

# Riverhead Structure Plan and Plan Change

Consultation Summary Report

5 December 2022

**B&A**

Urban & Environmental

Prepared for:  
Riverhead Landowner Group

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## 1.0 Introduction

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This report has been prepared in support of the Riverhead Private Plan Change Request (**‘the Plan Change’**) submitted by Riverhead Landowner Group (**‘RLG’**).

Since planning for the Riverhead Structure Plan and Plan Change has commenced, RLG has undertaken consultation and engagement with local and central authorities, Mana Whenua, and other stakeholders including landowners within and adjoining the Plan Change Area and the local Riverhead community. This engagement and the feedback received to-date has informed development of the Plan Change. This report provides a summary and record of all relevant consultation to date.

## 2.0 Auckland Council and Council-Controlled Organisations

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### 2.1 Plans and Places and the Development Planning Office

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To-date, several meetings have been held with Plans and Places and/or the Development Planning Office (**‘DPO’**):

- 20 April 2021 – a meeting was held with John Duguid, Warren McLennan, and Kelly Seekup and Kathryn Dorofaeff (Auckland Transport) to provide an introduction to the proposed plan change and note the intent to undergo structure planning over the next 12 months;
- 3 September 2021 – a meeting was held with Joby Barham and Holly Berry to provide an overview of timeframes for lodgement and development works. The DPO began to facilitate discussions with Council-Controlled Organisations;
- 15 March 2022 – a meeting was held with John Duguid, Warren MacLennan and Peter Vari to provide an update on the masterplan and present the draft structure plan; discuss proposed zoning; provide an update on transport, wastewater, water supply, and stormwater servicing as well as consultation undertaken to-date; and to arrange for future engagement with the Plans and Places team;
- 31 May 2022 – a meeting was held with Peter Vari, David Wren, and Petra Burns, to provide a briefing on the work done to date and the current status of the structure plan and plan change; as well as discuss proposed zoning; and
- 10 November 2022 – a meeting was held with Peter Vari, David Wren, Kelly Seekup, Katherine Dorofaeff, and Karen Foster to discuss the infrastructure required for the structure plan and plan change and mechanisms and assumptions for funding it. Considerable work done as part of structure plan and plan change, including post-lodgement. Updates will be included in documentation to be submitted after the RMA clause 23 process including the structure plan, stormwater, wastewater/water supply and transportation assessments.

## 2.2 Parks

A meeting was held with Ezra Barwell, Senior Policy Advisor in the Community Investment team, on 15 March 2022 to discuss the open space strategy for the site, and confirm what park provision is likely to be needed.

Council indicated that War Memorial Park covers the need for large recreational spaces for the area, and that two to three neighbourhood parks would be appropriate for the Plan Change area, depending on the density. Neighbourhood parks are typically 0.3-0.5ha (3,000-5,000m<sup>2</sup>) and if co-located with stormwater management areas, could potentially be on the smaller side of this range.

These neighbourhood parks are provided for in the Structure Plan and the Precinct Plan, with indicative locations. The final locations and designs will be confirmed through the subsequent phases of development (i.e. resource consent).

Subsequent to lodgement of the Plan Change, a meeting was held with the Parks reviewer, James Hendra, to discuss some initial feedback on the precinct provisions. As a result of the feedback the policy provisions for the multi-purpose green corridor were expanded upon in order to explain the outcomes sought for the corridor in more detail in a way that would provide a framework for further assessment.

## 2.3 Healthy Waters

Extensive engagement has been carried out with Healthy Waters, regarding proposed stormwater and flood management on the site.

An overview of meetings held with Healthy Waters is set out in **Table 1** below:

**Table 1: Overview of meetings held with Healthy Waters.**

Organisation	Date of meeting	Themes/Key Matter Discussed
Healthy Waters	22/04/2021	<ul style="list-style-type: none"> <li>• Flooding on 22 Duke Street</li> </ul>
Healthy Waters	24/06/2021	<ul style="list-style-type: none"> <li>• Introduction of Private Plan Change project and potential for collaboration on flood modelling. Understanding HW timeframes for catchment wide flood modelling.</li> </ul>
Healthy Waters	23/09/2021	<ul style="list-style-type: none"> <li>• Discussion on proposed stormwater strategy for Plan Change Area.</li> </ul>
Healthy Waters	19/01/2022	<ul style="list-style-type: none"> <li>• Discussion on flood model review</li> <li>• Verification of flood modelling assumptions</li> </ul>
Healthy Waters	14/04/2022	<ul style="list-style-type: none"> <li>• Discussion on flood model updates and review</li> </ul>
Healthy Waters	14/10/22	<ul style="list-style-type: none"> <li>• Clarifications on Clause 23 requests and discussion on scope of flood modelling</li> </ul>



## 2.4 Watercare Services Limited

Extensive engagement with Watercare was carried out by GHD, with a draft report circulated to Watercare for feedback and a meeting held on 14 December 2021 to discuss the approach of the development to water supply and wastewater. It is understood that Watercare is generally comfortable with the proposed servicing approach, and a copy of their letter is included as an appendix to the Water and Wastewater Servicing Strategy report included with the Plan Change. Their feedback has been considered in the Plan Change and Precinct provisions.

## 3.0 Auckland Transport, Waka Kotahi NZ Transport Agency and Te Tupu Ngātahi (the Supporting Growth Alliance)

Extensive engagement with Auckland Transport, Waka Kotahi NZ Transport Agency and Te Tupu Ngātahi (the Supporting Growth Alliance) has been carried out by Flow Transportation Consultants, as summarised in **Table 2** below. An overview of meetings held is summarised below, and the feedback received has been taken into account in the Integrated Transport Assessment lodged with the Plan Change.

**Table 2: Overview of meetings with AT, the Supporting Growth Alliance, and Waka Kotahi NZ Transport Agency.**

Date	Representatives
26 August 2021	Katherine Dorofaeff (AT Strategy and Planning) Ida Dowling (Supporting Growth) John Daly (Supporting Growth)
29 September 2021	Ida Dowling (Supporting Growth) Fariz Rahman (Supporting Growth) John Daly (Supporting Growth)
10 November 2021	Katherine Dorofaeff (AT Strategy and Planning) Ida Dowling (Supporting Growth) Fariz Rahman (Supporting Growth) Andy Irwin (AT Engineering) Jade Ansted (Supporting Growth)
14 December 2021	Katherine Dorofaeff (AT Strategy and Planning) Andy Irwin (Auckland Transport) Amir Kayal (Auckland Transport)
14 April 2022	Katherine Dorofaeff (AT Strategy and Planning) Ida Dowling (Supporting Growth) Fariz Rahman (Supporting Growth) James Taylor (AT Stormwater) Andy Irwin (AT Engineering) Jade Ansted (Supporting Growth)
12 October 2022	Katherine Dorofaeff (AT Strategy and Planning) Kelly Seekup (Auckland Transport)
13 October 2022	Tessa Robins (Waka Kotahi NZ Transport Agency) Leo Hills (Commute on behalf of Waka Kotahi NZ Transport Agency)

## 4.0 Local Board

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A meeting was held with the Rodney Local Board on 24 February 2022, which was attended by:

- Darren Soo – Development Manager, Fletcher Living ('FL')
- Kelsey Bergin – Development Manager, FL
- Phelan Pirrie – Chairperson, Rodney Local Board
- Brent Bailey – Elected Representative – Kumeu Subdivision, Rodney Local Board
- Lesley Jenkins – Local Area Manager – Upper Harbour, Rodney and Hibiscus-Bays Local Boards
- Robyn Joynes – Democracy Advisor, Rodney Local Board
- Holly Berry – Programme Manager, Auckland Council
- Rudolph Van Wyk – Auckland Council

Key feedback received from the Local Board is summarised below:

- A large focus for the Local Board was on funding, particularly of infrastructure and the upgrades to SH16:
  - Concerns were raised that the upgrades to SH16 may not be able to be relied upon, given delays with this work to-date;
  - No public transport funding is allocated in the Regional Land Transport Plan for the next 10 years;
  - The Plan Change would need to address who is paying for transport upgrades;
  - Need to consider cumulative impact of infrastructure on the wider area, which is the ideology that Council takes and should form part of this proposal;
- Connections between the new part of Riverhead and the old are key in terms of physical access and integration;
- Future meetings should include a range of stakeholders, including iwi, who can sit around the room and discuss some of the more difficult elements of development; and
- Community engagement going forward would be important and the local board would be look to be involved.

These matters have been addressed in the Plan Change and supporting technical reports (including the Integrated Transport Assessment and infrastructure assessments), Structure Plan and proposed precinct provisions; and in the subsequent consultation undertaken with the community and iwi.

## 5.0 Mana Whenua

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The RLG contacted all 11 mana whenua identified on Auckland Council's website that have a registered interest over land included in the Plan Change area. This contact was made via a letter sent by FL via email, identifying the subject land, outlining intended rezoning, and specifically

requesting confirmation of whether the iwi group wished to engage in the project. Subsequently, an additional eight iwi were contacted.

An overview of engagement and responses received is outlined in **Table 3** below, with an example of the letters sent to iwi as **Appendix 1**.

To-date, six of the identified iwi confirmed their interest in being involved:

- Te Kawerau ā Maki;
- Ngāti Whātua o Kaipara;
- Te Rūnanga o Ngāti Whātua;
- Te Ākitai Waiohūa;
- Ngāti Manuhiri; and
- Ngāti Whanaunga.

A summary of the engagement carried out to-date is provided in **Table 3** below.

**Table 3: Overview of iwi engagement.**

Iwi		Initial Engagement	Iwi Response	Subsequent Engagement
Auckland Council Mana Whenua Contacts				
Interested	Te Kawerau ā Maki	Letter emailed 24/09/2021	Response received 27/09/2021 confirming they would like to be involved.	<p>Te Kawerau ā Maki expressed that they would prefer to be engaged with separately from other iwi, other than Ngāti Whātua o Kaipara.</p> <p>Several hui have been held with Te Kawerau ā Maki and Ngāti Whātua o Kaipara as follows:</p> <ul style="list-style-type: none"> <li>• <b>18 November 2021 Hui</b> – initial hui with Te Kawerau ā Maki and the RLG. The importance of the cultural landscape was discussed, as well as some of the key areas Te Kawerau ā Maki would like to be involved in going forward.</li> <li>• <b>30 November 2021 Hui</b> – hui with Te Kawerau ā Maki and Ngāti Whātua o Kaipara; the RLG and key consultants for the Plan Change including B&amp;A, CKL, Boffa Miskell, RMA Ecology, and Urban Acumen. This meeting was to discuss the opportunities and constraints of the land, some ideas for its development, and to hear from iwi as to what will be important from their perspective. The following feedback was heard: <ul style="list-style-type: none"> <li>○ Mauri of the whenua is most important;</li> <li>○ No specific sites warrant scheduling so the focus should be on wider cultural values;</li> <li>○ Areas of interest include stormwater, biodiversity, energy efficiency and cultural design;</li> <li>○ Preference for a treatment train approach (including water reuse), with stormwater and how it sits on the land, an integral part of the design process;</li> <li>○ Opportunities include the wetland to the north and market gardening;</li> <li>○ Support reintroduction of species that formerly existed;</li> <li>○ Importance of mapping cultural values and elements like the portage and views to certain elements;</li> <li>○ Ensure the plan change directs and delivers these ideas (via precinct provisions as generic zones and overlays do not do enough); and</li> <li>○ Provide input through workshop and CVAs.</li> </ul> </li> </ul>



Iwi	Initial Engagement	Iwi Response	Subsequent Engagement
			<ul style="list-style-type: none"> <li>• <b>22 March 2022 Hui</b> – hui with Te Kawerau ā Maki and Ngāti Whātua o Kaipara; the RLG; B&amp;A; CKL, Boffa Miskell; and Urban Acumen. At this hui, the key means that cultural values could be given effect to through the project were discussed. Draft minutes are included as <b>Appendix 1</b>.</li> <li>• <b>14 April 2022 Hui</b> – hui with Te Kawerau ā Maki and Ngāti Whātua o Kaipara; the RLG; B&amp;A; CKL, Boffa Miskell; and Urban Acumen. The purpose of this hui was to look at starting to map the cultural landscape in a way that it can be integrated into the proposed Precinct provisions. Draft minutes are included in <b>Appendix 1</b>.</li> <li>• <b>9 June 2022 hui</b> – hui with Te Kawerau ā Maki and Ngāti Whātua o Kaipara; the RLG; B&amp;A; and Urban Acumen to discuss the draft precinct provisions and receive feedback. Key notes from the korero are included in <b>Appendix 1</b>. Te Kawerau ā Maki and Ngāti Whātua o Kaipara were generally comfortable with the provisions but it was agreed that Te Kawerau ā Maki would undergo a first review of the Precinct provisions. The feedback provided by Te Kawerau ā Maki has been incorporated into the proposed precinct provisions, and further engagement will be carried out as the proposed plan change and precinct provisions is further developed. The outcomes of this hui are detailed in a letter provided by Te Kawerau ā Maki, included in <b>Appendix 1</b>.</li> </ul>
Ngāti Whātua o Kaipara	Letter emailed 24/09/2021	Response received 11/10/2021 confirming they would like to be involved.	<ul style="list-style-type: none"> <li>• <b>18 November 2021 Hui</b> – an on-site hui was held which was attended by Ngāti Whanaunga, Ngāti Whātua o Kaipara, and Te Runanga o Ngati Whātua, and the RLG. The purpose of this meeting was to introduce the project and walk the land, and have an initial discussion around design principles that could be taken forward.</li> <li>• Refer above for summary of the hui attended alongside Te Kawerau ā Maki. Subsequent to circulating the draft provisions for comment, Ngāti Whātua o Kaipara provided a letter (refer <b>Appendix 1</b>) which confirms no further feedback will be provided on the proposed precinct provisions at this time, and that it is anticipated that further engagement will be carried out as the proposed plan change and precinct provisions are further developed.</li> </ul>
Te Rūnanga o Ngāti Whātua	Letter emailed 24/09/2021	Response received 11/10/2021 confirming they would like to be involved.	<ul style="list-style-type: none"> <li>• <b>18 November 2021 Hui</b> – attended the on-site hui. Refer above for summary.</li> <li>• FL followed up with Te Ākitai Waiohua on 11 April 2022, to confirm whether they would like to reengage on the project details and provide input; continue online</li> </ul>

	Iwi	Initial Engagement	Iwi Response	Subsequent Engagement
				<p>engagement to support preparation of a CIA/CVA; defer to Te Kawerau ā Maki and Ngāti Whatua o Kaipara; or propose an alternative approach.</p> <ul style="list-style-type: none"> <li>No response has been received to-date.</li> </ul>
	Ngāti Whātua Ōrākei	Letter emailed 24/09/2021	FL followed up via phonecall on 20/10/2021 and was told that Ngāti Whātua Ōrākei would have 3-4 people attend the 18 November hui.	<ul style="list-style-type: none"> <li>Ngāti Whātua Ōrākei were invited to the on-site hui on 18 November 2021 and advised 3-4 people would attend, but did not attend.</li> <li>FL followed up with Ngāti Whatua Orakei on 11 April 2022, to confirm whether they would like to reengage on the project details and provide input; continue online engagement to support preparation of a CIA/CVA; defer to Te Kawerau ā Maki and Ngāti Whatua o Kaipara; or propose an alternative approach.</li> <li>No response has been received to-date.</li> </ul>
	Te Ākitai Waiohua	Letter emailed 24/09/2021	Response received 12/10/2021 confirming they would like to be involved and would like to be sent the draft Plan Change application to inform next steps.	<ul style="list-style-type: none"> <li>Te Ākitai Waiohua were invited to the on-site hui on 18 November 2021 but were unable to attend.</li> <li>FL followed up with Te Ākitai Waiohua on 11 April 2022, to confirm whether they would like to reengage on the project details and provide input; continue online engagement to support preparation of a CIA/CVA; defer to Te Kawerau ā Maki and Ngāti Whatua o Kaipara; or propose an alternative approach.</li> <li>No response has been received to-date.</li> </ul>
	Ngāti Manuhiri	Letter emailed 24/09/2021	Response received 24/09/2021 confirming they would like to be involved.	<ul style="list-style-type: none"> <li>Ngāti Manuhiri were invited to the on-site hui on 18 November 2021 but were unable to attend.</li> <li>FL followed up with Ngāti Manuhiri on 11 April 2022, to confirm whether they would like to reengage on the project details and provide input; continue online engagement to support preparation of a CIA/CVA; defer to Te Kawerau ā Maki and Ngāti Whatua o Kaipara; or propose an alternative approach.</li> <li>Ngāti Manuhiri responded on 14 April 2022, confirming deference to Te Kawerau ā Maki.</li> </ul>
No respons	Ngātiwai	Letter emailed 24/09/2021	Response received 11/10/2021 confirming no engagement required.	<ul style="list-style-type: none"> <li>N/A</li> </ul>

	Iwi	Initial Engagement	Iwi Response	Subsequent Engagement
	Ngāti Te Ata	Letter emailed 24/09/2021	Response received 27/09/2021 confirming no engagement required.	• N/A
	Ngāti Pāoa (Ngāti Paoa Iwi Trust)	Letter emailed 24/09/2021	Response received 20/10/2021 confirming deference to Te Kawerau ā Maki.	• N/A
	Ngāti Pāoa (Ngāti Paoa Trust Board)	Letter emailed 24/09/2021	No response received.	• N/A
	Ngāti Maru			
<b>Additional Iwi Contacted Subsequently</b>				
Interested	Ngāti Whanaunga	Letter emailed 18/10/2021	Response received 18/10/2021 confirming they would like to be involved.	<ul style="list-style-type: none"> <li>• <b>18 November 2021 Hui</b> – attended the on-site hui. Refer above for summary.</li> <li>• FL followed up with Te Ākitai Waiohua on 11 April 2022, to confirm whether they would like to reengage on the project details and provide input; continue online engagement to support preparation of a CIA/CVA; defer to Te Kawerau ā Maki and Ngāti Whatua o Kaipara; or propose an alternative approach.</li> <li>• Ngāti Whanaunga responded on 13 April confirming they would provide a response, but no further comments have been received to-date.</li> </ul>
No response / no engagement required	Ngāi Tai Ki Tāmaki	Letter emailed 18/10/2021	Response received 22/10/2021 confirming deference to Te Kawerau ā Maki.	• N/A
	Ngāti Rehua	Letter emailed 18/10/2021	Response received 07/12/21 confirming deference to Ngāti Manuhiri.	• N/A

	Iwi	Initial Engagement	Iwi Response	Subsequent Engagement
	Ngāti Tamaoho	Letter emailed 18/10/2021	Response received 20/10/2021 confirming deference to 'resident iwi'.	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
	Ngāti Tamaterā Te Patukirikiri Te Uri o Hau Waikato - Tainui	Letter emailed 18/10/2021	No response received.	<ul style="list-style-type: none"> <li>• N/A</li> </ul>



## 6.0 Ministry of Education

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Meetings were held with the Ministry of Education ('MoE') on 18 February, 16 March, and 20 May 2022, to discuss the requirement for a new school in the area and possible locations.

MoE requested that the precinct provisions include an objective and policy that provide for schools. These have been incorporated into the Plan Change and MoE has provided a letter of support, included as **Appendix 5**.

## 7.0 Local Community and General Public

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The RLG (led by FL) has carried out the following engagement with the public:

- Meeting with the chair of the Riverhead Community Association (formerly the Riverhead Residents and Ratepayers Association) on 23 November 2021;
- Public meeting hosted by the Riverhead Community Association at the Riverhead Citizens Hall on 9 December 2021; and
- Two public 'drop-in' sessions hosted at the Riverhead School hall.

Further detail of the above is set out below.

### 7.1 Riverhead Community Association – Meeting with Chair

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This meeting was held on 23 November 2021, and attended by FL, Claire Walker, and Michael Brooke. The key feedback raised in this session is summarised in section 7.4 below.

### 7.2 Riverhead Community Association – Public Meeting

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A public session was hosted by the Riverhead Community Association at the Riverhead Citizens Hall on 9 December 2021. A limit of 100 attendees was placed this session and 83 tickets were booked in advance. The meeting minutes are included as **Appendix 2** and the feedback raised is summarised in section 7.4 below.

### 7.3 Community Days

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Two public drop-in sessions (referred to as 'community days') were held at the Riverhead School hall on Friday 6<sup>th</sup> and Saturday 7<sup>th</sup> May 2022. The purpose of the sessions was to gain feedback on the proposed land use scenarios, infrastructure and roading initiatives, development concepts, and to provide opportunities to better understand views of the local Riverhead community.

The community days were advertised in the following ways:

- Posters were put up in several locations around Riverhead, 10 days before the events;
- Approximately 1500 flyers were hand delivered to all properties within the Riverhead area;
- The flyer was sent to the Chair of the Residents Association so it could be displayed on the Facebook page and the flyer was also displayed on the Riverhead School app; and

- Letters were sent specifically to the properties within (see section 7.0 above) and directly adjacent to the Plan Change area.

A series of 12 panels were displayed on the day, to explain the Plan Change and set out key information for the public. A copy of the panels is included as **Appendix 3**. Present at both sessions were representatives from FL, Matvin Group and Neil Group as well as traffic, urban design, and planning consultants, to assist in answering any queries from the community.

Both sessions were attended by approximately 60-70 people. A copy of the attendees register for the Friday session is included as **Appendix 3**.

Feedback forms were available to the attendees and approximately 45 were completed. An email address was also set up for people to email feedback online. The feedback forms, emails, and a spreadsheet setting out the feedback is included as **Appendix 3**.

## 7.4 Feedback Summary

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While different views are held within the community, the following key themes came through in the consultation had to-date:

- The majority of the feedback pertained to concerns around traffic congestion and the need for infrastructure upgrades to provide for the additional traffic volumes. Public transport provision was also raised as a priority as well as providing for active modes such as cycling and walking;
- In respect to built form, there was general support for not enabling high-intensity apartment buildings or development greater than two-storeys in height. One to two-storey built form was favoured. Diversity in housing is needed;
- The character of the existing settlement is important to residents. While some would like to see no change to Riverhead at all, others gave feedback that it will just be important to help stitch the two areas together and try retain the 'village feel';
- In terms of commercial activities, 'strip mall' development whereby commercial and retail dominates the Coatesville-Riverhead Highway was not seen as desirable. Instead some expressed that commercial should be set back from the street;
- The walkways in the southern part of Riverhead alongside the waterways are well-used and valued by the community, and these green corridors with recreation should extend into the Plan Change area;
- It would be good to better acknowledge the history of the area, particularly the iwi portage route through to Kaipara; and
- Many residents agree there is a need for more education facilities, particular a new intermediate school and high school so that children who have attended Riverhead School can stay in the area.

Overall, the feedback on consultation is being taken into account as the project progresses.

In particular:

- The provision of infrastructure (transport and other) is addressed in the Structure Plan and Plan Change documentation, with assessment of what infrastructure is required, by when, and by whom it will be funded;
- The proposed zoning provides for predominantly two-storey buildings across most of the site, apart from around the proposed Local Centre, with standards that can facilitate a range of dwelling typologies to provide for diversity. This is considered to be an appropriate, efficient use of land. Amenity and integration with the existing centre can be managed through the proposed bulk and location standards and assessment criteria as set out in the Precinct provisions;
- The Structure Plan and Precinct Plan provide for green corridors with walkways to create a network of spaces that link with the existing corridors to the east, in the southern part of the existing settlement;
- The Precinct includes a cultural landscape map which illustrates some of the markers of importance to iwi, with more tangible expressions able to be established through future development of the land. This is provided for in the objectives and policies; and
- An objective and policy are included with the proposed Precinct provisions to provide for future education facilities. The development of school(s) will be the responsibility of the Ministry of Education.

## 7.5 Landowners within the Plan Change Area

The plan change area is approximately 80.5ha, and comprised of multiple land parcels. The RLG either currently or will own a majority of 64% of this area. The land that is not owned (or under contract to be owned) by the RLG is listed in **Table 4** below.

In December 2021 all landowners were contacted via email, introducing the project and inviting them to the public meeting being held by the RCA on 9 December 2021. In February 2022 they were also contacted to arrange site access for land investigations.

**Table 4: Land within Plan Change area not owned by the RLG.**

Address	Legal Description	Owner (as of April 2022)	Summary of Consultation
1200 Coatesville-Riverhead Highway	Lot 1 DP 66488	[REDACTED]	These owners came to the community day to have an overview of the Plan Change, and met with Fletcher Living.
1194 Coatesville-Riverhead Highway	Lot 1 DP 113506	[REDACTED]	These owners came to the community day to have an overview of the Plan Change, and met with Fletcher Living.
1170 Coatesville-Riverhead Highway	Lot 3 DP 63577	[REDACTED]	These owners came to the community day to have an overview of the Plan Change, and met with Fletcher Living.
1158 Coatesville-Riverhead Highway	Lot 2 DP 77992	[REDACTED]	No response received to any correspondence.

Address	Legal Description	Owner (as of April 2022)	Summary of Consultation
1156 Coatesville-Riverhead Highway	Lot 1 DP 77992	[REDACTED]	No response received to any correspondence.
1140 Coatesville-Riverhead Highway	Lot 1 DP 61985	[REDACTED]	Several meetings have been held with Boman Zakeri, the owner of these properties. An initial meeting was held on 26/01/22 where the private plan change request was discussed at a high level. This was followed up by a meeting on 05/05/22 where Community Day documentation was shared. Post-lodgement of the plan change application, a subsequent meeting was held on 22/08/2022 and discussions are on-going.
340 Riverhead Road	Pt Lot 2 DP 4818	[REDACTED]	
30 Cambridge Road	LOT 1 DP 499822	[REDACTED]	
22 Duke Street	LOT 20 DP 499876	[REDACTED]	Several meetings have been held with Des Reid, the owner of this property. Mr Reid is generally supportive of his land being rezoned for development and FL have worked with him to ensure there is alignment between the plan change and his view / vision.

## 8.0 Other

In addition to the above:

- Greg Sayers (Auckland Councillor for Rodney) was invited via email on 9 February 2022 to attend a meeting. A response was received on 14 February declining the invitation, but noting concerns around any development occurring prior to the SH16 / Coatesville Riverhead Highway upgrade, and that provision of public facilities was unbudgeted, with no Council-initiated structure planning for the wider catchment area;
- Chris Penk (National Member of Parliament ('MP') for the Kaipara ki Mahurangi electorate) was invited to the Community Days and attended the Friday session; and
- Vanushi Walters (Labour MP for Upper Harbour electorate), Chris Darby (Auckland Councillor for North Shore) and Deborah Russell (Labour MP for New Lynn electorate) were all invited to the Community Days but did not attend.

## 9.0 Matvin Retirement Village Engagement

Separate to the Plan Change, Matvin has engaged with key stakeholders in association with the proposed retirement village development, 'The Botanic', including Auckland Council planners, landscape and stormwater specialists, Healthy Waters, and Auckland Transport. Minutes from these meetings are included as **Appendix 5**. In addition, Matvin had two meetings with iwi, summarised as follows:



- **16 February 2022** – hui with Te Kawerau ā Maki and Ngāti Whātua o Kaipara; and Matvin and their key consultants. At this meeting, an introduction as given by Ngāti Whātua o Kaipara and Te Kawerau ā Maki. An overview of the proposed development was given by all consultants involved, and discussions began around how consultants and iwi can work together on the development and incorporate Māori principles; and
- **4 May 2022** – hui with Te Kawerau ā Maki and Ngāti Whātua o Kaipara; and Matvin and their key consultants. At this meeting, more detailed discussions were had regarding the ways Māori principles can be incorporated into the development, including through cultural design, environmental, social, commercial, and historical principles. It was recommended that Matvin engage a Māori artist to design pieces that can reflect these narratives.

## Appendix 1

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### Mana Whenua Engagement

- Sample Initial Engagement Letter
- Minutes (Draft) – Hui 22 March 2022
- Minutes (Draft) – Hui 14 April 2022
- Letter from Ngāti Whātua o Kaipara
- Letter from Te Kawerau ā Maki



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*Sample Initial Engagement Letter*

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**B&A**

Urban & Environmental

24<sup>th</sup> September 2021

<iwi>

<email address>

Tēnā koe <name>,

**PROPOSED PRIVATE PLAN CHANGE  
RIVERHEAD LANDOWNERS GROUP – RIVERHEAD**

We write on behalf of the Riverhead Landowners Group (RLG)<sup>1</sup> in relation to an area of land in Riverhead identified in **Figure 1** below. The RLG is seeking to rezone the land under the Auckland Unitary Plan (AUP) through a Private Plan Change process in order to enable future development. The proposal is predominantly for residential use, but will also include areas for a retirement village, retail uses and a new school.



**Figure 1: Riverhead plan change area (outlined in red).**

<sup>1</sup> Fletcher Residential Limited, The Neil Group Limited and Matvin Group Limited.



# Fletcher Living

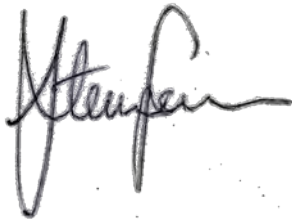
The Plan Change Area is approximately 80ha and is currently zoned Future Urban zone (**FUZ**) under the AUP. The Plan Change Area adjoins the existing suburb of Riverhead, which is zoned Residential – Single House under the AUP.

While the zoning strategy is still being refined, it is our intention to provide a mix of zones through the area, with primarily residential zoning supported by Neighbourhood Centre zoned retail and Open Space zoning (for green corridors and stormwater conveyance). Importantly, it is also forecast to include land for a desperately needed new school in the area.

The rezoning will be enabled by a range of new infrastructure and infrastructure improvements, including roading upgrades, stormwater reserves and open space, and three waters infrastructure.

While it is still early in the process, we would like to initiate conversations with <iwi> and, when COVID Levels permit, have an on-site hui with any interested iwi. Please let us know if you have any interest in the proposal, ideally by **Monday 18<sup>th</sup> October**.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Steve Evans', with a long horizontal flourish extending to the right.

**Steve Evans**  
Chief Executive – Residential and Development  
Fletcher Building Limited

*Minutes (draft) – Hui 22 March 2022*

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**B&A**

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## **Draft notes**

### **Hui with Te Kawerau a Maki and Ngāti Whātua o Kaipara – 22 March 2022**

#### ***Attendees***

- Darren Soo (Fletcher Living)
- Kelsey Bergin (Fletcher Living)
- Jenni Loui (Fletcher Living - Community Stakeholder Lead)
- Matt Ellingham (Matvin)
- Bronwyn Rhynd (CKL)
- Emma Todd (Boffa Miskell)
- Lauren White (Urban Acumen)
- Edward Ashby (Te Kawerau a Maki - Environment Lead)
- Andrew Cave (Ngāti Whātua o Kaipara Development Trust)

#### ***Notes***

Karl gave an overview of what we have heard at previous hui (refer to Agenda).

- Ed noted that the portage route which historically cut through the site is of importance but in his view, does not need to be scheduled through the PC and could instead be acknowledged in other ways through future design.
- The awa to the north of the PC site is of significance. Emma explained the PC area shares a boundary with the awa but does not currently include it. Kelsey noted that there are statutory requirements applying to any resource consents near the awa but we will also think about how the PC will engage with this boundary and what is mentioned in the PC provisions.

Nick presented the ways in which cultural values could be given effect to through the wider project:

1. Plan change – the precinct provisions over the land creates opportunity for unique provisions (objectives, policies, assessment criteria etc.) which would allow for the relationship of Te Kawerau a Maki and Ngāti Whātua o Kaipara to be expressed. This then creates the ‘hooks’ to bring down to the RC stage. Can include:
  - a. Cultural landscape overlay – could give effect to the awa, portage etc.
  - b. Protecting wai – riparian setback planting (all native), good setbacks, application of the SMAF 1 control which applies to sensitive environments with a treatment train approach
  - c. Te Aranga Design Principles for public areas
2. Resource consent – specific projects and developments that can be informed by the PC provisions. Māori design opportunities particularly for public open spaces. Design guides can be developed with iwi to guide the development of public spaces.
3. Matters outside of the statutory processes:
  - a. Eco-sourcing plants including from iwi nurseries
  - b. Street naming
  - c. Artwork
  - d. Employment opportunities

#### Discussion:

- Ed agreed this is a logical way to approach it and the plan change provisions could create the right hooks for future RC inputs.
- Ed noted Te Kawerau a Maki are keen on opportunities for JV-style commercial partnerships more broadly speaking. Other opportunities such as tender opportunities to Mana Whenua for café leases or other spaces and other employment opportunities are of interest.
- Discussion around features outside of the site – the wai to the north and other features outside the site can still be referenced in the Precinct as these inform the context of the site. Cultural landscape overlay would help determine what these are.
- There was some discussion around cultural design and it was agreed that this would be more appropriate for RC stage than PC stage, given the level of detail involved. Nick noted that these steps can be kicked off towards the end of the PC process when there is more certainty around the PC. That design phase would then inform the RC processes.
- Bronwyn talked to the high-level principles informing the SMP – Te Aranga Principles – and that we are keen to work through this with Ed and Andrew/Andrea in due course.

#### Agreed next steps:

- Te Kawerau a Maki to get CVA underway
- Ngāti Whātua o Kaipara to confirm whether they would like to do a CIA/CVA (noting resource constraints), or rely on Te Kawerau a Maki
- Hui to be held with Ed and Andrew/Andrea to start working on the cultural landscape plan
- In parallel with preparation of the CVA, B&A to work up some potential provisions that could be incorporated into the PC, for discussion with Ed and Andrew/Andrea at another hui
- OneDrive/Dropbox of key reports/plans to be collated

*Minutes (Draft) – Hui 14 April 2022*

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## **Draft notes**

### **Cultural Landscape Mapping Hui with Te Kawerau a Maki and Ngāti Whātua o Kaipara – 14 April 2022**

#### **Attendees**

- Darren Soo (Fletcher Living)
- Kelsey Bergin (Fletcher Living)
- Val Panui (Fletcher Living)
- Jeremy Quiding (Matvin)
- Bronwyn Rhynd (CKL)
- Emma Todd (Boffa Miskell)
- Lauren White (Urban Acumen)
- Edward Ashby (Te Kawerau a Maki - Environment Lead)
- Andrew Cave (Ngāti Whātua o Kaipara Development Trust)

#### **Notes**

- Ed spoke to the cultural landscape noting it should be about the past, present, and future, not just a snapshot of today.
- Ed spoke to the important features including:
  - o Two awa – one to the east (coast) and one to the west
  - o **Te Ahu** – high point in Riverhead forest. There was a walking path to the north that came along the western flanks on the high land. There is a knoll which is name for watching over the portage route
  - o The awa was named after the catching of freshwater crayfish
  - o There is also an older layer – the wanderings of **Ruarangai**
  - o **Kaiakeake** - named after **Ruarangi's** journey where there was nothing else to eat but **Ake Ake**
  - o Significant wahi tapu on the coastal edge
- The outcomes should include that Te Kawerau can go into the site and know where they are relative to the whenua
- Nick spoke to the idea that there are three outcomes that could be achieved through the Plan provisions: acknowledging the relationship of iwi with the land; protecting/enhancing the important places on the ground; and educating the plan reader.
- Based on what was being discussed, some of the key things that could be documented on the Cultural Landscape Map could be:
  - o Arrows pointing to linkages
  - o Wetlands and streams
  - o Portage route
- Ed noted two key taonga for iwi - how do we look after our whenua and our wai: is there opportunity to bring back kai in the whenua and kai in the awa and if not, can we recognise those things through the provisions.
- Hobsonville was discussed as being an example of what not to do to – Te Kawerau a Maki gave a great name, Rangihina, and the story was not passed on or documented to any of the

people that live there. The historic pa was not given due recognition, instead part of a greenspace with a dog park next to it.

- Andrew echoed a lot of Ed's sentiments, also noting that:
  - o Harbours of east and west coast are taonga, including the streams and the Kaipara Harbour
  - o Effects on known and unknown heritage sites, flora, fauna are things that they look at
  - o Portage - historic route between the harbours - between the headwaters of the meandering Kaipara River and Kumeu River
  - o Would like to see that this consultation is not just a box ticking exercise - not just putting a plaque up on a road berm within a subdivision in order to respect the portage. Would need to be more about quality development and restoring natural habitats
- Darren confirmed that this is not just box ticking, rather it's going to be a long-standing relationship with real opportunities.
- Ed can provide the name of the stream to the north of the site, and the one to the south near Lathorpe Road
- Could also weave something in for the OFLPs that go through to the site to the north
- Imagines a future where SW is seen as a resource rather than a problem
- Thinking about more soft SW measures, having ecological function + human interaction
- Balance and mauri. Treating it the way we did historically is not balanced
- Bronwyn says lifting up the SW physically so that it can be seen gives it more value and this is a key part of the 'green infrastructure' proposed as part of the Stormwater Management Plan.
- Strong themes around movement and passage of people
- Movement of the wai across and through papatuanuku
- Ed noted streams and OFLPs are papatuanuku's bloodstream which is like our veins
- Wanderings of **Ruarangi** – it would be cool to incorporate that into play areas for kids etc. Not just a plaque on a wall, instead interactive.
- Naming of the project - Ed/Andrew to take that away and think about whether they would like to/are ready to
- Kelsey noted that community days are planned for 6 and 7 May at the local school hall. Val noted it will be important to make sure that any photos used in any imagery don't have wahi tapu in the background (pa reserve sites etc.)

Next steps:

- Ed can provide the name of the stream to the north of the site, and the one to the south near Lathorpe Road
- Lauren's team to work up the map concepts and written concepts which could come through in the precinct. Ed agreed that he was comfortable with the connections being shown at a high level on a map (then the key matters will be at the RC stage) – to share next week
- Then come back together to co-ordinate and tweak before submitting with the plan change
- Naming of the project - Ed/Andrew to take that away and think about whether they would like to/are ready to name the project

*Letter from Ngāti Whātua o Kaipara*

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**B&A**

Urban & Environmental



30 June 2022

Riverhead Landowner Group  
c/o Barker & Associates,  
(attn. Karl Cook & Nick Roberts)  
PO Box 1986,  
Shortland Street  
Auckland 1140

Tēnā korua,

**Re: Private Plan Change Application**

This letter pertains to the consultation you have recently undertaken with Nga Maunga Whakahii o Kaipara Development Trust, in conjunction with Te Kawerau Iwi Tiaki Trust. For the following reasons, this whenua where the new Riverhead Urban Precinct is proposed, holds cultural significance to our iwi.

When the Ngāti Whātua o Kaipara Claims Settlement Act 2013 was enacted, as part of the settlement, areas of the Riverhead Forest were returned as commercial redress. Harbours, both west coast and east coast are a taonga (precious treasure); this includes the Waitemata and its headwaters such as the Rangitopuni Stream. The Kaipara Harbour is part of Ngāti Whātua o Kaipara cultural identity; it sustained the people with abundant kai moana (sea food) nourishing the spiritual wellbeing of Ngāti Whātua o Kaipara. Known and unknown heritage sites, effects on waterways both ephemeral or permanent, the coastal fringe, land, birdlife, fish, trees, and access to resources, are a consideration when reviewing a potentially relevant proposal for development.

The Ngongitepata Portage is a historic route between the harbours (between the headwaters of the meandering Kaipara River and the Kumeu River flowing North, and the Rangitopuni Stream flowing South into the Waitemata); its eastern end at Riverhead was an important junction in early times. This is within a mile of the application area/the junction of Riverhead Road and Coatesville-Riverhead Highway. In broad terms, the portage was near the relevant contours of where Old North Road is.

Ngati Whatua o Kaipara acknowledges the engagement undertaken thus far, prior to you lodging your Plan Change application Auckland Council. In terms of outcomes we seek when such change is proposed for the whenua, it is a matter of quality not quantity i.e., more than just a plaque on a new street berm to pay homage to cultural heritage. We do not currently have the time availability to thoroughly evaluate the proposed precinct provisions (e.g., Mana Whenua Cultural Landscape policies and assessment criteria for development activities) but thank you for the invitation to continue the dialogue. We may wish to comment on further provisions once detail emerges, as you have given the assurance that “the door is still open” for us should we have views on other important factors.

Nāku, nā

*Andrew C. Cave*

Andrew Cave  
Poutiaki / Planning Advisor

*Letter from Te Kawerau ā Maki*

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**B&A**

Urban & Environmental



TE KAWERAU IWI  
TIAKI TRUST

PO Box 59-243  
Mangere Bridge  
www.tekawerau.iwi.nz  
tiaki@tekawerau.iwi.nz

1 July 2022

Nick Roberts  
Director  
Barker and Associates  
Email: NickR@barker.co.nz

**RE: Proposed Riverhead Plan Change**

Tēna koe Nick,

Further to my recent engagements with you and your clients regarding a private plan change of approximately 80ha at Riverhead, I provide this letter in lieu of a formal cultural impact assessment (which we anticipate to provide at resource consenting stage).

I can confirm that Te Kawerau ā Maki has been engaged by the Riverhead Plan Change consortium of developers (land owners of parcels within the 80ha area) since late 2021. I have met with key staff and consultants on about four separate occasions to discuss the plan change, and have been able to feed into the formation of some components including the precinct plan layout and draft precinct provisions (attached).

I have sought to undertake a formal cultural impact assessment and to involve a cultural designer within the project design teams, which I understand will be provided for going forward.

Subsequently while I cannot comment on the cultural impacts (adverse or beneficial) at this time, I am confident that our further engagement on (1) refinement of any precinct provisions, (2) CIA at key consenting stages, and (3) embedding cultural design, will enable us to appropriately deal with any substantive cultural effects and to ensure our people are able to see themselves reflected in the new community.

Ngā Mihi,

Edward Ashby  
Mana Taiao and Operations  
Te Kawerau Iwi Tiaki Trust  
0226026630

Appendix 2

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Riverhead Community Association  
9 December 2021 Public Meeting Minutes



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## Riverhead Residents Association Meeting 9<sup>th</sup> December 2021

### Minutes / key discussion notes:

#### *Housing:*

- There was interest from attendees regarding how many people are likely to live in the development, how many houses and the types of houses
- There was consensus that the community don't want "slum" housing - no social housing, no Kiwibuild and no heavy density.
- Hobsonville Point, Whenuapai and Kumeu were mentioned as areas that the community don't want Riverhead to become.
- There is a 'magic' about Riverhead
- It was raised that allowing those who live in Riverhead to downsize and remain in the area is seen as being a positive outcome.
- The area in south Riverhead is considered to be a good development by locals and this is something that should be looked to as an example.
- Maybe offer existing residents in Riverhead a discount on new houses built.
- *FRL response:*
  - *FRL acknowledged that there are no plans for social housing, nor will they bend to any political pressure to have social housing.*
  - *However, to create a diverse community, there needs to be a range of housing and this is what FRL is dedicated to - providing for both first home buyers and last home buyers as well as in between.*
  - *Go and visit our development at Waiata Shores (Manukau) or Red Beach to get a feel for the nature of our projects.*

#### *Traffic:*

- This known to be a major issue in the area, with the community having been waiting for a long time for upgrades, particularly to State Highway 16.
- The upgrades to SH16 will deal with safety but not demand.
- Comments regarding the new development is that crossings across the highway should be minimized as much as possible.
- A new cycleway that connects through to Westgate would be a great outcome. Riverhead should become a destination people can reach by bike.
- Trucks should be banned along Coatesville Riverhead Highway.
- Existing roads, particularly in the new south development, are too narrow, restricting fire trucks and rubbish trucks. Any new development needs to ensure that roads accommodate necessary movements.
- Also, the new development needs to provide sufficient car parking to prevent too much overspill onto the road network.
- Questions about what will happen to Lathrope Road.
- *FRL response:*
  - *What do you want to happen to Lathrope Road?*
  - *Upgrades to SH16 have been confirmed by NZTA and will happen irrespective of any new development but the developer group are working with AT and NZTA / SGA to ensure upgrades across the area are cohesive.*

# Fletcher Living

- *Developers are responsible for the widths of roads within their land (to a certain extent) so can control the end width.*
- *We will be accommodating cycling, walking and public transport within the new development.*
- *We are not naïve when it comes to the needs of a new development and don't heavily rely on the street network for car parking.*

## *Education:*

- Comments were made about needing a new high school as well as an intermediate school so that kids who have attended Riverhead School can stay in the area.
- It was noted that the school earmarked for Whenuapai is unlikely to deal with the demand from Riverhead and surrounding areas.
- Having a high school further away will exacerbate the already bad traffic issue.
- There needs to be certainty from MOE that the school proposed can cater for the new development and that school zones are drawn appropriately - Hobsonville was mentioned as an example of a disastrous outcome whereby people who lived nearby were 'out of zone.'
- *FRL response:*
  - *The conversations with MOE are on-going and the decision is ultimately theirs. However, we can actively express the feedback from the community to MOE.*

## *Retail:*

- There is concern that with the recent development opposite the tennis courts and the new proposed development, the highway could become like a strip mall, similar to the likes of Lincoln Road or Kumeu. This is not what is wanted in the area.
- Any retail proposed should be set back from the Coatesville Riverhead Highway rather than fronting directly on to the road to retain a residential feel along the road.
- A supermarket is probably needed to support the area.

## *Other comments:*

- Big leafy trees should be planted in the new area as much of Riverhead has a similar approach with landscaping.
- Kumeu has not been well-designed or planned and this is not an outcome wanted in Riverhead.
- 'Old' Riverhead needs to be finished before 'New' Riverhead is made - the community has been forgotten in the past and has been left out by Council and their spending. They don't want history to repeat
- Would be good to get all the key players together to answer questions – MOE, NZTA, AT etc
- How do you intend to keep the heart and soul of the community – don't want it to become like London.
- Infrastructure – who pays for it when it is developed sooner than anticipated? There is concern that there is simply no money within Council's and CCOs budgets to build the infrastructure.

## Appendix 3

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### Community Days

- Panels
- Attendees Register – Friday Session
- Feedback Summary Spreadsheet and Forms



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*Panels*

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**B&A**

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# 01 Kia ora..... and welcome to the .... Riverhead Plan Change Open Day

This is an opportunity for you to learn more about this project which aims to rezone and direct the development of Riverhead's future urban land.

The purpose of today is to share information, answer your questions and hear what you have to say.

The plan change is being progressed by a number of developers who are working together to ensure an integrated and attractive environment is created. Once the plan change is approved, the developers will deliver their projects independently and in line with an agreed Structure Plan and Precinct Plan which will set out the key land uses, open spaces and other features.

**Fletcher Living**  
Love your new home

Fletcher Living is a developer of residential communities in Auckland and Christchurch and has a long history and strong commitment to providing quality new homes for Kiwis. We carefully choose locations that offer great access to key amenities and services and develop neighbourhoods with a strong sense of community.



The Neil Group Limited is one of the most established property development companies in New Zealand. The company prides itself on being a stable, reliable developer which completes all its developments with the utmost integrity and works hard to maintain this reputation in everything it does.



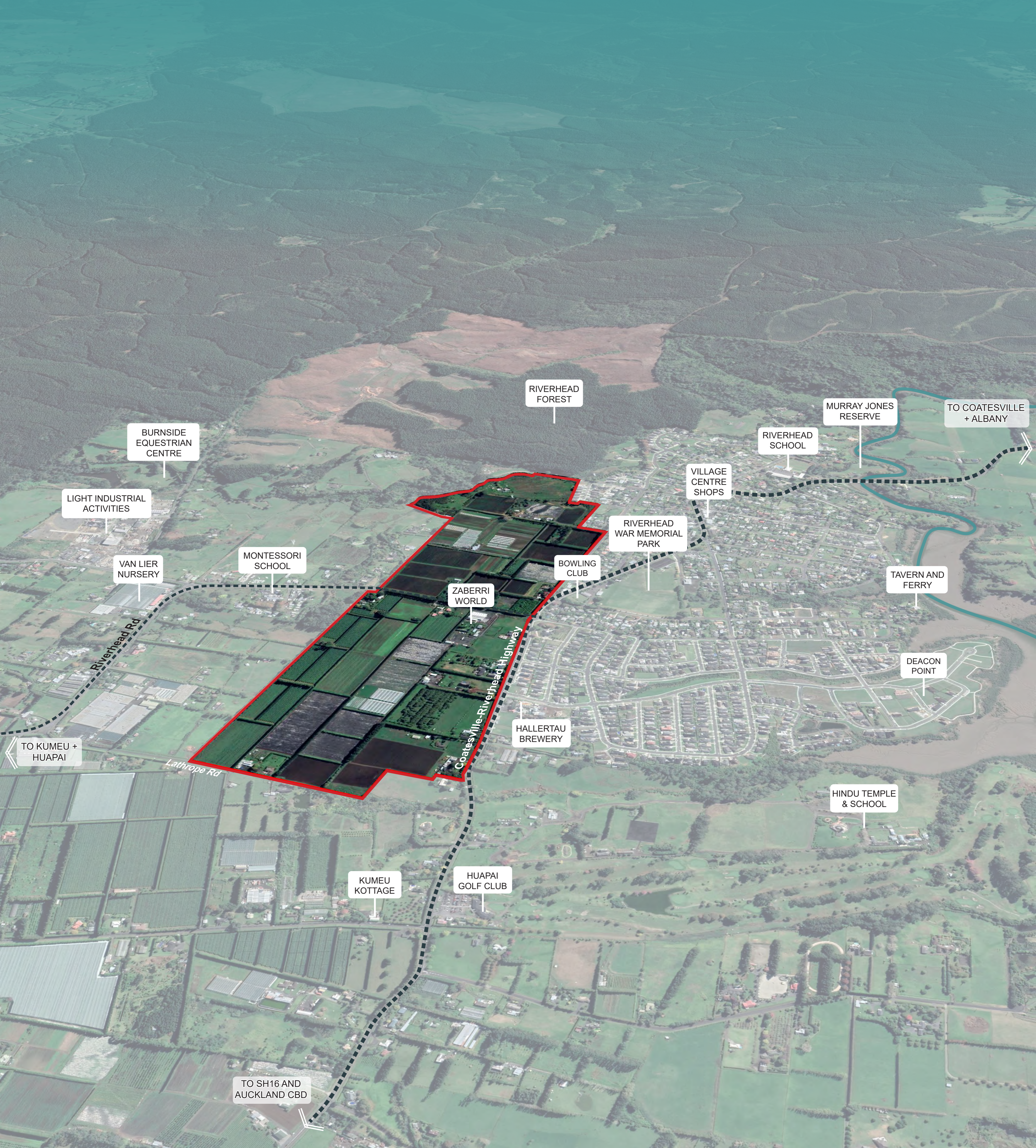
Matvin Group Ltd is a private Commercial & Residential Property Developer in Auckland, New Zealand. We like building things from scratch so we specialize in managing the Development Process, from site acquisition right through to completion. From there we either sell our assets or keep them as long term investments depending on our investment criteria. We create thoughtful, efficient and beautifully designed spaces with New Zealand's leading architects, engineers and builders.





# the plan change site ..... and its surrounds

The Plan Change area sits alongside the established community of Riverhead and is close to a number of existing amenities and attractions. It covers approximately 80ha of land and is currently zoned Future Urban Zone in the Auckland Unitary Plan. This zoning indicates Auckland Council's intention for the land to become urbanised and for Riverhead to grow.





# 03 you said...we heard

In December 2021, we met with members of the Riverhead Residents Association in the Citizen Hall to hear what issues were important to the Riverhead community.

This is what we heard and how we are responding....

## comment

## initial response

### 1 traffic

- design of roads
- opportunity for walking and cycling
- congestion on SH16
- traffic demand

- cycle paths on key roads and through open space corridors to connect residents to the shops, school and each other
- safe connections for all users
- staging growth with planned (or necessary) roading upgrades
- provision for a local centre and a neighbourhood centre to reduce day to day traffic

### 2 housing

- type and amount of housing

- provide for a variety of housing, to meet the needs of a range of buyers and lead to a vibrant community

### 3 education

- need a new school

- engagement with the Ministry of Education regarding new schools to be established in the Kumeu/Huapai/Riverhead area

### 4 retail

- no strip malls on Coatesville Riverhead Highway
- a new supermarket needed

- a new local centre proposed at the roundabout to reinforce Memorial Park as the heart of Riverhead
- planning provisions which allow for a supermarket to be developed

### 5 community

- retain the “heart and soul” of Riverhead
- leafy streets
- connected walkways

- a focus on connected open spaces
- streets which accommodate all functions including street trees
- a safe and connected pedestrian and cycling network



# 04 the vision for the plan change area

We recognise that the development of this land will change Riverhead and we want to ensure that the change is a positive one and that the existing heart and soul of Riverhead is retained. The plan change aims to achieve a logical and seamless extension to the existing village, providing greater housing choice, better access to facilities and services and enhancing the natural environment....creating a place where existing residents can welcome new ones and together build a ....

## healthy community and a healthy place

Some ideas to achieve this vision.....

a healthy community .....

a healthy place.....

- 1 .....a healthy heart  
provide a **new village hub**, reinforcing Memorial Park as the heart of the village and supporting this centre with a smaller neighbourhood centre, complementing the existing shops on Coatesville Riverhead Highway...and
- 2 reinforce Riverhead as a **destination for local food and drink** while enabling the development of a supermarket to give local residents more choice and convenience and help to attract and support a greater variety of other producers, retailers and artists  
.....healthy minds
- 3 engage with the Ministry of Education regarding a **new school** to accommodate additional children
- 4 enable an **intergenerational community**, with opportunities for people to remain part of the Riverhead community as they age
- 5 acknowledge and celebrate the **historical and cultural landscape** of Riverhead
- 6 provide excellent **access to nature** and a variety of **open spaces** for all residents of Riverhead to play, exercise and socialise
- 7 provide a safe connected network and **prioritise safe walking and cycling**
- 8 provide **ecological corridors** between the coastal environment of the upper harbour, Rangitopuni Stream and Riverhead Forest
- 9 restore and protect the mauri and mana of the wai (water) and adopt an **exemplar stormwater management** approach
- 10 ensure other infrastructure, including transport and wastewater networks have **sufficient capacity** to accommodate the growth in Riverhead





Improvements to the surrounding transport network are being investigated and programmed. This will address how existing and future residents in Riverhead get safely in, out and around the village.

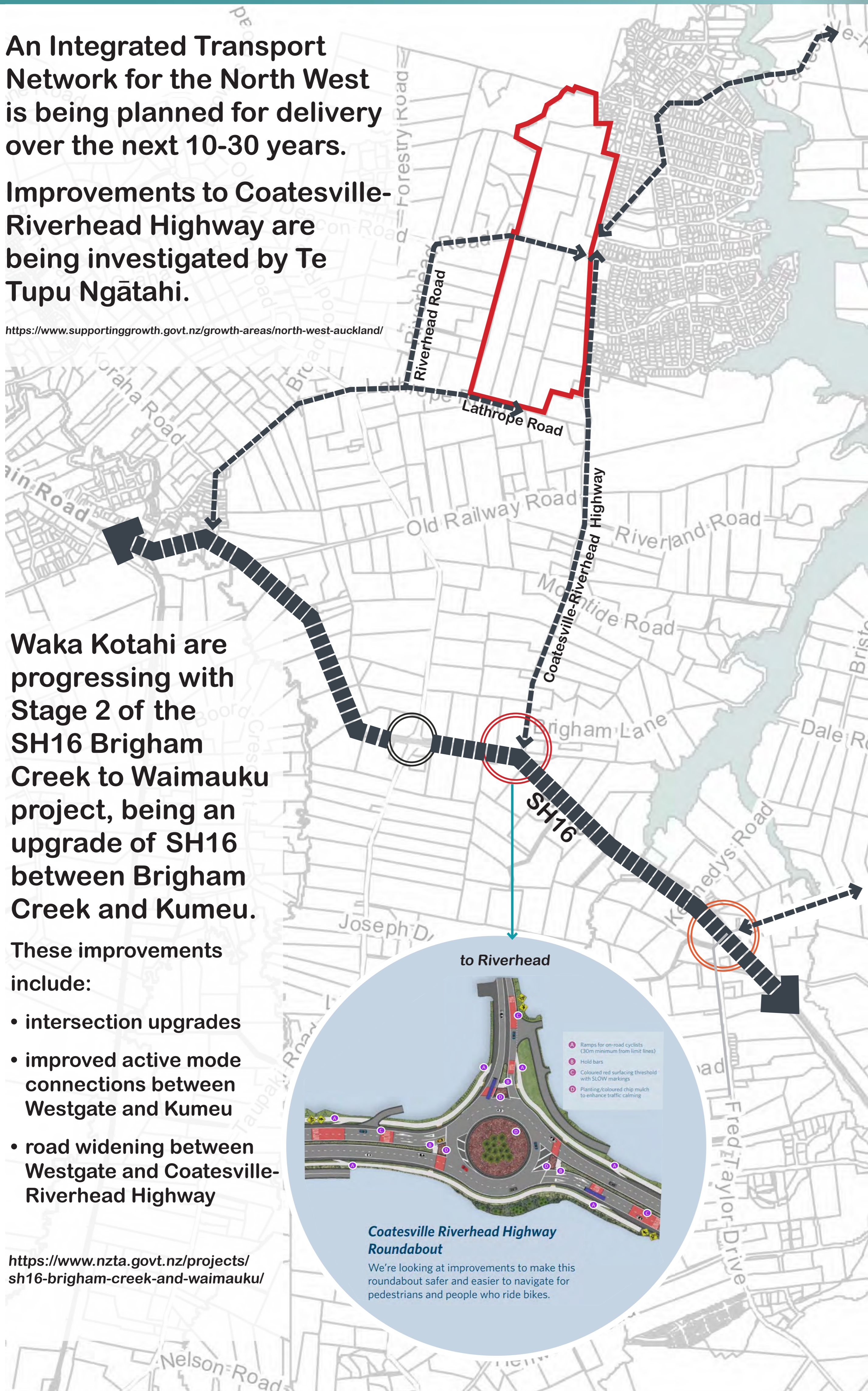
Recognising current issues with congestion and safety, Auckland Transport and Waka Kotahi NZ Transport Agency have several projects underway which improve travel to and from Riverhead.



An Integrated Transport Network for the North West is being planned for delivery over the next 10-30 years.

Improvements to Coatesville-Riverhead Highway are being investigated by Te Tupu Ngātahi.

<https://www.supportinggrowth.govt.nz/growth-areas/north-west-auckland/>



Waka Kotahi are progressing with Stage 2 of the SH16 Brigham Creek to Waimauku project, being an upgrade of SH16 between Brigham Creek and Kumeu.

These improvements include:

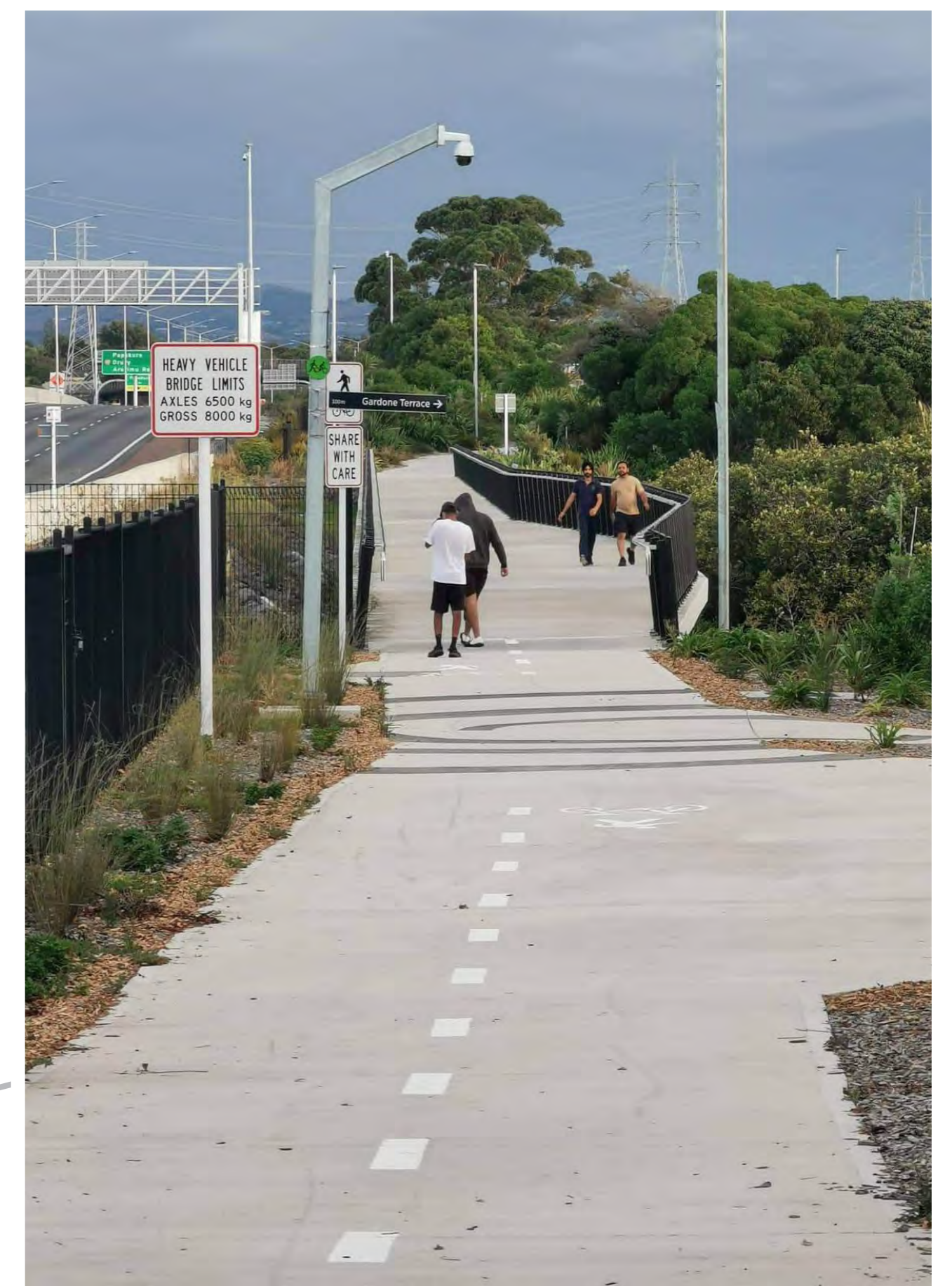
- intersection upgrades
- improved active mode connections between Westgate and Kumeu
- road widening between Westgate and Coatesville-Riverhead Highway

<https://www.nzta.govt.nz/projects/sh16-brigham-creek-and-waimauku/>



A range of projects are being investigated for the Northwest, ranging from safety upgrades, improved connectivity and safety for walking and cycling, public transport facilities and capacity improvements.

The upgrades will improve the safety and travel options for those travelling to and from Riverhead.



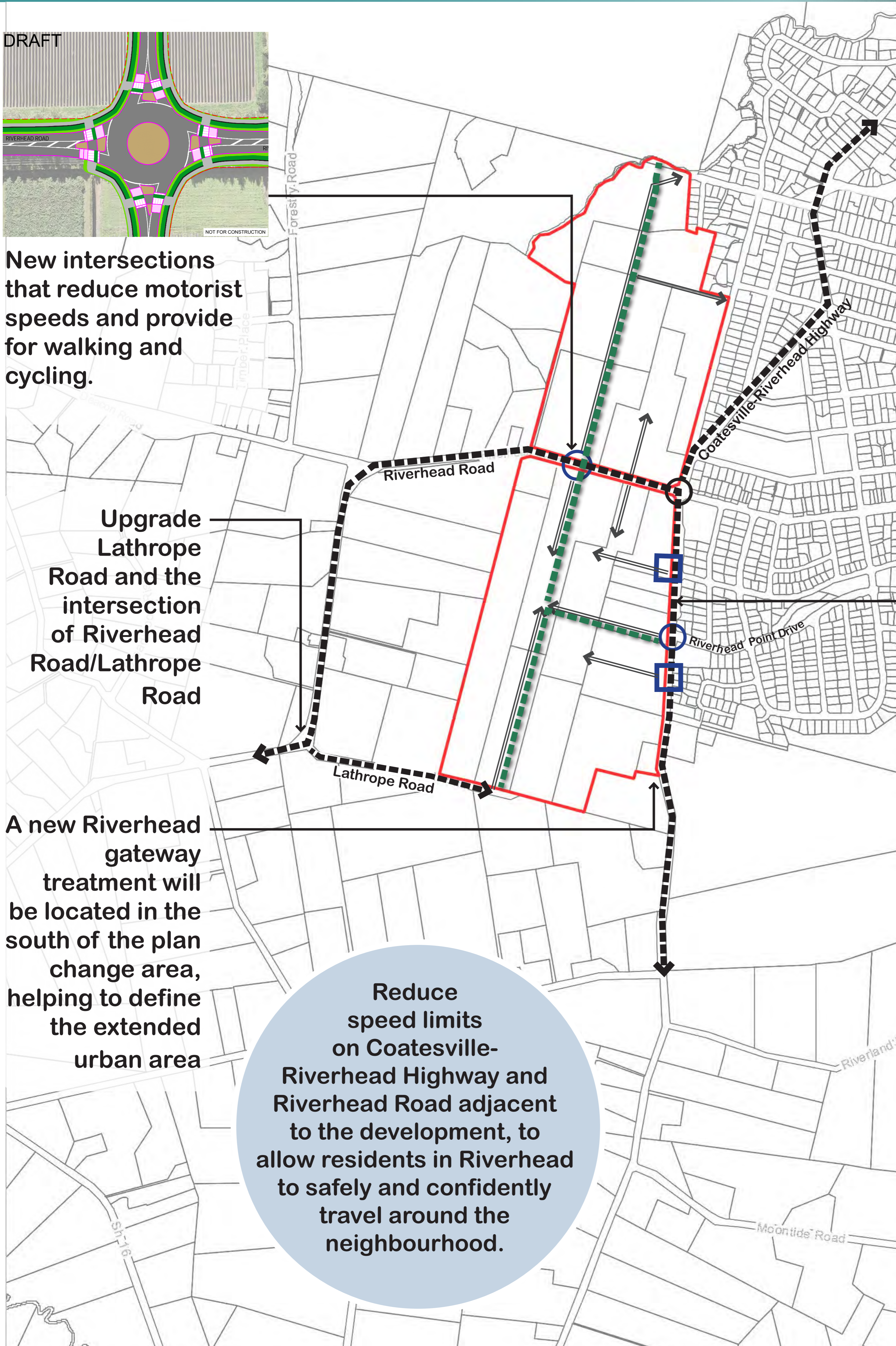
Northwestern Bus Improvements is a joint Auckland Transport and Waka Kotahi project. A new Westgate bus station is being designed, with construction anticipated to start in 2023.

<https://at.govt.nz/projects-roadworks/northwestern-bus-improvements#overview>



# getting around ..... the plan change area

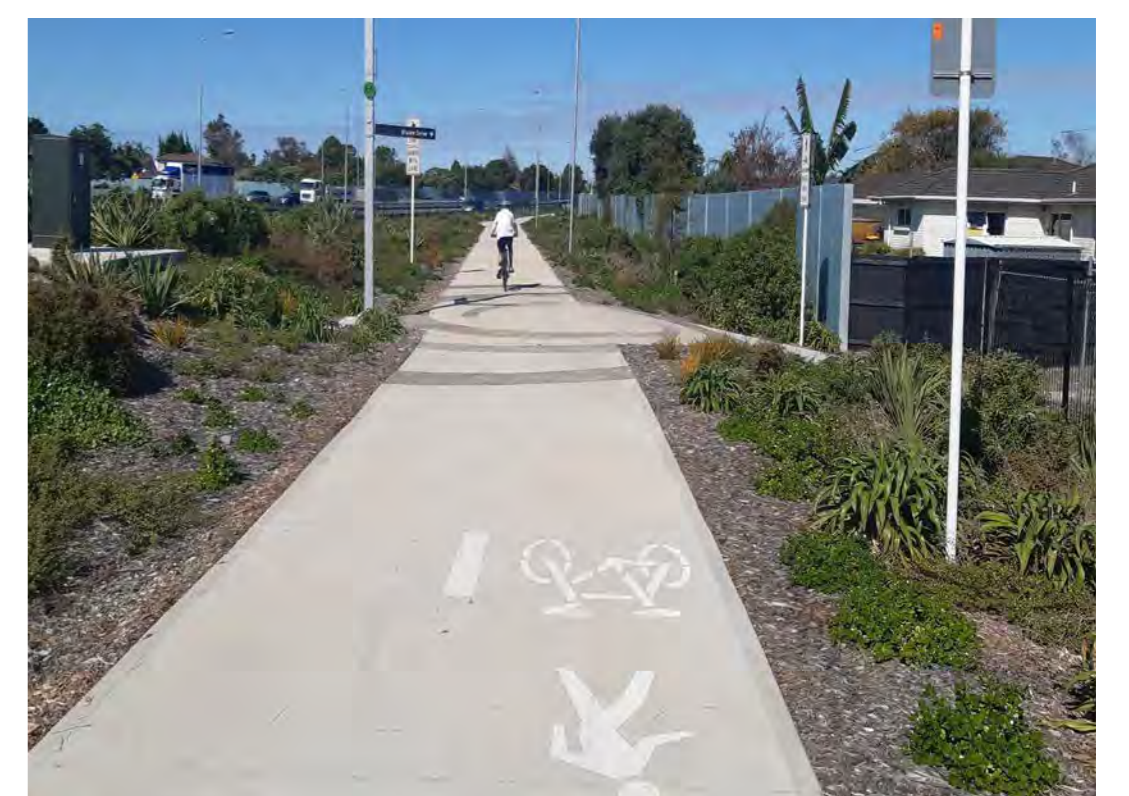
The Plan Change will aim to ensure new development integrates and connects to the existing Riverhead Village and local amenities. A number of roads in the local area will be upgraded to provide safe environments for all road users. New facilities will be provided to provide people with a range of travel choices.



Improve bus facilities, with bus hardstands and shelters



Upgrade Coatesville-Riverhead Highway and Riverhead Road to provide new and safe facilities for pedestrians and cyclists, providing local residents with genuine travel choices



Safely connect through open space, shared paths and dedicated active mode infrastructure to existing and new community facilities





# the open space network

The open space network will respond to the site's natural character and context and be structured to provide highly accessible, varied and usable recreational spaces across the site.

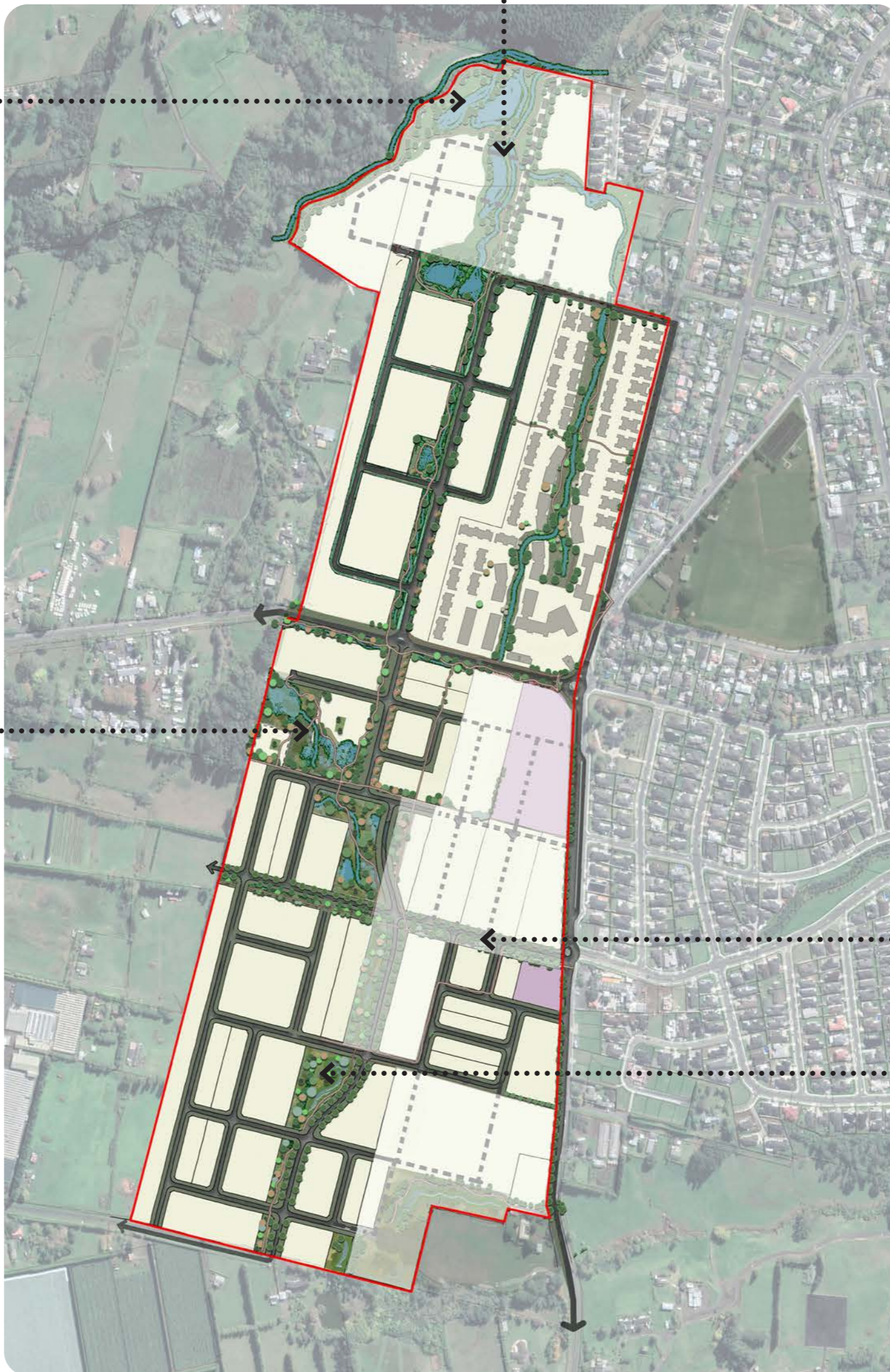
It will aim to restore the mauri of the landscape through stream restoration, stormwater treatment, cultivation of kai and the celebration of the natural landscape of fauna, flora and rongo (medicinal plants). The requirements for walking and cycling and stormwater management will be integrated, providing a layer of 'green infrastructure' which promotes a healthy lifestyle.



stormwater treatment areas



walkways



fruit trees



native trees



playgrounds

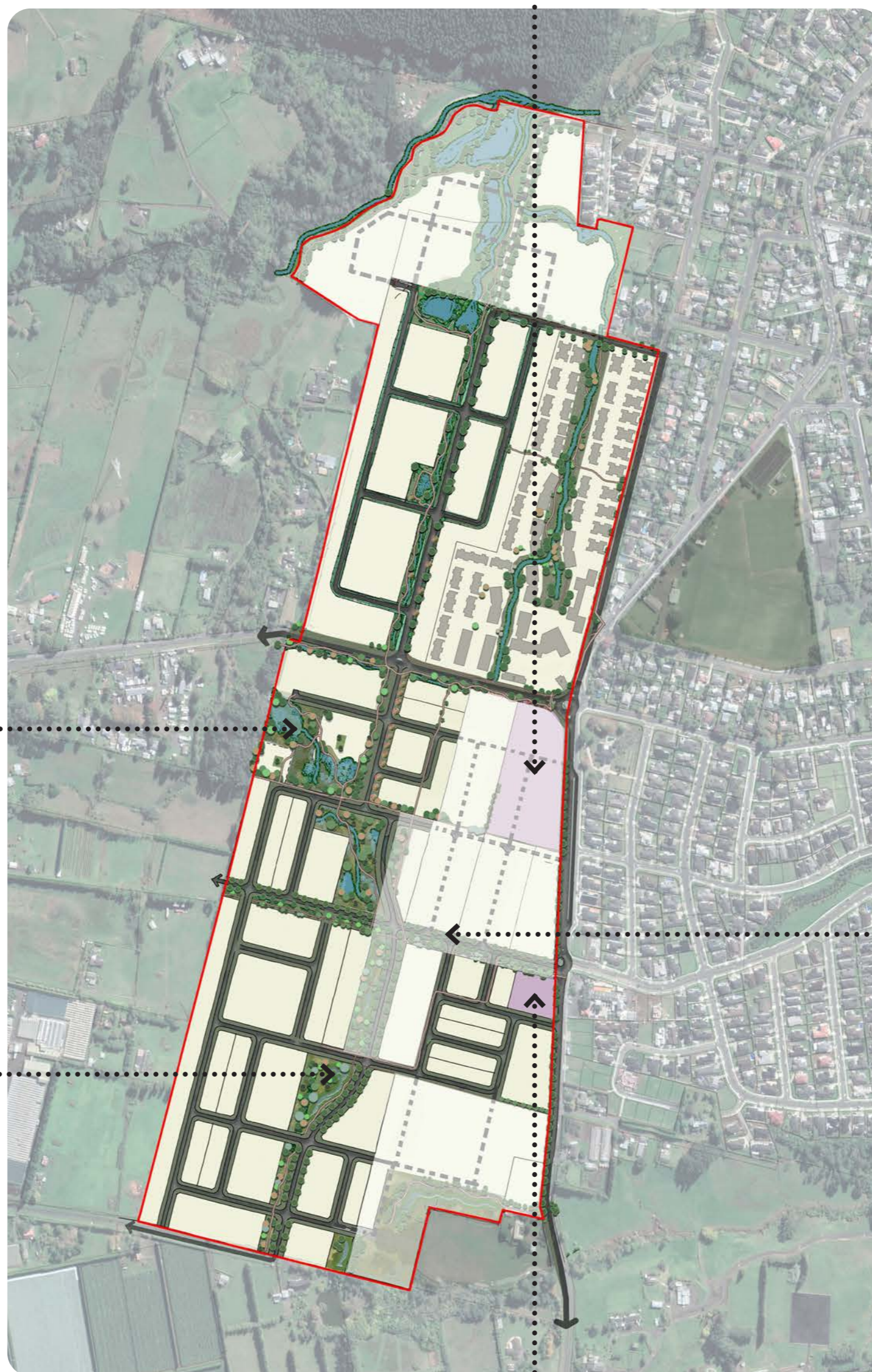


pocket parks



# 08 living here....

The plan change will aim to foster a strong community, not just housing. To support residents and encourage a more sustainable and walkable neighbourhood, a new local centre and neighbourhood centre will be proposed. These places will provide for a small number of new shops, cafes and other facilities and along with local parks, playgrounds and walkways, will become the cornerstones of the new neighbourhood. A variety of housing will be delivered by a number of developers, including detached houses, duplexes, terraces and apartments.





# the indicative development concept...

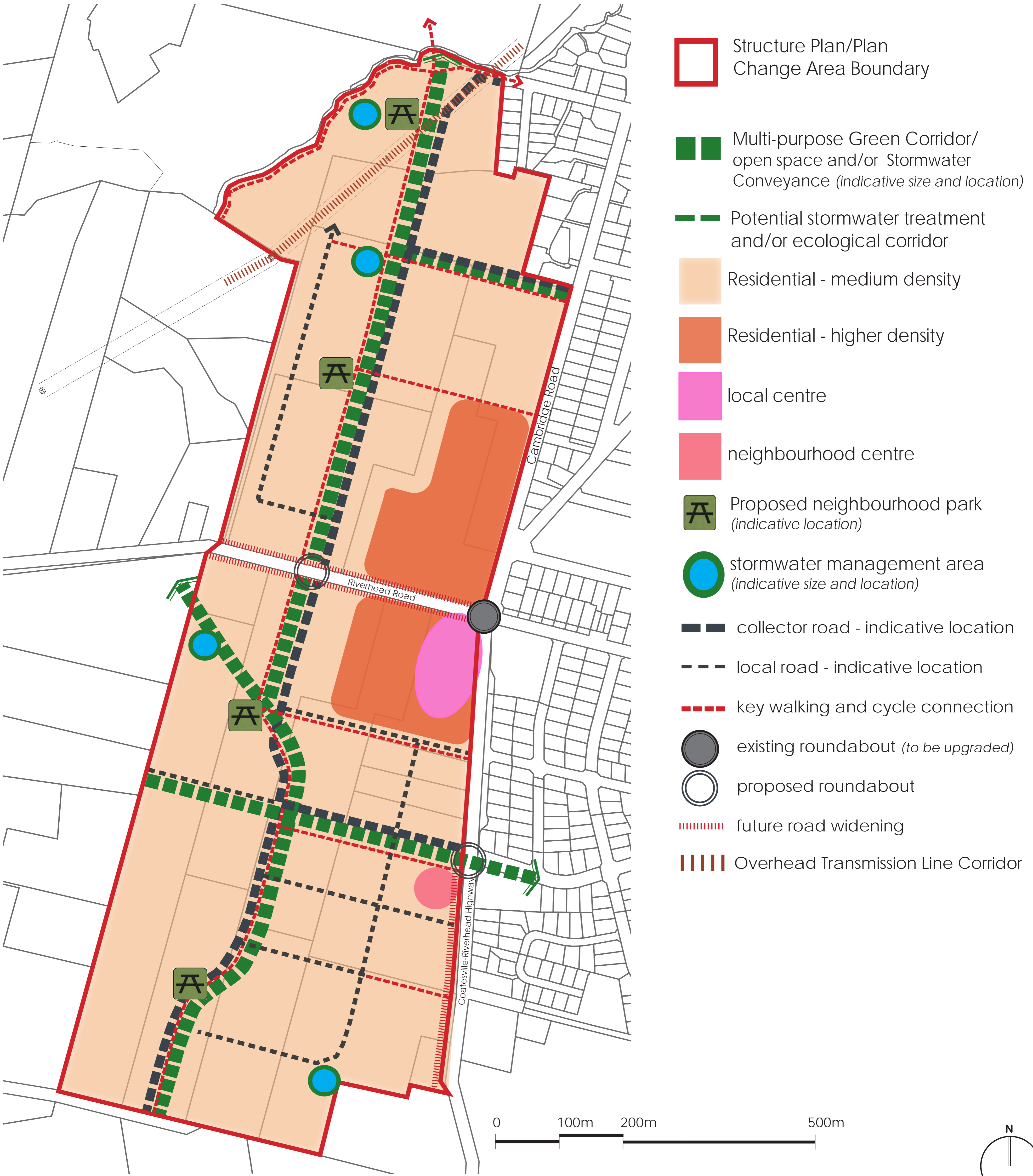
This drawing illustrates a potential development concept for the future urban land in Riverhead.....it shows the preliminary indicative location of roads, open spaces, local centres, and the retirement village.





# the draft structure plan.....

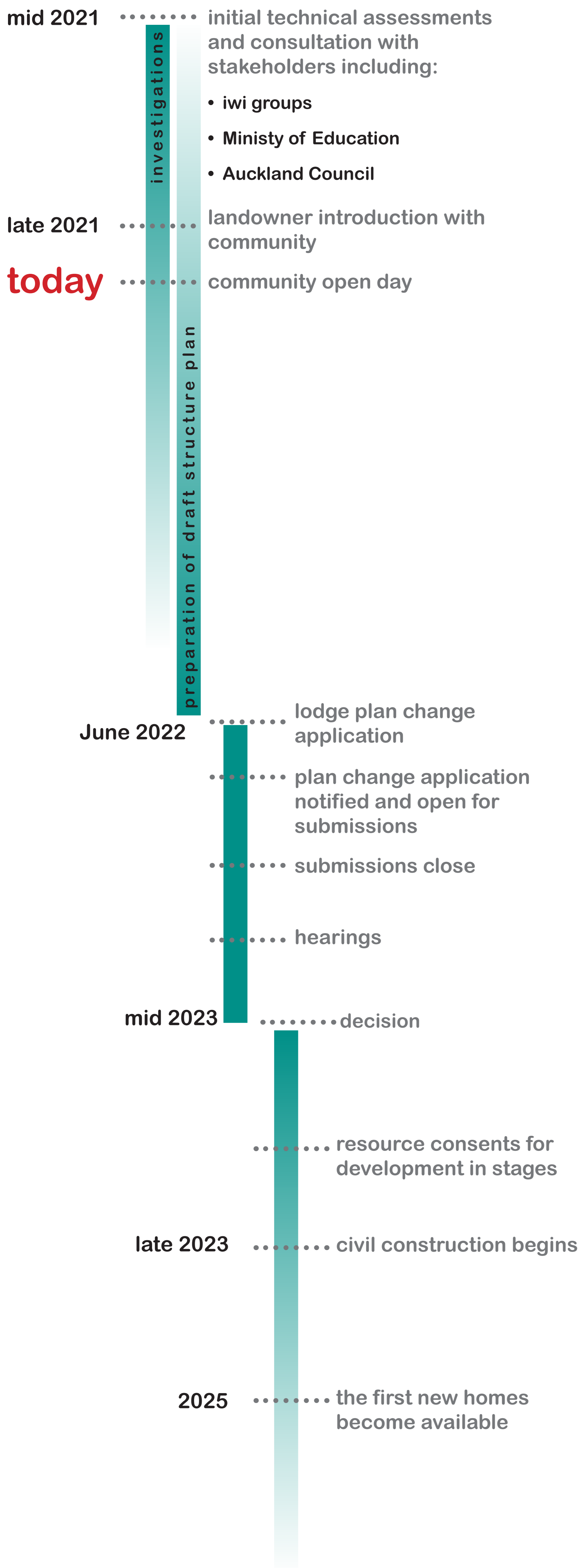
Once approved by Auckland Council, plans will be included in the Auckland Unitary Plan and ensure all parts of the plan change area develop in an integrated and efficient way.



-  Structure Plan/Plan Change Area Boundary
-  Multi-purpose Green Corridor/ open space and/or Stormwater Conveyance *(indicative size and location)*
-  Potential stormwater treatment and/or ecological corridor
-  Residential - medium density
-  Residential - higher density
-  local centre
-  neighbourhood centre
-  Proposed neighbourhood park *(indicative location)*
-  stormwater management area *(indicative size and location)*
-  collector road - indicative location
-  local road - indicative location
-  key walking and cycle connection
-  existing roundabout *(to be upgraded)*
-  proposed roundabout
-  future road widening
-  Overhead Transmission Line Corridor



## where to from here ?



The landowner group has engaged a number of respected consultants to prepare initial assessments and plan change reports including:

- planners
- transportation specialists
- landscape architects
- urban designers
- ecologists
- stormwater engineers
- archaeologists
- economists
- water engineers

### We welcome your feedback.

Please ask questions of the landowners and the consultants.

You can also provide feedback by:

- filling out the feedback form and handing it to a project team member or
- email [riverhead@barker.co.nz](mailto:riverhead@barker.co.nz) to have your say on the plan change proposal.

After this open day, we are available to answer any of your questions and concerns.

In the first instance, please contact:

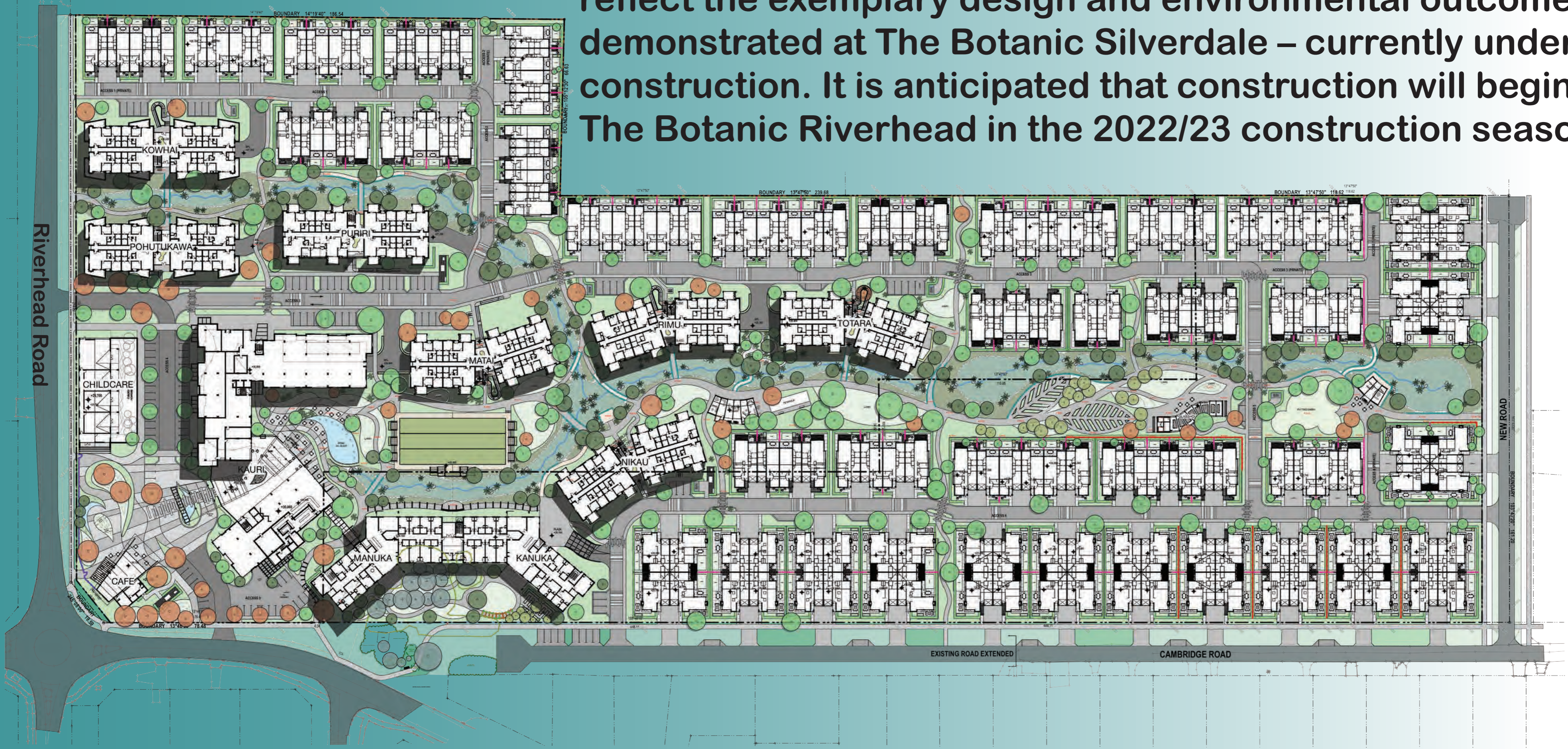
[riverhead@barker.co.nz](mailto:riverhead@barker.co.nz)



# the Botanic retirement village...

While working alongside Fletchers and Neil Group on the plan change process, Matvin are planning to build a retirement village on their land at 1092 Coatesville-Riverhead Highway.

Riverhead offers a vibrant location for the second Botanic Retirement Living complex. The Botanic Riverhead will reflect the exemplary design and environmental outcomes demonstrated at The Botanic Silverdale – currently under construction. It is anticipated that construction will begin on The Botanic Riverhead in the 2022/23 construction season.



The Botanic brand is built around the idea of harnessing the incredible power of nature to influence our wellbeing and in creating a healthy and vibrant community. This aligns with the overall approach of the plan change where access to open spaces and the natural environment is a key theme and design driver.

Matvin are proceeding with their specific detailed development project via the COVID-19 Recovery Fast Track Consenting process so they can provide opportunities for retirement village living in Riverhead more quickly.

THE  
BOTANIC





*Attendees Register – Friday Session*

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Urban & Environmental

Appendix 4

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Matvin Retirement Village Meeting Minutes



Urban & Environmental

## MINUTES OF MEETING – MATVIN AND AUCKLAND TRANSPORT

Attendees: Keith Bell (TEAM Traffic)  
Rory Power (Auckland Transport) (“AT”)  
Sam McGough (AT)  
Matt Ellingham (Matvin)  
Burnette O’Connor (The Planning Collective)  
Jeremy Brabant (Legal Counsel – Applicant)

Date: 12 August 2021

Re: **1092 Coatesville-Riverhead Highway, Riverhead. Proposed retirement village and commercial development**

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Burnette updated AT advising that the Applicant was progressing to seek the application be processed under the Fast-Track legislation.

Rory agreed to provide the Applicant with the contact details for the AT Fast Track team and the contact for the Auckland Council Central Processing Team who would be likely to be providing feedback from the Auckland Council perspective.

Burnette provided an outline of the wider structure planning process that the landowners, including the Applicant, are progressing. Terry Church is the Transportation expert for the structure plan group and Terry was to be in contact with AT the week following this meeting.

The area is zoned Future Urban, but the road and speed environment will transition to an urban environment is respond to the changing land use.

Rory advised that Supporting Growth Alliance (“SGA”) are looking at the round a bout and have a design similar to that shown on the plans provided at the meeting. There is a potential for land take associated with the round about and related road upgrading, and Rory advised that this should be factored into the setbacks of buildings from the existing roads.

Rory advised that SGA are progressing the Detailed Business case, and this will then be presented to Waka Kotahi and AT towards the end of this year. SGA contacts for this project to be advised so that the Applicant can engage directly with SGA. Rory advised that detail of what is proposed may be obtained by signing a confidentiality agreement with SGA.

Rory advised that if the existing roads have a legal width of 20 metres it is likely that will need to be widened to 24 metres for a Supporting Growth Alliance (SGA) two-lane arterial and 30 metres for the four-lane arterial construction. Collectors are not in the scope of SGA so the Traffic Design Manual (TDM) standards apply as per usual. Rory advised that from his review of the plans provided of the proposed development, that it looked like it is only the position of the childcare building that may be problematic.

Keith Bell discussed the left in and left out from the Coatesville Riverhead Highway (“CRH”) access.

Advised roads within the development will be private.

Discussed whether AT wanted Cambridge Road connected to CRH. Rory advised better to retain Cambridge Road as a cul de sac and ensure that there is space to enable turning for a rubbish truck.

Keith Bell highlighted the east / west road within the development that provides a connection through to the land to the west owned by Neil Group.

Rory discussed the desire for only one access point onto Riverhead Road and confirmed that there was unlikely to be any capacity issues with respect to traffic movements in and out of the development.

Rory advised that there would be a cycling facility on Riverhead Road, and this was one reason or the preference to limit the access to the site to a single access point as Riverhead Road will be an arterial road.

Keith advised a right turn pocket would be proposed for turning into the site.

An Integrated Transportation Assessment (“ITA”) will be provided in support of the application.

The Applicant team confirmed that the proposed Healthcare Facility would be available to the public as well as residents on the site.

Rory advised that the ITA will need to address trip generation of the childcare, retirement village, shops and other facilities proposed.

Keith Bell reiterated that the proposal would work as by the time development occurs the surrounding road network will be transitioning to an urban speed environment.

There will also be another roundabout constructed to the west.

Burnette discussed that the application may include staging triggers related to various road upgrades that may be required for specific staged development. Any requires staging will be identified through the ITA assessment and would be included as *Augier* conditions in the resource consent application.

Rory advised that there is a bus stop on CRH that needs to be considered in relation to the location of any proposed crossing to the street.



## The Botanic – Preapplication Meeting

### Meeting Record

<b>Date</b>	22/9/2021	
<b>Regulatory Team</b>	<b>Name</b>	<b>Role</b>
	Tracey Grant	Principal Project Lead
	Jonathon Clarke	Intermediate Planner
	Stephen Quin	Principal Landscape Architect
	July Zhou	Development Engineer
	Tessa Craig	Auckland Transport
	Mark Iszard	Healthy Waters
	Kedan Li	Healthy Waters
	Nicola Livingston	Regional Stormwater
	Ryan Bradley	Senior Policy Planner
<b>Applicants team</b>	<b>Name</b>	<b>Role</b>
	Jeremy Quiding	Matvin - Project manager
	Matthew Ellingham	Matvin - Applicant
	Burnette O'Connor	The Planning Collective - Planner
	Keith Bell	Team Traffic - Transport
	Nick Rae	Transurban - Urban Designer
	Evan Peters	Aspire Consulting Engineers - Engineer
	Graeme Wrack	Gel Architects - Architects
	Robert White	GHD – Wastewater
<b>Purpose</b>	Preapplication Meeting for The Botanic – retirement village, childcare facility and café and associated infrastructure. Note: Because the applicant intends this application to go through the EPA Fast Track process, the preapplication was limited to focusing on key matters	
<b>Precirculated Plans</b>	Latest plan provided 'Site Masterplan' Dated 17/9/2021	
<b>Introduction</b>	Round table introductions occurred	
<b>Council Approach</b>	Tracey confirmed that because the applicant was seeking to go through EPA Fast Track process, a high level approach has been taken by Council and only key experts and high level responses provided. Other assessments that would be required as part of an application include: earthworks/ noise/ groundwater/ contamination. It is also noted that Watercare were unable to attend.	
<b>Applicant update</b>	<p>Below are comments from the applicants' representatives.</p> <p>General and Planning update - Burnette:</p> <ul style="list-style-type: none"> <li>• Lodged a formal EPA referral request a week or so ago. EPA has identified 2 questions for the applicant to address now: <ul style="list-style-type: none"> <li>○ uplift the consent notices that currently exist on site. Tessa confirmed Burnette can contact her directly to discuss.</li> <li>○ Addition of another adjacent property.</li> </ul> </li> <li>• Matvin are involved in the Private Plan Change with Fletchers. This will be lodged with Council shortly.</li> <li>• Burnette confirmed there are no streams or wetlands (including wetlands that meet the definition of NPS: FW) on the site</li> </ul> <p>Architect update - Graeme:</p> <ul style="list-style-type: none"> <li>• Details include:</li> </ul>	

- 158 villas
- Care homes - 88 beds
- Apartment buildings – 264 apartments (1.5bedrooms – 3 bedrooms)
- Childcare – Single story and cater for 100 children
- Café - 300m<sup>2</sup>
- Small retail – hairdressers etc..
- Medical centre (i.e.: physio) - approx. 100m<sup>2</sup>
- Lower scale buildings on the boundaries of the site. For example units facing Cambridge Road mimic houses across the street
- Only one entrance to Riverhead Road is proposed
- Public café, public park and childcare is proposed on Riverhead Road to relate to the street.
- Hairdresser and small medical centre (ie: physio) will cater for the village, but also be open to the public.
- Carparking provided under apartment buildings
- Care building wrapped around the existing trees adjacent to Cambridge Road

#### Urban Design - Nick

- Activates the street – residents use the street network to access other parts of the village.
- Pedestrian link proposed through the site (North west to South east)
- Overland flow path / swale being created through the site and planted with native vegetation– purpose is to manage stormwater. It will be a feature that flows when it needs to and still looks good when it is dry. Creates separation between buildings

#### Stormwater - Evan

- Stormwater is front and centre of how the site is being developed. They are taking a belts and braces approach
- Currently no noticeable drainage channels on site
- 9-10m fall across the site from Riverhead Road
- Overland flow path and attenuation is key. They have been engaging with CKL who are undertaking the stormwater assessment for the wider catchment
- Will provide attenuation for 100yr as well as at source treatment and SMAF detention and reuse.
- Treatment train approach. A series of dry basins within the site, that distribute attenuation around the site, prior to directing it to the central spine.
- Avoiding single communal device.

#### Water and Wastewater - Robert

- Riverhead is a pressure sewer zone. Watercare have indicated it would have to be pressure sewer
- As part of plan change GHD have developed a validated model for the area. Allowed for a growth of 4500 people in the plan change area. Consider that sufficient capacity exists currently. Therefore no wastewater upgrade is required.
- Consider a watermain is required from a resilience perspective

#### Transportation - Keith

- 2 types of road configuration on the site:
  - South-eastern corner – commercial with parking each side.
  - Rest of site – 6m wide roads with no kerbs and 1.2m wide footpath.
- 1 access on Riverhead Road. Considering two lanes going out (to avoid holdup from people turning right).

	<ul style="list-style-type: none"> <li>Existing intersection and road changes are proposed by AT. This includes widening approaches to intersection, and lowering speeds. Also Riverhead road is cycleway and pedestrian on both sites, and central medium. This development is not reliant on this work occurring.</li> </ul>
<p><b>Council team / General discussion</b></p>	<p>High Level Policy - Ryan:</p> <ul style="list-style-type: none"> <li>Significant concerns about the proposal from a policy perspective</li> <li>Regional Policy Statement sets out the method to develop the Future Urban zone. It is to do a structure plan followed by a plan change. Individual site development would follow that, otherwise it pre-empts the structure planning.</li> <li>It is understood that there is a wider structure plan and private plan change going on in the background between the developer along with Fletchers and Neil's. This is to cover the whole Future Urban zone in Riverhead.</li> <li>It is positive that the landowners are working together on this. However, the council had not yet been involved in the structure plan and in any case the plan would still need to be tested through a public process (i.e. notified plan change). A private plan change has no legal effect until it is made operative – so the lodging of a private plan change with a structure plan cannot influence the processing of this resource consent.</li> <li>Determining the land use pattern and infrastructure in the large greenfield growth areas of Auckland is an important issue that requires the input of many parties including mana whenua, infrastructure providers, local boards, and the wider community. The intention of the council is that these identified greenfield growth areas should have comprehensive and coordinated planning carried out before they are urbanised. The greenfield areas should not be developed in an ad-hoc basis based on individual landowner's different aspirations. This is the very antithesis of structure planning and undermines the council's strategy for the greenfield growth areas.</li> <li>The Future Urban Land Supply Strategy sequences the Riverhead Future Urban zone to be 'development ready' between 2028 and 2032. The strategy notes that for Riverhead, wastewater and transport are the major issues.</li> <li>Other areas in the north-west are sequenced for greenfield expansion development ahead of Riverhead such as Redhills (2017) and Whenuapai (2018-2022). The Redhill's area is already 'live' zoned while a structure plan for Whenuapai was adopted in 2016 and a plan change process is underway to rezone the first stage of residential and business land – around 400 hectares. Therefore, there is not currently a wider shortage of greenfield land for development in the north-west.</li> <li>Ryan is unaware of any council resolution requiring the updating of the Future Urban Land Supply Strategy. He noted that the Auckland Plan (2018) adopted the same timing as the strategy. However, he acknowledged there is allot of pressure on the Future Urban Zones across Auckland with multiple private plan changes being lodged that do not accord with the timing in the Future Urban Land Supply Strategy.</li> <li>Wastewater for the Riverhead Future Urban zone is reliant on the Northern Interceptor. Ryan deferred to Watercare or the council development engineer to comment further on this.</li> <li>In terms of transport, the future transport network required for the greenfield growth areas across Auckland is being determined by the Supporting Growth Alliance. To date, the Alliance has determined an Indicative Strategic Transport Network for the north-west. The Alliance is currently working on a Detailed Business Case for the north-west projects and it is anticipated that the routes will begin to be designated (through Notices of Requirement) late in 2022. It is important to note that the Alliance is only funded to carry out the route protection stage and there are no budgets for full land acquisition or construction of the routes. Therefore, in terms of transport capacity, the Future Urban zoned</li> </ul>

land in Riverhead will not have the necessary infrastructure in place for many years yet.

- SH16 is a major point of congestion, and the long-term plan is to alleviate this through extending the Rapid Transit Network to cover the north-west, and to construct an alternative state highway corridor to the south of Kumeu. Both these projects will have long lead in times due to the amount of land to be designated and acquired and the extremely large cost for construction.
- The timing of this infrastructure does not appear to sync with the proposed Botanic development (noting the 2-year lapse date for consents under the COVID-19 Recovery (Fast-track Consenting) Act 2020).
- Burnette queried the relevance of the NPS-Urban Development. Ryan noted that a recent Environment Court decision had ruled that some parts of the NPS-UD did not apply to some planning decisions. He also noted that while the NPS-UD contains policies about 'responsive planning', the council had yet to set the thresholds for significant developments that would trigger this policy (due August 2022). Ryan would look further into the NPS-UD and how it impacts on this development proposal.

[NOTE: Following the meeting Ryan note that there is a resource consent practice and guidance note on the NPS-UD. It goes through each part of the NPS-UD and notes which parts of the NPS-UD apply and which parts don't apply to a resource consent application (based on Environment Court decision). See: <http://content.aucklanddesignmanual.co.nz/regulations/practice-notes/Documents/RC%203.12%20National%20Policy%20Statement%20-%20Urban%20Development.pdf>]

- Ryan noted that the Landscape specialist would be able to comment in more detail, but there are high-level policy concerns with the density and heights of buildings in the proposed Botanic development. Riverhead is mostly 1-2 storey, detached dwellings, with some new terraced housing in the centre. The subject site is essentially flat meaning that the proposed large buildings would be unable to be hidden in the landscape.

#### Healthy Waters - Mark / Kedan

- Healthy Waters support the integration with the wider Plan Change work that CKL are involved in for Fletchers and Neils.
- HW can not authorise the stormwater discharge under the Network Discharge consent. This is because it is outside the urban boundary, and (at this stage) is not part of a Plan change. Therefore a private discharge consent will be required.
- Healthy Waters assume all internal assets (including roads and stormwater infrastructure) will be private
- Healthy Waters don't yet understand the best Flood Management approach so are cautious about agreeing to the flood management approach at this early stage, however, if applicant makes provision for flood attenuation and it's determined that it may not be needed, then it resolves the issue.
- Site is relatively flat, so concerned that the approach of communal basins may struggle to work due to depth.
- New climate change numbers are released – they need to be considered as part of the flooding assessment.

#### Regional Stormwater - Nicola

- Ensure obtain land ownership for location of outlets

#### Landscape - Stephen

- Riverhead is a rural town / village currently and has a typical low-density suburban character, except for some terraces and commercial on the main road. This area is separated from the site by Single House Zone
- Currently the site is used as strawberry fields which contribute to rural character that extends through the FUZ to the surrounding rural zone

- The proposed density will not accord with or complement the existing rural and low-density suburban character – particularly density of 4 or 5 storey apartments
- Confirmed a comprehensive landscape assessment is required
- Graeme confirmed there are symbolic gates (ie: Access 3) provided that may be closed at night time

#### Auckland Transport - Tessa

- Full ITA would be required – covering childcare, café, retail, retirement village activities
- Pedestrian crossing on Riverhead Road proposed – unclear if it is signalised, raised, or painted
- Unlikely to support extra left turning lane on entranceway due to visibility issues, road safety and width for pedestrians to cross
- Keith advised that Access 4 will be restricted to left in/left out onto Coatsville Riverhead. Tessa noted that there can be low compliance with this and applicant should consider options to prevent right turns (e.g. solid median)
- Tessa advised need to consider queuing into site for right turns on Riverhead Road
- Tessa noted that the new proposed road showed a turning head outside property boundaries. Keith advised turning head will be bought onto this property
- Strategic Growth Alliance route protection won't occur until the end of next year at the earliest.
- Consider set back of buildings against what is proposed by SGA (particularly in relation to the Childcare facility)
- Tessa noted interest in details of pedestrian/public access through the site
- Ensure no rat run behind the childcare facilities – Keith advised he is considering different surfaces. Graeme noted that part of the road was a shared space (like Fort St). AT would want to see more details of this.
- Keith confirmed that the Z petrol station cannot be accessed off turning head onto Coatsville Riverhead Road
- Keith confirmed that the Cambridge road extension will be built kerb and channel and to AT standards
- Tessa noted would want to see SW management details for roads
- Limited Access Road approval required for any new vehicle crossings/accesses on LAR roads
- Post Meeting Note- interested in details of consent notice preventing access on Riverhead Road and Coatsville Riverhead Highway. This was not discussed with AT previously during Masterplan discussions. AT would expect to be consulted if the consent notices are to be removed.

#### Development Engineer - July

- Stability of site – Geotechnical report required for site
- Stormwater and flooding – check groundwater level in relation to proposed stormwater detention basin
- Transport:
  - Road width, parking, street lighting etc. – AUP chapter 27 requirements
  - Onsite manoeuvring assessment required (including emergency vehicles)
- Wastewater and Water capacity needs to be assessed and should be liaised with WSL
- Consider Firefighting ability of site – adequate water pressure and flow
- Rubbish collection – Councils rubbish truck wont access private roads

#### Jonathon

- Noise report in relation to childcare – mechanical ventilation proposed for retirement village units should be considered.
- Pedestrian connectivity – more clarity required on interface between private/communal/public

	<ul style="list-style-type: none"> <li>• Shared space – clarity required</li> <li>• Receiving Environment – concern with the 5 and 4 storey apartment blocks due to surrounding zoning – referred to Business – Mixed Used zone development with maximum height of 13m as per the height variation control.</li> <li>• Future Urban Zone –assessment would be against Objectives and Policies which are strongly worded. Concern how this development would pass through this gateway.</li> <li>• Zoning anticipates rural activities</li> <li>• Can't rely on unadopted Structure Plan – as it has no weighting. Also can't rely on a private plan change which has no decision or that has not been adopted by Council.</li> <li>• Internal amenity – Mixed Housing Suburban standards provides a good guide. (i.e. outlook space, outdoor living space, and daylight)</li> <li>• Jonathon to provide a copy of the referenced resource consent at 1064-1068 Coatesville Riverhead Highway and 23-25 Alice Street.</li> </ul>
<b>Next Steps</b>	<ul style="list-style-type: none"> <li>• Burnette to keep Tracey updated on any key EPA timeframes</li> <li>• All correspondence to the Council team to Tracey in the first instance</li> <li>• Applicant will provide plans and information to Tracey in two weeks. Tracey confirmed that in this instance we would prefer all the information in one package (not drip fed).</li> <li>• Tracey to arrange another preapplication meeting for 4 weeks time.</li> </ul>

Appendix 5

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Ministry of Education Letter of Support



Urban & Environmental





Fletchers Living  
810 Great South Road  
Penrose  
Auckland 1061

27 June 2022

Attention: Kelsey Bergin

### **Riverhead Plan Change – Educational Facilities**

Thank you for the opportunity to review and provide feedback in relation to a proposed private plan change (PPC) in Riverhead. It is understood that the PPC seeks to rezone land in Riverhead to enable greater urbanisation.

The Ministry of Education ('the Ministry') is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers, and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting education provisions at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively. Therefore, the Ministry has an interest in this proposed plan change which will accommodate greater residential densities.

Under the National Policy Statement on Urban Development 2020 (NPS-UD) there is a requirement to provide development capacity for housing and business. Policy 10 of the NPS-UD states that local authorities should engage with providers of development infrastructure and additional infrastructure (schools are considered additional infrastructure) to achieve integrated land use and infrastructure planning. In addition to this, subpart 3.5 of the NPS-UD states that local authorities must be satisfied that the additional infrastructure (including schools) to service the development capacity is likely to be available.

The growth proposed by the plan change may generate demand for a new school to be established within the precinct or surrounding area. The Ministry therefore seeks enabling provisions to be included within the proposed precinct provisions within the PPC.

We have reviewed the draft precinct provisions and support proposed Objective 8 and Policy 15 (copied below) which seek to enable educational facilities within the precinct.

#### ***IX.2. Objectives***

- 8. Development is supported by social facilities, including education and healthcare facilities.*

#### ***IX.3. Policies***

##### *Transport, Infrastructure and Staging*

- 15. Provide for new social facilities, including education facilities, that meet the needs of the community.*

The Ministry also supports the proposed IX.8.2. Assessment Criteria for restricted discretionary activities when infringing the standards in 'IX.6.1 Staging of Development with Transport Upgrades'. The assessment criteria will allow Auckland Council to consider if a resource consent proposes safe transport connections to schools. The Ministry supports the below assessment criteria:





*Servicing*

4. *For development and subdivision that does not comply with Standard IX.6.1. Staging of Development with Transport Upgrades:*
- (c) *Whether safe connections can be achieved to public transport services, schools and community facilities within Riverhead.*

The Ministry appreciates the opportunity to work with Fletchers Living to enable the growth of the plan change to be supported by educational facilities and encourage safe transport connections to schools.

The Ministry limits its support to the precinct provisions outlined in this letter and reserves the right to submit on other precinct provisions when the plan change is notified.

We look forward to continuing to work with you as the plan change progresses.

Yours sincerely,

**Emma Howie**  
Planning Manager – Natural & Built Environments