

Summary of Submissions to Proposed Plan Change No. 13 – Wairoa Maritime Village

Number	Name and Address for Service	Part of the Plan Affected	Summary of Reasons for the Submission	Relief Sought
1	John Hugh McKenzie 26 Maraetai School Road Maraetai South Auckland	All of Plan Change	Supports the introduction of Provisions in the District Plan that would enable the establishment of a new coastal settlement based around a canal housing scheme in the lower reaches of the Wairoa River, North Road, Clevedon.	1.001 Approve the plan change.
2	Peter Woodward Mandeno 252 Clevedon-Kawakawa Bay Road RD5 Papakura	All of Plan Change	Supports the change on the understanding that the same opportunity will be given for a similar development on own (Trusts) property.	2.001 Supports the change on the understanding that the same opportunity will be given for a similar development on own (Trusts) property.
3	Grahame Desmond Webb 4 Matheson Street Papakura	All of Plan Change	Supports the Plan Change as publicly notified.	3.001 Approve the plan change.
4	Bryce Watts 6 Hyde Road RD2 Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ Clevedon Village and North Road are already too busy now and North Road is in a dangerous condition. An additional 300 households would increase traffic on these roads; ▶ An additional 300 households would destroy the village feel; ▶ There are already sewerage problems in Clevedon, and the additional sewage will eventually end up in the river. 	4.001 The submitter seeks that the Manukau City Council opposes the concept and keep Clevedon as a rural village.
5	Mr RJ Sherer Box 21 Waiuku	All of Plan Change	Supports the Plan Change.	5.001 Supports the plan change.
6	John Stephen Otto 38 Patterson Ave Pukekohe	All of Plan Change	Supports the Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ Siltation and accompanying mangrove infestation has occurred due to farming intensification; and ▶ Restoration of the Wairoa will be helped by dredging and closer control of its immediate environment. 	6.001 Fully supports the plan change

7	Malcolm Kenneth McKenzie C/- McKenzies Discount Superette 31 Centennial Ave Te Aroha	Dredging of river mouth		7.001 Supports dredging of river mouth as proposed, provided no costs are incurred on Clevedon Cruising Club members now or in the future
8	Brett Steven Dormer 17 Craig Road Maraetai	Dredging of the river	Supports dredging of the river for these reasons: <ul style="list-style-type: none"> ▶ It will allow better access; ▶ Use of the river is increasing; Seeks that the Council adopt the plan changes to; <ul style="list-style-type: none"> ▶ Allow village to move forward; ▶ Better the use of the river for all. 	8.001 Seeks that the Council adopt the plan change. 8.002 Seeks that the Council allow the dredging of the river.
9	Larry Couler CFO Manukau New Zealand Fire Service (NZFR) PO Box 97945	All of Plan Change	The NZFR seek appropriate provisions for fire fighting water supplies in any proposed development in this area,	9.001 Requests that the NZFS are consulted regarding fire fighting water supplies for the development.
10	Graham Kenneth Rowley 48 Bell Road Beachlands	All of Plan Change	Supports plan change, as it would greatly improve river access for recreational and commercial users.	10.001 Supports the plan change.
11	Gail and Max Pollock PO Box 81 Clevedon	All of Plan Change	Strongly opposed to the establishment of a new coastal settlement/canal housing scheme for the following reasons: <ul style="list-style-type: none"> ▶ Lack of roading capacity; ▶ Clevedon Village has no sewerage, and an upgrade will be at huge cost to ratepayers; ▶ Destroys rural lifestyle; ▶ River has unique species. 	11.002 Do not allow this plan change.
12	Wayne Cole 188 Jesmond Rd RD2 Drury	Dredging of the River		12.001 Supports the improvement of the current tidal access to the River.
13	Mark Balemi Box 152 Clevedon 1730 Auckland	All of Plan Change	Supports development of the Maritime Village for the following reasons: <ul style="list-style-type: none"> ▶ Location in relation to the Gulf and proximity to Auckland City make it an ideal location; and 	13.001 Supports Plan Change 13.002 Requests that a structure plan is developed for Clevedon, running in conjunction with the proposal identifying roading within and surrounding Clevedon

			<ul style="list-style-type: none"> There is a high demand for this kind of proposal and it will prevent citizens relocating to Australia to enjoy this type of facility <p>However Clevedon's roading and sewerage problems need to be addressed in a structure plan in conjunction with this proposal</p>	and addressing Clevedon's sewerage problems.
14	John Sharp 62A Youngs Road Papakura	All of Plan Change	Supports the Proposed Plan Change.	14.001 Agrees with the plan change.
15	Stephen and Lyn Harris 653 Hakarimata Road Huntly RD 1 Taupiri	All of Plan Change	Supports the dredging of a 1500m channel to will allow safe passage at all times, rather than being governed by the tides.	15.001 Allow the dredging of the channel to improve all tide access to the Wairoa River.
16	Jon Richard Addison 210 West Road Clevedon RD2 Papakura	All of Plan Change	Supports the proposal for the following reasons: <ul style="list-style-type: none"> Supports concept of compact enclave of houses with water access as the development is appropriate in an area where waterfront presently run-down; Concentrated development such as this is preferable to piecemeal development all over the district; and Supports the dredging of a deeper channel to for improved access to the gulf. 	16.001 Approval of the plan change subject to the following: Consideration of the point of access to North Road. A sewerage system is required with capacity to cope with the development and any future growth.
17	William Robertson Hugh Morrison 410 North Road Clevedon	All of Plan Change	Opposes proposed plan change on the following grounds: <ul style="list-style-type: none"> Insufficient consultation for the proposed Plan Change has been undertaken; Changing a rural area into high density will mean that character and quality of life in Clevedon will be lost; Infrastructure (schools, roads, sports clubs) is not suitable for higher density development. Concern that damage to the river will affect birdlife; Concern over sewerage. 	17.001 Withdraw the proposed plan change
18	Christopher Stark PO Box 42 Clevedon	All of Plan Change	The increase in traffic generation that will result from increased residential development from both the canal development and others made possible through precedent will have negative impacts for the following reasons: It will be contrary to the Auckland Regional Council's Growth Strategy, which is intended to enable better traffic management and encourage increased use of public transport;	18.001 Reject the plan change

			<p>Increased use of the roads will make their use more hazardous;</p> <p>Increased road usage will threaten the rural nature and beauty of the area;</p> <p>Any significant upgrading of the roads will further impoverish the rural beauty of the area.</p> <p>Once developed, there is a risk that the community, not the developer, will pay financial and other costs of services and environmental consequences of an increased population.</p> <p>The Wairoa River is ecologically fragile and the impact of river sports, dredging and pollution will degrade it.</p> <p>There are a number of alternative possibilities for those who wish to live in marine oriented and/or gated communities in areas where the impact is significantly less than the Wairoa River Region;</p> <p>The exclusive, gated nature of this development is not in keeping with the rural community nature of the surrounding area.</p>	
19	Graham William and Helen Keane 36 Munro's Road RD2 Clevedon	All of Plan Change	Clevedon should change from Rural 1, which is green belt, to allow it to develop to its full potential.	19.001 Change from Rural 1 and let Clevedon develop to its full potential.
20	John Leith Goodman PO Box 1339 Waikato Mail Centre Hamilton	All of Plan Change	<p>There are plenty of public recreational areas close by: The Pohutukawa Coast Beaches, Duders (Umupuia) Regional Park, and the new regional park at Kawakawa Bay Road.</p> <p>Provide a wider range of lifestyle choices by allowing town houses and apartments in the Village.</p>	<p>20.001 The public parking and viewing area be moved to higher ground nearer to stage 2 to provide a better view;</p> <p>20.002 Stage 1 be redesigned and enlarged to allow for the same number of sections with an average size of 750m² and also to provide for 50 or 60 smaller sections for 2-level townhouses/apartments to cater for people wanting a smaller section of 300m² with higher site coverage. This can be done by adding a canal and road and reducing the recreational zone around stage 1</p>

21	Bryce Graham Ruthe 24 Ross Martin Crt Takanini	All of Plan Change but specifically refers to: 7.12.2.1 17.12.2.2 17.12.5.2	<p>Opposes the proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> • Adverse effects on Coastal Area 1 of dredging outside the mouth of the Wairoa River; • Dredging will destroy one of the last untouched cockle beds, on the starboard side entering the river; • The effects of increased flow rates on erosion of the riverbanks, and subsequent navigation problems; • Deoxygenated water will be contained behind the lock, and released into the river as boats pass through; killing aquatic life, and having far reaching effects up and down stream. • There will be a visual impact of two-storey houses on the rural vista. This cannot be concealed by tree planting; • Maintenance of the channel may need to occur more frequently than thought, as at Pine Harbour. The Wairoa River contains a large amount of suspended sediment; • The advantage of one extra hour of use over the bar is far outweighed by the negative effects of the Village. 	21.001 That the Wairoa River Maritime Village not be granted consent.
22	Katherine Fraser 6 McCullough Ave Papatoetoe Auckland	All of Plan Change	<p>Opposes the proposal for the following reasons:</p> <ul style="list-style-type: none"> • Increased traffic pressure on roads in the area; • Clevedon will lose its rural character and appeal; • Pollution to the canal waterway with increased watercraft traffic; • Negative social effect on the community; 	22.001 Reject the plan change
23	Anthony William Eggleton 43 Reid road RD1 Waiuku	All of Plan Change	<p>The plan change meets the purpose of the Resource Management Act;</p> <p>The plan change promotes the sustainable management of natural and physical resources of the Manukau District;</p> <p>Development as a result of the plan change will not result in adverse environmental effects that are more than minor;</p> <p>The plan change will provide high amenity living environments which are different from those in the main metropolitan area;</p> <p>The plan change will enhance public access to the Wairoa River by the provision of walkways and esplanade reserve;</p> <p>Generous open spaces will enable public enjoyment of the area;</p> <p>The plan change will result in a net conservation gain by the provision of wetland and native vegetation habitats;</p> <p>By being self-sufficient in terms of significant infrastructure services, particularly wastewater and water supply, the maritime village will avoid subsequent pressure for further</p>	23.001 Complete approval for the Plan Change

			<p>residential development or growth in Clevedon; The plan change will facilitate a development that will improve navigational access to the overall benefit of river users; The plan change rules have been designed with careful regard to the natural character, landscape and coastal environment values of the site and locality; The plan change rules ensure that development of the village will occur in a manner that ensures that any actual and potential effects will be avoided, remedied and mitigated; The proposed realignment of North Road, as included in the plan change, will result in substantial improvement to the relevant portion of North Road.</p>	
24	<p>Ross Barker (Director) David Reid Homes (Franklin) LTD PO Box 975 Pukekohe</p>	All of Plan Change	<p>Supports the proposed plan change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Meets the purpose of the RMA; ▶ Promotes the sustainable management of natural and physical resources of the Manukau District; ▶ No adverse environmental impact; ▶ Proposed walkways and esplanade give greater public access to the Wairoa River; ▶ Net conservation gain by the provision of wetland and native vegetation habitats; ▶ Generous open spaces allowing public enjoyment of the area; ▶ Proposed realignment of North Road will result in substantial improvement to the relevant portion of North Road. 	24.001 Approve the plan change
25	<p>Janet Roding PO Box 211 Clevedon Auckland</p>	All of Plan Change	<p>Opposes the plan change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Environmental impact; ▶ Effect on rural lifestyle; ▶ Traffic impact; ▶ No facilities for extra people (schools, shop parking etc.); ▶ Other developments will follow; ▶ It does not follow the “<i>Tomorrow’s Manukau</i>” document. 	25.001 Reject the plan change in its entirety
26	<p>Elizabeth May Smith PO Box 56 Takanini</p>	All of Plan Change	<p>Opposes the proposed plan change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Loss of Clevedon’s laid back rural charm; ▶ Will lead to further developments in the area; ▶ Increased volume of traffic, and increased traffic accidents. 	26.001 Reject the plan change in its entirety
27	<p>Darryl Adrian Smith PO Box 56 Takanini</p>	All of Plan Change	<p>Opposes the proposed plan change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Impact on traffic in the area; ▶ Clevedon is a country-style village close to Auckland, that everybody can enjoy on their way to the beaches etc. We 	27.001 Reject the plan change.

			do not want it to turn into another city-style suburb.	
28	Katrina Purdon PO Box 80 Clevedon	All of Plan Change	Opposes the proposed plan change for the following reasons: <ul style="list-style-type: none"> ▶ Clevedon should remain a rural quality area; ▶ Schools, roads, sewerage will not cope; ▶ We do not want Botany lifestyle. 	28.001 Leave Clevedon as it is.
29	Craig Lindsay Hunter 9 Mark Williams Place Clevedon Auckland	All of Plan Change	Opposes the proposed plan change for the following reasons: <ul style="list-style-type: none"> ▶ The plan change is contrary to the Auckland Regional Council Growth Strategy for this area; ▶ Clevedon Village will not cope with the increase in vehicles and people; ▶ Clevedon Village and school are limited by sewage and water; ▶ North Road and other roads in Clevedon are unsuitable for increased traffic. 	29.001 Reject the plan change in its entirety
30	Leslie Dianne Duder 848 North Road Clevedon RD2 Papakura	All of Plan Change	Opposes the proposed plan change because Clevedon is a rural community, and the development may destroy forever a unique rural part of Manukau City.	30.001 Reject the plan change in its entirety
31	Peter R. W. Wood and Glenda B Wood 216 Ness Valley Road Clevedon RD5 Papakura	All of Plan Change	Oppose the proposed plan change for the following reasons: <ul style="list-style-type: none"> ▶ Clevedon Village is already busy and it is difficult to find car parking; ▶ The local childcare facilities, kindergarten, and school would be unable to cope with a sudden influx; ▶ North Road would not cope with the increased traffic, and an upgrade to a safe and sufficient standard would be difficult; ▶ Precedent will allow further development; ▶ Contradicts "Tomorrows Manukau" which identifies that the Clevedon Ward: <ol style="list-style-type: none"> (a) Has Clevedon's rural community character maintained; (b) Ensures urban limits are maintained; 	31.001 Reject the plan change.
32	John Karl PO Box 31 Clevedon	All of Plan Change	Oppose the proposed plan change for the following reasons: <ul style="list-style-type: none"> ▶ Clevedon's pristine rural environment would be affected; ▶ Parts of North Road would require extensive work to handle more traffic; ▶ It is totally contrary to the Auckland Regional Council Regional Growth Strategy. 	32.001 Withdraw the plan change in total

33	Laurence John McNatt and Toni Michelle McNatt PO Box 23 Maraetai Beach Auckland	All of Plan Change	Supports the maritime village proposal subject to due process being pursued at all times.	33.001 Uphold the plan change in its entirety
34	James and Pamela Ross and Stephen and Michelle Baskett C/- Ellis Gould, Solicitors PO Box 1509 Auckland	All of Plan Change	<p>Oppose the proposed plan change for the following reasons:</p> <ul style="list-style-type: none"> • It will not promote the sustainable management of natural and physical resources; • Is otherwise inconsistent with the purpose and principles of the RMA; • Will allow the generation of significant adverse effects on the environment and on the submitters' property and amenity in particular; and • Is inappropriate and unjustified in terms of section 32 of the RMA. • The submitters own and occupy land in the immediate vicinity of the site subject to the Plan Change and will be directly and adversely affected by the proposal; • The rural amenity and character of the area will be adversely affected; • The natural character and ecology of the Wairoa River and its environs will be compromised; • The proposal will cause a significant increase in noise; • The proposal will generate significantly higher levels of artificial light during hours of darkness, contributing to loss of amenity, and potentially causing glare for neighbours. • The development will generate significant quantities of additional traffic along North Road. The designation of additional land for incorporation into the North Road alignment alluded to in the Plan Change is a fundamental component of the proposal, which should not be progressed in the absence of the designation. The works proposed will be insufficient to ensure that traffic safety along North Road will not be adversely affected; • The sewage treatment facility is proposed to be located immediately to the North of the submitters' property on land that in part slopes towards the submitters' property. The submitters are concerned that their property and amenity will be adversely affected by odour and seepage from the development; • The site is susceptible to flooding and the submitters are 	34.001 The plan change be disallowed in its entirety

			<p>concerned that it is an inappropriate location for the proposed Maritime Village;</p> <ul style="list-style-type: none"> • The submitters are not confident that the supply of potable water for the development has been adequately addressed; • The loss of amenity and other adverse effects that will be generated by the proposal; will not be offset nor are they justified by the claimed efficient use of resources and environmental enhancement; • The proposal is inconsistent with the Auckland Regional Growth Strategy and the Auckland Regional Policy Statement. 	
35	<p>Rebecca Jane Howard 67 Beach Road Howick Auckland</p>	All of Plan Change	<p>Opposes the proposed plan change for the following reasons:</p> <ul style="list-style-type: none"> • Rural aspect of Clevedon will be lost; • The traffic will greatly increase on roads unable to cope; • The economic well-being is only for the developer; • The environment will be adversely affected: disruption to local flora and fauna, noise and visual pollution; • Canal housing already exists as a lifestyle choice in the Auckland Region, and is nowhere near its full capacity. 	35.001 Reject the plan change
36	<p>Victor Noel Holmes and Christine Helen Holmes PO Box 226 Clevedon</p>	All of Plan Change	<p>Oppose the Plan Change out of concern that it will create a precedent for further development which will: Spoil the rural aspect of Clevedon; Make the roading inadequate and hazardous, especially North Road.</p> <p>The submitters are also concerned that: The proposed village is high-density, like a jam-packed suburb on water, which is not a good precedent; The development will have adverse environmental impacts on the river; Since the development has no infrastructure elements it will overload the existing infrastructure. Being a gated community, the development is antisocial and elitist.</p>	36.001 Decline the plan change.
37	<p>Linda Louise Kayll 12 Liam Place Highland Park Auckland</p>	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> • Traffic will greatly increase on roads unable to cope; • There is no public transport; • Clevedon will lose its rural aspect; • Local schools would have trouble coping with a higher population of students; and • Local residents will end up paying higher rates. 	37.001 Reject the plan change

38	Anthony John & Joy Anne Keating 11 Mark Williams Pl Clevedon	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ With climate change, building on the inherently unstable land of a flood plain will be problematic, particularly for wastewater control; ▶ Piecemeal developments of this size will increase the wastewater problem in the Clevedon area. There needs to be a long-term solution; ▶ Maintenance of a stand-alone sewage system will not be enduring, leading to pollution; ▶ The population increase will put pressure on the Village café, school, churches, kindergartens, and halls to cope with wastewater; ▶ Manukau City Council is expanding residential areas (e.g. Flat Bush). It is important that some rural areas are maintained for Manukau Citizens. <p>The submitters' are not against development in the Clevedon area providing it is in keeping with the surrounding countryside and Village.</p>	38.001 Reject the plan change and advise the developer to seek resource consent.
39	Alida Hunter 9 Mark Williams Place Clevedon Auckland	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The zone change allows for urban development in a rural area; ▶ The roads in the Clevedon area and through the Village are unsuitable for increased traffic; ▶ The Village, the schools and clubs will not cope with such a large increase in the population; ▶ The change is contrary to the Auckland Regional Council policy for this area. 	39.001 Withdraw or decline the proposed plan change in its entirety.
40	Pakihi Marine Farms Ltd RD5 Papakura	All of Plan Change	<p>The submitter is concerned that any degradation of water quality in the Wairoa River or surrounds will affect the viability of the submitters Kauri Bay Oyster Farm, and subsequently the viability of the business. Water quality is of paramount importance as oysters are primarily consumed raw. The submitters particular concerns in relation to water quality are as follows:</p> <ul style="list-style-type: none"> ▶ Sewerage treatment and effluent disposal for the proposed development; ▶ Storm water treatment and disposal; ▶ Sedimentation resulting from earthworks; ▶ The effects that the dredging of the River and River entrance will have on water quality; ▶ Sewerage dumping from boats that are berthed at the 	<p>40.001 The proposal adheres to RMA and Air Land and Water consent conditions. 40.002 Monitoring of the water quality of the Wairoa River should be carried out in conjunction with approval from Pakihi Marine Farms Ltd. 40.003 The dredging of the River and River entrance be carried out after consultation and approval of the methods by Pakihi Marine Farms Ltd. 40.004 All boats berthing at the development are required to have sewage holding tanks. 40.005 A sewage pump out station should be included in the development and</p>

			<p>development;</p> <ul style="list-style-type: none"> ▶ The use of TBT antifouling paints on boats using the development; ▶ Berth holders need to observe Bio Security regulations with regard to the transfer of potentially invasive species into the Clevedon area. 	<p>usage be compulsory.</p> <p>40.006 The use of environmentally friendly anti fouling should be stipulated for vessels berthing in the development.</p> <p>40.007 A Bio-security plan be developed for the development</p> <p>40.008 The proposed Plan Change should be put on hold until the Clevedon Structure Plan has been finalised, to avoid ad hoc planning. The structure plan will address potential development areas, sewage treatment and roading.</p>
41	Colin W Bull 415 Clevedon/Takanini Road Clevedon RD2 Papakura	<p>All of Plan Change</p> <p>As well as the following rules in particular:</p> <p>17.12.2.11 17.12.2.4 17.12.2.5 17.12.2.6 17.12.2.9</p>	<p>Investigation into a new road should be undertaken for the following reasons:</p> <ul style="list-style-type: none"> ▶ Land purchase would involve only two land owners: the owners of the Henderson Pollard Forest and Roberts Holdings or neighbouring property; ▶ This road would reduce the pressure on the bad stretch of North Road alongside the River the first few kilometres north of Clevedon; ▶ It would also reduce pressure on the Maraetai/Duders Beach Road, a scenic road that should not be streamlined by widening and straightening; ▶ The section across the Clevedon Valley needs to consider the stability of the subsoil, the need to allow for a floodway and the bridge over the Wairoa River needs to be sufficiently upstream to allow present yacht moorings to be retained. 	<p>41.001 Approve the proposed Plan Change subject to safeguards to protect and enhance the environs of the Clevedon Valley.</p> <p>41.002 Investigation into a new road should be undertaken extending from the Whitford/Maraetai Rd near the entrance of the Henderson Pollard Forest, across the Whitford Hills and the Clevedon Valley to join the Kawakawa Bay Road, Clevedon side of the Mataitai Church. This road could be built as far as the Wairoa River;</p>
			<p>The submitter strongly supports dredging in the river and river mouth as announced in the developers documents but omitted from proposed Plan Change 13.</p> <p>Since the building of the dams in the Hunuas, Clevedon Federated Farmers have submitted on many occasions to have the river mouth dredged.</p> <p>With the latest review of Watercare's resource consent for the Hunua Ranges dams, Federated Farmers again submitted that as flushing of the river during heavy rains no longer happened because of the reduced flow, Watercare should have been required to dredge. This was not accepted.</p>	<p>41.003 A new clause be inserted in 17.12.2.11 as follows: 'The Wairoa River Maritime Village will dredge the Wairoa River and mouth to provide all tide navigation up to the Maritime Village Locks.'</p>

			<p>Clevedon is still a rural area and Council should not place restrictions on farmers to appease new residents of the proposed village. New residents must be made aware that farming activities can be noisy, smelly and dusty.</p>	<p>41.004 A new clause in 17.12.2.4 be added as follows: ‘Occupants of the Wairoa River Maritime village must accept that they live in a rural environment where noises, odours and dust associated with rural activities must be accepted. They must also accept that good farming practices requires that dogs worrying stock are destroyed.’</p>
			<p>Water quality in the river must not be allowed to degrade as a result of this development. The most efficient systems currently available must be required for the treatment of wastewater and stormwater.</p> <p>The submitter is concerned about street runoff, water from cleaning of houses, cars etc. entering the river, as well as contaminants from boat antifouling and possible spillages from oil changes and fuel filling.</p> <p>It is unacceptable to state in line 2 paragraph 3 of 17.12.2.5 that ‘farming activity is likely to be causing adverse effects on water quality.’ This assumption is insulting to farmers, who are usually enthusiastic about sustainable farming and improving the condition of their land.</p>	<p>41.005 Line 2 paragraph 3 of 17.12.2.5 replace the words ‘is likely to’ with ‘may’.</p> <p>41.006 Add to the last paragraph a sentence similar to: ‘Contaminants from house cleaning, driveway cleaning, car washing, fuel and oil spillages, antifouling etc. will be contained on site, removed for treatment and not allowed to enter river water.’</p>
			<p>More public access to the Wairoa River is supported but some of the wording in 17.12.2.6 is confusing, and should be altered</p>	<p>41.007 That the first sentence of 17.12.2.6 commence: ‘Presently the land proposed for the Wairoa River Maritime Village comprises...’</p> <p>41.008 Delete the last sentence of 17.12.2.6 and replace with the more positive sentence as follows: ‘Public access to the lower reaches of the Wairoa River will be provided through the Wairoa River Maritime Village land or through Manukau City Esplanade Reserves associated with this subdivision.’</p>
			<p>The submitter expresses concern over the Village being located in the middle of the Clevedon Valley flood plain. Floodwater that presently crosses that land must be provided for. Presumably the land will be elevated so that the houses are above projected flood levels.</p>	<p>41.007 Add the sentence the following sentence to 17.12.2.9: ‘The Wairoa River Maritime Village will provide a floodway for extraordinary flooding events.’</p>

42	Graeme William White	-	No reasons given	No relief sought
43	Larry Murphy 96 Nandina Lane Pukekohe	All of Plan Change	No reasons given	43.001 Supports the 1,500 metre channel proposal but does not approve the public walkway into the Clevedon Cruising Club.
44	Director General of Conservation Auckland Conservancy Department of Conservation Private Bag 68908 Newton	All of Plan Change, as well as specific provisions: 17.12.4.1, 17.12.4.2, 17.12.4.8, 17.12.4.9 Concept Specifications 2(b)	The adjoining Coastal Marine Area has been selected by the Department as an area of Significant Conservation Value. Potential impacts on estuarine and seafloor habitats as a result of dredging activity associated with the canal development are of interest to the Department. These will be addressed as part of the Auckland Regional Council permit and consent process.	44.001 That provisions to protect the ecological qualities and features on the site, including 17.12.4.1, 17.12.4.2, 17.12.4.8, 17.12.4.9 and Concept Specifications 2(b) be retained.
			Actual and potential adverse effects on historic heritage as required under section 6(f) of the RMA have not been adequately addressed. There are archaeological sites of significance in the area and a schedule of recorded archaeological sites similar to Schedule 6G in the Operative District Plan should be incorporated. .	44.002 That additional provisions to specifically address archaeological values be incorporated into the issues, objectives, policies and rules sections of the Plan Change.
			The five species of Carex litorosa at the location are recorded as “nationally threatened” under the New Zealand Threat Classification System (2004) and their salt marsh habitat is also threatened regionally. The proposal to transplant these species is opposed and they should be retained in their natural state.	44.003 That Concept Specifications 2(b) be amended so that the five specimens of Carex litorosa at the location be retained and their habitat protected. Seeds should be collected for propagation
45	Guy and Karen Avery 490 North Road Clevedon	All of Plan Change	The submitters opposes the proposed Plan Change for the following reasons: <ul style="list-style-type: none"> • The potential of being surrounded by small property developments. • The converting of the majority of the land(DP 204046) next to the submitter for use as a sewage disposal area. Sewage should be dispersed on the canal side development area and not pumped across the road to the “back of our place”. • The removal of covenants or other legal instruments that would prevent the lower 10 ha of DP 204046 (not being required for sewage disposal) being further subdivided into 1 acre blocks or smaller. Further development of this area would significantly and adversely affect our lifestyle. 	45.001 Disperse sewage on canal side development area and not on DP 204046. 45.002 In the event that the project proceeds, subdivision of the 10 ha balance area of DP 204046 not needed for sewage disposal is prohibited, and that only the two existing dwellings will be permitted to occupy the 10 ha site.
46	Clevedon Districts and Historical Society C/- W Shaw	17.12.13 1(f)	There has been no attempt to investigate the historical value of the contribution of the early European settlers in the immediate environs of the proposed development.	46.001 Recognition is required of the important part that the river played in providing access for the early European settlers to the district (in particular

	51 Monument Road RD2 Papakura			<p>Clevedon-Ardmore, Hunua, Ararimu and Paparimu);</p> <p>46.002 Recognition is required of the recreational values of the river;</p> <p>46.003 Recognition is required of degeneration of water quality of the river;</p> <p>46.004 Research and record (and protect where necessary) any landings or other historical points of interest.</p> <p>46.005 Encourage names in the proposed village that would identify residents and visitors with the past history of the early European settlers and the Tangata Whenua</p> <p>46.006 Let no restrictions whatsoever be placed on any recreational and commercial use of the river as a result of a canal village being established.</p>
47	Clevedon Village Estates Limited C/- Simon Berry, Barrister PO Box 3144 Shortland Street Auckland	All of Plan Change	Various reasons sated in the submission are reflected in the relief sought	<p>The development not be allowed to proceed unless:</p> <p>47.001 An infrastructure study is carried out for the Clevedon area confirming that the Wairoa River Maritime Village infrastructure proposals represent the most efficient and effective means of infrastructure provision and will not compromise any options which may exist to address Clevedon's infrastructure issues, particularly as regards wastewater treatment and disposal;</p> <p>47.002 The consequence of allowing the Wairoa River Maritime village proposal to proceed would not preclude an appropriate expansion of the Clevedon Village; and</p> <p>47.003 That consideration of the Wairoa River Maritime Village is delayed pending the outcome of the Clevedon Settlement Study (or at least those parts which will allow informed decisions to be made relating to demand for growth and infrastructure to serve such growth).</p>

48	New Zealand Fire Service Commission C/- Beca Carter Hollings & Ferner Ltd PO Box 6345 Auckland	9.9.2.12(e)(iii)	Current proposed rule does not provide certainty that water supply would be to required fire fighting standards	48.001 The Commission seeks that the Manukau City Council amend proposed rule 9.9.2.12(e)(iii) to read as follows: 'In the Maritime Village Residential zone there must be adequate provision of water supply for fire protection that complies with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509: 2003.' or any further or consequential relief that may be necessary to give effect to the issues raised.
49	Environmental Management Manukau City Council	Rules: 17.12.9.3 17.12.10 17.12.12.5 17.12.14 17.12.15.3 17.12.15.5.3 17.12.15.5.4 17.12.15.7.2	Council has implicit public health obligations to its community. The Council and the wider community should be protected from the substantial financial costs of any failure in the proposed water and wastewater utility services.	49.001 In relation to: General/Rules: 17.12.9.3 17.12.12.5 17.12.14 17.12.15.3 17.12.15.5.3 17.12.15.5.4 17.12.15.7.2 Concept Plan The Plan Change should be amended to ensure that the Council is protected from future servicing obligations in respect of water and wastewater utilities.
			Areas upstream from the proposed intake discharge partially treated wastewater. The use of this water represents a potentially unacceptable risk to public health. Careful consideration should be given to other more appropriate and environmentally sustainable water supply solutions, such as on site roof water collection and water recycling for home use.	49.002 In relation to: Water Supply/Rules: 17.12.12.5 17.12.15.3 7.12.15.5.4 Concept Plan Delete all provisions that state a potable water supply can be sourced from the Lower Wairoa River and reconsider this along with other water supply solutions.

			<p>To mitigate potential flooding all building sites and proposed primary wastewater treatment tanks meet minimum freeboard and ground levels. To provide for flexibility in constructing and drainage of all access roads it is necessary for them to have a minimum level of RL 3.70</p>	<p>In relation to: Rules: 17.12.9.3 17.12.10 17.12.12.5 17.12.14 Concept Plan 49.003 Insert new rules requiring that all building sites, including any primary wastewater tanks, have an appropriate freeboard (0.8m) from potential flood level and tidal extremes and have a minimum ground level of RL (Reduced Level) 4.50. All access roads should have a minimum level of RL 3.70. 49.004 Ensure that the risks of coastal and river inundation are fully considered prior to development consent being granted.</p>
50	<p>Richard Gardner Senior Policy Advisor Federated Farmers of New Zealand (Inc) Private Bag 92066 Auckland Mail Centre</p>	All of Plan Change	<p>The site of the proposal means that access will be through Clevedon, a quiet rural village. The relatively large size of the proposal means it is likely to have a significant impact on Clevedon.</p> <p>The local roading network, schools etc are at a scale and standard suitable for a rural location only. North Road in particular appears to be constructed to no more than a low use standard</p> <p>Farmers should be able to continue to undertake activities such as fertilizer spreading, agrichemical spraying, cultivation etc. Consideration should be given to including a “no complaints” type provision in documentation relating to the sale of building sites in the proposed Maritime Village</p> <p>Consideration should be given to the potential for the Proposal to result in further deterioration of water quality in the Wairoa River;</p>	<p>50.001 Council consider opening up a road close by the site of the proposal between Whitford and a point on the Kawakawa Road, to the East of Clevedon. 50.002 Amend the plan change as appropriate to take into consideration the potential for the proposal to give rise to conflicting land use and associated reverse sensitivity considerations; 50.003 amend the Plan change to avoid deterioration of water quality 50.004 Council may need to instigate a dredging programme to enable the river to be navigable at all states of the tide;</p>
51	<p>Clevedon Volunteer Fire Brigade PO Box 61 Clevedon</p>	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Access into site; ▶ Condition of North Road – already a blackspot; ▶ Fire fighting facilities; ▶ Storage of fuels etc. on boat service area; ▶ General concern that 300 extra households will generate 	<p>51.001 Withdraw or decline the proposed plan change in its entirety.</p>

			much more work for an already stretched service;	
52	Clevedon CARES Inc C/- Lindsey Britton 11 Phillips Road RD5 Papakura	All of Plan Change	<p>Clevedon CARES (Community Action for a Responsible Environmental Strategy) opposes the proposed Plan Change, and seeks that the zoning of the land remain Rural 1. The following reasons for opposing the Plan Change were provided:</p> <ul style="list-style-type: none"> ▶ It will not promote the sustainable management of natural and physical resources as required by the RMA; ▶ Is contrary to Part II and other provisions of the RMA; ▶ Will not meet the reasonably foreseeable needs of future generations; ▶ Will not enable the social, economic and cultural wellbeing of the existing local and wider Clevedon community; ▶ Will not avoid, remedy or mitigate adverse effects on the environment; ▶ Does not represent the most appropriate means of exercising the Manukau City Council's functions having regard to the purpose of the Act, and therefore not appropriate in terms of section 32 of the RMA; and ▶ Is contrary to the purpose and principles of the RMA and other relevant planning documents including: <ul style="list-style-type: none"> – The New Zealand Coastal Policy Statement, – The Hauraki Gulf Marine Park Act, – The Auckland Regional Policy Statement, – Auckland Regional Growth Strategy, and Southern Sector Agreement, – The Auckland Regional Plan: Coastal, – The Proposed Auckland Regional Plan: Air Land and Water, – The Manukau City District Plan, – <i>Tomorrow's Manukau</i> <p>Consultation</p> <ul style="list-style-type: none"> ▶ There was no community consultation prior to notification of the plan change. This is contrary to the RMA; ▶ There has been no opportunity for the community to provide meaningful input into what is an appropriate scale and form of development for the Clevedon rural/coastal environment; and ▶ Recent amendments to the RMA clarify that there is no requirement for consultation on resource consent applications. This means that consultation regarding 	<p>52.001 Withdraw or decline the proposed plan change in its entirety.</p> <p>52.002 While not derogating from the decision sought in 52.001, the submitter seeks that the Manukau City Council defer decision-making on the proposed Plan Change until a wider rural/growth management strategy has been developed with the community. This strategy would need to have addressed all relevant social, economic, cultural and environmental considerations.</p>

			<p>District Plan development is critical for community participation.submitter considers MCC has let down the community</p> <p>Regional Policy</p> <ul style="list-style-type: none"> ▶ The proposal is contrary to the Auckland Regional Policy Statement (RPS) and the Auckland Regional Growth Strategy, to which Manukau City Council is a signatory; ▶ The strategic direction of the RPS is to accommodate the Region's growth within the Metropolitan Urban Limits and within existing rural and coastal villages. Urban activities outside these areas are discouraged, and rural areas are managed to maintain rural character. The proposal is contrary to this policy. ▶ There is no overall strategy for how this part of Manukau City should be managed, which seriously impedes the Council's ability to approve this Plan Change, and is ad hoc and unsustainable. Therefore the proposal needs to be assessed against Regional Policy provisions and the District Plan zoning. The submitter seeks that decision is deferred until such a strategy is developed. ▶ The proposal is residential and recreational only, and will need to rely on the surrounding area for other social, economic and cultural needs. There has been no analysis on impacts that this will have on villages such as Clevedon. ▶ There will be significant reliance on private motor vehicles as the mode of transport to and from the Maritime Village. This is contrary to the Local Government (Auckland) Amendment Act where greater land use/transport integration has been mandated and RMA's sustainable management mandate. <p>Social, Cultural and Economic Effects</p> <ul style="list-style-type: none"> ▶ Clevedon is a small rural Village with limited infrastructure (including: wastewater, water supply, roading, schools, medical facilities, shops). In part this contributes to Clevedon's character and amenity values. The proposal will place considerable pressure on this infrastructure, and introduce an urban 'feel' and 'attitude'. <p>Traffic</p> <ul style="list-style-type: none"> ▶ The Plan change acknowledges that Council intends and needs to notify a Notice of Requirement relating to the upgrading of North Road in 2006. As this is a public 	
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			<p>process with no certainty of outcome, it is premature to be contemplating the Plan Change where there is no certainty that North Road can be appropriately upgraded to address traffic effects.</p> <p>Rural Character and Amenity Values</p> <ul style="list-style-type: none"> • The rural character and amenity of the site and surrounding area, recognised in its current Rural 1 zoning, will be destroyed by the proposal. <p>Physical Environment Effects</p> <p>There will be likely significant adverse effects on:</p> <ul style="list-style-type: none"> • Water quality in the Wairoa River due to discharges from the canal and the adjacent land uses (e.g. petrol, diesel, oil, antifouling, sediment, stormwater, wastewater, and other contaminants); • Terrestrial and aquatic fauna and flora (including endangered/rare indigenous and migratory species) during and beyond the development phase from contaminants, ongoing dredging, and introduction of invasive species; • Concentrated light pollution; • Noise effects from additional boats, jet skis and people; • River bank erosion from increased river usage; and • Anaerobic conditions in the canals due to stagnant water (conditions seen in lock gated canal developments elsewhere, and resulting in serious environmental impacts). <p>Reverse Sensitivity</p> <ul style="list-style-type: none"> • Residents of the proposed Maritime Village are likely to be intolerant of surrounding rural productive activities. These can be noisy, smelly, involve spray and fertilizer application and operate all hours of the day and night. • A designated low fly zone for pilot training exists over the proposed site. Significant noise and visual disturbance is inevitable. 	
53	Wendi Marjory Sturt PO Box 49 Clevedon Auckland	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> • It will destroy a beautiful river; • It will upset the balance of the natural habitat; • Visual impact 	53.001 Stop the canal housing project on the Wairoa River.
54	Ivan Phillip Pavlovich PO Box 49 Clevedon Auckland	All of Plan Change	<p>Opposes the proposed Plan Change because the Clevedon Village will be unable to sustain an influx of so many people (e.g. parking facilities). It would destroy the character of the Clevedon Village and the</p>	54.001 Stop the canal housing.

			River.	
55	Laurel Jocelyn Jenkins PO Box 66 Clevedon	All of Plan Change	Opposes the plan change for the following reasons: <ul style="list-style-type: none"> It will change the rural character of Clevedon; North Road is not wide enough to cope with the massive volume of traffic 	55.001 Withdraw or decline the proposed plan change in its entirety.
56	Murray Victor Inglis Box 29 Clevedon	All of Plan Change	Opposes the Plan Change for the following reasons: <ul style="list-style-type: none"> Over-extension of Clevedon facilities (school/kindergarten capacities); Environmental damage (bird habitat); Traffic flows on North Road; Contrary to Clevedon Rural Atmosphere – high-density housing not appropriate. 	56.001 Withdraw or decline the proposed plan change in its entirety.
57	Terrence Alfred Jenkins PO Box 66 Clevedon	All of Plan Change	No reasons stated.	57.001 Withdraw or decline the proposed plan change in its entirety.
58	Adam Redman PO Box 233 Clevedon	All of Plan Change	Opposes Plan Change for the following reasons: <ul style="list-style-type: none"> Roading is narrow and winding with restricted sight lines and uneven surfacing; Infrastructure will be overloaded: schools, libraries, community facilities; Environmental impacts of altering tidal flows to area and redirecting water paths, drainage etc; During construction there will be an enormous impact due to destruction of a natural riparian area; Against Manukau City Council Rural Development Plan and incompatible with the area both visually and the density of homes. 	58.001 Withdraw or decline the proposed plan change in its entirety.
59	Ren Erceg PO Box 233 Clevedon	All of Plan Change	Opposes the Plan Change for the following reasons: <ul style="list-style-type: none"> Road to and from the proposed site (North Road) is inadequate; Increase of traffic in the town of Clevedon will be a nightmare (already bad on weekends) 	59.001 Withdraw or decline the proposed plan change in its entirety.

60	James Ross Scorrar 104 North Road Clevedon RD2 Papakura	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none">▶ Increased demand on existing local infrastructure: parking, shops, school etc;▶ Demand on North Road. Submitter farms both sides of North Road between proposed Village and Clevedon Village. There would be huge difficulties with moving stock across and along the road with an estimated additional 600 cars;▶ The water pump for the extraction of water is immediately across from the submitter's property. The submitter is concerned about the pump noise and its health effects;▶ The submitter has lived in the area since 1954, and believes a settlement of this size would drastically change the spirit and community of Clevedon.	60.001 Reject the proposed plan change.
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61	Enda Madeline Gasson PO Box 179 Clevedon	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> • Clevedon has a unique character which has attracted people to its lifestyle; • The influx of such an increase in population will overwhelm the current residents and may create a 'them' and 'us' situation; • Because there will be no commercial development in the proposal, the necessary increases in services will be in Clevedon or Maraetai. Based on the latest commercial enterprise in Clevedon, trying to blend in with existing businesses will not be a priority; • Traffic increases will make access to beaches and the Regional Park at Duders much more difficult; • The pleasant vista along North Road from the land to the sea will be masked by trees; • Will set a precedent for further development in Clevedon; • Parking in Clevedon, already a problem in weekends, will become much more difficult; • The submitters have seen development occur at a much slower pace in Clevedon over the past 30 years, which means that newcomers are better absorbed into the community and facilities are not put under pressure; • The proposal is contrary to the Auckland Regional Council's growth strategy; • The proposal is contrary to the Manukau City Council's stated vision in its Tomorrows Manukau document, particularly pertaining to 'Maintaining the Character of Clevedon's rural communities' and 'ensuring structured village design that retains rural characteristics.' 	61.001 Reject the proposed plan change in its entirety.
62	Brian Frederick Duder 848 North Road Clevedon RD2 Papakura	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> • Clevedon is a rural area and must remain so; • North Road is inadequate for the additional volume of traffic, and the proposed upgrading only applies to a small section of the Road; • Soil disturbance and fuel spillage, both unavoidable, will seriously affect the ecosystem; • The rich Maori and European history of the area will be damaged beyond repair; • Precedent will result in further applications for development in the area, putting more pressure on the community; 	62.001 Reject the proposed plan change.

			<ul style="list-style-type: none"> ▶ The proposal is contrary to both the Auckland Regional Council's Growth Strategy and Manukau City Council's own stated vision in '<i>Tomorrow's Manukau</i>'; ▶ Coastal views along North Road will be blocked by the plantings to screen the development; ▶ There will be adverse effects on the infrastructure of the community; 	
63	Mr Kerry Johnson 26 North Road RD 2 Papakura	All of Plan Change	<p>Opposes the proposed Plan Change because it will lead to:</p> <ul style="list-style-type: none"> ▶ Increased traffic on a difficult road; ▶ Increased parking problems in the Village; ▶ Increased pressure on schools and shops. 	63.001 Withdraw the complete proposal.
64	Dr Jane Esther Kriechbaum 45 Benson Road Remuera Auckland	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Clevedon is an area of considerable historical significance, both early Maori and European settlement; ▶ The proposal would destroy the rural aspect of Clevedon, making it another suburb of Auckland, without public transport and with limited infrastructure; ▶ The increased traffic would put great strain on the local roads, especially North Road. North Road is narrow and winding and has a bad record for accidents. Because of the topography, this road cannot be upgraded and widened; ▶ Exhaust from the boats would lead to increased pollution in the river; ▶ Increased wash from boats entering and exiting the river would be greatly detrimental; ▶ Noise effects from boats, jet skis and people; ▶ Affects on flora and fauna; ▶ The exclusivity of a gated community. 'Natural' growth around the existing community allows new arrivals to be included in the existing community. ▶ Increased road and river traffic would endanger cycling along North Road and kayaking on the Wairoa River. 	64.001 Reject the proposed plan change entirely.
65	Tania Wood PO Box 192 Clevedon	All of the Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The proposed development will obstruct the submitter's sea views and take away the rural lifestyle and privacy. Looking at 297 roofs will be like living in Botany; ▶ North Road is busy enough, with multiple deaths and road accidents a year. The increased traffic associated with an additional 297 households will create safety issues; ▶ Increased pressure on the Village shops, GP, and public 	65.001 Reject the proposed plan change in its entirety.

			<p>toilets. The Village is not coping now. Increased pressure on the school and kindergarten is also of concern (the waiting list at the kindergarten is already 3 years);</p> <ul style="list-style-type: none"> • Developments like that proposed would kill the community atmosphere in Clevedon. • Developments should not be able to cause major environmental changes, killing native birds and trees; • Opposed to destruction of the Pacific Coast Highway; • Kawakawa Bay already has pollution problems, and this will happen along the Clevedon River; • The area is geologically unsound, and residents will face a rate increase to solve problems related to this. 	
66	Brett and Rebecca Kimpton 34 Clevedon Kawakawa Road RD 5 Clevedon	All of the Plan Change	The submitters oppose the Plan Change because the roads are already busy, with about 5 bad accidents on North Road this year.	66.001 Leave the plan as it is at the moment.
67	Amanda Waldin 12 Clevedon Kawakawa Road Clevedon	All of the Plan Change	Opposes the Plan Change because there are too many sections/homes proposed, and the sections are too small. This will have a detrimental visual effect, as well as a detrimental effect on the environment and infrastructure.	67.001 Reject the proposed plan change in its entirety.
68	Sarah Jane Corson 438 McNicol Road RD5 Papakura	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: <ul style="list-style-type: none"> • The development will destroy the rural character and community feel of Clevedon; • The full environmental impact on the Wairoa River and associated species will take many years to recognise. By that time no one will take responsibility; • Traffic impacts cannot be mitigated. The volume of traffic going through Clevedon Village and North Road will change the rural character; • The change is outside the Auckland Regional Council's Regional Growth Strategy; • The plan change is also contrary to Manukau City's stated vision in it's '<i>Tomorrow's Manukau</i>' document. • It will benefit a few with large vested interests over the rest of the community; 	68.001 Withdraw or decline the proposed plan change in its entirety.
69	Richard Alexander Lamb 340 Clevedon- Kawakawa Road Clevedon	All of the Plan Change	Opposes the Plan Change because transport, education, social and cultural infrastructure is not adequately protected and developed.	69.001 Withdraw or decline the proposed plan change entirely.

	RD5 Papakura			
70	Jennifer Kelly Boulder Brae Ness Valley Clevedon RD5 Papakura	All of the Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Ratepayers will ultimately pay for any roading improvements, subsidising the proposed development; ▶ North Road is narrow, winding and dangerous, and has had a number of fatalities. It will not cope with an additional 500 vehicles using it; ▶ The roads and infrastructure through the village will not cope; ▶ The plan change will change the areas demographics, introducing an elitist section of society. ▶ Children from the other side of Clevedon who have historically been able to attend Clevedon School would no longer be able to attend; ▶ Dredging the River will ruin the ecology of the area, and decimate the bird life. ▶ The disturbance of sediment and possible boating spillage will destroy the Oyster Farm; ▶ Flooding is likely to be more likely in the future when pine trees are milled at the end of McNicol Road; ▶ Precedent will allow further developments to occur. This will lead to more controls and restrictions being placed on farming activities; and ▶ Over time, locals and farmers will be forced to move on for the new elite to move in. 	70.001 Withdraw or decline the proposed plan change in its entirety.
71	Maxine Elizabeth Sharp 221 Ness Valley Road RD5 Papakura	All of the Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The plan change is contrary to the Auckland Regional Council's growth strategy and recent government advice on restricting traffic; ▶ The submitter does not want Clevedon to become a suburb. More development will follow if the Plan Change goes ahead; ▶ There is no public transport in the local area; ▶ Road access is limited along roads that were not sited or designed for heavy traffic; ▶ Health and safety of cyclists and river use by kayakers will be compromised; ▶ Regular dredging of the River will affect both the River and the protected dotterels that nest there; ▶ Maori and other cultural associations with the River should 	71.001 Withdraw or decline the proposed plan change in its entirety.

			be preserved for future generations.	
72	Maurice Ernest Gasson PO Box 179 Clevedon	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Any further increases in business activity and traffic will detract from our rural lifestyle;</p> <p>Many locals moved to the area to avoid the type of development being proposed;</p> <p>The community aspect of the area will be damaged;</p> <p>Many locals regularly walk the Clevedon roads for exercise, increased traffic will limit this;</p> <p>The encroachment of new buildings onto the playing area at Clevedon School will be aggravated by the proposed development;</p> <p>Other development applications will follow if this Plan Change occurs;</p> <p>Parking in Clevedon, giving access to the library, churches, mail collection etc. is already difficult;</p> <p>The proposed village may lead to resentment and split the community;</p> <p>The Plan Change sits uncomfortably with the vision stated in <i>'Tomorrow's Manukau.'</i></p> <p>The proposed Plan Change is against the Auckland Regional Council's Growth Strategy.</p>	72.001 Decline the proposed plan change in its entirety.
73	A E Kennedy North Road Clevedon	All of the Plan Change	<p>Opposes the proposed plan change for the following reasons:</p> <p>The plan change will allow more and more enlargements to the number of houses proposed;</p> <p>This will take away from the local children the safety and freedom to ride the roads on bikes and horses, to kayak in the river, and to do other activities, for example as boy scouts;</p> <p>A gated community will make Clevedon a place of 'them' and 'us';</p> <p>The proposed Plan Change will destroy the feeling of shared community in Clevedon.</p>	73.001 Withdraw or decline the proposed plan change entirely.
74	Sarah Stewart 395 Ness Valley Road Clevedon RD5 Papakura	All of Plan Change	<p>Opposes the Plan Change for the following reasons;</p> <ul style="list-style-type: none"> ▶ If this Plan Change is accepted it will set a precedent for other developers to apply for Plan Changes, and for the Council to accept them; ▶ The residential development is high density and not in keeping with the rural character of the Wairoa River area; ▶ Additional traffic commuting to the city on inadequate roads (West Rd, Brookby Rd, and Twilight Rd) will congest Clevedon further; 	74.001 Do not allow the plan change.

			<ul style="list-style-type: none"> ▶ Pine Harbour is enough Marine Development for Manukau District. 	
75	Elizabeth Jeannie Johnston 100 Monument Road RD2 Clevedon	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Loss of rural outlook/environment; ▶ Sets a precedent for further urban housing development; ▶ Infrastructure including roading, school etc. will not cope with the huge increase in population; ▶ The proposed development will be an eye-sore from surrounding hills and properties; ▶ Huge area for septic/waste disposal; ▶ Don't want Botany Downs in Clevedon. 	75.001 Refuse the submission/withdraw immediately.
76	Gordon Joy Kennedy 27 North Road Clevedon	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Years of construction and related traffic noise; ▶ Increased traffic will drive children cyclists off the road, and onto the footpaths, creating problems for pedestrians, particularly the elderly. 	76.001 Withdraw or decline the proposed plan change in its entirety.
77	Katrina Elizabeth Davies 194 Sky High Road Hunua RD3 Papakura	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The rural aspect of Clevedon will be lost; ▶ The quantity of traffic that will go through the Village; ▶ There will be a huge increase in the use of local services, e.g. doctors; ▶ The history of the area should be preserved. 	77.001 Reject the proposed plan change.
78	Cheryl Wright 262 North Road Clevedon RD2 Papakura	All of the Plan Change	<p>Opposes the plan change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The rural aspect of Clevedon would be lost; ▶ The submitter believes that there are several other properties waiting to be developed if this Plan Change goes through; ▶ The impact on the school, kindergarten and North Road would be huge; ▶ The plan change is contrary to the Auckland Regional Council's Growth Strategy and Manukau City Council's stated vision in '<i>Tomorrow's Manukau.</i>' 	78.001 Reject the plan change entirely.
79	James Wright North Road RD 2 Clevedon	All of the Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Roading, schooling, tourism, crime, loss of community; ▶ It will create a snowball effect; ▶ Totally against Manukau City Council's vision and the Auckland Regional Council policy. 	79.001 Reject the proposed plan change in its entirety.
80	Peter Sewell 366 North Road Clevedon	All of the Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ It is against the Auckland Regional Council's management plan of restricting urban sprawl; 	80.001 Withdraw or decline the proposed plan change in its entirety.

	RD2 Papakura		<ul style="list-style-type: none"> ▶ Will increase traffic on a road which is already unable to cope when used by cyclists for leisure; ▶ The dredging of the channel will adversely affect the wildlife in the river; ▶ The site is geologically unsuitable; ▶ It will set a precedent for future development. 	
81	Mark Patrick Johnston 100 Monument Road RD2 Clevedon	All of the Plan Change	<p>Opposes the plan change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The area and the infrastructure will not cope with demands from such a huge population increase; ▶ Loss of rural outlook; ▶ The proposal will set a precedent for future development; ▶ Visual and noise pollution ▶ North Road will not cope with added demand. 	81.001 Withdraw or decline the proposed plan change in its entirety.
82	Elizabeth Gedge 24 Campbell Road Maraetai Beach Auckland	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ They are contrary to the Auckland Regional Council's Growth Strategy; ▶ The loss of rural aspect and natural beauty– Clevedon should be a village, not a suburb of Auckland; ▶ The increased traffic is dangerous on windy roads; ▶ The adverse impact on cultural and historical wellbeing of the community, e.g. effects on the Ngai Tai cemetery; ▶ Increased pollution from petrol and diesel from boats; ▶ Litter from boats, other rubbish, and noise pollution will have a terrible effect on nesting birds and flora; and ▶ People who don't love the area treating it like another suburb. ▶ Canals are now proven to create terrible problems on Queensland's Gold Coast 	82.001 No high density housing for Clevedon at all.
83	Brian E. Gidley 3 Stonex Road Papatoetoe	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ It will destroy one of the most attractive villages close to Auckland; ▶ The cost of avoiding flooding at the proposed development site will increase the value of land in the area, increasing rates, and making housing less affordable for the young; 	<p>83.001 Withdraw or decline the proposed plan change in its entirety.</p> <p>83.002 Residents should form a structure plan for the area, in order to avoid disaster for the residents and the environment (including birdlife and other wildlife).</p>

84	Nancy Manning 21 Brodie Road Clevedon RD2 Papakura	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Clevedon's unique stature as a rural community would be lost with another community so close; ▶ Allowing this plan change would set a precedent for further development, turning Clevedon into a suburb; ▶ There will be increased pressure on the school; ▶ The peaceful river will be lost for kayakers and river users; ▶ The exclusive nature of the gated community will lead to an individualistic way of living, unlike the interdependent community in the area now; ▶ There will be increased pressure on the kindergarten and other social assets. ▶ Roads will be further busied and dangerous to users, particularly cyclists – Clevedon is a hub for Auckland cyclists. 	<p>84.001 Withdraw or decline the proposed plan change in its entirety. 84.002 As an alternative, the proposal should be properly incorporated into the process of considering the Clevedon Structure Plan.</p>
85	Darron Gedge 24 Campbell Road Maraetai Beach	All of Plan Change	<p>The submitter is opposed to the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The submitter is opposed to urban sprawl and would like Clevedon to remain rural so that there are rural areas close to the city; ▶ The Road from Clevedon to Maraetai is dangerous and this would worsen with increased traffic; ▶ Increased boat traffic may mean that the river can no longer be enjoyed by kayakers; ▶ The effects on the environment and wildlife on the River and at Duders Regional Park from dredging and pollution from boats etc. ▶ A Dannemora style development would desecrate the Clevedon countryside. 	<p>85.001 Council should oppose the plan change.</p>
86	Marika Elizabeth Wilson PO Box 16 Clevedon	All of Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ Urban development has no place in a rural area such as Clevedon, and will erode the fabric of the present rural lifestyle; ▶ If this application is successful others will apply for subdivision of further sites; ▶ The area does not have the infrastructure to support such a large increase in population, and the developers are only going to make a miniscule contribution to improving this; ▶ The Wairoa River has flooded several times in the last 30 years and during any of those floods the canal development site would be well submerged, particularly if it 	<p>86.001 Reject the proposed plan change in its entirety.</p>

			coincided with an incoming tide.	
87	Hunter Lyn Wilson PO Box 16 Clevedon	All of Plan Change	Opposes the development for the following reasons: <ul style="list-style-type: none"> ▶ Urban density developments should not be located in the semi-rural environment of Clevedon, but in other areas within Manukau City that have been zoned for residential development, and where the infrastructure has been planned for and provided; ▶ If this proposal is accepted it will be difficult for the Council to decline similar proposals; ▶ Clevedon Valley should be kept green and free of pockets of urban development for the benefit of all present and future residents of the city. Clevedon Valley should be kept green and free of pockets of urban development for the benefit of all present and future residents of the city. 	87.001 Reject the proposed plan change in its entirety.
88	Emma Hagen 210 McNicol Road Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ Sets a precedent for urban style development in our rural community; ▶ Contrary to everything the community stated in <i>Tomorrow's Manukau</i>; ▶ Traffic will be horrendous and destroy Village character; ▶ The way the proposal has been thrust on the community is too fast and feels underhanded and dishonest; ▶ The submitter is the owner of two retail stores in Clevedon, but considers that the increase in consumers does not justify the proposal; ▶ No regard for the environment and rural character. 	88.001 Withdraw or decline the proposed plan change in its entirety.
89	Manmohan Singh 274 Tourist Road Clevedon	All of Plan Change	Opposes the proposed Plan Change because it is not good for Clevedon Village.	89.001 Withdraw or decline the proposed plan change entirely.
90	Simon Jolley 14 Karawa Place Kawakawa Bay Manukau	All of Plan Change	Is opposed to the proposed Plan Change for sewerage and infrastructure reasons.	90.001 Withdraw or decline the proposed plan change entirely.
91	Neville Reid 11 Hyde Road Clevedon	All of Plan Change	Is opposed to the Plan Change. The proposal is bad for the Village, which should be kept as a countryside village and not treated as a city site.	91.001 Withdraw or decline the proposed plan change entirely.
92	James William Ansell 296 Papakura- Clevedon Road Clevedon	All of Plan Change	Is opposed to the Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ The rural lifestyle will disappear; ▶ Huge traffic increases; ▶ Impact on the Wairoa River. 	92.001 Withdraw or decline the proposed plan change entirely.

93	Vanessa Reese 65 Tourist Road Clevedon	All of Plan Change	Is opposed to the Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ The village can't handle the traffic around school times at the moment; ▶ An increase in traffic without upgrading the infrastructure will result in chaos. 	93.001 Withdraw or decline the proposed plan change entirely.
94	Austin Reese 65 Tourist Road Clevedon	All of Plan Change	Is opposed to the Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ It will destroy the rural community; ▶ The road to the village won't cope with traffic density; ▶ The school is already overloaded. 	94.001 Withdraw or decline the proposed plan change entirely.
95	Mr Harsimnar Singh 14 Main Road Clevedon	All of Plan Change	Opposed to the proposed Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ It will affect the rural makeup of Clevedon; ▶ The traffic on North Road is already difficult, and more will make the situation worse. 	95.001 Withdraw or decline the proposed plan change entirely.
96	Robert Orum PO Box 112 Clevedon	All of Plan Change	Opposes the plan change on the grounds that until a new road is formed from North Road to the Brookby-Whitford Road, the traffic hazard will be too extreme.	96.001 Withdraw or decline the proposed plan change entirely.
97	James Yonge and Mimi Yonge 60 Otau Mountain Road RD5 Clevedon	All of Plan Change	The proposal is too large and should be scaled down to a maximum of 50 houses.	97.001 Withdraw or decline the proposed plan change entirely.
98	Lady Mary Dawn Hellaby 8A Victoria Ave Remuera Auckland	All of Plan Change	Opposes the proposed Plan Change because it is out of character with the rural nature of the Clevedon Valley.	98.001 Withdraw or decline the proposed plan change entirely.
99	Shirley Patricia Elvey 230 North Road Clevedon	All of Plan Change	Opposes the plan change for the following reasons: <ul style="list-style-type: none"> ▶ It will change the rural community of Clevedon ▶ The increased traffic on winding North Road could cause many more accidents; ▶ Is opposed to the crowding together of so many houses; ▶ Clevedon's volunteer fire brigade would be very strained to cope with any emergency. 	99.001 Reject the proposed plan change entirely.

100	Warren Tyer 230 North Road Clevedon	All of the Plan Change	Opposes the Plan Change for the following reasons: <ul style="list-style-type: none"> ▶ Clevedon's rural lifestyle and community atmosphere will be lost; ▶ High traffic volumes in Clevedon and on North Road. 	100.01 Reject the plan change.
101	Lisa Tyer	All of the Plan Change	Clevedon's rural lifestyle and community feel will be lost if there are more houses so close together. The school is already at full capacity and the fire brigade is voluntary. Neither will cope with the increase in people.	101.001 Oppose any change to the existing plan.
102	Rebecca Russo 250 Papakura- Clevedon Road Clevedon	All of the Plan Change	It is a dense urban style development that is entirely unsuitable for a small rural community. The impact of at least 600 more cars on the already dangerous North Road will destroy its tranquillity. The effects of construction traffic. The environmental impact on the stream and surrounding areas from runoff and pollution from boats etc. The proposal disregards Clevedon townspeople's wishes and should not even be considered.	102.001 Withdraw or decline the proposed plan change entirely.
103	Marie Kathleen Ansell 296 Papakura- Clevedon Road RD2 Papakura	All of Plan Change	Community and rural lifestyle aspects of Clevedon would be lost; Increased road usage.	103.001 Reject the proposed plan change entirely.
104	Maeve Morrison 410 North Road RD2 Papakura	All of Plan Change	Opposes the Plan Change for the following reasons: It is contrary to the Auckland Regional Council's Growth Strategy; Adverse effects on the community, the River, and infrastructure.	104.001 Withdraw or decline the proposed plan change entirely.
105	Ian Hodge PO Box 126 Clevedon	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Extra traffic on the already busy and noisy North Road; Adverse effects on the unique rural nature of Clevedon and social and environmental aspects of living in the area; Contrary to the Auckland Regional Council's Growth Strategy for the area.	105.001 Withdraw or decline the proposed plan change entirely.
106	Thomas Fraser Murray Box 10 Clevedon	All of Plan Change	The proposed Plan Change is at odds with the rural nature of the Clevedon Valley, and the concept is impractical in a country area.	106.001 Withdraw or decline the proposed plan change entirely.

107	Francis Crimmins 240 McNicol Road Clevedon RD5 Papakura	All of Plan Change	Opposes the Plan Change for the following reasons: It is contrary to Auckland Regional Council's Growth Strategy and the Manukau City Council's 'Tomorrows Manukau'. The rural lifestyle of Clevedon will be lost; Huge traffic impact; Environmental impact; Strain placed on local school and kindergarten;	107.001 Reject the proposed plan change entirely.
108	Fiona Margaret Boddy 217 McNicol Road RD5 Papakura	All of Plan Change	Opposes the proposed Plan Change for the following reasons: The impact on the social/rural values, lifestyle, village life, and loss of community atmosphere; The environmental impact to the River and surrounding land; The risk that further developments will proceed if the plan change occurs.	108.001 Reject the proposed plan change entirely.
109	Karenza Forsyth 885 North Road PO Box 63 Clevedon	All of Plan Change	Opposes the proposed Plan Change because high-density housing is not suitable for a rural area that is not equipped to cope with increased pressure on facilities, particularly the dangerous North Road.	109.001 Withdraw or decline the proposed plan change entirely. 109.002 Change the plan to enhance the area not allowing high-density housing.
110	Hans Van Deursen PO Box 91 Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: It is contrary to the Auckland Regional Council's Regional policy; Infrastructure in the Clevedon Valley will not be able to cope with the influx of 600 or more new residents; It will destroy the rural character of Clevedon; The road is inadequate to support the increased level of traffic.	110.001 Withdraw or decline the proposed plan change entirely.
111	Frederick John Rankin Hellaby 113 North Road Clevedon RD2 Papakura	All of Plan Change	Opposes the proposed Plan Change because it is environmentally inappropriate: It is not a marine development but a river valley development; The River valley is very tidal, particularly at the river mouth, and is susceptible to flooding, particularly from North Easterly cyclones. Global warming increases the likelihood of such storms; The development is a cluster of houses in a rural area; it is not a real village. For this reason its character is inconsistent with other rural development.	111.001 Withdraw or decline the proposed plan change entirely.

112	Marie Estelle Scorrar North Road RD2 Papakura	All of Plan Change	Opposes the Plan Change for the following reasons: North Road cannot adequately cope with an increase of up to 600 cars, and heavy vehicles; Clevedon's infrastructure will not cope (crèche, school, parking in the village already at capacity); Canal housing, especially high-density, is not appropriate in a flood prone valley; Increase of pollution into the Wairoa River from petrol, and potential sewage in the long-term; Noise pollution from the pump motor used to pump water from Wairoa.	112.001 Withdraw the proposed plan change entirely.
113	Conor Morrison 410 North Road Clevedon RD2 Papakura	All of Plan Change	Opposes the proposed Plan Change because of the negative effects on the River and the rural aspect of Clevedon. It is also contrary to the Auckland Regional Council's Growth Strategy.	113.001 Withdraw or decline the proposed plan change entirely.
114	Mr and Mrs Greg Harnett 103 Twilight Road Clevedon	All of Plan Change	Oppose the proposed Plan Change for the following reasons: The small quaint rural village of Clevedon cannot cope with such a big increase in population; The school is almost at capacity, and carparks are in high demand; The rural ambience in the community would be lost; North Road is not big enough to cope.	114.001 Decline the proposed plan change entirely.
115	Mark Kinsler PO Box 225 Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: It does not specify regulations regarding either river navigation, or infrastructure for vessel maintenance and refuelling - the developer's plan is to use Clevedon Cruising Club facilities and/or Pine Harbour (1½ hours away). The submitter is concerned about the financial responsibility for a 5-fold increase in the demand on Clevedon Cruising Club facilities; Demands on local infrastructure: schools, kindergartens, commercial zone shopping and sewage load, and roading (there have been at least two fatal crashes on North Road in the last two years) as a result of doubling population of the village; Precedents would be set regarding transfer of sewage across boundaries, pumping raw sewage across a public highway (North Road) and remote access to river water; and The size of the development is too large for the river.	115.001 Withdraw or decline the proposed plan change entirely.

			Presently approximately 100 boats use the river. The proposed Plan Change would increase this 4-fold.	
116	Georgina Elizabeth Edwards 184 Otau Mountain Road RD5 Papakura	All of Plan Change	Opposes the proposed Plan Change because intensive housing of this type will impact adversely on the Village and environs.	116.001 Withdraw or decline the proposed plan change entirely.
117	Sandra Watson 25 North Road Clevedon RD2 Papakura	All of Plan Change	Opposes the proposed Plan Change for the following reasons: Reverse sensitivity effects of city dwellers sensitive to rural noise etc; Precedent will lead to further canal developments along the Wairoa River; Necessary infrastructure such as roading and schooling will not enhance the Clevedon Valley; High-density housing and 'rural paradise' are incompatible.	117.001 Reject the proposed plan change.
118	Mr Ger de Pater 14 North Road Clevedon	All of Plan Change	Opposes the proposed Plan Change because the environment will be adversely affected, and considers there is no demand for such a development.	118.001 Withdraw or decline the proposed plan change in its entirety.
119	James Jay Brookman Sunnybrook Farm 250 Papakura-Clevedon Road Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: Total disregard for the wishes of the Clevedon community; A high-density development will destroy the rural appeal of Clevedon; The increase in traffic on North Road (which is already treacherous) and in the village will lead to many more accidents; The section 32 analysis is totally inadequate; Construction traffic will destroy the village; No benefit to the community, only to developers.	119.001 Withdraw or decline the proposed plan change entirely.
120	Martha Elisabeth Meyer-Schlapp 18 Moumoukou Hill Road Ness Valley Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: The rural aspect of Clevedon would be lost; Increased traffic will put too much pressure on the local roads, which already have record of fatal accidents; The cultural well-being of the existing community will be adversely affected; There will be adverse environmental effects of air, noise and visual pollution.	120.001 Withdraw or decline the proposed plan change entirely.

121	Mark Paul Van Het Bolscher 651 North Road Clevedon RD2 Papakura	All of Plan Change	Opposes the plan change for the following reasons: Its poor location in a marine river flood plain; The impact on North Road to the North and to the South of the section that the developer will be required to improve; The submitter has personally witnessed three fatalities on North Road in 2005. Concerned about increased traffic, and how North Road will accommodate stock movements.	121.001 Opposes entire plan change which would allow canal housing as a permitted activity in Manukau City.
122	Gail M. Powell Creightons Road RD2 Clevedon	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: It will destroy the rural community and rural ambience; Destruction of habitat and pollution; Traffic; The Section 32 Analysis was totally inadequate.	122.001 Withdraw or decline the proposed plan change in its entirety.
123	Graham Falla 55 Wedgewood Ave Mangere East 1701	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: The proposed zone change would facilitate developments that are unnecessary, ecologically destructive, socially undesirable and contrary to the intent of the Auckland Regional Plan; Claims of overall ecological enhancement arising from the development are false; Contrary to claims that a canal village would be contained, its implications would be far reaching and severe; A planning partnership between the developer and the Manukau City Council has been established before consultation with the community.	123.001 Withdraw the whole of Proposed Plan Change No. 13.
124	Royal Forest and Bird Protection Society Inc – Mid North Branch P O Box 552 Warkworth 1241	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: The proposed development will change the character of the Manukau coast and impact on its ecology; It will set a precedent for further urban density developments in rural Manukau, which are of an inappropriate intensity; Manukau City has no related strategy documents, nor have they consulted with the community to implement a Sustainable Development Plan or Structure Plan approach for the area, to meet statutory responsibilities under the Local Government Act 2002. The submitter understands that there have been no public meetings about the proposed Plan Change, nor significant information made available to the public about it, prior to the decision to adopt a Private Plan Change request.	124.001 Withdraw the plan change until the community who will be affected are provided with adequate information and sufficiently consulted.

125	David William Phillips 360 Monument Road Clevedon	All of the Plan Change	<p>Opposes the proposed plan change for the following reasons: Local infrastructure is inadequate; there is already a lot of traffic on Clevedon-Papakura Road and North Road. This will be a problem unless the proposal includes a four-lane road; The proposal is contrary to the district plan and the rural character of Clevedon; It would set a dangerous precedent that lays the whole of rural South Auckland open to development; It is important to protect Auckland's 'greenbelt' and not allow it to generate into a collection of Dannemoras'. The dredging of the river and excavation disposal are likely to have significant effects on the environment; Wetlands and rivers are environmentally delicate, and a 'devils advocate' expert analysis of environmental effects of the proposal would likely present a very different picture to that of the paid consultants; The delay involved for the inhabitants of the proposed development to use the lock system is a fundamental flaw; Public consultation for this proposal has been inadequate, with the proposal being unveiled to the public immediately before Christmas and after more than 3 years of development on the proposal.</p>	125.001 Reject the proposed plan change entirely.
126	David and Annette Cranna 351 Creighton Road RD2 Papakura	All of the Plan Change	<p>Opposes the proposed plan change for the following reasons: Local infrastructure is inadequate; there is already a lot of traffic on Clevedon-Papakura Road and North Road. This will be a problem unless the proposal includes a four-lane road; The proposal is contrary to the district plan and the rural character of Clevedon; It would set a dangerous precedent that lays the whole of rural South Auckland open to development; It is important to protect Auckland's 'greenbelt' and not allow it to generate into a collection of Dannemoras'. The dredging of the river and excavation disposal are likely to have significant effects on the environment; Wetlands and rivers are environmentally delicate, and a 'devils advocate' expert analysis of environmental effects of the proposal would likely present a very different picture to that of the paid consultants; The delay involved for the inhabitants of the proposed development to use the lock system is a fundamental flaw; Public consultation for this proposal has been inadequate, with the proposal being unveiled to the public immediately</p>	126.001 Reject the proposal

			before Christmas and after more than 3 years of development on the proposal.	
127	Clevedon Café Clevedon Woolshed Café PO Box 32 Clevedon	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: It will destroy Clevedon's rural character, and will force it to grow into another semi-urban area; The developer has promoted the development as good for Clevedon Business, but has never approached this business owner before making this assumption; The proposed Plan Change is completely in conflict with Manukau City's 'Tomorrow's Manukau' and the Auckland Regional Council's Growth Strategy.	127.001 Withdraw or decline the proposed plan change entirely.
128	Chris H. Williams PO Box 76302 Manukau City	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: The submitter opposes the "special area" plan change. The change from a rural to a residential zone should be subject to structure planning involving all of the Clevedon Ward; The location of the development in a water catchment/river plain will affect the environment, wildlife, and the heritage classification of the River mouth; Canals are proven to be detrimental over time, especially in existing waterways.	128.001 Reject this plan change proposition. 128.001 Council undertake a structure planning process identifying a vision, values, land use, form, and location for settlements in rural Clevedon before accepting any ad hoc proposals.
129	Barry and Barbara McAlly 423 Monument Road Clevedon RD2 Papakura	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Does not adequately address the adverse effects; The proposal does not provide enough detail on the effects on the physical, social and cultural environment, particularly the fragmentation of development away from the Clevedon Village; Nor does it provide enough information on the impact of concentrating development in a rural environment. The submitter is concerned about the amount of development that the Plan Change will allow without the need for additional consents Proposal fails to show the impacts on the long term sustainability of the environment (both social and physical) to be acceptable.	129.001 Reject the proposed plan change in its entirety.
130	Professor Byron Sharp Ness Valley Road RD 5 Clevedon	All of the Plan Change	Opposes the proposed Plan Change	130.001 Rejection of change to allow canal housing development.

131	Watercare Services Ltd Private Bag 92802 Penrose Auckland	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons: Watercare has significant infrastructure associated with Wairoa and Cossey's water supply dams, upstream of the canal development; As part of Watercare's consents to operate the Dam's, there is a condition to maintain a minimum flow of water in the Wairoa River below the dams; The proposed Plan Change does not appear to give consideration to Watercare's operations in the catchment, and Watercare has not been consulted or provided with technical information to support the Plan change; Watercare has further concerns that the canal development would become a critical interested party whom Watercare would have to seek approval from in order to alter any consent conditions applying to its water supply dams operating regime. Improving system efficiency is one of Watercare's obligations under the Local Government Act and the proposed development may compromise Watercare's ability to do this; The proposed development is sited on an active flood plain thereby removing area available for temporary flood storage. Any restraint on the meandering nature of the river should be avoided; Watercare cannot be held responsible for any flooding impacts arising from spilling from the dams. Any development should be designed to avoid contaminated stormwater discharge, using on-site source treatment if possible and due to the low-lying nature of the site, stormwater treatment devices will need to provide sufficient attenuation Source of water abstraction is unclear and the impact on low flows of such abstraction needs to be considered.</p>	131.001 Decline the application.
132	Peter Fitzgerald 44 Kawakawa Bay Road Box 168 Clevedon	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons: More traffic and congestion; Clevedon should be maintained as a rural village and not become another suburb of Auckland.</p>	132.001 Maintain Clevedon as a rural village.
133	Ian William Gordon 19 Mark Williams Place Clevedon	All of the Plan Change	<p>Opposes the proposed Plan Change because it will completely spoil the existing environs and ruin the lifestyle of those living in the area.</p>	133.001 MCC to not approve the proposed Wairoa River Maritime Village.

134	Ardmore Airfield Tenants and Users Committee (AATUC) PO Box 75097 Manurewa	All of the Plan Change	<p>AATUC opposes the proposed Plan Change, as it borders the NZCAA designated low flying area (LFA). Specifically:</p> <p>Professional and recreational flight training organisations based at Ardmore Airport undertake 1400 hours per annum of flight training within the low flying area. The LFA is the only location available in Auckland for this type of training;</p> <p>On land bordering the LFA flight training organisations regularly practice aircraft stalling and engine failures above the rural paddocks;</p> <p>The proposed site is directly below the normal transit route for aircraft entering and exiting the LFA. The airspace above this area is of national strategic importance for flight testing and training;</p> <p>The Clevedon gully is a conduit for transient aircraft to and from Ardmore. These must operate below 1500ft AMSL due to Auckland International Airport Airspace requirements;</p> <p>The residential development of this area is not necessary to meet the ARC 2050 Regional Growth Strategy, and is not recognised in that document as a development area.</p> <p>This type of elitist, far-flung development stretches infrastructure in a way that is contrary to the intrinsic values of the Regional Growth Strategy;</p> <p>The development is an aberration to one of Auckland's last remaining rural amenity areas;</p> <p>The development will cause unacceptable conflict with major local industry by way of reverse sensitivity issues. When surveyed in 2004, Ardmore Aerodrome businesses turned over \$NZ120 million per annum;</p> <p>Ardmore Aerodrome is privately owned, and operating in a competitive environment. The cumulative effects of proposed developments threaten the viability of the business.</p>	<p>134.001 Withdraw or decline the plan change in its entirety.</p> <p>134.002 Alternatively, if approving the Plan Change, impose a covenant restricting vexatious and frivolous complaints from occupiers of the Maritime Village regarding aircraft noise relating to aircraft transiting to the LFA, noise emanating from the LFA, and aircraft in general transit through the height confined airspace;</p> <p>134.003 Additionally, the Manukau City Council could choose to impose a system of noise footprints and associated land use controls in the area, similar to aerodrome requirements, modelled on the combined LFA usage and transit flights.</p>
135	Brian Maurice Gasson 96B Kimptons Road Brookby	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Would like Clevedon to be retained as a rural area and an alternative to high-density residential living;</p> <p>Approval would set a precedent for further high density housing within the Clevedon area;</p> <p>The Wairoa River is an important location within Manukau for kayakers. It is surrounded by beautiful rural scenery and is easily accessible. The view of the new development and the presence of motorised river traffic would alter this experience;</p> <p>The river has both Maori and European historical significance. A cairn marks the location of the arrival of the first European</p>	<p>135.001 Withdraw or decline the proposed plan change entirely.</p>

			<p>settlers to Clevedon. The river and its banks should be preserved as a public recreational area.</p> <p>North Road is dangerous even at current traffic levels, with a number of fatalities;</p> <p>Increasing residences on North Road would increase traffic volumes, and consequently accidents and fatalities. North Road would require massive work to make it safe for all road users;</p> <p>It is often hard to find parking close to shops in Clevedon, and this situation would worsen;</p> <p>Increased traffic in Clevedon would increase the hazard to pedestrians and cyclists;</p> <p>The Clevedon School has many rural traditions, such as an annual Agriculture Day. An increase in residences in the area would lead to a loss of this rural flavour.</p> <p>With the growth in numbers of students it would be inevitable that school fields would be turned into sites for classrooms. There would be an increased possibility of zoning, which would exclude some current students;</p> <p>Because the proposed Village has no commercial aspect, business in Maraetai and Clevedon would need to expand to service the new residents. This would lead to a loss of the current village atmosphere in Clevedon;</p> <p>There is currently a low flying zone east of the Wairoa River mouth, not too far from the proposed development. These areas are often used for training for light aircraft, including the local Coastguard Air Patrol. The development of a residential area may result in the removal of this flight training area.</p>	
136	Rosemary Stephens PO Box 92 Clevedon 1750	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The unique rural lifestyle and aspect of Clevedon will be lost;</p> <p>Increased traffic will impact the Village hugely;</p> <p>A number of fatal accidents have already occurred on the dangerous North Road;</p> <p>Environmental impacts;</p> <p>Impact on schooling;</p> <p>Lack of infrastructure in Clevedon would lead to the proposed village demanding its own services (shops, cafés etc.) which would further impact on the environment and the Village.</p>	<p>136.001 Reject the proposed plan change and continue to keep the Clevedon Valley as the last remaining jewel in MCC's crown.</p> <p>136.002 Provide a Structure plan for the Clevedon District/Valley prior to any further development.</p>
137	John C Penney 582 Paparata Road Bombay	All of the Plan Change	<p>Opposes the Plan Change for the following reasons:</p> <p>The proposed urban town or community (Village is a misnomer) is incompatible with the rural environment;</p> <p>The area has the following features, which are recognised in</p>	<p>137.001 Withdraw or decline the proposed plan change entirely.</p>

			<p>its current zoning: rural, wildlife, Regional Parkland, open air and outdoor sport. Residents, ratepayers and stakeholders have a reasonable expectation for these features to be preserved and continued;</p> <p>There is no impetus for Clevedon to become another Flatbush or Botany;</p> <p>The banks of plantings to screen the development are a negative, indicating that it is unacceptable;</p> <p>The claim of economic wellbeing for the Clevedon community is a cover for the developer's interests.</p>	
138	Debbie Cosmo Hague P O Box 213 Clevedon	All of the Plan Change	<p>The location of the submitter's property means they stand to greatly benefit financially from the proposed re-zoning. However, the submitter is opposed to the proposed Plan Change for the following reasons:</p> <p>Magnitude: the size of the development will overwhelm Clevedon Village facilities such as the school, shops, and parking, leading to adverse social effects on the community;</p> <p>Consensus: the huge increase in population will mean that the new residents will have a disproportionate influence on any matters voted on. For example, services to the area, which people of their likely affluence will expect.</p> <p>Suitability: The Wairoa River Mouth and River are not suitable for this kind of development. Manukau City Council's attempts to realign the Orere Stream proved futile and were at great cost. The Wairoa River may be just as difficult to realign.</p> <p>Traffic;</p> <p>Population explosion;</p> <p>Boat effluent;</p> <p>Vested interest/council interest/owners;</p> <p>Marine Traffic;</p> <p>Boat Club access;</p> <p>Water quality;</p> <p>Runoff; and</p> <p>Land/water occupation.</p>	138.001 Oppose the proposed plan change.

139	Dan Beauchamp PO Box 50 Maraetai	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Goes against the Auckland Regional Council's Growth Strategy; Creates significant problems for traffic use, which is already increasing; It will primarily benefit the developers; Will change the easy going 'country feel'; Will open up the area for exclusive canal boating, ruining canal boating as it exists as a lifestyle choice.	139.001 Fully reject the proposal at all levels.
140	Robyn Joan Anderson 130 Ohiro Road Wellington	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: The area is of traditional importance to Ngai Tai and rich in the early history of relations between Maori and Pakeha and should be preserved as a heritage site; The River was one of long-term occupation before the Ngapuhi raids of the early 19th Century; The river provided one of the markers in a subsequent peacemaking between different iwi: Waikato, Ngati Whatua and the Ngai tai, Ngai Paoa and allied tribes of Marutuahu, which was brokered by the Church Missionary Society in 1836-37; The River formed the boundary of an early Pakeha land purchase by Reverend Fairburn of 83,000 acres, most of which was ultimately to be retained by the Crown, before being used for settlement purposes; Promises to Maori of return of one third of the land given over to Fairburn were made, suggesting that it was never intended that Maori should be completely excluded from their sites of spiritual and cultural value; and The Wairoa River was considered of strategic importance during the New Zealand Wars. It was the site of Pakeha redoubts, and eventually formed the northeastern boundary of the confiscation of lands from the Tainui peoples.	140.001 Decline the proposed plan change.
141	Christopher Hugh Kriechbaum 2 Stirling Street Auckland 1005	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Clevedon would lose its rural charm; Infrastructure, including roads, will not cope with the population increase The proposal is contrary to Auckland Regional Council Policy;	141.001 Decline the proposed plan change.

142	Phillip J.G. Bell 18 Monument Road Clevedon RD 2 Papakura	17.12.2.5 Water Quality 17.12.13.1 (a) Cumulative effect 17.12.15.8.1 Traffic Generation	<p>Opposes Section 17.5.2.5 until specific information is available on the dredging of the River and approaches to the river mouth.</p> <p>Opposes Section 17.12.12.1(a) because no information is provided on how the increased numbers will affect the surrounding district.</p> <p>Opposes Section 17.12.15.8.1 until further information on traffic flows are made available.</p> <p>More information is required on what provision is there for new shopping centres, roads, bridges and other services to cope with a greatly increased population and traffic flows.</p> <p>To make decisions for or against the proposal the City's plans for the area's future must be discussed.</p>	142.001 Manukau City Council should provide detailed information on their future plans for Clevedon Village and the surrounding district before making decisions on this or similar proposals.
143	Richard William Day Leanne Marie Day 390 Kawakawa Bay Road RD5 Papakura	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>It will not promote the sustainable management of natural and physical resources;</p> <p>Is otherwise inconsistent with the purpose and principles of the RMA;</p> <p>Will allow the generation of significant adverse effects on the environment;</p> <p>Is inappropriate and unjustified in terms of section 32 of the Act;</p> <p>And in particular:</p> <p>The submitters' own land in the vicinity of the proposal site and will be directly and adversely affected by the proposal;</p> <p>The rural amenity and character of the area will be compromised;</p> <p>The natural character and ecology of the Wairoa River and its environs will be compromised;</p> <p>The significant increase in noise will compromise the qualities that have attracted residents into the area;</p> <p>Higher levels of artificial light during hours of darkness will contribute to the loss of amenity and potentially cause glare for neighbours, particularly the submitters;</p> <p>The development will generate significant quantities of additional traffic along North Road;</p> <p>The proposal should not be progressed in the absence of the designation of additional land for incorporation into the North Road alignment;</p> <p>The works are insufficient to ensure that traffic safety in operation along North Road will not be adversely affected;</p>	143.001 Disallow the proposed plan change in its entirety.

			<p>The sewage treatment facility is proposed to be on land that slopes towards existing residential properties. There is concern that there will be adverse effects caused by seepage and odour from the development;</p> <p>The submitters have not been provided with any detail on the sewage disposal method to be adopted;</p> <p>The site is susceptible to flooding and may be an inappropriate location for the proposed Maritime Village;</p> <p>The supply of potable water for the development has not been adequately addressed;</p> <p>The loss of amenity and other adverse effects are not off-set or justified by the claimed efficient use of resources and environmental enhancement;</p> <p>The proposal is totally inconsistent with the Auckland Regional Growth Strategy and the Auckland Regional Policy Statement.</p>	
144	Chris Bee 82 Beachlands Road Beachlands Auckland	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons: It goes against the ARC growth strategy; The area has grown to the extent that the existing roads are struggling to cope with increased traffic;</p>	144.001 The proposal should be rejected.
145	Michael Wentworth Sayes Private Bag Clevedon Via Papakura	Section 32 17.12.1 Map 78 All of Plan Change	<p>Opposes the proposed plan change and section 32 analysis with the following reasons: A strategic plan for future growth in the area should be developed prior to evaluation of major variations such as the proposed plan change; The proposal effectively brings the city into the country with associated stress on the infrastructure; The suitability of a site for residential development should start with effects such as the following: the risk of flooding, customary or environmental implications, the immediate neighbours, the potential change in character of the Clevedon Village, the surrounding area, and the wider Auckland community; and There is inadequate information for the community and interested organisations to evaluate the proposal, and council have not carried out their own investigation but are simply providing and evaluating the developer's plan as if it were a resource consent application. There is no proof provided that the proposed development is the closest location to the city for a canal development. The site is in full view of a busy rural road heading out towards significant coastal areas of the city.</p>	<p>145.001 Council ensures that all residents and stakeholders can have a professional balanced viewpoint to work from so they can fully appreciate the pro's and con's before submitting.</p> <p>145.002 Proof is provided well before a hearing date for further public submissions that this site is the closest to the city for canal development</p> <p>145.003 Clarify by a plan insertion showing that the perimeter roadway is in the Wairoa Maritime Village Residential Zone and extend submission period for further submissions if anyone wishes to make them.</p> <p>145.004 Require that the developer provide: a walkway (maintained at their cost) across the width of the esplanade reserve not in public ownership and</p>

			<p>It is unclear from Map 78 and the Concept Plan whether the perimeter roadway is in the Wairoa Maritime Village Residential Zone or the Wairoa Maritime Village Recreational Zone.</p> <p>In regards to the esplanade strip, it is preposterous that when the developer forms a canal the public should have to travel a few kilometres to get almost no distance at all up or down river.</p> <p>If the facilities are to benefit the community as claimed, a boat launching ramp onto the canal for free public use would be expected.</p> <p>Extra pressure on the roads, particularly around school times Monday to Friday.</p> <p>The submitter questions the credibility of including a public esplanade reserve within the development. Potential residents are not likely to buy into the infringement of their privacy that will occur if the public actually use the reserve. This is likely to lead to residents demanding a 'secure gated community'.</p> <p>It is for the Auckland Regional Council and not the Manukau City Council to decide what to use the 20-metre esplanade strip for, when resource consent for the waterway is requested.</p>	<p>across the canal waterway entrance; a boat launching ramp (maintained at their cost) on to the canal for free public use:</p> <p>145.005 The developers must be required at their own cost to upgrade North Road back to Clevedon Village as well as outside their own frontage so there is no burden on ratepayers;</p> <p>145.006 The developer should maintain all the recreational area for the development (bar the 20 metre esplanade reserve) and provide a standalone roadway down the northern boundary for public entry and parking;</p> <p>145.007 Council could use financial contributions from the developer to develop the area at Duders Park, or future parkland. This would be more in line with the reality of how the public use reserves;</p> <p>145.008 The development needs a complete re-think to allow for the reality of how people live in the country and how reserves are used by the public allowing for increasing population in the greater Auckland area</p> <p>145.009 Before consideration by Council of this proposed plan change, full community involvement in a 20 or 30 year Strategic Plan should be completed. Otherwise the plan change should be declined at this time.</p>
146	Hazel Speed 4 Leeds Street Hamilton	All of Plan Change	<p>Opposes the proposed plan change for the following reasons:</p> <p>Sedimentation as a result of the development will adversely affect the cockle beds and in turn impact on shorebirds;</p> <p>It is contrary to the Auckland Regional Council's growth strategy;</p> <p>The development is located on flood plains;</p> <p>It will damage the rural aspect of Clevedon;</p> <p>Current infrastructure will be unable to cope with a large influx</p>	<p>146.001 Opposes the Wairoa River Maritime Village proposed development.</p>

			of people and cars.	
147	Wilfred Ernst Roding 156 North Road Clevedon	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons: Effect on lifestyle. The development threatens the tranquil environment and safety which have been protected by the zoning of the area as Rural 1</p> <p>The following sections of Tomorrow's Manukau are contradicted:</p> <ul style="list-style-type: none"> - 'Clevedon people like living in unspoilt countryside...'; Council should not have adopted the request for a change in zoning - 'Sustainable Environment and Heritage Outcome One- Manukau's areas of native bush, wetland, green space and diverse range of heritage sites are valued across the City. The community wants greater protection of sites of natural and cultural significance...' The establishment of a "concrete compound" In a rural area does not comply with what the community wants - 'Sustainable Environment and Heritage Outcome Two- There is a city-wide concern about the environmental and social costs of increasing density and urban development. 'This would be a high density development - 'Sustainable Environment and Heritage Outcome Three – Manukau's people want "creeks, streams and beaches for our kids to enjoy", and to "eat fish and shellfish from our harbours". Preservation of the coastline, maritime heritage, clean waterways, and the protection of kai moana are key outcomes sought'. The proposed development will be to the detriment of the want of Manukau's people - 'Clevedon will be a rural, green environment of separate communities...' The proposed high-density residential enclave will be the first step towards urbanisation of the rural environment; - 'Maintain the character of Clevedon rural communities...' People living in communities such as that proposed have a contrasting lifestyle and needs to those on farms and lifestyle blocks. There is a risk that animosity will develop between the Maritime Village community and residents opposing the development. - 'Safe Communities' Policing will have to increase, and the road toll on North Road will increase; 	147.001 That the Council reject the proposed plan change in its entirety.

			<ul style="list-style-type: none"> - 'Reduce coastal water pollution from sewerage overflows'. Effluent disposal and boat discharges will increase pollution of the Wairoa River and Tamaki Strait; - 'Ensure structured village design that maintains rural characteristics.' <p>Submitter questions how a high density maritime village can have rural characteristics</p> <ul style="list-style-type: none"> - 'Facilitate rural tourism – e.g. the Pohutukawa Coast.' North Road via Maraetai is part of the Pacific Coast scenic route and therefore a popular tourist and cycling destination. A housing development will not enhance their experience and the increased traffic flow will be unfavourable towards cyclists; - Ensure infrastructure capacity meets the population needs...' It is questionable whether adequate research has been done on the additional burden on roads, services, schools, Clevedon Village, parking facilities etc. - 'Maintain the rural character of the area. Submitter sates that there is no chance of rural character being retained - 'Ensure urban limits are maintained.' Urban limits would be expanded by this development and would set a precedent for further development. <p>Damage to the nature and atmosphere of the Wairoa Valley. Separated from peri-urban areas by the Puriri Hills, the Wairoa Valley in particular is one of the very few true rural areas still left within easy reach of Manukau and Auckland City.</p> <p>Environmental damage, which would include:</p> <ul style="list-style-type: none"> - Silting effects caused by dredging the Wairoa River, - Discharges of waste into the neighbouring environment, - Leeching of chemicals, oils and solvents etc. Into the water by treated timber piles, boats and domestic activities, - Effect of pollutants on shellfish, sea-life and the nearby oyster farm, - Effect on the Wairoa River of pumping water. <p>Road safety</p> <ul style="list-style-type: none"> • The submitter doubts that the published research done on traffic impact on North Road withstands scrutiny. In 	
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			<p>particular the report seems to look only at an area within the 'vicinity' of the development, whereas the whole of North Road from Clevedon to the development, as well as feeder roads will be affected.</p> <p>Heavy vehicle movements during the construction period will further exacerbate congestion and risk of accidents; Additional traffic will create more hazards for existing residents using concealed driveways; Noise Pollution. The Wairoa Valley is surrounded by hills, which act as an amphitheatre. Machinery and vehicle noise will travel over vast distances and create a "constant din"; Light Pollution.-dark rural night sky will be jeopardised Community Friction –polarisation between maritime village residents and those opposing the development Precedent –the development if approved would result in further applications for similar developments Development Risk. The development may turn into a white elephant. The scheme has already been abandoned by one developer; This commercial undertaking is neither of economic necessity nor of regional importance, (such as the proposal to upgrade the pylon network or installations of wind generators). It provides only private benefits. Maritime villages are better located in open coastal areas Submitter has planted 300-400 trees to enhance the local environment (encouraged by Council) which will be spoiled by "a concrete jungle" also supported by Council</p>	
148	Brendan Kingsley Vallings 140 North Road RD2 Papakura 1730	All of Plan Change	<p>Opposes the plan change for the following reasons: Loss of rural character This has been protected by the Rural 1 zoning; The rural landscape, views of the farms, farming activities, sparse housing, open spaces and the lower Wairoa River are threatened by the proposal; as are The rural character and amenity value of the countryside with its light traffic volumes, strong sense of community and the true village atmosphere of Clevedon Village; The effect of light pollution on the night sky. Exploitation and inappropriate sequencing of planning process Before any such plan change is permitted, the Structure Plan for Clevedon should be undertaken and formulated for public consultation; The proposal ignores residents' visions for the future,</p>	148.001 Withdraw or decline the proposed plan change entirely.

		<p>summarised in 'Tomorrow's Manukau'.</p> <p>The proposal is in conflict with the Regional Council's policies relating to growth of the Region.</p> <p>With significant changes in land use being considered for Beachlands and Maraetai, including the Maraetai Hills and Whitford Forest between those localities and North Road it is inappropriate to allow a major development to proceed until the plans, particularly for roading, have been finalised.</p> <p>Unfair and inappropriate timing and duration of the submission period</p> <p>The developers have had years to develop their plans, and the public only 20 days to study the proposal. This is unreasonable, particularly immediately before Christmas.</p> <p>Contravention of objectives and policies of the Manukau Operative District Plan, and in particular, the following sections of the Plan:</p> <ul style="list-style-type: none">- '12.4.4 Buildings, structures and activities should be designed, of a scale and sited in a manner which complements the rural character...' etc.- 12.4.5 Buildings, structures and activities should not create adverse visual effects in particular...coastal margin areas...or in the coastal environment.' <p>Lack of benefits to existing residents and visitors to Clevedon</p> <p>The improvements to North Road are limited to a short distance around the entrance to the proposed village and do not cater for the increased traffic over the whole road, which is dangerous even with traffic at present levels;</p> <p>No mains water reticulation;</p> <p>No provision for sewage treatment for the existing Village to cater for the increase in population.</p> <p>No boat moorings for public use;</p> <p>Impacts of significant increase in traffic volumes</p> <p>Substantial increases in accidents, noise, air and water pollution in North Road and all roads linking the village to the main transport corridors and to urban facilities will inevitably occur.</p> <p>Unrealistic assessment of traffic</p> <p>The traffic volumes projected were based on a seven day survey undertaken in July during school holidays – probably a period when traffic volumes are at their very lowest;</p> <p>The report also states "98% of the vehicles are normal passenger vehicles". This is not true in summer when large</p>	
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		<p>numbers of cyclists use the road;</p> <p>The accident history (section 2.3) fails to define the vicinity of the accidents reported and there have been many more than two accidents between the proposal and Clevedon township;</p> <p>The trip generation rates are based on 'rural dwellings'. As the proposed village has very high-density housing, no shops, school, community hall and very limited employment opportunities, it is far from a typical rural community;</p> <p>There is no mention of the traffic generated during the construction periods;</p> <p>There is no attempt to assess the impact of traffic in Clevedon Village or on any of the roads linking North Road to main transport corridors;</p> <p>Unspecified provision for substantial upgrading of North Road</p> <p>The sight distances at many of the existing driveways are already hazardous due to the many bends and dips and well below the LTSA 218 metre minimum. Any increase in traffic will increase the hazard. Before any plan change there needs to be a comprehensive study of the road and upgrades specified and costed, developer contributions specified and the public informed.</p> <p>Water supply and effects on the Wairoa River levels and flows</p> <p>Withdrawing very large volumes of water from the River daily will have the following undesirable impacts:</p> <p>Restriction of navigability due to the lowering of the water level of the river downstream of the intake (some 3.5 km south);</p> <p>Reduction of natural scouring and increased siltation resulting from the reduced rate of flow;</p> <p>Constant intrusive noise created by the very large pump at the intake;</p> <p>Visual intrusion of the housing of the pump;</p> <p>Restriction of navigability due to the intake;</p> <p>Considerable power consumption for the pumps and treatment;</p> <p>All of this could be avoided if water was supplied from Watercare mains, and would also provide benefits to existing residents.</p> <p>Un-researched economic viability</p> <p>There are no similar developments at locations in shallow rivers, with a shallow bar, in a flood plain, on deep soft soils;</p> <p>There are high risks that:</p>	
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149	<p>Rosamund Vallings 140 North Road RD2 Papakura 1730</p>	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The timeframe for submissions is unreasonable, particularly because the developers and council have had months to years to prepare their plans;</p> <p>Wildlife, the night sky, local history, the clean green rural surroundings, and freedom from noise, traffic and pollution are all threatened by the proposal;</p> <p>Needs to be more thought and planning regarding sewage and water infrastructure and demands on the school.</p> <p>The proposed upgrade to the hazardous North Road is inadequate. Much of the road could not be widened and straightened without destruction of the high banks and trees. Improving only sections of the road will lead to speeding on those sections, making the bends more dangerous;</p> <p>With increased traffic the road would become much more dangerous for both motorists and cyclists. It is already a dangerous road, and has had a number of serious accidents and fatalities;</p> <p>If water is pumped from the Wairoa River as proposed, the level of the River will fall by 20%. Currently the River is only navigable from Clevedon to the outlet for short periods near high tide.</p> <p>There will be serious consequences for wildlife and vegetation and there could be greater risks that the River will silt up;</p> <p>It is unacceptable that the water pump would emit a 24h noisy hum; and that residents close to the pump, including the submitter, have not been consulted in regard to this;</p> <p>The development would be particularly vulnerable to flooding and catastrophes such as tsunamis. There is no evidence of planning for civil defence should serious flooding occur. The</p>	<p>149.001 That Council reject the plan change entirely.</p>

			<p>area often floods after heavy rainstorms, and is slow draining. The proposal to elevate the land would only offer moderate protection;</p> <p>This beautiful historical area should be retained as one of the few remaining “green belts” close to Auckland.</p>	
150	<p>Hans Norman Ankersmit 171 Ottau Mountain Road Clevedon RD5 Papakura</p>	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Loss of rural lifestyle. The peaceful and tranquil nature of the area will be lost due to the population being more than doubled overnight;</p> <p>Clevedon is a farming area with diverse use of the land – dairy, sheep, forestry, horticulture, equestrian, wine production and life-style blocks. Canal development is inappropriate here, and erodes the rights of stakeholders without appropriate consultation;</p> <p>The roading infrastructure in the Clevedon area is ‘third world’ and needs investment. With large developments and increased traffic generation safety is important on all roads, not just the road of the development. Parking in the town is difficult enough now.</p> <p>Lack of services and infrastructure. Schooling facilities and options are inadequate. Public transport is currently inadequate;</p> <p>Services are outside the immediate area, resulting in further traffic impacts;</p> <p>Changing the District Plan is a means to circumvent the protection that the Resource Management Act provides stakeholders in small communities;</p> <p>Environmental impact would include noise, dust, water, and light pollution, all affecting amenity.</p> <p>An overall plan and strategy for rural parts of Manukau City is lacking.</p> <p>The proposed Plan Change contradicts ‘Tomorrow’s Manukau’.</p> <p>The plan is short-sighted, threatening the ability of day trippers from the city to enjoy countryside;</p> <p>Community atmosphere will be detrimentally affected. Many families have lived in the area for generations;</p> <p>Lack of facilities for young people in the immediate area may result in increased crime and anti-social behaviour;</p> <p>Increased boat usage and dredging of the Wairoa River will have an irreversible effects on the ecosystem;</p> <p>The Council’s fast-tracking and timing of the Plan Change is</p>	<p>150.001 That MCC reject the plan change entirely.</p>

			<p>arrogant and non-inclusive. The Wairoa River Canal Partnership held an open day nine days prior to submissions closing. This is inadequate, particularly at this time of the year; The lack of community participation is undemocratic. Under the RMA Tangata Whenua have a right to be involved through the whole process, the partnership having included the three local iwi over the last few years. It is ironic that the wider community were only given nine days of involvement.</p>	
151	<p>Sarah Patricia Forsyth 750 North Road Clevedon RD2 Papakura</p>	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons: The proposed zone change would allow intensive urban style development to be permitted in a rural area; It would destroy the unique character of Clevedon; Increases in traffic would overwhelm the already busy roads and services in and around the Clevedon area; The traffic would also burden other rural areas between the Manurewa, Takanini, and Papakura motorway junctions, and routes to East Auckland via Whitford; Local and overseas tourists visit Clevedon for 'a day out in the countryside.' The roads in and around Clevedon are very busy on the weekends, North Road in particular as it leads to popular beaches along the Maraetai coastline. The Wairoa River has a lot of history very relevant to both Maori and the early European settlers of Clevedon; The River and areas of land surrounding it is a unique environment visited by migrating birds each year. The increased flow of motorboats would pollute the area with noise, fuel residue, and litter. The increased activity would impact on the native birdlife and the sensitive environment.</p>	151.001 Withdraw or decline the proposed plan change entirely.
152	<p>Jim Peters Clevedon-Takanini Road Clevedon</p>	All of Plan Change	<p>Opposes the proposed Plan Change on the basis that: The proposal will have a huge impact on Clevedon residents, many who have chosen the area for its rural lifestyle; The likelihood of 600 extra commuter vehicles, plus additional service and visitor traffic, will put more pressure on the roads and increase road noise (already a problem on the Clevedon-Takanini Road); The reduction of green space in an area that is widely used for casual recreation. The canal development would detract considerably from pleasant rural views from Duder's Park; It is not in-line with Auckland Regional Council and Manukau City Council discussion about the future of the Clevedon</p>	152.001 Withdraw or decline the proposed plan change in its entirety.

			district.	
153	Mr Matthis de Pater 14 North Road Clevedon Village	All of Plan Change	Opposes the Plan Change because traffic will greatly increase on narrow and dangerous roads unable to cope and unable to be upgraded.	153.001 Withdraw or decline the proposed plan change entirely.
154	Pauline de Pater 14 North Road PO Box 71 Clevedon Village	All of Plan Change	The environment, the village, the roads, the peacefulness, and overall safety etc. will be adversely effected.	154.001 Withdraw or decline the proposed plan change entirely.
155	E R Thorburn PO Box 5 Clevedon	All of Plan Change Purpose of the Plan Change: Item (c)	The proposal does not address how Clevedon Village would cope with providing schooling and general service facilities for the additional 300 households Submits the following: Item (c) states that the Plan Change only addresses roading within the Maritime Village development; Residents of North Road, including the submitter, will have to accept huge inconveniences.	155.001 Clevedon's sewage and water reticulation problems are a physical constraint and need to be sorted out before a Plan Change is considered; 155.002 The developers should be liable for a large part of the costs associated with upgrading North Road on the 4.5 kilometres between the Maritime Village and Clevedon. An option would be to create a new road across the hills to link up with Whitford.
156	Robert Charles James 60 Jones Road, RD2 Papakura	All of Plan Change	Opposes the proposed Plan Change for the following reasons: Traffic The development will result in about 600 additional vehicles; There are no facilities (e.g. schools, churches, work, sports) within practical walking distance of the development, and no public transport available. All day-to-day travel will be by car, which may include many trips (e.g. parents ferrying children); An average of 1.6 trips per vehicle from the development would result in 2,000 trips per day onto North Road. (For perspective, the daily number of trips from the submitter's household is rather more than this); and The two routes available to access 'the outside world' by car have previously been reported as "not capable of substantial upgrading due to topography". The increase in traffic would include the following effects: Significant noise, disruption and additional hazard for Clevedon Village residents and the school; Increased hazard on North Road (which already has an awful accident and death toll); Additional wear and tear on local roads at a time when Council cannot even maintain adequately Creighton's Road to	156.001 Reject the proposed plan change.

			<p>deal with a far less significant increase in its traffic; and Additional traffic jams and hazards as the additional traffic tries to deal with stock crossing roads, slow agricultural vehicles etc.</p> <p>Other</p> <p>The proposal flies in the face of all 'visionary' statements from the Manukau City Council or Auckland Regional Council about the importance of reducing the "sprawl" of Auckland and focusing on in-fill development in areas where the infrastructure requirements can be better managed incrementally;</p> <p>It is inconsistent with Manukau City Council's stated goals of maintaining the area's rural lifestyle;</p> <p>Auckland's road infrastructure cannot cope with present demands, and this development, being so far from public transport hubs, would result in more long-haul traffic to Auckland;</p> <p>The area cannot cope with a significant short-term increase in population. For example, the school is already struggling to cope with recent roll growth. A significant increase in the local population will place significant stress on the school, and (at least short term) would force some children to attend school elsewhere;</p> <p>Traffic and parking problems in Clevedon;</p> <p>Adverse effects on the rural lifestyle of present residents.</p>	
157	Judith Mandy Fowler 398 North Road Clevedon RD2 Papakura	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The zone change would allow intensive urban style development to be a permitted activity in a rural area;</p> <p>The Plan Change is contrary to the Auckland Regional Council Rural Southern Sector Agreement and Regional Policy Statement;</p> <p>It will overwhelm Clevedon Village facilities, such as the school, shops and parking, leading to adverse effects on the community;</p> <p>The roads in the Clevedon area, and particularly North Road, are unsuitable for the increased traffic;</p> <p>The River and adjoining land is not suitable for this type of development;</p> <p>There will be noise, effluent and visual pollution from a development of this intensity and scale;</p> <p>There is a high risk of reverse sensitivity impacting on existing activities. The submitter's vineyard and winery directly</p>	157.001 Withdraw or decline the proposed plan change entirely.

			<p>overlook the proposed Maritime Village site. Millions of dollars have been invested in this business, and it, along with other permitted rural activities, is likely to suffer severe economic loss;</p> <p>The Wairoa River is a Regionally Significant Landscape, and the considerable cultural significance of the River, both Maori and non-Maori, should be respected;</p> <p>This zone change has the potential for precedent setting in other rural areas of Clevedon and Manukau;</p> <p>The Plan Change is contrary to Manukau City Council vision for Tomorrow's Manukau and there is no Structure Plan for Clevedon against which to assess this zone change;</p>	
158	Phillip John Nunweek 398 North Road RD2 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Urban erosion of the rural Clevedon valley. Pressure from developers and the lure of rate dollars will be a problem for a City Council until a green belt is established;</p> <p>Reverse sensitivity will be experienced by adjacent and down river commercial activities, Puriri Hills Vineyard and Clevedon Coast Oysters in particular, as well as other normal farming activities.</p> <p>The site is good pastoral land in use for over a century;</p> <p>The proposal site is adjacent to Auckland's most active fault, and the submitter believes it would be subject to ground liquefaction;</p> <p>While the proposal would not be of net value to the Valley, an alternative site within the Valley would be preferable. The South side of the Wairoa River and further east has land that is unproductive for farming and could be a unique site. This would give less opportunity for piggyback development applications from others in the Valley. The loss of wetland and reverse sensitivity issues remain; and</p> <p>The proposed retirement village development in the Clevedon Village was rejected due to lack of infrastructure. This proposal has no more supporting infrastructure and should also be rejected.</p>	158.001 Withdraw or decline the proposed plan change entirely.
159	Lindsay Britton 11 Phillips Road RD5 Papakura	All of the Plan Change	<p>Objects to the proposed plan change for the following reasons:</p> <p>Is contrary to the RMA and a range of both national and regional policy and planning documents;</p> <p>Loss of protection for rural and riverine environments;</p> <p>Pressure for unsuitable non-rural developments will ensue;</p> <p>Section 32 assessment inadequate. Ignores impact on</p>	159.001 Withdraw or decline the proposed plan change entirely.

			<p>Clevedon Village. Ecological impacts are underestimated; River bank erosion and pollution from increased boat usage are ignored;</p> <p>The developers assertion that the canal will benefit local residents and businesses is not believed.</p> <p>This type of development should be considered as part of the Clevedon Structure Plan, not as an ad hoc development</p>	
160	<p>Reginald Cook 395 Ness Valley Road RD5 Clevedon Papakura</p>	<p>All of the Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Environmental;</p> <p>Ethical;</p> <p>Sociological;</p> <p>Philosophical;</p> <p>Road Infrastructure;</p> <p>The proposal goes against all previous Council reports on how the Clevedon Valley and Village should be developed;</p> <p>District Scheme plans have been formulated over many years of consensus consultations, with sufficient warning for residents to adjust to majority ideas;</p> <p>The financial benefit to a few developers is not a sufficient reason to change the District Plan in the way proposed;</p> <p>The proposed Plan Change would set a precedent for well-funded developers to further change the Clevedon Valley at whim;</p> <p>The only beneficiaries of this scheme are those who are financially motivated by a vested interest in the proposal;</p> <p>Most ordinary Clevedon residents would be disadvantaged by the proposal;</p> <p>In the past, many projects have been opposed and stopped by the Clevedon community. Why should this proposal go ahead just because the developers have more money;</p> <p>Rushed-decision disasters have long-lasting effects on our environment, ecology, lifestyles and cultures;</p> <p>Clevedon Valley has always been designated for lifestyle who pay a premium for the uncluttered lifestyle and quaint township, not high density housing;</p> <p>Most canal housing schemes have completely changed their surroundings;</p> <p>The submitter supports the District Plan's protection of the rights of rural communities to retain their surroundings in a rural manner and provide a caring community environment for families.</p>	<p>160.001 Withdraw or decline the proposed plan change in its entirety.</p>

161	Lindsay Britton South Auckland Branch - Forest & Bird 11 Phillips Road RD5 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The proposed Plan Change is being sought not because the current Operative District Plan is deficient, but to facilitate a development that fails to meet the purposes and provisions of the current Plan, particularly Chapters 12 and 6;</p> <p>In making its decision on 9 June to 'adopt' the Plan Change, the Council accepted that it was 'unfair' to make the developer wait until supporting documentation was complete. This decision is indefensible in terms of the RMA;</p> <p>It will not promote the sustainable management of natural and physical resources as required by the RMA;</p> <p>Is contrary to Part II and other provisions of the RMA;</p> <p>Will not meet the reasonably foreseeable needs of future generations;</p> <p>Will not enable the social, economic and cultural wellbeing of the existing local and wider Clevedon community;</p> <p>Will not avoid, remedy or mitigate adverse effects on the environment;</p> <p>Does not represent the most appropriate means of exercising the Manukau City Council's functions having regard to the purpose of the Act, and therefore not appropriate in terms of section 32 of the RMA; and</p> <p>Is contrary to the purpose and principles of the RMA and other relevant planning documents including:</p> <ul style="list-style-type: none"> - The New Zealand Coastal Policy Statement, - The Hauraki Gulf Marine Park Act, - The Auckland Regional Policy Statement - Auckland Regional Growth Strategy, and Southern Sector Agreement, - The Auckland Regional Plan: Coastal, - The Proposed Auckland Regional Plan: Air Land and Water, <p>It will also have an adverse impact on the ecological status of the Hunua Protected Natural Area as identified through the National Protected Natural Area (PNA) identification programme. Other environmental and ecological studies of Clevedon have not been taken into consideration;</p> <p>Consultation</p> <p>Recent amendments to the RMA clarify that there is no requirement for consultation on resource consent applications. This means that consultation regarding District Plan development is critical for community participation. Manukau</p>	<p>161.001 Withdraw or not approve the proposed plan change in its entirety and retain the Rural 1 zoning of the land.</p> <p>161.002 While not derogating from the relief sought in submission 161.001 Council defers making any decisions until a wider rural/growth management strategy has been developed with the community. This strategy would need to have addressed all relevant social, economic, cultural and environmental considerations.</p>
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		<p>unlikely.</p> <p>Contrary to Regional Policy The proposal is contrary to the Auckland Regional Policy Statement (RPS) and the Auckland Regional Growth Strategy, to which Manukau City Council is a signatory; The strategic direction of the RPS is to accommodate the Region's growth within the Metropolitan Urban Limits and within existing rural and coastal villages. Urban activities outside these areas are discouraged, and rural areas are managed to maintain rural character. The proposal is contrary to this policy.</p> <p>Supporting City Policies The Manukau City Council has no higher status policy in place to guide rural development. The Auckland Regional Council advises it has been asking Manukau City Council to develop a Rural Strategy for the past 10 years. One has been drafted, and is understood to take a positive view of canal housing. Another reason to doubt that there will be 'genuine consideration' of the proposal; Clevedon has no rural Structure Plan. One is not due to start development until next year and will take 4-5 years to complete. Any canal village development should be considered in the context of that plan, once complete. This is indefensible under the RMA;</p> <p>Social Infrastructure Impact The heavy reliance that a 'residential only' canal village will of necessity place on Clevedon Village will require extensive supporting infrastructure changes. Expanded schools, a possible pushing of Kawakawa Bay children to Orere schools, road widening, more doctors, a bigger library, more shops, more parking, an upgrade of water and sewage disposal (already overloaded and stopping further development in the village) will be required; The impact on Clevedon Village and its community of trebling resident numbers has not been addressed; Nor has the impact of 600 plus additional cars, and multiple 10,000's of truck movements on the village's already crowded road;</p> <p>Environmental Assurances set out in the Section 32 Assessment are considered weak and inadequate for such major modifications to both the built and natural environment;</p>	
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		<p>There will be major initial adverse impacts on terrestrial and aquatic fauna and flora both during and beyond the development phase e.g. from contaminants, on-going dredging, introduction of invasive species etc.;</p> <p>The Wairoa Estuary is home to both endangered/rare indigenous and migratory species, being a roosting/nesting site for dotterel and home to several rare native plants as identified in Council's own District Plan and State of the Environment Report;</p> <p>Water quality in the Wairoa River due to discharges from the canal and the adjacent land uses (e.g. petrol, diesel, oil, antifouling, sediment, stormwater, wastewater, and other contaminants);</p> <p>Concentrated light pollution;</p> <p>Noise effects from additional boats, jet skis and people in a rural/coastal environment;</p> <p>River bank erosion from increased river usage;</p> <p>Potential for anaerobic conditions in the canals due to stagnant water (conditions seen in lock gated developments elsewhere when serious environmental impacts result) exacerbated by diesel, road runoff etc.;</p> <p>The suggestion that ferry transport from the village is likely is fatuous. The river does not have the capacity for a ferry, and any further modification of the estuary and river to accommodate one is untenable;</p> <p>Effects of the development phase, including the diesel exhaust of trucks through Clevedon Village. Premises on the main road are already heavily dusted with particulate matter from vehicle emissions;</p> <p>A number of environmental values are given particular legislative importance through one or more pieces of legislation:</p> <ul style="list-style-type: none"> - Retain fish habitat - Not interfere with fish habitats - Ensure that fish populations are sustainable - Not impede fish passage - Not harm native fish - Not reduce the biological diversity of any aquatic species, not just fish; and - Not deposit sediment or any other material in aquatic environments nor pollute aquatic environments. <p>Inadequate information has been provided about provision of</p>	
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		<p>fresh water and sewage/grey water disposal; Inadequate information provided on where dredged material would be placed.</p> <p>Cultural Forest & Bird is aware of and fully supports the Cultural assessment of Ngai Tai Umupuia.</p> <p>Traffic The traffic survey completed for the developer is dated 2003; it was undertaken for a very minor period of time and gives no true indication of the use and danger of North Road. It is promising that Manukau City Council sees North Road as “substandard, being winding and undulating in parts with a number of sharp corners over its length.” Council intends to notify a Notice of Requirement relating to the upgrading of North Road in 2006. It is premature to be contemplating the Plan change where there is no certainty that North Road can be appropriately upgraded to address traffic effects. It is understood from owners that land for this road enhancement is already being surveyed; another reason to doubt that there will be ‘genuine consideration’. Clevedon has no public transport and reliance on motor vehicles is contrary to LGAAA where greater land use/transport integration has been mandated Rural Character and Amenity Value The rural character and amenity of the site, surrounding sites and potentially other Rural 1 areas will be destroyed by the proposal. This is contrary to regional planning documents, the Operative District Plan and the RMA; A precedent would be set for higher density and more ‘unusual’ developments;</p> <p>Reverse Sensitivity The proposal will only attract people who are not seeking a rural lifestyle. This will be incompatible with the current Clevedon lifestyle; As a community this canal village will have the capacity to out-vote the genuine rural community by two to one. The rural activities (permitted) surrounding this development are likely to ‘conflict’ with the maritime/residential lifestyle. Farming can be noisy, smelly, e.g. spraying and fertilizer application can operate all hours of the day and night. A designated low fly zone for pilot training exists over the</p>	
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			<p>proposed site. Many hours of stalling and other manoeuvres are practiced here at the lowest possible altitudes (500m). Significant noise and visual disturbance is inevitable.</p> <p>The Manukau City District Plan at a minimum describes the Wairoa as being of Regional and National significance; Watercourses are some of our most ancient heritage features, there is no way to avoid, remedy or mitigate the adverse effects on this natural heritage resource that will be generated by this proposal.</p>	
162	<p>Helen Dorresteyn 28 Thorps Quarry Road Clevedon 1750 Auckland</p>	<p>All of the Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The effect on the flood plain during heavy floods. Taking this large area out of the flood plain will displace the water, possibly affecting properties further up the valley. The process of clearance may take a lot longer regardless of whether the river has been dredged or not;</p> <p>The ground water in the Clevedon area is already under pressure from septic system runoff. The system would struggle to cope with the huge new amount of runoff.</p> <p>Pollution, erosion, noise and wakes from boats and jet skis will adversely affect the river environment of marine life, plants and animals that live on the margins of the river and estuary;</p> <p>As a new development in an ecologically unspoilt and historically significant area, provision for eco friendly homes employing sustainable technologies such as solar and wind generated power would be desirable.</p> <p>The following infrastructure would not cope with the population influx:</p> <ul style="list-style-type: none"> - There is no public transport to Auckland and Manukau City. There needs to be a rail link to stop adding pressure to the motorway system; - It is already difficult to get a same day appointment to see the doctor; - There is no secondary school, and class sizes at Clevedon Primary School are already too big; - Neither the road system nor parking in the Village would cope with the extra cars; <p>The increase in population would overwhelm the existing population and threaten the unique rural character and close knit community of Clevedon. It is unlikely that the residents of the proposed development will have any understanding of or interest in rural New Zealand life.</p>	<p>162.001 Withdraw or decline the proposed plan change entirely.</p>

163	Mr Mathew Vallings and Mrs Vanessa Vallings 126 North Road Clevedon	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Residents have only recently been made aware of the proposal, and have had little time to investigate the pertinent issues and make submissions;</p> <p>Clevedon is a quiet and environmentally friendly area, providing opportunities to study and enjoy wildlife, the night sky and local history in clean, green rural surroundings free from noise, traffic and pollution. The proposal threatens these aspects of the local countryside and village life;</p> <p>There needs to be more thought and planning for infrastructure. Clevedon's sewage disposal is already stretched to its limits and most homes rely on tank water and septic tanks. The school could expect up to a 50% increase in its roll, and is already struggling to cope with sewage demands and space. The village already has major parking issues etc.</p> <p>The proposed upgrade to the hazardous North Road is inadequate. Much of the road could not be widened and straightened without destruction of the high banks and trees. Improving only sections of the road will lead to speeding on those sections, making the bends more dangerous;</p> <p>There have been multiple fatal and serious accidents including 2 fatalities outside the submitters property, and with increased traffic the road would become much more dangerous for both motorists and cyclists. It is already a dangerous road, and has had a number of serious accidents and fatalities;</p> <p>The proposed water pump station is of major concern, as it is to be located adjacent to the submitters' property in a locality where the submitters have been actively encouraging the regeneration of a dense area of native bush over the past 14 years. There is a risk that this will be destroyed by the large amount of earthworks required to install the pump station;</p> <p>The noise of the water pump will be a continuous 24 hour drone that will disturb the quiet night;</p> <p>The proposal to pump a volume of 20% of the River will reduce the River level considerably more than its current minimal flow, particularly during peak summer periods when flow is already reduced to a trickle due to water shortages at the dams on the upper Wairoa River.</p> <p>This will cause an increasing siltation problem, making the River unnavigable, and affecting the water quality and</p>	163.001 Withdraw or decline the proposed plan change entirely.
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			<p>subsequently the wildlife and vegetation; It is underhanded that residents have not been consulted on the location of the pump; The development is on a flood plain, and the River has flooded many times swamping the area proposed for the development. Although the ground level would be raised, there has been a lack of consideration of flooding and tsunami in the area. Of particular concern is what would happen if flooding occurred during construction of the development, and the developers were to go 'broke'; The effect of spoils from the earthworks and (initial and ongoing) dredging on the local marine areas such as fishing grounds, beaches and marine farms. The submitters' question whether the required ongoing dredging of the river and canals would be economically viable for the developer/residents. This beautiful historical area should be retained as one of the few remaining "green belts" close to Auckland.</p>	
164	Jane Leslie James 60 Jones Road Clevedon RD2 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons: Increased traffic on a road that is already dangerous with a high fatality rate; Impact on the school, which already struggles to cope with the present demand on its roll; Environmental impacts on the river and surrounds; The loss of Clevedon's unique rural character, which attracts tourists; The zone change would allow intensive urban style development to be a permitted activity in a rural area; This zone change has the potential for precedent setting in other rural areas of Clevedon and Manukau; The Plan Change is contrary to the Auckland Regional Council Rural Southern Sector Agreement, Regional Policy Statement and other planning documents; The Plan Change is contrary to Manukau City Council vision for Tomorrow's Manukau; There is no strategy for the rural areas of Manukau and no structure plan for Clevedon against which to assess this zone change. It will overwhelm Clevedon Village facilities, such as the school, shops and parking, leading to adverse effects on the community; The roads in the Clevedon area, and particularly North Road,</p>	164.001 MCC should reject the proposed plan change.

		<p>are unsuitable for the increased traffic; The River and adjoining land is not suitable for this type of development; There will be noise, effluent, fuel and visual pollution (in daylight and after dark) from a development of this intensity and scale; There is a potential for reverse sensitivity impacting on existing rural activities. The Wairoa River is a Regionally Significant Landscape, and the considerable cultural significance of the River, both Maori and non-Maori, should be respected; The submitter lives close to the site subject to the proposed Plan Change and will be directly and adversely affected by the proposal; The proposal will destroy the rural character and amenity values of the site and surrounding sites. It is not appropriate in nature, scale or location to the landscape of the area, which has been identified in the South East Manukau Visual Assessment as being "outstanding". The proposal will not promote the sustainable management of natural and physical resources; The Section 32 Analysis does not adequately explain how this Plan Change is the most appropriate way of achieving the purpose of the RMA or the most appropriate method for achieving the objectives of the Act; There was no consultation with the community prior to notification of the proposed Plan Change, following the Manukau City Council adoption of the Plan Change Request. The notification did not take place within 4 months of the adoption of the Plan Change, as required by the RMA; The notification submission period was the minimum required, with an extension request being refused. It was also at the busiest time of the year, with a closing date of 19 December. There was no detailed information supplied by the Manukau City Council with respect to the development. An information day held by the developer 9 days before the submissions were due to close had many pages of information, which could be perused but not taken away. The Cultural Assessment Report was not available. Documentation requested on CD arrived only 2 days prior to the submission closing date. This lack of information, consultation and short timeframe</p>	
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			does not enable the full public involvement, which the Council has stated was one reason for adopting the Plan Change request.	
165	Mary Juliet Whitehouse 315 North Road RD 2 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The zone change would allow intensive urban style development to be a permitted activity in a rural area;</p> <p>This zone change has the potential for precedent setting in other rural areas of Clevedon and Manukau;</p> <p>The Plan Change is contrary to the Auckland Regional Council Rural Southern Sector Agreement, Regional Policy Statement and other planning documents;</p> <p>The Plan Change is contrary to Manukau City Council vision for Tomorrow's Manukau;</p> <p>There is no strategy for the rural areas of Manukau and no structure plan for Clevedon against which to assess this zone change.</p> <p>The roads in the Clevedon area, and particularly North Road, are unsuitable for the increased traffic;</p> <p>The River and adjoining land is not suitable for this type of development;</p> <p>There will be noise, effluent, fuel and visual pollution (in daylight and after dark) from a development of this intensity and scale;</p> <p>There is a potential for reverse sensitivity impacting on existing rural activities.</p> <p>The Wairoa River is a Regionally Significant Landscape, and the considerable cultural significance of the River, both Maori and non-Maori, should be respected;</p> <p>The submitter lives close to the site subject to the proposed Plan Change and will be directly and adversely affected by the proposal;</p> <p>The proposal will destroy the rural character and amenity values of the site and surrounding sites. It is not appropriate in nature, scale or location to the landscape of the area, which has been identified in the South East Manukau Visual Assessment as being "outstanding".</p> <p>The proposal will not promote the sustainable management of natural and physical resources</p> <p>The Section 32 Analysis does not adequately explain how this Plan Change is the most appropriate way of achieving the purpose of the RMA or the most appropriate method for achieving the objectives of the Act;</p>	165.001 Withdraw or decline the proposed plan change entirely.

			<p>There was no consultation with the community prior to notification of the proposed Plan Change, following the Manukau City Council adoption of the Plan Change Request. The notification did not take place within 4 months of the adoption of the Plan Change, as required by the RMA;</p> <p>The notification submission period was the minimum required, with an extension request being refused. It was also at the busiest time of the year, with a closing date of 19 December. There was no detailed information supplied by the Manukau City Council with respect to the development.</p> <p>An information day held by the developer 9 days before the submissions were due to close had many pages of information, which could be perused but not taken away. The Cultural Assessment Report was not available.</p> <p>Documentation requested on CD arrived only 2 days prior to the submission closing date.</p> <p>This lack of information, consultation and short timeframe does not enable the full public involvement, which the Council has stated was one reason for adopting the Plan Change request;</p>	
166	<p>John Greig McNicol Road Clevedon RD5 Papakura</p>	<p>All of the Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>It is contrary to the Auckland Regional Council's Growth strategy which limits significant growth to within Metropolitan Urban Limits and around transport nodes;</p> <p>The traffic impact from the increased population will include enormous pressure on local roads. There is no public transport in the vicinity of the proposed Maritime Village. The Village would be on a road that is narrow, winding and dangerous, and difficult or impossible to adequately upgrade. The road already has a higher accident rate than most roads in New Zealand;</p> <p>The proposed Plan Change is contrary to Manukau City Council's stated vision in its 'Tomorrows Manukau' document;</p> <p>Environmental effects. Pollution of the river from petrol and diesel exhaust from boats and from runoff from impermeable surfaces.</p> <p>The proposed area for re-zoning lies within the 100-year flood plain, and is frequently subject to significant flooding;</p> <p>Reverse sensitivity –new residents likely to object to rural activities which may then be curtailed;</p> <p>Adverse social effects will occur and infrastructure will not cope with the huge population growth. There will be</p>	<p>166.001 Manukau City Council to reject the entire plan change.</p>

			<p>competition for existing resources (e.g. schools, kindergarten, crèche, local services) rather than cooperation with the existing community;</p> <p>The Wairoa River and estuary are significant wetland areas for several endangered bird species, the proposed dredging of the river will effect the habitat of these endangered birds and will also have an adverse effect on marine life. The Wairoa River has national significance and should not be zoned for high density residential development;</p> <p>Local iwi have lived on and around the River for centuries. The Wairoa River is the cemetery of their ancestors, and should be respected and preserved. It should not be desecrated by any development along its edges;</p> <p>The proposed canal entrance contravenes the requirement for an esplanade reserve along tidal boundaries. Department of Conservation approval has not been obtained for the proposed removal of the River bank and waiver of the mandatory esplanade reserve requirement.</p>	
167	<p>Caroline Kriechbaum The Phantim Trust PO Box 28 453 Remuera Auckland 5</p>	<p>All of the Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>It is contrary to the Auckland Regional Council's Growth strategy which limits significant growth to within Metropolitan Urban Limits and around transport nodes;</p> <p>The traffic impact from the increased population will include enormous pressure on local roads. There is no public transport in the vicinity of the proposed Maritime Village. The Village would be on a road that is narrow, winding and dangerous, and difficult or impossible to adequately upgrade. The road already has a higher accident rate than most roads in New Zealand;</p> <p>The proposed Plan Change is contrary to Manukau City Council's stated vision in its 'Tomorrows Manukau' document;</p> <p>Environmental effects. Pollution of the river from petrol and diesel exhaust from boats and from runoff from impermeable surfaces;</p> <p>The proposed area for re-zoning lies within the 100-year flood plain, and is frequently subject to significant flooding;</p> <p>Reverse sensitivity;</p> <p>Adverse social effects will occur and infrastructure will not cope with the huge population growth. There will be competition for existing resources (e.g. schools, kindergarten, crèche, local services) rather than cooperation with the existing community;</p>	<p>167.001 Manukau City Council to reject the plan change entirely.</p>

			Local iwi have lived on and around the River for centuries. The Wairoa River is the cemetery of their ancestors, and should not be desecrated by any development along its edges;	
168	Tim Greig McNicol Road RD5 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Pollution of the River from the development of canal housing and an increase in boats will have an adverse impact on wildlife, including the protected dotterels which nest at the mouth of the River. The development could also destroy the dotterels habitat;</p> <p>The area lies within the 100-year flood plain and is frequently subject to flooding. Overseas experience shows that canal developments significantly increase the risk of flooding in surrounding areas, so that other properties bordering the Wairoa River will be adversely affected. They may also be adversely affected by the dredging of the river, which is likely to change its gradient and flow.</p> <p>The pollution effects on the Wairoa River of contaminated runoff from impermeable surfaces.</p> <p>Reverse sensitivity is likely, with new residents objecting to existing rural activities.</p> <p>As a gated community, the proposed Maritime Village is exclusive of the local community. Non-affluent locals may be perceived as trouble to the affluent new immigrants;</p> <p>Significant traffic problems that will occur on already dangerous roads cannot easily be mitigated, if at all;</p> <p>The Wairoa River is the cemetery of the ancestors of the local iwi, Ngai Tai, and should be respected and preserved. Development along its edges is a desecration;</p> <p>The Wairoa River has national significance and should not be developed.</p>	168.001 Withdraw or decline the proposed plan change entirely.
169	Caroline Greig McNicol Road RD5 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>It is contrary to the Auckland Regional Council's Growth Strategy which limits significant growth to within the Metropolitan Urban Limit and around transport nodes;</p> <p>It is contrary to Manukau City Council's stated vision in 'Tomorrow's Manukau'. Manukau is promoting Clevedon as having "clean, green rural spaces" and being "a unique place to live", yet this proposed Plan Change will destroy that;</p> <p>The rural aspect of Clevedon will be lost. Precedent will be set for further Maritime Villages and other development;</p> <p>Increased traffic pressure on the local roads. North Road has</p>	169.001 Withdraw or decline the proposed plan change entirely.

		<p>an accident and fatality record exceeding almost all other roads in New Zealand. It is difficult or impossible to adequately upgrade.</p> <p>There is no public transport in the vicinity of the proposed Village. The rail and bus stations in Papakura are promoted as a "direct drive via arterial roads". This is a 20 minute drive on roads that are windy and narrow and unable to be upgraded;</p> <p>Driving to current ferry services via Maraetai also uses a road which is windy and narrow and unable to be upgraded because of its geography;</p> <p>Starting a ferry service from the Canal housing will cause major ecological problems to the river mouth and nesting area for the protected dotterels;</p> <p>Social effects</p> <p>Infrastructure, such as the crèche and kindergarten, will not cope with large population growth;</p> <p>Growth will not be incorporated into the community but will be a separate entity. This is likely to lead to competition for resources rather than co-operation with the existing community;</p> <p>The increase in population will result in a reduced catchment zone for the school. This may mean that families who have lived in the area for generations can no longer attend the school;</p> <p>The peace and beauty of kayaking on the River will be lost with the increased boat traffic;</p> <p>Economic wellbeing</p> <p>Economic wellbeing will not improve for the majority of locals, rather they are likely to face rate increases to remedy problems caused by the development;</p> <p>Hugely increased traffic will make it logistically difficult to stop in Clevedon, which may decrease the use of businesses in Clevedon as people shop where access is easier. Most businesses in Clevedon value the rural community atmosphere and oppose the proposal;</p> <p>Cultural Wellbeing</p> <p>The Wairoa River is the cemetery of the ancestors of the local iwi, Ngai Tai, and should not be desecrated by any development along its edges;</p> <p>Health and Safety</p> <p>Road safety for motorists and cyclists will be compromised by</p>	
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			<p>additional traffic; Fishing and kayaking will be unsafe as a result of larger and faster craft on the River. Effect on the Environment Decreased fertilizer runoff is likely to be minimal; Increased river pollution will occur as a result of diesel and petrol from boats as well as runoff from the development; It will destroy the habitat of local wildlife including dotterels; It is in a 100 year flood plain and may affect adjoining properties; The likely use of fuel bowsers on site for the refuelling of boats carries a high risk of fuel spillage and subsequent River pollution, affecting fishing and marine farming; Noise pollution from boats, jet skis etc, and during the construction phase; Visual pollution. The plantings will block coastal views from the road, but will not block neighbouring views of the development; Light pollution of night skies will result Question where canal excavations will be disposed of The Wairoa River has national significance, with both European and Maori heritage value; Reverse sensitivity issues will arise for farming leading to loss of rural aspect; Canal housing exists as a lifestyle choice in the region and is nowhere near capacity. The proposal would result in a loss of rural living options close to the city.</p>	
170	Phillip Greig McNicol Road RD5 Papakura	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons: Precedent will be set for canal development and other subdivision in the area, leading to a loss of rural character; Increased traffic will put pressure on already dangerous, and difficult to upgrade, roads; and make cycling very unsafe; The closest public transport is a 20 minute drive away; The road access to existing ferry services at Maraetai is inadequate and unable to be upgraded; Starting a ferry service from the canal development will cause major ecological problems to the River mouth and the nesting dotterels; Pressure on infrastructure. The school will have to reduce its zoned catchment area, excluding some families; Clevedon area popular with cyclists but increased traffic on</p>	170.001 Complete rejection of the entire proposed plan change.

			<p>roads will make it unsafe for cyclists</p> <p>The environmental effects, including effects on the dotterels, from pollution and wash from the boats cannot be mitigated;</p> <p>Visual pollution from an intense development in a rural landscape cannot be mitigated;</p> <p>There will be a reduction in lifestyle choices as rural living options close to Auckland are lost. Canal housing is already available in the Auckland Region.</p>	
171	<p>Robyn Tyer 230 North Road Clevedon Auckland</p>	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Eyesore on rural outlook;</p> <p>600 more cars travelling on North Road every day would make it dangerous for the submitter to exit her driveway;</p> <p>Pressure on the voluntary fire brigade to attend more accidents on North Road;</p> <p>Pressure on the school;</p> <p>Loss of rural community atmosphere</p> <p>Would only benefit one farm owner and will lead to more unwanted schemes in the rural environment.</p>	<p>171.001 Oppose any change to the Manukau Operative District Plan, refuse the proposed Wairoa Maritime Village and reject any other proposed large scheme in Clevedon</p>
172	<p>Susan Catherine Schroder PO Box 239 Clevedon Auckland 1730</p>	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>It is contrary to the ARC's growth strategy;</p> <p>The rural aspect of Clevedon will be destroyed;</p> <p>Increased traffic on North and other Roads will inevitably lead to an increase in accidents and loss of community;</p> <p>As a business owner, the submitter believes the proposal would discourage visitors, as country charm and ease of access will be lost;</p> <p>Schooling infrastructure (including pre-school) would need to be vastly extended.</p>	<p>172.001 The proposed Plan change be withdrawn and any plan change only be considered as a part of the 'Clevedon Structure Plan' – which has not been determined.</p>
173	<p>Sarah Stacey PO Box 214 Clevedon</p>	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The Death rate on North Road is likely to worsen;</p> <p>Local public services, e.g. schools, fire brigade, shops will struggle to cope;</p> <p>Ecological effects on the River</p> <p>Destruction of Clevedon's Rural Aspect:</p> <p>The proposed Plan Change is contrary to the ARC's Regional Policy, which limits growth to within Metropolitan Urban Limits.</p> <p>The proposed plan will permit much larger development than the 297 houses proposed;</p> <p>Precedent will be set for canal development and other subdivision in the area, leading to a loss of rural character;</p> <p>Manukau should consider the concept of a green belt;</p>	<p>173.001 Reject the proposed plan change and reject all specific provisions.</p>

			<p>Clevedon has developed a unique brand and developed as a unique tourist attraction and canal housing would not complement this;</p> <p>Adverse Social Effects on the Community Pressure on infrastructure, including the school, crèche and kindergarten. The school will have to reduce its zoned catchment area, excluding some families;</p> <p>Peace and beauty of the Wairoa River will be lost and there will be increased pressure on endangered species such as the dotterel from pollution and the introduction of cats;</p> <p>Traffic will greatly increase on roads unable to cope North Road in particular is winding and dangerous;</p> <p>The closest public transport is a 20 minute drive away;</p> <p>There will be more traffic passing through the village and increased pressure on parking spaces.</p> <p>Economic Impact While there may be some short-term gains during construction, most locals will not benefit, but will face rates increases;</p> <p>The proposed development is a major threat to the Oyster Farm and other unique Clevedon enterprises;</p> <p>Canal housing already exists as a lifestyle choice within the Auckland region;</p> <p>The development will be an exclusive gated community;</p> <p>Adverse Environmental Affects Decreased fertiliser runoff is likely to be minimal;</p> <p>The environmental effects, including effects on the dotterels, from pollution and wash from the boats cannot be mitigated;</p> <p>Visual pollution from an intense development in a rural landscape cannot be mitigated;</p> <p>The Maori and European heritage values of the River should be protected.</p>	
174	Trevor Giles PO Box 183 Clevedon	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons: The current Rural 1 zoning should be retained so that a non-complying resource consent process must be explored, and full public involvement in this and other developments allowed;</p> <p>There will be significant adverse transport and traffic effects, including construction traffic, and later 600 more cars on the dangerous North Road. There will be more pressure on communities at Manurewa and Papakura for public transport</p>	174.001 Retain Rural 1 Zoning and reject the plan change.

			<p>travel to the CBD. A ferry service to the canals would need to be subsidised by the Council;</p> <p>The proposal would adversely affect the rural lifestyle choice of current residents. Canal developments already exist as a lifestyle choice within the region.</p>	
175	<p>Dianne Giles PO Box 183 Clevedon</p>	<p>All of Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Increased traffic during construction and occupation will put increased pressure on North Road and the Main Road in Clevedon and lead to more fatal accidents;</p> <p>There will be an increased safety risk for pedestrians and cyclists in Clevedon Village and around the school and parking will become impossible;</p> <p>The nearest public transport is a 20 minute drive away at Papakura and is unlikely to be used by residents of the maritime village - this makes the development contrary to ARC policy;</p> <p>Clevedon school (and the local kindergarten) will have to reduce its zoned catchment area, excluding some families with a history of attending the school;</p> <p>Environmental effects on the River and its residents, including noise, visual and water pollution, and traffic volume. Those on elevated sites will see urban development instead of rural views</p> <p>The Maritime Village Residents would be a separate community to existing residents, with different values. The influence of their numbers could lead to a loss of rural community;</p> <p>Precedent would be set for other developments to occur in the area.</p>	<p>175.001 Retain Rural 1 Zoning and withdraw or reject the plan change entirely.</p>
176	<p>John Stacey PO Box 214 Clevedon</p>	<p>All of Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>The Death rate on North Road is likely to worsen;</p> <p>Local public services, e.g. schools, fire brigade, shops will struggle to cope;</p> <p>Ecological effects on the River</p> <p>Destruction of Clevedon's Rural Aspect:</p> <p>The proposed Plan Change is contrary to the ARC's Regional Policy, which limits growth to within Metropolitan Urban Limits.</p> <p>The proposed plan will permit much larger development than the 297 houses proposed;</p> <p>Precedent will be set for canal development and other subdivision in the area, leading to a loss of rural character;</p>	<p>176.001 Reject the proposed plan change.</p>

			<p>Manukau should consider the concept of a green belt; Clevedon has developed a unique brand and developed as a unique tourist attraction; Adverse Social Effects on the Community Pressure on infrastructure, including the school, crèche and kindergarten. The school will have to reduce its zoned catchment area, excluding some families; Peace and beauty of the Wairoa River will be lost and there will be increased pressure on endangered species such as the dotterel from pollution and the introduction of cats; Traffic will greatly increase on roads unable to cope North Road in particular is winding and dangerous; The closest public transport is a 20 minute drive away; There will be more traffic passing through the village and increased pressure on parking spaces. Economic Impact While there may be some short-term gains during construction, most locals will not benefit, but will face rates increases; The proposed development is a major threat to the Oyster Farm and other unique enterprises based on the rural environment; Canal housing already exists as a lifestyle choice within the Auckland region; The development will be an exclusive gated community; Adverse Environmental Affects Decreased fertiliser runoff is likely to be minimal; The environmental effects, including effects on the dotterels, from pollution and wash from the boats cannot be mitigated; Visual pollution from an intense development in a rural landscape cannot be mitigated; The Maori and European heritage values of the River should be protected.</p>	
177	Hillary Robyn Harrison	All of Plan Change	<p>Opposed to the proposed Plan Change for the following reasons: Clevedon should remain a greenbelt; Environmental impact on roads and village; Contrary to Manukau City Council's stated vision, and the Auckland Regional Council's Growth Strategy Subdivision should be contained within the area of the Clevedon Village and sewerage put in immediately.</p>	177.001 Reject the plan change entirely.

178	Fish and Game Council Auckland / Waikato Region Brymer Road, RD9 Hamilton	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Wairoa is an important part of a national complex of wading bird sites and is regionally important to water birds. The proposal threatens the important and already dwindling habitat of a number of waterbirds and seabirds, including breeding wading birds; Conflict with the new development will lead to the displacement of duck hunting for safety reasons. Opportunistic Mallard ducks are likely to then become a nuisance, and are difficult to control for legal and biological reasons; The increased mallard duck population will pose an increased risk to all low-flying aircraft, with the possibility of fatal crashes due to bird-strike.	178.001 Do not proceed with the plan change.
179	Dr Teresa Marie Kelly PO Box 193 Clevedon	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Quality of life including low traffic flows, schooling and recreational opportunities will be adversely affected; Increased traffic flows on North Road would seriously affect the enjoyment and safety of other road users (including runners and cyclists); Negative effects on recreational boating and duck shooting; Environmental effects of increasing urban contaminant loads in the river and associated estuary; Visual effects. The proposed embankment hides views of farmland across to the Hunua Ranges; There is no mention of the future appearance of the proposed land disposal site on the other side of North Road; Infrastructure, including schooling, roading, service industries, policing etc. will only cope with slow growth. Sudden growth is not a healthy or natural option	179.001 Against the proposed development of the Wairoa Maritime Village.
180	Paul Sharp 221 Ness Valley Road RD5 Clevedon Papakura	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: It would damage the rural character of Clevedon and diminish the beauty of the river area; It contributes to urban sprawl and a commuter culture; The proposal criticises the current zoning for its failure to enhance and maintain ecological diversity. This issue should be dealt with separately and introduction of residential housing is a bizarre means to by which to enhance a natural environment and is green belt destruction by the back door. Regulation within rural zones and public access to farm land would be more sensible and effective response; Rezoning goes against democratic wishes of current	180.001 Completely reject the proposed plan change and retain existing Rural 1 zoning in the area. 180.002 Reject any applications for resource consent by the developers behind the Maritime Village. 180.003 Manukau City Council should consider greater residential use of central Manukau as an alternative to this proposal.

			<p>Clevedon residents and Council should investigate this Precedent-setting potential for the expansion of residential zones into Manukau's countryside, rather than in central Manukau.</p>	
181	<p>Malcolm Russel Sharp 221 Ness Valley Clevedon RD5 Papakura</p>	<p>All of the Plan Change</p>	<p>Opposes the proposed Plan Change for the following reasons: It will not promote the sustainable management of natural and physical resources as required by the RMA; Is contrary to Part II and other provisions of the RMA; Will not meet the reasonably foreseeable needs of future generations; Will not enable the social, economic and cultural wellbeing of the existing local and wider Clevedon community; Will not avoid, remedy or mitigate adverse effects on the environment; Does not represent the most appropriate means of exercising the Manukau City Council's functions having regard to the purpose of the Act, and therefore not appropriate in terms of section 32 of the RMA; and Is contrary to the purpose and principles of the RMA and other relevant planning documents including:</p> <ul style="list-style-type: none"> - The New Zealand Coastal Policy Statement, - The Hauraki Gulf Marine Park Act, - The Auckland Regional Policy Statement, - Auckland Regional Growth Strategy, and Southern Sector Agreement, - The Auckland Regional Plan: Coastal, - The Proposed Auckland Regional Plan: Air Land and Water, - The Manukau city District Plan, - Tomorrow's Manukau. <p>Consultation There was no community consultation prior to notification of the plan change. This is contrary to the RMA; There has been no opportunity for the community to provide meaningful input into what is an appropriate scale and form of development for the Clevedon rural/coastal environment; and Recent amendments to the RMA clarify that there is no requirement for consultation on resource consent applications. This means that consultation regarding District Plan development is critical for community participation. Manukau City Council has severely let down the community in this</p>	<p>181.001 That the proposed plan change be withdrawn or not approved. 181.002 Without derogating from submission 181.001, decisions on the proposed Plan Change are deferred until a wider rural/growth management strategy has been developed with the community.</p>

		<p>matter;</p> <p>Regional Policy The proposal is contrary to the Auckland Regional Policy Statement (RPS) and the Auckland Regional Growth Strategy, to which Manukau City Council is a signatory; The strategic direction of the RPS is to accommodate the Region's growth within the Metropolitan Urban Limits and within existing rural and coastal villages. Urban activities outside these areas are discouraged, and rural areas are managed to maintain rural character. The proposal is contrary to this policy. There is no overall strategy for how this part of Manukau City should be managed, which seriously impedes the Council's ability to approve this Plan Change, and is ad hoc and unsustainable. Therefore the proposal needs to be assessed against Regional Policy provisions and the District Plan zoning. The submitter seeks that decision is deferred until such a strategy is developed. The proposal is residential and recreational only, and will need to rely on the surrounding area for other social, economic and cultural needs. There has been no analysis on impacts that this will have on villages such as Clevedon. There will be significant reliance on private motor vehicles as the mode of transport to and from the Maritime Village. This is contrary to the Local Government (Auckland) Amendment Act where greater land use/transport integration has been mandated.</p> <p>Social, Cultural and Economic Effects Clevedon is a small rural Village with limited infrastructure (including: wastewater, water supply, roading, schools, medical facilities, shops). The proposal will place considerable pressure on this infrastructure, and introduce an urban 'feel' and 'attitude'.</p> <p>Traffic Council intends to notify a Notice of requirement relating to the upgrading of North Road in 2006. It is premature to be contemplating the Plan change where there is no certainty that North Road can be appropriately upgraded to address traffic effects.</p> <p>Rural Character and Amenity Values The rural character and amenity of the site and surrounding area, recognised in its current Rural 1 zoning, will be</p>	
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			<p>destroyed by the proposal.</p> <p>Physical Environment Effects</p> <p>There will be likely significant adverse effects on:</p> <p>Water quality in the Wairoa River due to discharges from the canal and the adjacent land uses (e.g. petrol, diesel, oil, antifouling, sediment, stormwater, wastewater, and other contaminants);</p> <p>Terrestrial and aquatic fauna and flora</p> <p>Noise effects from additional boats, jet skis and people;</p> <p>Reverse Sensitivity</p> <p>Residents of the proposed Maritime Village are likely to be intolerant of surrounding rural productive activities. These can be noisy, smelly, involve spray and fertilizer application and operate all hours of the day and night.</p>	
182	Alan Clyde Doidge 144 Maraetai Drive Maraetai Beach Manukau City	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Increase in population and loss of rural lifestyle;</p> <p>Increased traffic on the scenic coastal road to Maraetai.</p>	182.001 Withdraw or decline the proposed plan change entirely.
183	Carys McFanwy Grant 12 Rialto Court Parklands Estate Howick	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>Clevedon Village could not support the population and traffic increase;</p> <p>The canal development is too intensive and will lead to contamination of the Wairoa River;</p> <p>Dredging would effect dotterels, other wildlife, and rare plants;</p> <p>Community has not had sufficient time to discuss or consult with the developers or Council</p>	183.001 A Rural Strategy and Clevedon Structure Plan need to be completed before considering the plan change, and full community consultation offered.
184	Luke Kelly 3 the Brae Maraetai	All of the Plan Change	<p>Opposes the proposed Plan Change for the following reasons:</p> <p>It will prevent people from duck shooting;</p> <p>Dredging will kill plants and fish, having an impact on birds in the river and estuary;</p> <p>Dense development is not in keeping with the countryside.</p>	184.001 Reject the proposed plan change.
185	Roberts Holdings Limited PO Box 272-1122 Papakura	All of the Plan Change	<p>Submitter is concerned about:</p> <p>Land disposal of waste/effluent onto adjoining property</p> <p>Traffic generation and ability of North Road to cope</p> <p>Visual impact of water tanks and other facilities</p> <p>Absence of strict controls on design and maintenance of canals and wetlands</p> <p>The establishment of wetland systems opposite the company's property</p> <p>The absence of strict controls on dwellings to be constructed</p>	185.001 Seeks that consent for the Plan Change is withheld until the submitter's concerns are addressed to the satisfaction of the submitter:

			– minimum size, single household units only, permitted materials	
186	Margaret Ramsey 6 Maraetai Heights Road, Maraetai	All of the Plan Change	Opposes the proposed Plan Change for the following reasons: Inappropriate dense development in a rural area contradictory to MCC's own policies of preserving special rural places; Increased River sedimentation will kill cockles and other shell life important to the shorebirds(including rare dotterels) that feed at the estuary; Local infrastructure, roads and schools in particular, will be unable to cope; The area is a flood plain, and when it floods the costs will ultimately be borne by ratepayers.	186.001 Withdraw or decline the proposed plan change in its entirety.
187	Rodney David Burton and Anthea Earle Burton 11 Henderson Valley Road, Auckland	All of the Plan Change	Oppose the proposed Plan Change because it would set a precedent for the council to grant further applications for similar developments with less public consultation.	187.001 Manukau City Council reject the proposed plan change entirely.
188	Judith and Douglas Hunt 33A Leeston Road Springston RD4 Christchurch	All of the Plan Change	Oppose the proposed Plan Change for the following reasons: The legal and financial implications for Manukau City Council of flood damage to the proposed development; The whole of North Road needs improvement; Proposed development is out of character and inappropriate for the area Very little consideration has been given to the effect of the plan change allowing development of this nature in a rural 1 zone. The submitter could see rural cluster type housing in the District for those wishing to live in the area.	188.001 Refuse to proceed with proposed plan change or variation to a proposed plan change.
189	Wairoa River Canal Partnership C/- Roger McDonald Haines Planning PO Box 68 856 Newton Auckland	All of the Plan Change "Schedule of Amendments" 17.12.10.1.5.2 17.12.15.8.2 17.12.15.8.2	Supports the proposed Plan Change (subject to amendments requested) for the following reasons: Future residents of the Maritime Village, Clevedon Residents, and the wider Manukau City community will have enhanced social, economic and cultural wellbeing; Provision of landscaped open space on currently inaccessible land; Conservation gain of wetland and native vegetation habitat; Infrastructure self-sufficiency (particularly wastewater and water) will avoid any additional growth demand or any community infrastructure demand; Improved navigational access to the Wairoa River;	189.001 Approve the proposed plan change subject to the amendments set out in submission 189.002-189.005. 189.002 The submitter requests that the note underneath the "Schedule of Amendments" heading is amended to read as follows: "(Note: Except for new Chapter 17.12 which is to be added to the District Plan in its entirety, all additions to the Manukau District Plan text are underlined, deletions are in

			<p>Improvement to North Road by realignment as incorporated in the plan change;</p> <p>Actual and potential effects will be avoided remedied or mitigated;</p> <p>Opportunity for an attractive maritime village, is environmentally sustainable, and creates distinct sense of place;</p> <p>The Plan Change has been proposed with careful regard to the natural character, landscape and coastal environment values;</p>	<p>strikethrough).”</p> <p>189.003 Under rule 17.12.10.1.5.2 the submitter requests that the last sentence is removed from the explanation on the grounds that it is a typographical error and superfluous to the explanation.</p> <p>189.004 The rule incorrectly refers to Rule 17.12.13.1. The rule should refer to Rule 17.12.15.4.1.1.</p> <p>189.005 Underline additional rules 12.13.4.6.1 and 12.13.4.6.2 on pages 59 and 60 respectively of the proposed plan change.</p>
190	Ross Mathieson Taylor 104 Anzac Road Pukekohe	All of Plan Change	Supports the proposed Plan Change subject to due process being pursued at all times.	190.001 Uphold the Plan change in its entirety.
191	Gary Schellack 1057 HW 22 Pukekawa RD1 Tuakau	All of Plan Change	Supports the proposed Plan Change subject to due process being pursued at all times.	191.001 Uphold the Plan change in its entirety.
192	Noel Pilcher 3A Lupton Road Manurewa	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	192.001 Uphold the Plan change in its entirety.
193	Stephen Jones 172 McGregor Road RD2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	193.001 Uphold the Plan change in its entirety.
194	Karlene Jones 172 McGregor Road RD2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	194.001 Uphold the Plan change in its entirety.
195	Neville Lawrence Wishnoski Glenis Annita Wishnoski	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	195.001 Uphold the Plan change in its entirety.

196	Mr and Mrs Basil Parkes 102 Axtens Road Bombay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	196.001 Uphold the Plan change in its entirety.
197	Colleen Wilson 422 Ponga Road RD4 Papakura	All of Plan Change	Opposes the proposed Plan Change for the following reasons: To increase the population substantially would threaten the rural village atmosphere; Local roading and public transport is inadequate for commuters; Elitist new residents in a rural area may result in reverse sensitivity issues; Rural land and waterways close to Auckland should be protected and retained.	197.001 That the proposed plan change to allow canal housing as a permitted activity in Manukau City be aborted.
198	Alec Kenneth Smith 540 North Road Clevedon RD2 Papakura	All of Plan Change	Supports the proposed Plan Change for the following reasons: Farming is no longer viable on the site, and it is not prime farmland; The proposal broadens recreational facilities; It provides a highly desirable residential environment; It will help meet demand for boating facilities in South Auckland; It fits Manukau City's economic development strategy, encouraging investment and employment; Development self-sufficient in water supply and waste disposal; The Wairoa River is already commonly used for boating activities; It is the only area in South Auckland suitable for such a facility Provision for marine facilities in Manukau is too restricted.	198.001 Uphold the Plan change in its entirety.
199	Keith Lawrence Smith 704 North Road Clevedon RD2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times, because it provides many more people with access to the countryside and to boating activities from their front garden.	199.001 Uphold the Plan change in its entirety.
200	Guy Corruthers Blundell North Road Clevedon	All of Plan Change	Owens next door property and supports the proposed Plan Change.	200.001 To supports Plan change 13.

201	Tony Darryl Hickmott RD2 Papakura Auckland	All of Plan Change	Supports the proposed Plan Change, as it would help revitalise Clevedon. Clevedon area needs more development to help it expand and become a more desirable place to live	201.001 Approval of the proposal.
202	Trevor and Faye Jory Razorback Road P.D.C. Bombay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	202.001 Uphold the Plan change in its entirety.
203	Clevedon Cruising Club Inc P O Box 27 Clevedon	All of Plan Change	Supports the proposed Plan Change. The River needs this project in terms of well-being.	203.001 Pass the proposed plan change – be positive!
204	Keith Allan Holborow 4 James Place Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	204.001 Uphold the Plan change in its entirety.
205	Robin Reginald Heaney 439 Springhill Road RD2 Te Kauwhata	All of Plan Change	Seeks that Council approve the development.	205.001 Please approve the development.
206	Douglas Fursdon 5 Carlton Road Pukekohe	All of Plan Change	Supports the proposed dredging of the canal.	206.001 Grant permission to proposals put forward by Wairoa River Canal Development Partnership.
207	Jan Walton 16 Bertram Road Kawakawa Bay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	207.001 Uphold the Plan change in its entirety.
208	Paul South 17 Bertram Road Kawakawa Bay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	208.001 Uphold the Plan change in its entirety.
209	Steven Vaughan Adams 275 Orere Point Road RD5 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	209.001 Uphold the Plan change in its entirety.
210	Sheryl George Matingarahi RD5 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	210.001 Uphold the Plan change in its entirety.

211	Roger Wilson 7 Third Ave Orere Point	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	211.001 Uphold the Plan change in its entirety.
212	Julie Keen 45 Orere Point road RD5 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	212.001 Uphold the Plan change in its entirety.
213	Mary Oosthuizen 40 Bays Road Orere Point	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	213.001 Uphold the Plan change in its entirety.
214	Stanley Drew 116 Howard Road Orere Point	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	214.001 Uphold the Plan change in its entirety.
215	D I Goise 39 Shelly Bay Road Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	215.001 Uphold the Plan change in its entirety.
216	Viallabh Ranchod 14 Del Mar Court Howick	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	216.001 Uphold the Plan change in its entirety.
217	Freda Elsie Johnston 1 Carlton Ave Maraetai Beach	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	217.001 Uphold the Plan change in its entirety.
218	Cirriano Macasero Jr 9/39 Onehunga Mall Road Onehunga	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	218.001 Uphold the Plan change in its entirety.
219	Glenn Pennell 58 Shelley Bay Road Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	219.001 Uphold the Plan change in its entirety.
220	Anita Marolias 87 Third View Ave Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	220.001 Uphold the Plan change in its entirety.
221	Dylan Brown 26 Sunkist Bay Road Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	221.001 Uphold the Plan change in its entirety.
222	Jason Greiving 50 Karaka Road Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	222.001 Uphold the Plan change in its entirety.

223	Shirley Cleaver 69 Third View Ave Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	223.001 Uphold the Plan change in its entirety.
224	Linzee Gordon 91 First View Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	224.001 Uphold the Plan change in its entirety.
225	Stirling Mayo 23 Ealing Crescent Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	225.001 Uphold the Plan change in its entirety.
226	Gareth Price 92 Second View Ave Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	226.001 Uphold the Plan change in its entirety.
227	Warren Denholm 3 Ealing Crescent Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	227.001 Uphold the Plan change in its entirety.
228	Shona Beckham 3 Ealing Crescent Beachlands	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	228.001 Uphold the Plan change in its entirety.
229	Reg Blakey 54 Maraetai Height Road Maraetai	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	229.001 Uphold the Plan change in its entirety.
230	Wayne Andrews Walden PO Box 58-026 Greenmount East Tamaki	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	230.001 Uphold the Plan change in its entirety.
231	H G Wade 16 Rewa Road Maraetai Beach	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	231.001 Uphold the Plan change in its entirety.
232	Anne Heather Wade 16 Rewa Road Maraetai Beach	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	232.001 Uphold the Plan change in its entirety.
233	Jean Tracey 217 Maraetai Road Maraetai Beach	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	233.001 Uphold the Plan change in its entirety.
234	Sheena Torry 64 Rewa Road Maraetai Beach	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	234.001 Uphold the Plan change in its entirety.

235	Adam Mathews 225 Maraetai Drive Maraetai Beach Auckland	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	235.001 Uphold the Plan change in its entirety.
236	Lisa Maree Smith 704 North Road Clevedon RD 2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times. It is an ideal opportunity to provide for boating lifestyles.	236.001 Uphold the Plan change in its entirety.
237	Brian Neil Sutherland 25 Ardmore Quarry Road RD2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	237.001 Uphold the Plan change in its entirety.
238	John Carruthers Blundell 36 Coast Road Kawakawa Bay RD5 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	238.001 Uphold the Plan change in its entirety.
239	Peter Blundell C/- Motel Kawakawa Bay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	239.001 Uphold the Plan change in its entirety.
240	Rowan Hugh Blundell RD5 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	240.001 Uphold the Plan change in its entirety.
241	Anthony Whitford Blundell 280 Pacific Coast Highway Orere RD5 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	241.001 Uphold the Plan change in its entirety.
242	Nicholas Bruce Gibb 106 Maraetai Drive Maraetai Beach Auckland	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	242.001 Uphold the Plan change in its entirety.
243	Iain Huddleston 23 Ashdown Place Papakura	All of Plan Change	Supports the proposed Plan Change.	243.001 Accept the Plan change.

244	David Grant Rawnsley 6b Grierson Place Pukekohe	All of Plan Change	Supports the proposed Plan Change and the dredging of the canal.	244.001 To endorse the proposal from Wairoa River Canal Development Partnership.
245	Alan James Booth 11 Len Gadlick Pl Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	245.001 Uphold the Plan change in its entirety.
246	Ross Robertson Box 22 Whitford	All of Plan Change	Supports the concept of the proposal.	246.001 Approve the Plan change subject to satisfying Manukau City Council and Auckland Regional Council requirements for stormwater, sewerage, and water-supply.
247	Daniel Edward Lees PO Box 72071 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	247.001 Uphold the Plan change in its entirety.
248	Paul Rex McGovern 10A Grotto Street Onehunga	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times. The plan will be an asset to river users and to the Clevedon District.	248.001 Uphold the Plan change in its entirety.
249	Aaron Whitley 40 Chamberlain Road Bombay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	249.001 Uphold the Plan change in its entirety.
250	Cam Hill Te Toro Road Te Toro Waiuku	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	250.001 Uphold the Plan change in its entirety.
251	Shane Whitley Chamberlain Rd Bombay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	251.001 Uphold the Plan change in its entirety.
252	Ed Lander 36 Roddick Pl Howick	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	252.001 Uphold the Plan change in its entirety.
253	Sean Mahoney 1/2 Unit 2 North Road Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	253.001 Uphold the Plan change in its entirety.

254	Kylie Brown 40 Chamberlain Road Bombay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	254.001 Uphold the Plan change in its entirety.
255	Daniel McKenzie 200 Charles Prevost Drive Manurewa	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	255.001 Uphold the Plan change in its entirety.
256	Graham John Holmes Manukau Marine Clevedon Village	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	256.001 Uphold the Plan change in its entirety.
257	Mal Simpson 1191 Clevedon Kawakawa Bay Road Kawakawa Bay	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	257.001 Uphold the Plan change in its entirety.
258	Steven Kane Rogerson 2 April Pl Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	258.001 Uphold the Plan change in its entirety.
259	Peter Amies 35B Clevedon Road Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	259.001 Uphold the Plan change in its entirety.
260	Mr Kai Andreas 13 Wimar Road Howick	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	260.001 Uphold the Plan change in its entirety.
261	Michael Peter Finey 762 North Road RD2 Clevedon Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	261.001 Uphold the Plan change in its entirety.
262	Rod Baker 762 North Road Clevedon RD2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	262.001 Uphold the Plan change in its entirety.
263	Clive Short Wylie 28 Takutai Ave Buckland Beach	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	263.001 Uphold the Plan change in its entirety.

264	Graham Honey 38c Selwyn Rd Howick Auckland	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	264.001 Uphold the Plan change in its entirety.
265	Alan Denty 126 Totara Drive Hamilton	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	265.001 Uphold the Plan change in its entirety.
266	Robin Michael Seal 29 St Mary's Bay Road Ponsonby	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	266.001 Uphold the Plan change in its entirety.
267	Ellen Cockrell PO Box 100 Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	267.001 Uphold the Plan change in its entirety.
268	Brad Cockrell PO Box 100 Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	268.001 Uphold the Plan change in its entirety.
269	Sally Lane PO Box 59 Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times. <ul style="list-style-type: none"> ▶ The area now consists of many lifestyle blocks and less farms, it is selfish for those living on lifestyle blocks to prevent the continuation of growth that they have contributed to; ▶ The canal project will enhance the area, but should be self-contained in order to ease pressure on Clevedon Village. 	269.001 Uphold the Plan change in its entirety.
270	DJ Patterson 563 North Road Clevedon RD2 Papakura	All of Plan Change	Supports the proposed Plan Change, subject to due process being upheld at all times, for the following reasons: <ul style="list-style-type: none"> ▶ Planting of native trees and shrubs will benefit the waterway; ▶ Walkways will be of benefit to the community at large; ▶ An opportunity to enhance maritime heritage. 	270.001 Uphold the Plan change in its entirety.
271	Keith Fitzsimmons 600 North Road, Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	271.001 Uphold the Plan change in its entirety.
272	Debra Fitzsimmons 600 North Road, Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	272.001 Uphold the Plan change in its entirety.

273	Albert John Kamermans 3 Redcrest Ave Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	273.001 Uphold the Plan change in its entirety.
274	Kathy Bray 3 Redcrest Ave Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	274.001 Uphold the Plan change in its entirety.
275	Karl Attwood 491 North Road Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times. The proposal will be beneficial for Clevedon, especially for existing and new businesses.	275.001 Uphold the Plan change in its entirety.
276	T J Creedy 9 Melissa Pl Pakuranga Auckland	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	276.001 Uphold the Plan change in its entirety.
277	Mark Edward Whiter RD3 Main Road Hunua	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	277.001 Uphold the Plan change in its entirety.
278	Robert John Carlyle 9 Melissa Pl Pakuranga Auckland	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	278.001 Uphold the Plan change in its entirety.
279	Fran Marshall 442 North Road Clevedon	All of Plan Change	Supports the proposed Plan Change, subject to due process being upheld at all times, for the following reasons: <ul style="list-style-type: none"> ▶ Access to safe walkways and beautiful reserves with birdlife; ▶ Social and boating opportunities. 	279.001 Uphold the Plan change in its entirety.
280	Gregory Norman Dodds 247 Brookby Road RD1 Manurewa	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	280.001 Uphold the Plan change in its entirety.
281	Peter W Marshall 442 North Road Clevedon	All of Plan Change	Supports the proposed Plan Change, subject to due process being upheld at all times, for the following reasons: <ul style="list-style-type: none"> ▶ Provides an opportunity for people to settle in the area; ▶ Will enhance the Wairoa River; ▶ Access to safe walkways and reserves; ▶ Boating opportunities. 	281.001 Uphold the Plan change in its entirety.

282	Trevor Frederick Bowles 196 McNicol Road Clevedon Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	282.001 Uphold the Plan change in its entirety.
283	Jamie Hutchens PO Box 37696 Parnell	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	283.001 Uphold the Plan change in its entirety.
284	Alexander Bell PO Box 221 Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	284.001 Uphold the Plan change in its entirety.
285	David Frederick O'Brien 2 Pinehurst Pl Manurewa	All of Plan Change	Supports the proposed Plan Change.	285.001 Uphold the Plan change in its entirety.
286	Lesley Lorraine Smith 37 Kanui Road Wellington 3	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	286.001 Uphold the Plan change in its entirety.
287	Danae Anderson 7 Harbour St St Mary's Bay Auckland	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	287.001 Uphold the Plan change in its entirety.
288	Geoffrey Keith March 21 Brightwell St Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	288.001 Uphold the Plan change in its entirety.
289	Barry Marrin Ryan 563 North Road Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	289.001 Uphold the Plan change in its entirety.
290	Stephen Maurice Bower 2/30 Kelvin Road Papakura 1703	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	290.001 Support the maritime village proposal.
291	David Newton Keen 24 Tourist Road Clevedon	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	291.001 Uphold the Plan change in its entirety.
292	Lucille Norma Smith 51 Normanby Road Karaka RD1	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	292.001 Uphold the Plan change in its entirety.

	Papakura			
293	Bruce Smith 51 Normanby Road Karaka RD1 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	293.001 Uphold the Plan change in its entirety.
294	Gregory Monk Lay, Linda Burton and Irene Richardson 16 Elliot St Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	294.001 Uphold the Plan change in its entirety.
295	Susanne March 21 Brightwell St Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	295.001 Uphold the Plan change in its entirety.
296	Allan Robert Bell RD2 Papakura	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times. The Plan Change provides for a range of lifestyle opportunities.	296.001 Uphold the Plan change in its entirety.
297	Mary Belle Smith 540 North Road Clevedon	All of Plan Change	Supports the proposed Plan Change, subject to due process being upheld at all times, for the following reasons: <ul style="list-style-type: none"> ▶ Extends the availability of water sports; ▶ Offers a great lifestyle for all ages. 	297.001 Uphold the Plan change in its entirety.
298	John Milton Lane PO Box 59 Clevedon	All of Plan Change	Supports the proposed Plan Change, subject to due process being upheld at all times, for the following reasons: <ul style="list-style-type: none"> ▶ Demand for lifestyle living in the area has made farming impracticable; ▶ The small block holders do not want the district to diversify; ▶ Boating opportunities; ▶ The site is an obvious choice for growth ▶ Would like to see a small commercial centre as part of the plan, to make the canal village more contained.; 	298.001 Uphold the Plan change in its entirety.
299	Trevor Read 57E Wairns Road Hunua	All of Plan Change	Supports the proposed Plan Change subject to due process being upheld at all times.	299.001 Uphold the Plan change in its entirety.
300	Victoria Ross C/- Simon Kember Glaister Ennor PO Box 63 Auckland	All of Plan Change		300.001 Supports the proposed plan change in its entirety.

	<p>Auckland Regional Council HD Jarvis Group Manager, Policy Implementation Auckland Regional Council Private Bag 92 012 Auckland</p>	<p>All of Plan Change</p>	<p>Opposes the entire proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> ▶ The ARC has consistently maintained that the proposed development must be considered within an integrated district wide assessment of rural growth issues and alongside the Regional Growth Strategy, the Southern Sector agreement and the Rural Southern Sector Agreement (Draft); ▶ The ARC was not provided with a complete set of the relevant technical reports at the time of notification and has not had the chance to comprehensively review all technical reports within the one month submission period.; <p><i>Wairoa River and estuary</i></p> <ul style="list-style-type: none"> ▶ The Wairoa River and estuary are considered ecologically significant in a number of national and regional policy documents; <p><i>Strategic Implications</i></p> <ul style="list-style-type: none"> ▶ The proposal is an ad hoc development, and does not fit into the strategic policy framework for managing the regions growth provided within the Auckland Regional Policy Statement (ARPS), ▶ The development is 'urban development' as defined in the ARPS; ▶ It is contrary to Strategic objectives of the ARPS (12.5.1-1, 12.5.1-2, 12.5.1-3, 12.6.1-3, 12.6.1-5); ▶ Policy 2.5.2-3 of the ARPS states that 'expansion of rural town and coastal settlements outside the limits of existing urban zones and settlements...is not permitted' These limits have been defined to minimise adverse effects of urban development on regionally significant resources; ▶ Objective 4.2.1-1 of Proposed Plan Change 12 to the District Plan is "To contain urban activities and urban development within the metropolitan urban limits and the limits of rural and coastal settlements". ▶ The proposed plan change is contrary to the Strategic Direction of the ARPS and under s75(3)(c) of the RMA the District Plan must give effect to the ARPS; ▶ The Proposed plan change has been proposed in an ad hoc manner without regard to any integrated rural growth strategy; ▶ The establishment of a new coastal settlement in this location would be a significant catalyst for growth pressure 	<p>300.001 Decline the proposed plan change in its entirety.</p>
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			<p>in the Clevedon area and it needs to be considered comprehensively with other growth pressures in the Clevedon area and the rural areas of Manukau City;</p> <ul style="list-style-type: none"> ▶ The proposed plan change is contrary to the Manukau District Plan's current statements of rural and residential strategy; ▶ Loss of rural character and amenity values, contrary to the District Plan 'Rural' objectives (12.3.3 and 12.3.4) and policies (12.4.4 and 12.4.5); ▶ The ARPS (Method 2.6.2-8) requires a structure plan for a development of this scale and one has not been developed to date; ▶ The development is contrary to the New Zealand Coastal Policy Statement(Policy 1.1.1) and the ARPS (Policy 7.4.10-8), in that it does not concentrate development in existing areas where natural character has already been compromised; ▶ There is no evidence of investigation of alternative sites; ▶ The section 32 analysis assesses the proposal from the perspective of the proposal only and not a wider Manukau City Council planning perspective and there is no justification or discussion of why a new settlement needs to be established in the Clevedon area; <p>The proposal extends across Mean High Water Springs, therefore integrated management is required between DoC, the ARC and the MCC and its approval would not represent integrated management under policy 7.4.25 of the ARPS or Method 3.6.1 of the Auckland Regional Plan:Coastal;</p> <p>Land Use and Transport Integration</p> <ul style="list-style-type: none"> ▶ The proposed plan change has not given sufficient consideration to the land use and transport integration policy directives of the Local Government (Auckland) Amendment Act, the Auckland Regional Land Transport Strategy 2005, Proposed Change 6 to the ARPS and Proposed Change 12 to the District Plan are not adequately addressed; ▶ Proposed Plan Change 12 to the District Plan seeks to 'integrate land use transport and infrastructure provisions to support a compact and contained urban form' this objective gives effect to the Local Government (Auckland) Amendment Act; ▶ Travel Demand Management is not adequately addressed. 	
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			<p>The proposal will increase traffic between the Clevedon and metropolitan Auckland. The proposed development is residential only, which will generate vehicle trips;</p> <ul style="list-style-type: none"> ▶ Proposed Change 6 (Method 2.6.12-8) to the ARPS requires that proposals for new traffic generating activities are subject to a Transport Audit; <p>Coastal Environment</p> <p>The entire Maritime Village is within the coastal environment; Preservation of the natural character of the coastal environment from inappropriate development is a national priority of the New Zealand Coastal Policy Statement (NZCPS);</p> <p>Policies of the NZCPS (policies 1.1.1 (a)-(c), 1.1.2 (c), 1.1.3(a)(iii), 1.1.4(a)-(f)) are not met by this proposal.;</p> <ul style="list-style-type: none"> ▶ The armouring and scour protection around the canal entrance will detract from the natural character of the existing coastal environment; ▶ The section 32 analysis does not take into account the Policy 7.4.10-2 of the ARPS regarding the appropriateness of subdivision in the coastal environment; ▶ Map series 5 of the ARPS shows that the Wairoa River and Estuary Coastal waters have significantly high ecological values and are subject to degradation; ▶ The proposal will significantly impact the landscape values of the locality and will not integrate into the current landscape patters for the area. Vegetative screening is inappropriate ▶ Proposal is contrary to Objectives 4.3.1 and 4.3.2 and Policies 4.4.2 and 4.4.5 of the Auckland Regional Plan : Coasta (ARP:C); ▶ Capital works dredging in a Coastal Protection Area 1 (CPA1) is a prohibited activity in the ARP:C (Rule 15.5.14). The proposal involves dredging in CPA1 zones, where consent cannot be sought or granted; <p>Maintenance of indigenous biodiversity</p> <ul style="list-style-type: none"> ▶ This is a requirement of territorial authorities under the RMA; <p>Adverse effects of the proposal are likely to include:</p> <ul style="list-style-type: none"> ▶ Disturbance to wildlife; ▶ Increased erosion and habitat destruction from boat wash and dredging; ▶ Nutrients and biological contaminants; 	
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		<ul style="list-style-type: none"> ▶ Sediment generation; and ▶ Water temperature increase. <p>Water quality</p> <ul style="list-style-type: none"> ▶ Insufficient information has been provided on the adverse effects on water quality and biological communities of the Marina operation, including effects of dredging, and sediment and contaminant release, degradation of existing streams, loss of net stream length as well as the adverse water quality effects of enclosing water in the marina; ▶ The net benefit accruing from proposed protection and enhancement measures will not outweigh the ongoing risk from many aspects of the proposal to water quality and biological communities in the lower Wairoa River and estuary, and beyond. ▶ A precautionary approach should be adopted to the proposal and the plan change should reflect that the local authority should undertake monitoring and research to provide additional information and understanding <p>Wastewater Servicing</p> <ul style="list-style-type: none"> ▶ It is inappropriate to allow a plan change to enable intensive development that will rely on a water source downstream of Clevedon Village which has inadequate wastewater treatment systems and potentially downstream from a future municipal wastewater discharge. There is a need for a structure plan to address these issues and ensure an integrated resource management approach consistent with policy 8.4.4 and Method 8.4.5 of the ARPS before any plan change is allowed. <p>Stormwater management</p> <p>There is no analysis of integrated stormwater planning (other than flood level assessment) in the Section 32 analysis. A structure plan and Integrated Catchment Management Plan are required before stormwater can be managed adequately, in order to meet policies of the ARPS (policy 8.4.4-2); In the absence of a Structure Plan, ARC does not support any development in this area until a Integrated Catchment Management Plan and Network Discharge Consent applications have been submitted to the ARC</p> <p>The Wairoa River Maritime Village is situated within the floodplain of the Wairoa River. This is likely to have significant effects on flood management and is not supported by the ARC;</p>	
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			<p>Sediment Control</p> <p>The need to outline sediment control measures in a catchment management plan or structure plan is imperative to avoid adverse effects;</p> <ul style="list-style-type: none"> ▶ The proposal has the potential to generate significant volumes of sediment, with overall bulk earthworks in the order of 1 million m³. ▶ The proposed plan change documentation does not adequately address how undue sedimentation from upstream will be managed within the development; ▶ The plan change should not proceed until appropriate sediment modelling has been undertaken which focuses on the potential effects of sediment deposition on in stream fauna and the environmental effects of the dredging operation over time; ▶ The plan change is not supported by technical information on sediment release arising from the dredging operation 	
302	Robert Wright 48 Wellington Street Pukekohe	All of Plan Change	Supports the maritime village proposal subject to due process being pursued at all times.	302.001 Uphold the Plan change in its entirety.
303	Terry Evans	All of Plan Change	Supports the maritime village proposal subject to due process being pursued at all times.	303.001 Uphold the Plan change in its entirety.
304	Steven and Sandra Hartley 331 West Road Brookby	All of Plan Change	Oppose the Plan Change for the following reasons: It would worsen the already excessive level of traffic and trucks in the area.	304.001 Decline the plan change.
305	Elizabeth Russ 30 Pioneer Road Clevedon RD2 Papakura	All of Plan Change	Oppose the Plan Change for the following reasons: It is contrary to Manukau City Council's stated vision; The Clevedon community would become just another south Auckland suburb; Impact on schools, kindergarten would make life busier and the village atmosphere and charm lost forever.	305.001 Reject the plan change entirely.
306	Noel Miles Francis William Adams 621 Orere-Matingatahi Road Clevedon Papakura	All of Plan Change	Supports the proposed Plan Change for the following reasons: Allows the most appropriate development and utilisation of a natural resource; The plan is well prepared and caters well for the environment.	306.001 Support the Plan change in its entirety.

307	Carol E Sexton 86a Onewhero- Tuakau Bridge Road RD3 Tuakau	All of Plan Change	Supports the proposed Plan Change subject to due process being pursued at all times.	307.001 Uphold the Plan change in its entirety.
308	Brian M Sexton 86a Onewhero- Tuakau Bridge Road RD3 Tuakau	All of Plan Change	Supports the proposed Plan Change subject to due process being pursued at all times.	308.001 Uphold the Plan change in its entirety.
309	Joanne Lee Chiplin 184 McNicol Road Clevedon	All of Plan Change	Opposes the proposed Plan Change for the following reasons: Effects on Clevedon and Manukau City infrastructure (roading, schools, Clevedon Village facilities and sewerage); This is a suburban development. Remaining rural areas should be preserved as a green belt; It is contrary to the ARC's Growth Strategy and the Manukau City Council's vision in 'Tomorrow's Manukau' and would not be in the best interests of the wider Manukau community.	309.001 Reject the plan change entirely.
310	Michael Robert Kidd 10 Thorpes Quarry Road Clevedon RD2	All of Plan Change	Would like to see the proposal refused or scaled down to a maximum of 30 dwellings for the following reasons: Traffic impacts on Clevedon Village. Children's safety will be compromised, and North Road is an unsafe route; The impacts of flooding may be heightened by building a development on the Wairoa River flood plain; Pollution of the River will be worsened; Clevedon Village facilities will not cope; Added pressure on the Southern motorway; It is against the philosophy of the ARC green belt policy.	310.001 Refuse the proposal or scale down to a maximum of 30 dwellings.
311	Gillian Hale 132 Tourist Road Clevedon RD2 Papakura	All of Plan Change	Opposes the proposed Plan Change for the following reasons: Loss of rural aspect and community atmosphere, Traffic increases; Pressure on school; Loss of community atmosphere; Impact on value of house and land; Precedent set for further development.	311.001 Reject the plan change entirely.

312	Graeme John Sexton 38 Clevedon Kawakawa Road RD5 Papakura	All of Plan Change	<p>Submitter concerned about: Proposal will put major traffic increases on North Road which is already a dangerous road in a bad state of repair; Extra dwellings will put major pressure on Clevedon Village and there is no plan as to how the village can expand including new retail and commercial, parking and amenities</p>	<p>312.001 Supports the proposed Plan Change on the condition that: North Road is upgraded to handle the increased traffic; ▶ A development plan for Clevedon Village is started.</p>
313	Sally Stansfield	All of Plan Change	<p>Opposes the proposed Plan Change for the following reasons: Traffic impact on narrow and winding scenic roads where upgrading would be impossible; The area is not well served by public transport; The rural identity of Clevedon Village is unique in the Auckland region and would be lost; Auckland is already well served with high density canal style developments and Clevedon residents have relocated to the area to get away from this type of development There is inadequate information on the effects of boat wash and pollution on wildlife.</p>	<p>313.001 Reject the plan change entirely.</p>