

# WHAT do WE WANT 4 WARKWORTH?

## What's this all about?

In March 2012, Auckland Council identified Warkworth as a satellite town meaning it was earmarked for significant growth with the population expected to increase from 4,500 in 2015 to 25,000 between 2033 and 2037. To cater for this population growth, over 1,000 hectares of land around Warkworth has been zoned 'Future Urban'. This means it can be used for urban development sometime in the future<sup>1</sup>, but there are no other zoning rules (yet) about the **specific** kinds of development that could happen on that land.

To help the community determine what will happen in this future urban area and how it will connect with the existing town, we have developed a 'skeleton' plan to start the conversation. It identifies possible:

- routes for arterial roads, cycleways, walkways and greenway trails
- broad areas for residential, open space, and industrial land use
- general locations for core community facilities e.g. schools and active recreational areas
- general locations for future commercial centres
- the interrelationships between all the above

The hope is this 'skeleton' will become a community-led spatial plan that can be used to inform private structure plans by landowners, and contribute to the development of Council's more detailed Structure Plan, which will set out the pattern of future land uses such as housing, employment, open spaces and new centres along with the timing for providing infrastructure such as roading, water and wastewater.

It is important that a skeleton plan is completed now because landowners (families and developers) are already planning significant development – we believe about **1500** new properties are already in the pipeline.

We believe that a loose framework (skeleton) is needed on which to base detailed development plans – without it we risk individual plans being developed solely by the requirements of (and appeals against) existing planning rules with no consideration for the big picture and how these plans fit together.

Through local papers, on social media and via various community groups, people have said they want an opportunity to shape how our town develops before it's too late.

To get things going a small group of volunteers with a passion for seeing Warkworth reach its full potential, has worked together to come up with a proposal showing how the future urban zoned areas may be developed. We believe this framework has just enough thought and detail to start a conversation and inform more detailed planning including a structure plan, which Council may start in late 2017.

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<sup>1</sup> Auckland Unitary Plan

## Who are we?

We are locals with extensive knowledge of the characteristics of Warkworth, good connections within local government and various relevant agencies, and expertise in town planning, engineering, development and communications.

Name	Role
Ian Hutchinson – Hutchinson Consulting Engineers	Engineer
Burnette Macnicol – OPC – Creative Planning Solutions	Planner
David Hay – OsborneHay Resource Management Practice	Planner
Hamish MacDonald – Arcticos Ltd	Commercialisation Consultant
John Wynyard – Retired farmer & former councillor	Local resident
Roger Thorburn – Roger Thorburn Consulting Engineer	Consulting Engineer
Steve Jack – Hollis and Scholefield Ltd	Property valuer
Tony Hayman – Buckton Consulting Surveyors	Surveyor
Rachel Callender – Zest Communications	Communications Consultant

**Please feel free to contact us individually or email:** [wwspatial@gmail.com](mailto:wwspatial@gmail.com) to request further information or a presentation to any groups that would be interested in finding out more.

## Our promise

We promise, that this exercise has been undertaken in utmost good faith and in a holistic manner, for the betterment of the community at large and not to directly or indirectly benefit any one vested interest.

## How did we come up with this draft spatial plan?

1. We looked at the key issues facing Warkworth and wanted to start a conversation about how these may be addressed. The issues we identified are:
  - Rapid urban development happening with no real thought to the bigger picture meaning new development could be disconnected and ad hoc.
  - Lack of connectivity – the retail, industrial and commercial areas of Warkworth don't link up, and getting around is difficult especially if you're walking or cycling.
  - Current planning reflects the current roading network and does not consider the new Puhoi-Warkworth Motorway or the proposed Warkworth to Wellsford motorway extension.
  - Lack of long-term planning and funding for public open spaces, social infrastructure and council infrastructure.
  - Topography, geotechnical and stormwater management issues in some areas.
2. We developed a set of principles to guide our thinking, which could easily be used during the structure planning process to ensure continuity.
  - Warkworth is a satellite town that will have a population of at least 25,000 people in the foreseeable future.
  - Warkworth needs a well-connected and legible network of roads, paths and corridors for all types of mobility and movement.
  - Warkworth will have strong connections to surrounding towns, countryside and beaches.
  - Warkworth will provide recreational, educational and employment opportunities.

- Warkworth's town centre will be a vibrant 'destination' that is oriented to and focused on the Mahurangi River.
  - Warkworth will have resilient, sustainable and affordable infrastructure, waste management, open space and social infrastructure.
  - The Mahurangi River and its tributaries will be enhanced and protected.
  - Existing natural features will be incorporated in the design process.
  - The community will have a say in this spatial plan, which we aim to have majority agreement on by August 2017 so it can inform subsequent planning decisions. We want to continue to encourage Auckland Council to commence the Warkworth Structure Plan preparation by late 2017.
3. We developed some objectives to keep us on track. These are to:
- Ensure an integrated mix of land use that provides residential, educational, social infrastructure, commercial and employment opportunities
  - Acknowledge and incorporate the Puhoi-Warkworth Motorway and proposed Warkworth to Wellsford motorway extension, and the resulting changes to our existing roading network
  - Provide strong, safe and efficient linkages for all modes of transport (vehicular and non-vehicular) within Warkworth and to the surrounding villages, towns, countryside and beaches
  - Incorporate the Mahurangi River (and tributaries) as the green artery of Warkworth
  - Create a walkable community with clear and attractive linkages between residential, educational, recreational and retail areas
  - Provide for a wide range of residential units (e.g. stand-alone homes, town houses, apartments etc) to cater for an evolving community while reflecting the natural features and landscape of Warkworth
  - Define and enhance existing and future retail and commercial areas
4. We made some assumptions and developed rationales for our planning as follows:
- The spatial plan needs to be flexible so that it can adapt to rapid growth and the unpredictability of when land becomes available for development
- The spatial plan needs to recognise that significant changes will occur when the Puhoi-Warkworth Motorway opens in terms of internal connectivity and growth pressure
- The current urban area of Warkworth remains generally the same as in the Auckland Unitary Plan i.e. there are no changes to the town centre, schools or reserve locations
  - The area of this proposed spatial plan reflects the Future Urban Zone in the Auckland Unitary Plan with the exception of an area to the north where NZTA has proposed an indicative motorway connection near Kaipara Flats Road - if this is progressed then adjacent land uses need to be considered
  - 'Section 32' analysis undertaken by Auckland Council to inform identification of future urban zones in the Unitary Plan has been used in developing this spatial plan
  - A future southern interchange on the Puhoi-Warkworth Motorway has been identified near Valerie Close, which we believe will be necessary to service Warkworth and surrounds in the near future

- Auckland Transport's proposed arterial roads in the 'Supporting Growth – Delivery Transport Networks North – Warkworth' have been included with some minor modifications including additional arterial routes in the south and the proposed future public transport hub and park and ride
- The walkway network in Auckland Council's adopted Greenways Plan (15 June 2017) will be incorporated - further refinement of the walkways and detailed connectivity can also be undertaken during the structure plan process
- Areas identified by Auckland Council as Significant Ecological Areas or Flood Prone have been identified as open space areas, which form the basis of an open space network within Warkworth - the exact extent of these areas will be determined by flood modelling during the structure plan process
- Two ideas where possible future private or state schools/public active reserves could be located – we believe co-locating these reserves and schools will have significant benefits (similar to the existing Warkworth Primary School and Shoesmith Domain). The location of future state schools will be determined by the Ministry of Education through a separate site selection process. For a population of 25,000, about 3 state primary schools could be expected
- Future local or neighbourhood centres have been identified to service new development areas
- This spatial plan seeks to provide a high level framework to guide more detailed planning processes such a structure plan and plan changes. As such, general areas suitable for standard residential or higher density residential e.g. townhouses, and retail/industrial/business/mixed use, have been identified. The structure plan process will refine these locations, their interconnectivity and zone them through subsequent plan changes.

### Who are we speaking to?

We have started consultation with Auckland Transport, the New Zealand Transport Agency, Ministry of Education, and Watercare Services Limited.

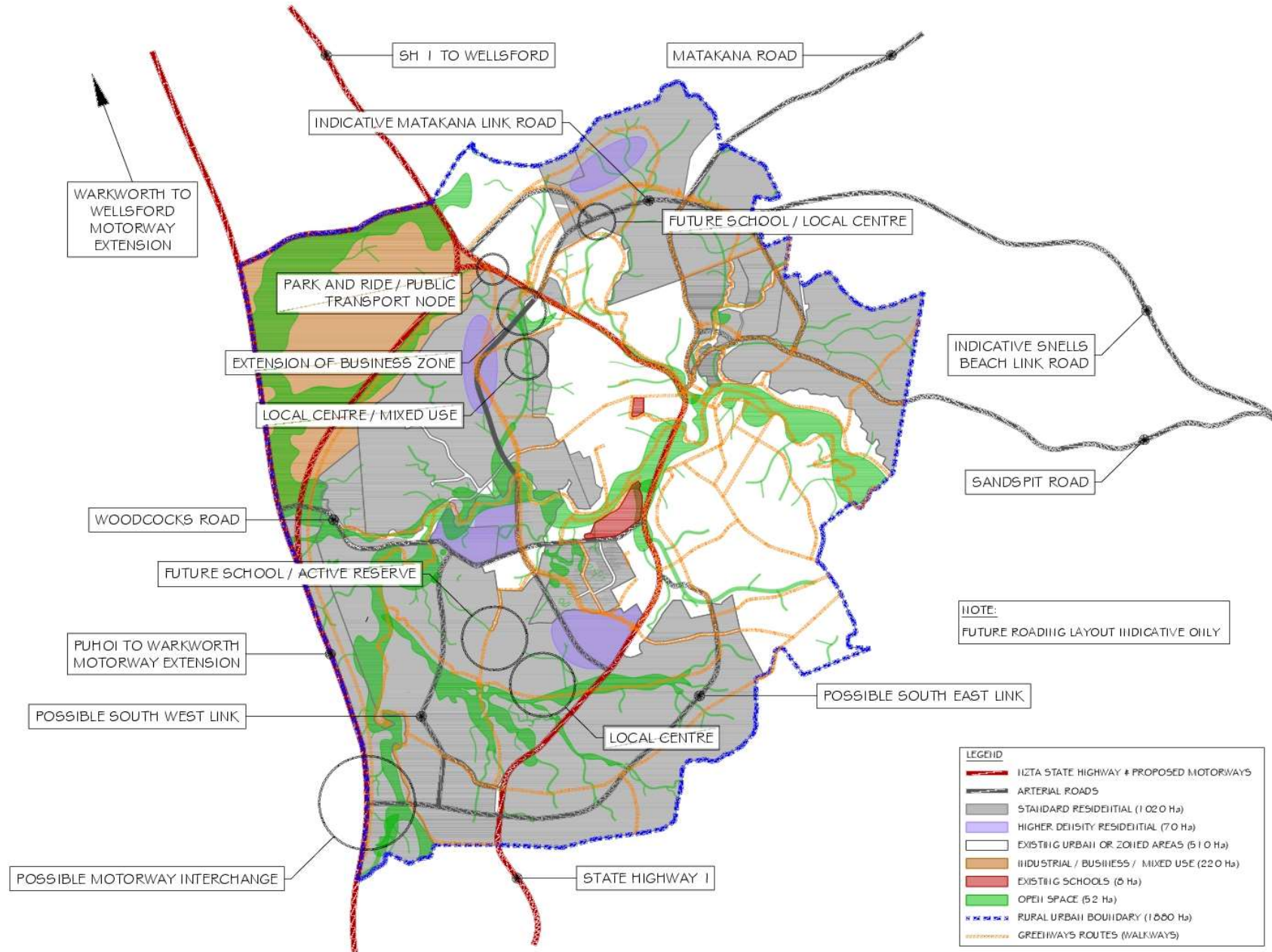
We are following on from the consultation undertaken by Auckland Council on the Auckland Plan and the Auckland Unitary Plan with Iwi, and are starting conversations with local Iwi representatives.

We have started communicating with other groups including, but not limited to OneWarkworth, the local board and local councillor, and the Warkworth Community Forum comprising representatives from various groups such as Forest & Bird, Rotary, Lions, Mahurangi Action Plan et al (led by Cissy Rock on behalf of the Local Board).

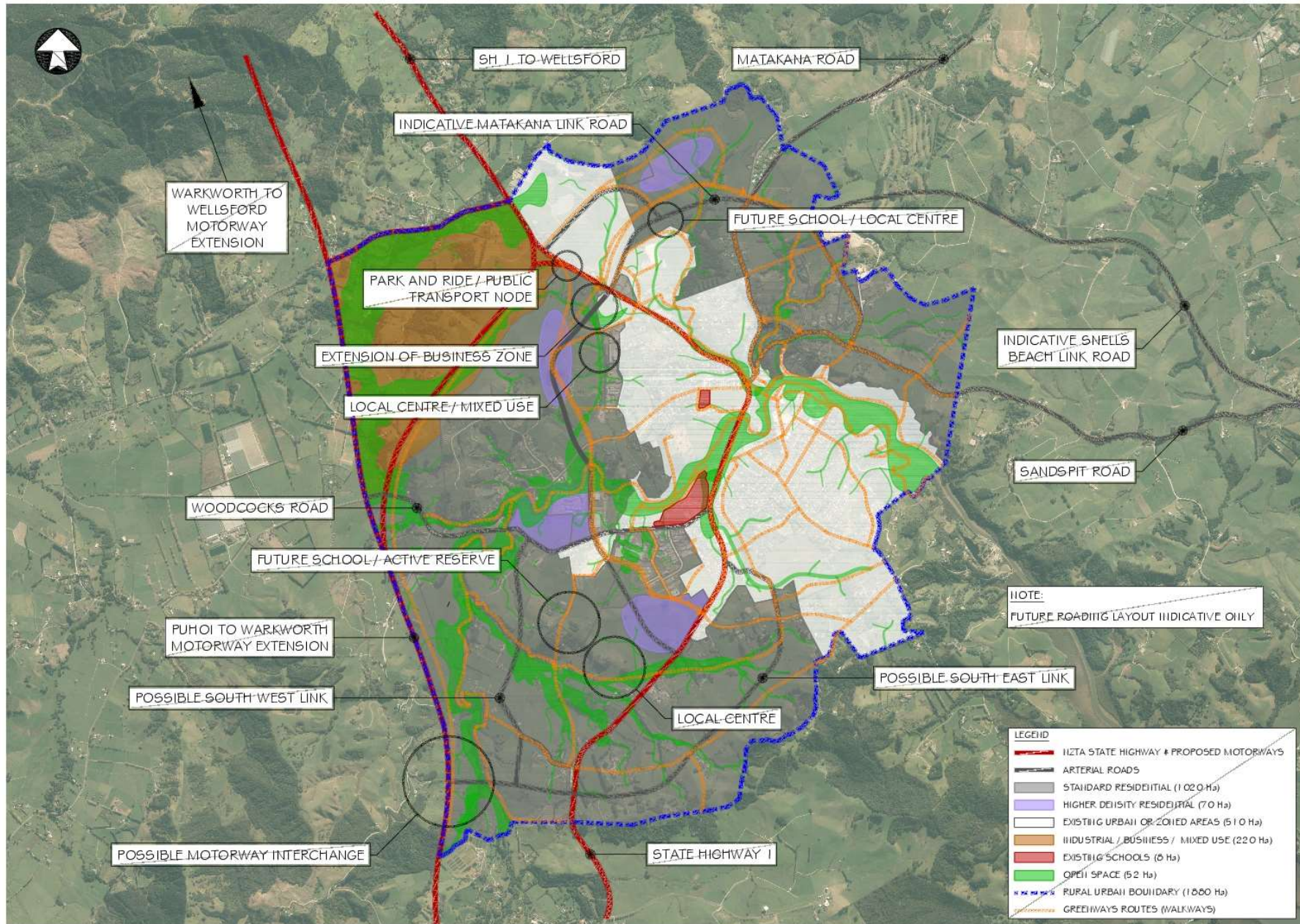
We have also met with the senior Council officers responsible for the Warkworth structure planning process. Council Officers have confirmed they are seeking to bring forward the structure planning process for Warkworth, but funding is still to be confirmed. Feedback on this document can be fed into the Council's structure planning process if and when it starts. In the interim, private developers are progressing 'private' structure plans.

### What we need from you

This proposal is the first step in planning how areas in Warkworth currently zoned **future urban** and an additional area to the north, may be developed for a population of 25,000+ people. It needs to recognise what already exists, what is planned or is likely and how these interrelate, and we want to know what you think about it. Have a look at the proposed maps on the following pages and answer the questions from page 7.







# WHAT do WE WANT 4 WARKWORTH?

## LET US KNOW WHAT YOU THINK

1. Do you agree with the issues we have identified? ☐ YES ☐ NO

If no, why not?

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2. Have we got the principles right? ☐ YES ☐ NO

If no, what have we missed?

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3. Do you think we have the right objectives? ☐ YES ☐ NO

If not, what would you add or change?

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4. What do you think about the proposed road network? Please circle one.

1	2	3	4	5
Bad	Could be improved	OK	On the right track	Great

Do you have any comments about the proposed road network?

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5. Do you support having a motorway interchange to the south of Warkworth? ☐ YES ☐ NO

6. Do you think a population of 25,000+ people will need more than one local or neighbourhood centre\*? (\*as defined in the Unitary Plan)

☐ YES ☐ NO

Tell us why you gave this answer?

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7. Are the proposed cycleways, walkways and greenway trails sufficient to allow for improved and safer non-vehicular travel around our town? ☐ YES ☐ NO

If no, what do you suggest?

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8. Sprawl or density – what are your ideas about how we can accommodate the extra population?

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9. Are the proposed residential areas in the right location? ☐ YES ☐ NO

If no, why not?

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10. Have we allowed for higher density homes in the right place? ☐ YES ☐ NO

If no, where would you put them?

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11. Is there enough open space? ☐ YES ☐ NO we need more

12. Is the area of land for potential industrial use in the right place? ☐ YES ☐ NO

If no, where would you put it?

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13. Is the proposed industrial area big enough? ☐ YES ☐ NO

14. Are the proposed schools and active recreational areas in the right location? ☐ YES ☐ NO

If no, where would you put them?

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15. Are the locations of the proposed town centres and commercial areas about right? ☐ YES ☐ NO

If no, where would you locate them?

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16. If you have any other comments or suggestions about this proposal, please share them on the next page or attach additional pages:

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If you would like to remain involved in this process, please provide your name and email address so we can keep you updated.

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Name:

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Email:

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Or alternative contact details:

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Your contact details may be shared with council officers for consultation purposes during Auckland Council's structure planning process. Please indicate if you do not want your details shared with council.

☐ I do not want my contact details shared with Auckland Council

### **Optional: Tell us a little bit about yourself**

What is your age? Tick or circle

- 17 or younger
- 18-20
- 21-29
- 30-39
- 40-49
- 50-59
- 60 or older

Do you have any children under 18? Tick or circle

- Yes
- No

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Please return your completed feedback by:

- Scanning pages and emailing to [wwspatial@gmail.com](mailto:wwspatial@gmail.com)
- Posting to: Warkworth Spatial Plan, c/o P.O. Box 591, Warkworth

All feedback, to be received by midnight, Sunday 6 August 2017.

**Thank you.**

**Please email:** [wwspatial@gmail.com](mailto:wwspatial@gmail.com) to request further information or a presentation to any groups that would be interested in finding out more.

# How the plans all fit together

