation rule does not apply. This would include development undertaken in accordance with provisions approved on the basis of an ITA where the land use and the associated trip generation and transport effects are the same or similar in character, intensity and scale. The standard also does not apply where applicable precinct rules assess transport, traffic or trip generation effects. However there may be future proposals for the land within the precinct that are not envisaged by the ITA or addressed in precinct provisions, and which have more intensive traffic effects. It is appropriate to retain the standard for this eventuality.	Amend IX.6 Standards by deleting the listing of 'E27.6.1 - Trip Generation' as a standard that does not apply precinct-wide.
IX.6.1 Staging of development with transport upgrades	Oppose in part	As currently written the standard requires specified transport upgrades to be constructed and operational prior to the occupation of buildings within identified parts of the precinct and / or with access to identified roads. It is important that the standards are also linked to subdivision and development. Amendments are also needed to provide some certainty about how compliance with the requirements for transport upgrades will be related to resource consent or subdivision approvals (and occupation where relevant). The approach employed in the Drury East plan changes (see e.g. I451.6.2 - Drury East Precinct), which was approved by the Environment Court, provides an example of an appropriate approach.	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.
IX.6.1 Staging of development with transport upgrades	Oppose in part	The amendment to the title to refer to subdivision as well as development is consistent with the wording in the purpose statement about 'ensuring subdivision and development is coordinated with transport infrastructure'. The other amendments are required to: <ul style="list-style-type: none"> • emphasise the need to mitigate rather than manage adverse effects, and to consider the 'local and wider' road network • include transport land use integration as part of the purpose for the rule • relate the purpose statement to the road function and design elements tables in Appendices 1 and 2. 	Amend the title and purpose statement of Standard IX.6.1 as follows: 'IX.6.1. Staging of <u>subdivision and development</u> with transport upgrades Purpose: <ul style="list-style-type: none"> • To manage <u>mitigate</u> the adverse effects of traffic on the safety and efficiency of the surrounding <u>local and wider road network</u> for all modes of transport by ensuring subdivision and development is coordinated with transport infrastructure. • <u>To achieve the integration of land use and transport.</u>

161.24

161.25

161.26

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
			<ul style="list-style-type: none"> To ensure that subdivision and development complies with Appendices 1 and 2 Road function and design elements tables.' 	
IX.6.1 Staging of development with transport upgrades (1)	Oppose in part	Subject to the overarching submission point above concerning re-drafting IX.6.1 generally, an amendment is required so that the standard applies to occupation of 'any building', rather than 'a dwelling'. This reflects the fact that the precinct provides for non-residential uses, not just dwellings. Similar amendments are needed to other clauses in IX.6.1 to refer to ' any building' rather than 'a building'.	<p>Subject to Auckland Transport's main submission point above about re-drafting IX.6.1 generally, amend Standard IX.6.1(1) as follows:</p> <p>'(1) Prior to occupation of a dwelling <u>any building</u> within the Riverhead Precinct, the following transport infrastructure must be constructed and operational:</p> <p>(a) ...'</p> <p>Similarly, amend other clauses in IX.6.1 to refer to 'any building' rather than 'a building'.</p>	161.27
IX.6.1 Staging of development with transport upgrades (2)(a)	Oppose in part	This standard sets out road infrastructure upgrades required on Coatesville-Riverhead Highway prior to occupation of a building on a site with vehicle access to and / or from that road. The standard refers to those upgrades being in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2. However this standard does not clearly require the public transport infrastructure or all of the walking / cycling improvements identified in the ITA submitted with the application. For example the ITA includes zebra crossings for pedestrians and cyclists south of Pitoitoi Drive and north of Short Street.	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.	161.28
IX.6.1 Staging of development with transport upgrades (3)(a)	Oppose in part	This standard sets out road infrastructure upgrades required on Coatesville-Riverhead Highway prior to occupation of a building on a site with vehicle access to and / or from Riverhead Road. It refers to those upgrades being in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2. However this standard does not clearly require the public transport infrastructure or all of the walking / cycling improvements identified in the ITA submitted with the application. For example the ITA includes zebra crossings for pedestrians and cyclists south of Pitoitoi Drive and north of Short Street.	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.	161.29
IX.6.1 Staging of development with transport upgrades	Support in part	The term 'gateway treatment' is consistent with the terminology used in Standard IX.6.1(3)(a). Appendix 2 should be referred to	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:	161.30

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
(3)(c)		for completeness as this sets out the road function and design elements for Riverhead Road.	'(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.'	
IX.6.2 Road widening setback along Riverhead Road	Support in part	It is appropriate to include a road widening setback along Riverhead Road to provide for future upgrading of this arterial road. An amendment is required to subclause (1) to match the wording used in the notation on Precinct plan 3.	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 ' <u>Required Indicative Road Widening Required</u> ' notation on the IX.10.3 Riverhead: Precinct plan 3.'	161.31
IX.6.3 Riparian Margin	Support	Auckland Transport supports the exception whereby the riparian planting rule does not apply to road crossings over streams. This recognises that there can be a functional need for roads to cross streams.	Retain Standard IX.6.3(1)(a).	161.32
IX.8.1 Matters of discretion (1)	Support in part	As a consequential change to the amendment to the "Healthcare facility" activity requested above, amend the heading for this matter of discretion.	Amend Matters of Discretion IX.8.1(1) to read: 'Healthcare facility up to 250m ² <u>gross floor area per site</u> .'	161.33
IX.8.1 Matters of discretion (2)	Oppose in part	Some amendments are needed to the matters of discretion applying to 'new buildings prior to subdivision, including subdivision establishing private roads'. Amendments are sought to address cycling and pedestrian connections (as well as networks), upgrades to public transport infrastructure, and design and sequencing of upgrades to the existing road network. Amendments to the matters of discretion may also be needed to give effect to the general relief requested in relation to IX.6.1 above.	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> ;'	161.34

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
			<p>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.</p>
IX.8.1 Matters of discretion (4)	Oppose	<p>If an earlier submission point is accepted, these matters of discretion will not be required for noncompliance with IX.6.1.(2)-(6).</p> <p>If the matters of discretion are retained, then the reference should be to buildings, not dwellings, to be consistent with the terminology used in IX.6.1.</p> <p>This clause would also need to refer to "subdivision".</p> <p>An additional matter of discretion related to road design is warranted for non-compliance with the Road Function and Design Elements tables in Appendices 1 and 2.</p>	<p>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.</p> <p>If reference to Standard IX.6.1(2) - (6) is retained, amend as follows:</p> <p>'(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. '</p> <p>Insert the following matter of discretion for non-compliance with Appendices 1 and 2:</p> <p><u>'(x) Road design and consistency with the transport related objectives and policies of the precinct'</u></p>
IX.8.2 Assessment criteria (2)(e)	Support in part	<p>It is appropriate to amend the heading to refer to 'other transport connections', as well as roads. Other amendments include additional matters which need to be taken into account when assessing alternative alignments to those shown on Precinct Plan 2.</p>	<p>Amend Assessment Criteria IX.8.2(2)(e) and the preceding heading as follows:</p> <p><u>'Location of roads and other transport connections</u></p> <p>(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 <u>and 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:</p> <p>(i) <u>Landownership patterns, the presence of natural features, natural hazards, or contours or other</u></p>

161.35

161.36

161.37

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
			<p><u>constraints</u> and how this impacts the placement of roads <u>and active mode connections</u>;</p> <p>(ii) ...</p> <p>(iii) The constructability of roads and the ability for # <u>them</u> to be delivered by a single landowner <u>and connected beyond any property boundary within the precinct.</u>'</p>
IX.8.2 Assessment criteria (2)(f)	Support in part	The assessment criterion is generally supported, if PC 100 is approved. Amendments are sought to clarify that the reference to local roads includes collector roads, and to refer to active mode connections.	<p>Amend Assessment Criteria IX.8.2(2)(f) as follows:</p> <p>'(f) Whether a high quality and integrated network of local <u>roads (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.'</p>
IX.8.2 Assessment criteria (2) Design of roads	Support in part	<p>An amendment is required to IX.8.2(2)(g) so that the assessment of the design of roads considers the upgrades to existing roads required to provide for the proposal.</p> <p>Additional assessment criteria are needed to address the public transport infrastructure improvements which are to be provided on the Coatesville-Riverhead Highway, and the intersection upgrades at the Old Railway Road and Riverland Road.</p>	<p>Amend Assessment Criteria IX.8.2(2) under the heading 'Design of roads' as follows:</p> <p>'(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>.</p> <p>(h) ...</p> <p>(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></p> <p>(x) <u>Whether upgrades to the Coatesville-Riverhead Highway intersections with Old Railway Road and Riverland Road provide for safe right hand turns.'</u></p>
IX.8.2 Assessment criteria (2)(n)	Support in part	Amendments are required to address the ongoing viability and maintenance of stormwater infrastructure and devices and to include specific reference to the road corridor.	<p>Amend Assessment Criteria IX.8.2(2)(n) under the heading 'Stormwater and flooding' as follows:</p> <p>'(n) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation, <u>ongoing viability and</u></p>

161.38

161.39

161.40

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
			<p><u>maintenance</u>, and integration with the surrounding environment <u>including the road corridor where relevant.</u>'</p>
<p>IX.8.2 Assessment criteria (4)</p>	<p>Oppose</p>	<p>If an earlier submission point is accepted, these assessment criteria will not be required for non-compliance with IX.6.1.(2)-(6).</p> <p>More focussed assessment criteria are required to address non-compliance with the Road Function and Design Elements tables in Appendices 1 and 2.</p>	<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> <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>(a) <u>Whether there are constraints or other factors present which make it impractical to comply with the required standards.</u></p> <p>(b) <u>Whether the design of the road and associated road reserve achieves the relevant transport-related policies of the Precinct.</u></p> <p>(c) <u>Whether the proposed design and road reserve:</u></p> <p>(i) <u>incorporates measures to achieve the required design speeds;</u></p> <p>(ii) <u>can safely accommodate required vehicle movements;</u></p> <p>(iii) <u>can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;</u></p> <p>(iv) <u>assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.</u></p> <p>(d) <u>Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.'</u></p>

161.41

Issue / Provision	Support / oppose	Reasons for submission	Decision requested
IX.9 Special information requirements	Oppose	An amendment is required to specify the information that is required to be provided with future applications which involve new or upgraded intersections for key roads. This provides for a more detailed assessment of the intersection than is appropriate at the rezoning stage.	<p>Make consequential amendments to IX.8.2(4).</p> <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>
IX.10.2 Riverhead: Precinct plan 2 - Structural elements	Oppose in part	To ensure that the identification of Lathrope Road / Riverhead Road intersection upgrade in Precinct Plan 2 is consistent with Precinct Plan 3.	Amend the notation applying at the intersection of Lathrope Road / Riverhead Road to 'upgrade key intersection' instead of 'proposed roundabout'.
IX.10.3 Riverhead: Precinct plan 3 - Transport upgrades	Oppose in part	Auckland Transport supports the inclusion of Precinct plan 3 to identify transport upgrades. However the key road intersection upgrades need to be identified as such. There are two intersection upgrades identified in the ITA which may need to be identified by means of an inset to the existing diagram if required.	<p>Amend IX.10.3 Riverhead: Precinct plan 3 - Transport upgrades to identify all of the key road intersection upgrades including:</p> <ul style="list-style-type: none"> • Coatesville-Riverhead Highway / Old Railway Road • Coatesville-Riverhead Highway / Riverland Road

161.42

161.43

161.44

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
		In addition, some transport-related items are shown on Precinct plan 2 but not on Precinct plan 3. This should be reviewed with amendments made as required.	<ul style="list-style-type: none"> • Riverhead Road / Coatesville-Riverhead Highway / Kaipara Portage Road • Riverhead Road / Collector Road • Riverhead Point Drive / Coatesville-Riverhead Highway / Collector Road. <p>Also amend Precinct plan 3, as required, to reflect Precinct plan 2.</p>	
IX.11.1 Appendix 1: Road function and design elements table - Internal roads within the precinct	Oppose in part	Auckland Transport supports the inclusion of a road function and design elements table. However inclusion of the terms 'Type 1' (for collector roads) and 'Type 2' (for local roads) is confusing and does not add value. These terms are not defined and are not used elsewhere in the precinct plan.	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'	161.45
IX.11.1 Appendix 1: Road function and design elements table - Internal roads within the precinct	Oppose in part	A qualifying note is needed for 'minimum road reserve'. The additional text is consistent with the approach in other recent precincts and acknowledges the circumstances under which the minimum width may need to be varied.	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>	161.46
IX.11.1 Appendix 1: Road function and design elements table - Internal roads within the precinct	Oppose in part	A qualifying note is needed for 'bus provision'. This is consistent with the approach in other recent precincts and clarifies what is required to provide for buses.	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>	161.47
IX.11.1 Appendix 2: Road function and design elements table - External roads to the precinct	Oppose in part	A qualifying note is needed for 'minimum road reserve'. The additional text is consistent with the approach in other recent precincts and acknowledges the circumstances under which the minimum width may need to be varied.	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>	161.48

Issue / Provision	Support / oppose	Reasons for submission	Decision requested	
IX.11.1 Appendix 2: Road function and design elements table - External roads to the precinct	Oppose in part	A qualifying note is needed for 'bus provision', This is consistent with the approach in other recent precincts and clarifies what is required to provide for buses.	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>	161.49
IX.11.1 Appendix 2: Road function and design elements table - External roads to the precinct	Oppose in part	It is important to retain flexibility for a future bus route between Riverhead and Kumeū-Huapai. This will need to use Riverhead Road. The Road Function and Design Elements table should therefore identify 'bus provision' for Riverhead Road. Like Coatesville-Riverhead Highway, Riverhead Road is identified as an arterial road in the controls layer of the AUP maps. Access restrictions therefore apply under E27 and the table should be amended accordingly.	Amend the table in IX.11.2 Appendix 2 by: <ul style="list-style-type: none"> 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'. 	161.50
IX.11.1 Appendix 2: Road function and design elements table - External roads to the precinct	Oppose in part	Cambridge Road should be included in the Road function and design elements table applying to external roads to the precinct, given the upgrades required in IX.6.1 Staging of development with transport upgrades.	Amend the table in IX.11.2 Appendix 2 to include a row for Cambridge Road.	161.51