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I hereby give notice that a hearing by commissioners will be held on:

**Date:** Monday 4 to Friday 8 November 2024  
**Time:** 9:30am  
**Meeting room:** Warkworth Town Hall  
**Venue:** 2 Alnwick Street, Warkworth 0910, Auckland

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**NOTIFICATION MATERIAL**

**VOLUME I**

**PRIVATE PLAN CHANGE 93**

**WARKWORTH SOUTH**

**KA WAIMANAWA LIMITED PARTNERSHIP AND**

**STEPPING TOWARDS FAR LIMITED**

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**COMMISSIONERS**

**Chairperson** Karyn Kurzeja  
**Commissioners** Vaughan Smith  
David Mead

**Patrice Baillargeon**  
**Kaitohutohu Mataamua Whakawā**  
**Senior Hearings Advisor**

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**Note:** The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.





	<b>TABLE OF CONTENTS</b>	<b>PAGE NO.</b>
<b>NOTIFICATION MATERIAL – VOLUME I</b>		
<b>Attachment 1</b>	Public Notice	5 - 8
<b>Attachment 2</b>	Warkworth South Private Plan Change Report	9 - 204
<b>Attachment 3</b>	Appendix 1A – Warkworth South Plan Change	205 - 266
<b>Attachment 4</b>	Appendix 1B – Warkworth South Planning Maps – A4	267 - 284
<b>Attachment 5</b>	Appendix 2 – Urban Design Report	285 - 372
<b>Attachment 6</b>	Appendix 3 – Landholdings Details	373 - 582
<b>Attachment 7</b>	Appendix 4 – Landscape and Visual Effects Assessment	583 - 660

	<b>TABLE OF CONTENTS</b>	<b>PAGE NO.</b>
<b>NOTIFICATION MATERIAL – VOLUME II</b>		
<b>Attachment 8</b>	Appendix 5 – Infrastructure Report	5 - 42
<b>Attachment 9</b>	Appendix 6A – CMW Geotechnical Report	43 - 72
<b>Attachment 10</b>	Appendix 6B – LDE Geotechnical Report	73 - 588

<b>TABLE OF CONTENTS</b>	<b>PAGE NO.</b>
<b>NOTIFICATION MATERIAL – VOLUME III</b>	
<b>Attachment 11</b> Appendix 7A – DSI for 1738 SH1	5 - 76
<b>Attachment 12</b> Appendix 7B – PSI Report for Waimanawa Valley	77 - 286
<b>Attachment 13</b> Appendix 8 – Integrated Transport Assessment	287 - 374
<b>Attachment 14</b> Appendix 9 – Baseline Ecology Report	375 - 448
<b>Attachment 15</b> Appendix 10 – Assessment of Economic Effects	449 - 488
<b>Attachment 16</b> Appendix 11 – Archaeological Assessment	489 - 620
<b>Attachment 17</b> Appendix 12 – Cultural Values Assessment	621 - 664

<b>TABLE OF CONTENTS</b>	<b>PAGE NO.</b>
<b>NOTIFICATION MATERIAL – VOLUME IV</b>	
<b>Attachment 18</b> Appendix 13 – Stormwater Management Plan for PPC Request	5 - 398
<b>Attachment 19</b> Appendix 14 – Arboricultural Assessment	399 - 432
<b>Attachment 20</b> Appendix 15 – Stormwater Modelling Report	433 - 534
<b>Attachment 21</b> Appendix 16 – Soil and Resource Report	535 - 552
<b>Attachment 22</b> Bioresearches – January 2021 Report	553 - 572
<b>Attachment 23</b> Letter – Warkworth South – Bulk Infrastructure Funding	573 - 578
<b>Attachment 24</b> Response to Clause 23 Request with Table of Responses – 19 April 2023	579 - 638
<b>Attachment 25</b> Clause 23 Response – June 2023	639 - 670
<b>Attachment 26</b> Title for Lot 1 DP 568727	671 - 674
<b>Attachment 27</b> Title for Lot 1 DP 578389	675 - 678
<b>Attachment 28</b> Updated WWLR Cross-Section Diagram – April 2023	679 - 682

# **ATTACHMENT 1**

## **PLAN CHANGE 93, AS NOTIFIED**



## **Auckland Unitary Plan Proposed Plan Change 93 (Private) – Warkworth South**

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from KA Waimanawa Limited Partnership and Stepping Towards Far Limited under Schedule 1 to the Resource Management Act 1991 (RMA).

Proposed Private Plan Change 93 is a proposal that seeks to rezone approximately 159ha of Future Urban, Open Space – Conservation and Rural – Rural Production zoned land to a mix of residential, business, open space and rural zones on either side of the old State Highway One, south of Warkworth. The request also seeks to introduce two new precincts Waimanawa” and “Morrison Heritage Orchard”. The proposal also includes the introduction of the SMAF1 Overlay and an amendment to the Rural Urban Boundary (RUB) to the south of Warkworth.

The proposal may be viewed at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges). If you have any questions about the application, please contact us at [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
  - adversely affects the environment; and
  - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the electronic form on the Auckland Council website at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges), or
- By email to: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges) or can be collected from any Library or Council office.

### **Submissions close on Thursday, 23 November 2023**

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest;
  - any person who has an interest in the proposal greater than the general public has;
  - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
  - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid Manager – Plans & Places  
Notification date: **26 October 2023**



## **ATTACHMENT 2**

### **WARKWORTH SOUTH PRIVATE PLAN CHANGE REPORT**







W A I M A N A W A

## WARKWORTH SOUTH:

*Private Plan Change Request  
to Auckland Council*

**Applicant:**

KA Waimanawa Limited Partnership  
and Stepping Towards Far Limited

**Report Date:**

24 August 2023

**Report Version:**

Final

**osbornehay**  
Resource Management Practice

**tattico** ccc

## Contents

1.	Private Plan Change Request	6
2.	Executive Summary	9
3.	Introduction and the Applicants	13
	The Plan Change Request .....	13
	The Purpose of the Plan Change .....	13
	The Applicants .....	14
	KA Waimanawa Limited Partnership .....	14
	Stepping Towards Far Limited .....	14
	The Plan Change Area and Property Details .....	14
	Infrastructure Agreement .....	17
	Notification .....	18
4.	Current Zonings under the AUP	19
5.	The Auckland Plan, Future Urban Land Supply and the Warkworth Structure Plan	21
	The Auckland Plan 2050 and The Future Urban Land Supply Strategy (“FULS”) .....	21
	The Warkworth Structure Plan .....	23
6.	The Vision and Principles for the Development of Warkworth and Warkworth South	28
	The Waimanawa Vision Document .....	38
	Morrison Heritage Orchard .....	40
7.	Relevant National Policy Statements and the Auckland Regional Policy Statement	41
	The National Policy Statement on Urban Development (NPS-UD) .....	41
	Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 .....	49
	National Policy Statement for Freshwater Management 2020 (NPS-FM) .....	53
	New Zealand Coastal Policy Statement 2010 (NZCPS) .....	55
	National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 .....	56
	National Policy Statement for Highly Productive Land 2022 ( <b>NPS-HPL</b> ) .....	56
	The Auckland Regional Policy Statement .....	57
8.	Cultural Values Assessment	63
9.	The Proposed Planning Framework and Plan Change	65

Purpose of the Plan Change .....	65
AUP Provisions .....	65
Overview of the Plan Change.....	67
Waimanawa Precinct .....	69
Precinct Objectives and Policies .....	70
Zonings and Standards.....	71
Notification .....	78
Matters of Control and Assessment Criteria .....	79
Matters of Discretion and Assessment Criteria .....	80
Waimanawa Precinct Plan.....	81
Morrison Heritage Orchard Precinct.....	81
11. The Regional Stormwater Network Discharge Consent .....	84
12. Assessment of Actual or Potential Effects on the Environment .....	85
Mana Whenua Values .....	85
Land Supply and Economic Matters .....	85
Urban Design.....	86
Visual and Landscape Assessment.....	87
Ecological Assessment.....	88
Archaeological Assessment .....	91
Arboricultural Assessment .....	92
Engineering and Site Servicing .....	92
Land Contamination.....	94
Integrated Transportation Assessment.....	95
Health Impact Assessment.....	97
Reverse Sensitivity and Potential Effects on Residential Amenity .....	97
Natural Hazards .....	97
13. Statutory Assessment .....	99
Information Requirements for a Private Plan Change Request .....	101
Part 2 of the Act.....	101
14. Section 32 Assessment .....	105

Introduction .....	105
Section 32 Evaluation .....	105
Legislative tests .....	105
Objectives the Most Appropriate Way to Achieve Part 2 of the Act .....	106
Provisions Most Appropriate Way to Meet the Objectives .....	113
Providing for Growth Including Zoning .....	113
Rural Urban Boundary (RUB).....	126
Precinct Provisions .....	130
Landscape Provisions .....	133
Ecological Provisions .....	137
Open space and walkway/cycleway network .....	145
Stormwater management .....	147
Transport Provisions .....	152
Local Centre .....	159
Auckland-wide provisions relied on .....	163
Notification .....	165
15. Consultation Outcomes .....	168
Mana Whenua .....	168
Rodney Local Board .....	169
Auckland Council.....	169
Healthy Waters .....	170
Supporting Growth Alliance (AT/AC/NZTA).....	171
Watercare Services Ltd.....	172
Ministry of Education .....	172
Matakana Coast Trail Trust .....	173
One Mahurangi.....	173
Adjoining Residents .....	173
Mahurangi Sports Collective.....	174
Landowners within the Plan Change Area .....	174
Warkworth Area Liaison Group .....	174

Key Consultation Outcomes .....	174
16. Conclusion	176

## Figures

Figure 1 Plan change area and precinct boundaries

Figure 2 Title structure within the plan change area

Figure 3 AUP Planning Map (Plan Change Boundary shown as the Red Line)

Figure 4 Development Sequencing for Warkworth (from Map 2 of the FULS)

Figure 5 The Warkworth Structure Plan Map for the Area

Figure 6 Natural Wetlands (Yellow) within the Plan Change Area

Figure 7 AUP Map with Proposed Zones

Figure 8 The Plan Change Superimposed Over the Warkworth Structure Plan

Figure 9 Morrison Heritage Orchard Precinct Plan

Figure 10 100 Year Flood Plain Extent

Figure 11 Proposed Precinct Plan – Transport

Figure 12 Road Hierarchy Waimanawa Valley

Figure 13 Road Hierarchy Waimanawa Hills

## 1. **Private Plan Change Request**

To: Auckland Council

Private Bag 92300

Victoria Street West, Auckland 1142

Attn. The Manager – Planning North/West and Islands

This is a Private Plan Change Request by K A Waimanawa Limited Partnership and Stepping Toward Far Limited for a comprehensive rezoning and the introduction of precinct provisions for Waimanawa (comprising of Waimanawa Valley and Waimanawa Hills) and the Morrison Heritage Orchard areas.

Plan Change Site Address:

43 Mason Heights

49 Mason Heights

Lot 6 Mason Heights

1684 State Highway One

1684A State Highway One

1711 State Highway One

1723 State Highway One

1738 State Highway One

1765 State Highway One

1768 State Highway One

1773 State Highway One

8 Valerie Close

30 Valerie Close

36 Valerie Close

46 Valerie Close

83 Valerie Close

123 Valerie Close

125 Valerie Close

127 Valerie Close

Applicant's Name:

KA Waimanawa Limited Partnership and Stepping Towards Far Limited

Address for Service:

Osborne Hay (North) Limited, PO Box 16, Warkworth 0941

Attn. David Hay

Email: david@osbornehay.co.nz

Phone: 027 425-0234

Tattico Limited, PO Box 91562, Victoria Street, Auckland 1142

Attn: John Duthie

Email: [john.duthie@tattico.co.nz](mailto:john.duthie@tattico.co.nz)

Phone: 0274 924 387

Locality Description:

Refer to Figure One.

Legal Description of Land:

Refer to Appendix Three.

Current Auckland Unitary Plan Operative in Part Zoning:

Future Urban, Open Space – Conservation and Rural – Rural Production.

Brief Description of the Plan Change:

Private Plan change request to rezone approximately 159ha of Future Urban, Open Space – Conservation and Rural – Rural Production zoned land to a mix of residential, business, open space and rural zones through the introduction of two new precincts – Waimanawa and Morrison Heritage Orchard.

Introduction of the SMAF1 Control over the full Plan Change area.

Plan Change Name:

Warkworth South



## 2. **Executive Summary**

This is a private plan change to the Auckland Unitary Plan – Operative in Part (“**AUP**”) request by KA Waimanawa Limited Partnership and Stepping Towards Far Limited and supported by nine co-operating landowners in the Warkworth South area. The plan change seeks re-zoning of approximately 159 ha of Future Urban, Open Space – Conservation and Rural – Rural Production zoned land on either side of the current State Highway One (“**SH1**”), south of Warkworth. SH1 in this location will covert to an Urban Arterial Road upon the opening of the new Ara Tūhono – Puhoi to Warkworth Motorway which is currently expected in 2023.

A range of residential, open space, rural and business zones are being sought. The plan change request includes the creation of two new precincts – “Waimanawa” and “Morrison Heritage Orchard”. This plan change and the precinct provisions generally align with the Warkworth Structure Plan including providing for the Wider Western Link Road (“**WWLR**”).

Figure One shows the land subject to the request and the boundaries of the two precincts. Figure Two shows the current title structure within the plan change area. The landholding details are included in Appendix Three.

The development of the Waimanawa Vision (included in Appendix Two) and this plan change has been led by the two key landowners, KA Waimanawa Limited Partnership and Stepping Towards Far Limited. The Morrison Family have provided the input for the Morrison Heritage Orchard Precinct. The other landowners within the plan change area have been kept informed of the investigations and development of the plan change through the process. A number of these landowners are actively in support and form part of the co-operating landowners group.

The Warkworth Structure Plan was finalised in June 2019. This plan change request proposes a similar mix of high, medium and low-density zonings signalled in the Warkworth Structure Plan. A local centre and open spaces are proposed which also reflects the Warkworth Structure Plan. The WWLR identified in the Warkworth Structure Plan has been provided for, although it now follows a different alignment to reflect topography, to keep it within land under the control of the KA Waimanawa Limited Partnership, the proposed location of the open spaces and to provide a buffer between the Morrison Heritage Orchard and future urban development.

The Future Urban Land Supply Strategy of 2017 identified the Warkworth South area as being development ready for urban activity in the timeframe of 2028-2032.

This private plan change takes a substantial portion of that Warkworth South area and rezones it for urban development. This proposal is supported by the ability to fund and provide the necessary infrastructure for development. Effectively this will see the land intended for future urban development in 2028 now available for housing some three years earlier in 2025.

The key elements of this plan change request are:

- a) Recognising the importance of the two upper reaches of the Mahurangi River to the environment and particularly the current and future amenity of this valley as it is urbanised.
- b) Recognising the importance of a number of tributaries to the Mahurangi River within the plan change area by identifying and protecting key watercourses which traverse the subject land and feed the upper reaches of the Mahurangi River.
- c) Recognising the importance of the northern escarpment (including existing vegetation) to the character and visual amenity of the area by protecting it from over-development through the Residential – Large Lot zoning and a Landscape Protection Area control.
- d) Recognising the importance of the eastern escarpment to the character and visual amenity of the area by protecting it from over-development through setting a minimum lot size and a Landscape Protection Area control.
- e) Recognising the Avice Miller Reserve and protecting it by limiting the density of residential development alongside it.
- f) Recognising the importance of and providing for the proposed WWLR.
- g) Assisting in delivering on the key planning principles identified in the Warkworth Structure Plan including providing quality connected residential neighbourhoods to support the planned growth of Warkworth in accordance with the Structure Plan and enabling a range of housing typologies to encourage a diverse community.
- h) Managing stormwater in such a way as to ensure stormwater treatment is achieved prior to discharge and to avoid the risk of increasing the downstream flood hazard.
- i) Creating a series of green networks primarily based on existing watercourses and enhancing public access to and within this green network and particularly along the upper reaches of the Mahurangi River.
- j) Creating a range of lot densities to promote a range of housing typologies to ensure an efficient use of the land resource in a manner which results in a liveable community that is sympathetic to the natural topography and features.
- k) Providing for a local centre to meet the needs to the new community and which is accessible and close to the future public transportation interchange, the future active recreational open space and Morrison Heritage Orchard.
- l) Providing for a series of open spaces to provide for a range of passive and active recreational activities to meet the needs of the future Warkworth South community.
- m) Providing for a range of infrastructure required for both the development of Waimanawa and then the urban development of the remainder of the Warkworth South area.

- n) Providing for the Morrison Heritage Orchard through a bespoke precinct that provides for limited development of the Orchard to enable the Orchard to evolve over time and to meet the needs of the community as a local destination while also providing for very limited residential development.
- o) Providing an opportunity for a future public transport interchange.

The key similarities between the plan change request and the Warkworth Structure Plan are:

- Morrison Heritage Orchard is being provided for through a specific precinct.
- The proposed Open Spaces identified in the precinct plan 4 reflect the location of the future esplanade reserves and open spaces alongside other watercourses.
- The range of residential zonings shown in the Warkworth Structure Plan are being provided for (except for Residential – Mixed Housing Suburban), although the boundaries of each of the zonings has been refined to reflect the possible future roading network and topography.
- The open space area west of Morrison Heritage Orchard is provided for.
- The northern escarpment area is proposed to be zoned Residential – Large Lot with specific revegetation and building external finishes controls to reflect the identification in the Structure Plan of this area needing “further landscape protection controls”. This is a qualifying matter.
- The eastern escarpment area is proposed to be zoned Residential – Single House with a minimum lot size, building height and revegetation controls to reflect the identification in the Structure Plan of this area needing “further landscape protection controls”. This is a qualifying matter.

The key differences between the plan change request and the Warkworth Structure Plan are:

- The WWLR (a future arterial) has been shown in the location of the indicative collector road. The alignment of the WWLR has been modified to reflect topography, to retain it within land currently under the control of the KA Waimanawa Limited Partnership, traffic safety reasons and to provide a buffer between future urban development and Morrisons Heritage Orchard.
- As a result of the change in alignment of the WWLR, the Local Centre has shifted to the north and remains adjacent to the intersection of the WWLR with the Local Centre. The public transport interchange is proposed to be to the immediate west of the Local Centre and adjacent to the WWLR.
- The requirement to implement the medium density residential standards under the National Policy Statement on Urban Development 2020 (amended in 2022) and to identify any qualifying matters.

The management of streams varies from the Structure Plan. The plan change request proposes:

- The identification of those permanent streams which are to be retained;
- The status of applications to modify these protected streams is a “non-complying activity”; and

- Other streams are subject to normal plan controls and applications to modify these streams are a “restricted discretionary activity.”

The plan change request comprises:

- a) Requested plan change (included in Appendix One).
- b) Planning Report by Osborne Hay (North) Ltd and Tattico Ltd (this report).
- c) Masterplan and Urban Design Report by Reset Urban Design Ltd (Appendix Two).
- d) Visual and Landscape Assessment by Reset Urban Design Ltd (Appendix Four).
- e) Engineering and Infrastructure Assessment by Maven Associates (Appendix Five).
- f) Geotechnical Assessment by LDE (Waimanawa Valley and 1768 State Highway One) (Appendix Six).
- g) Geotechnical Assessment by CMW Geosciences (Waimanawa Hills) (Appendix Six).
- h) Land Contamination Report by LDE (Waimanawa Valley) (Appendix Seven).
- i) Land Contamination Report by Focus Environmental Services Limited (Waimanawa Hills) (Appendix Seven).
- j) Integrated Transport Assessment by Traffic Planning Consultants Limited (Appendix Eight).
- k) Ecological Baseline Assessment by Biosearches Ltd (Appendix Nine).
- l) Assessment of Economic Effects by Market Economics Limited (Appendix Ten).
- m) Archaeological Assessment by Clough and Associates (Appendix Eleven).
- n) Arborist Report by CWAL (Appendix Fourteen).
- o) Stormwater Modelling Report by Maven Associates (Appendix Fifteen).
- p) Soil and Resources Report by Hanmore Land Management (Appendix Sixteen).

A cultural values assessment has been prepared for the plan change and provided by the Manuhiri Kaitiaki Charitable Trust and is included in Appendix Twelve.

A draft Stormwater Management Plan for the Warkworth South plan change area is included in Appendix Thirteen.

### 3. Introduction and the Applicants

Under Clause 21 of Schedule 1 of the Resource Management Act 1991 (**"the Act"**), any person can request a change to a district or regional plan (including a regional coastal plan). Clause 22 of Schedule 1 of the Act states that the plan change request must be made to the appropriate local authority in writing and:

- Explain the purpose and reasons for the plan change request; and
- Contain an evaluation report prepared in accordance with section 32 of the Act for the plan change request.

Where environmental effects are anticipated, the plan change request shall describe those effects, taking into account Clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement or plan.

This Planning Report has been prepared in support of a private plan change request to Auckland Council (**"Council"**) by KA Waimanawa Limited Partnership and Stepping Towards Far Limited (**"the Applicant"**) to the Auckland Unitary Plan – Operative in Part (**"AUP"**).

#### The Plan Change Request

The private plan change request seeks:

- a) Rezoning of approximately 159 ha of current Future Urban zoned land and a small area of Rural – Rural Production zoned land to a range of residential, rural, business and open space zonings;
- b) The retention of a small areas of Open Space – Conservation zoning; and
- c) Introduction of the SMAF1 Overlay.

The private plan change request is by:

- a) KA Waimanawa Limited Partnership and Stepping Towards Far Limited

The private plan change request is supported by nine co-operating landowners.

#### The Purpose of the Plan Change

The purpose of the plan change is to re-zone land in Warkworth South to:

- (a) Provide for the continuation and expansion of the Morrison Heritage Orchard and further development of this site with supporting activities and limited residential development.
- (b) Enable the urban development of the remainder of the area (referred to as Waimanawa) to proceed generally in accordance with the outcomes sought through the Warkworth Structure Plan.

The plan change is focussed on those planning zones, objectives, policies and rules which are essential to allow for the development of the land and its shift from rural activities to urban (except for Morrison Heritage Orchard).

The plan change follows the standard approach of introducing precincts into the AUP for development of greenfields and currently Future Urban zoned land and for specific sites which have a unique land use activity (for example, the Morrison Heritage Orchard).

## The Applicants

### *KA Waimanawa Limited Partnership*

Classic Group has partnered with the New Zealand Super Fund to form the KA Waimanawa Limited Partnership to progress this private plan change in conjunction with Stepping Towards Far Limited and to develop that land on the western side of SH1 owned by KA Waimanawa Limited Partnership. KA Waimanawa Limited Partnership purchased this land in 2021 from Endean Farms Limited and has agreements in place for the future purchase of additional land owned by Endean Farms Ltd.

The Classic Group undertakes both land development and construction.

### *Stepping Towards Far Limited*

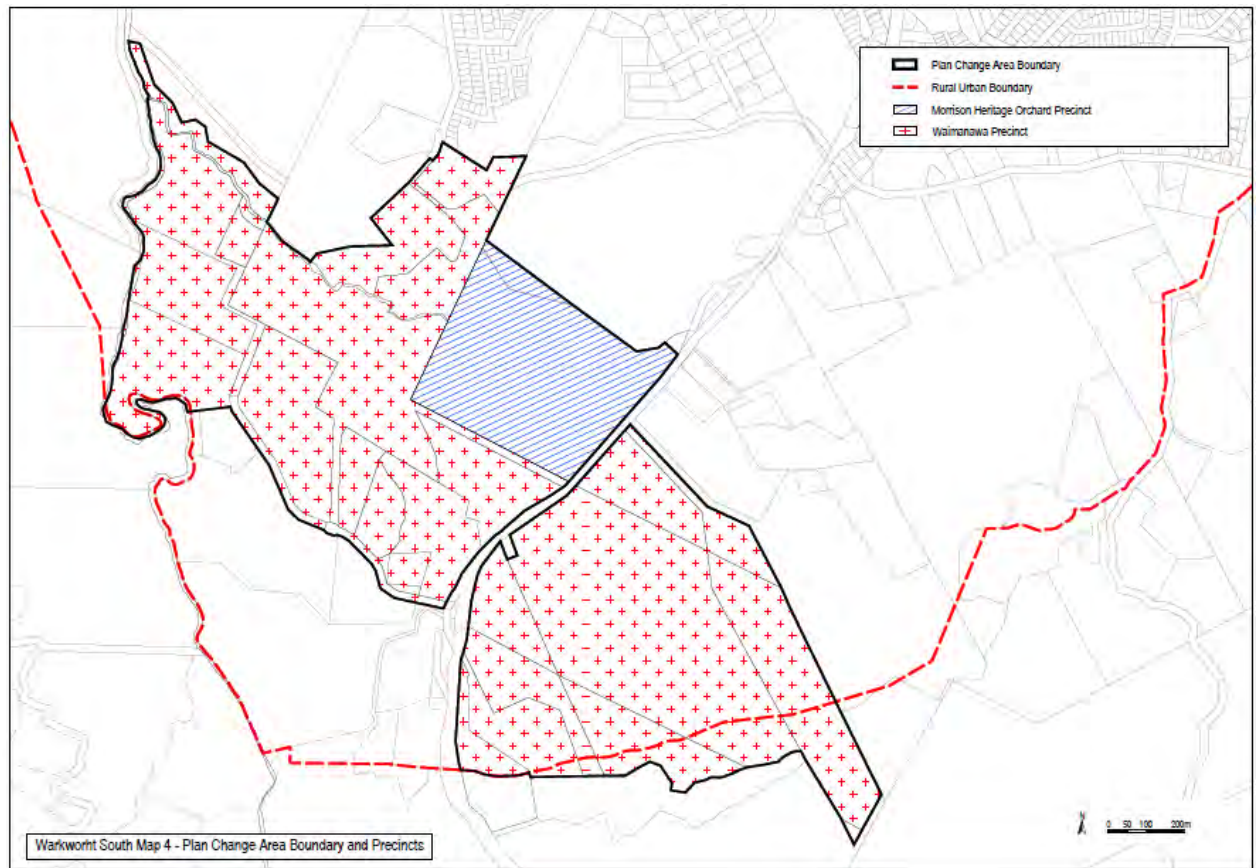
Stepping Towards Far Limited has signed the Sale & Purchase Agreement with the current owner of the land, Thriving Development Limited. Stepping Towards Far Limited has the right to develop the land. The land is at 1738, SH1, Warkworth, which is approximately 46.5h on the eastern side of SH1. In addition, they have partnered with adjoining landowners to incorporate an additional approximately 15ha into the plan change area.

Stepping Towards Far Limited will partner with a development and construction company for the development of their land.

## The Plan Change Area and Property Details

Figure 1 shows the plan change area and the boundaries of the two precincts (Waimanawa and Morrison Heritage Orchard).

Figure 2 shows the landholdings with the Plan change area:



- ***Figure 1 Plan change area and precinct boundaries***







- K. G. and S. N. Richardson (1768 SH1).
- F. A. and K. C Hames (1684A SH1).

At this stage, each landowner may develop their property independently. However, all co-operating landowners understand the importance and benefit of a joint plan change request.

The plan change does include other properties that are not part of the cooperating landowner group. In some cases, the property is currently subject to a sales and purchase agreement and the parties are not in a position at the time of the lodgement of this plan change to confirm they are a cooperating landowner. In other areas, the plan change incorporates other properties so that the Waimanawa precinct has a logical boundary in terms of the existing roading network, to avoid isolating parcels of land and to connect to the current edge of urban development on Mason Heights. In the case of these additional properties, this plan change request generally adopts the Warkworth Structure Plan indicative zonings. These additional properties are:

- 1684 SH1 (Lot 1 DP 119449)
- 43 Mason Heights (Lot 5 DP 150976)
- Unnumbered Mason Heights (Lot 6 DP 150976)
- 50 Mason Heights (Lot 2 DP 336865)
- 125 Valerie Close (Lots 2 and 4 DP 344489)

In this report the area of Waimanawa west of SH1 is referred to as “Waimanawa Valley” and the land to the east of SH1 is referred to as “Waimanawa Hills”. The area to be covered by the proposed Morrison Heritage Orchard precinct is referred to as the Morrison Heritage Orchard.

At the time of the completion of this report, a new title (Lot 1 DP 563173) for 1773 SH1 had just been issued. Those plans in the proposed plan change which show the underlying zoning will need to be updated to identify this new title prior to the notification of the plan change and/or updating of the AUP.

### Infrastructure Agreement

The following infrastructure will be funded by the developers as part of the development of Waimanawa. The developers are currently in negotiations with Council on an infrastructure funding agreement (“**IFA**”). It is anticipated that this will be completed prior to any hearing on this Plan Change. An IFA will ensure that all relevant infrastructure required for any stage of the project is in place prior to residential connections for that stage.

- The WWLR (to a collector standard) (through the Waimanawa Precinct).
- The new Warkworth South water reservoir.

- The new wastewater pump station(s).
- The upgrading of that part of the current SH1 through the plan change area to an urban arterial standard.
- The construction of a pedestrian/cycle path (on the eastern side) between the northern end of that section of the current SH1 to be upgraded through to the intersection McKinney Road/SH1.
- The construction of a pedestrian/cycle path (on the western side) between the northern end of that section of the current SH1 to be upgraded through to the new entrance into the Morrison Orchard.
- The installation of the wastewater and potable water pipes from the current urban area to the new pump stations and water reservoir respectively.
- The provision of land for the Waimanawa Wetland Reserve and the Endeans Farm Recreational Park.
- Provision for land for a future public transport interchange adjacent to the new local centre is being provided for to preserve the land required by Auckland Transport in the future for public transport and bus layover. Following feedback from Auckland Transport, it is confirmed this will not be a park and ride facility.

Various open space areas will be vested in Council through future subdivisions.

The IFA does not form part of this plan change, but the assessment by Maven sets out the infrastructure works required as part of the urban development of Waimanawa. The IFA sets out the funding commitment to achieve this infrastructure.

## Notification

The Act allows for private plan change requests to be processed on a non-notified, limited notified or fully notified basis depending on the nature of the plan change.

This plan change encompasses a significant area of land, which is owned by a number of different landowners. The plan change will result in a significant change in land use, but in a manner which generally reflects the Warkworth Structure Plan. It is reasonable to expect that the wider Warkworth community has an interest and a stake in how Warkworth growth is planned for and managed and the environment, amenity and character outcomes to be achieved. This would include the plan change area.

Taking this into account, the applicants are requesting full notification of the plan change.

#### 4. **Current Zonings under the AUP**

Under the AUP, the area subject to the Plan change is zoned Future Urban except for a small area of Open Space – Conservation Zone on Lot 3 DP 344489 (which reflects that this lot is an esplanade reserve vested in Council) and Rural – Rural Production (on the eastern edge of Waimanawa Hills). The current Future Urban zoning reflects that Council identified this area as being suitable for urbanisation as part of the 'RUB location' discussions considered during the Independent Hearing Panel process for the AUP. The appropriateness for urban development of this area was then further supported by its inclusion in the Warkworth Structure Plan and the indicative urban zonings for the area.

The complete area is covered by the High-Use Aquifer Management Areas Overlay - Mahurangi Waitemata (the light blue dots).

An area of Natural Stream Management Areas Overlay (dark blue dots) covers part of the Mahurangi River.

A Significant Ecological Areas Overlay (SEA\_T\_2367) covers part of 83 Valerie Close (as well as a number of other properties outside the Plan change area). This SEA is listed for factors 1, 2 and 3 (representativeness, threat status and rarity and diversity).

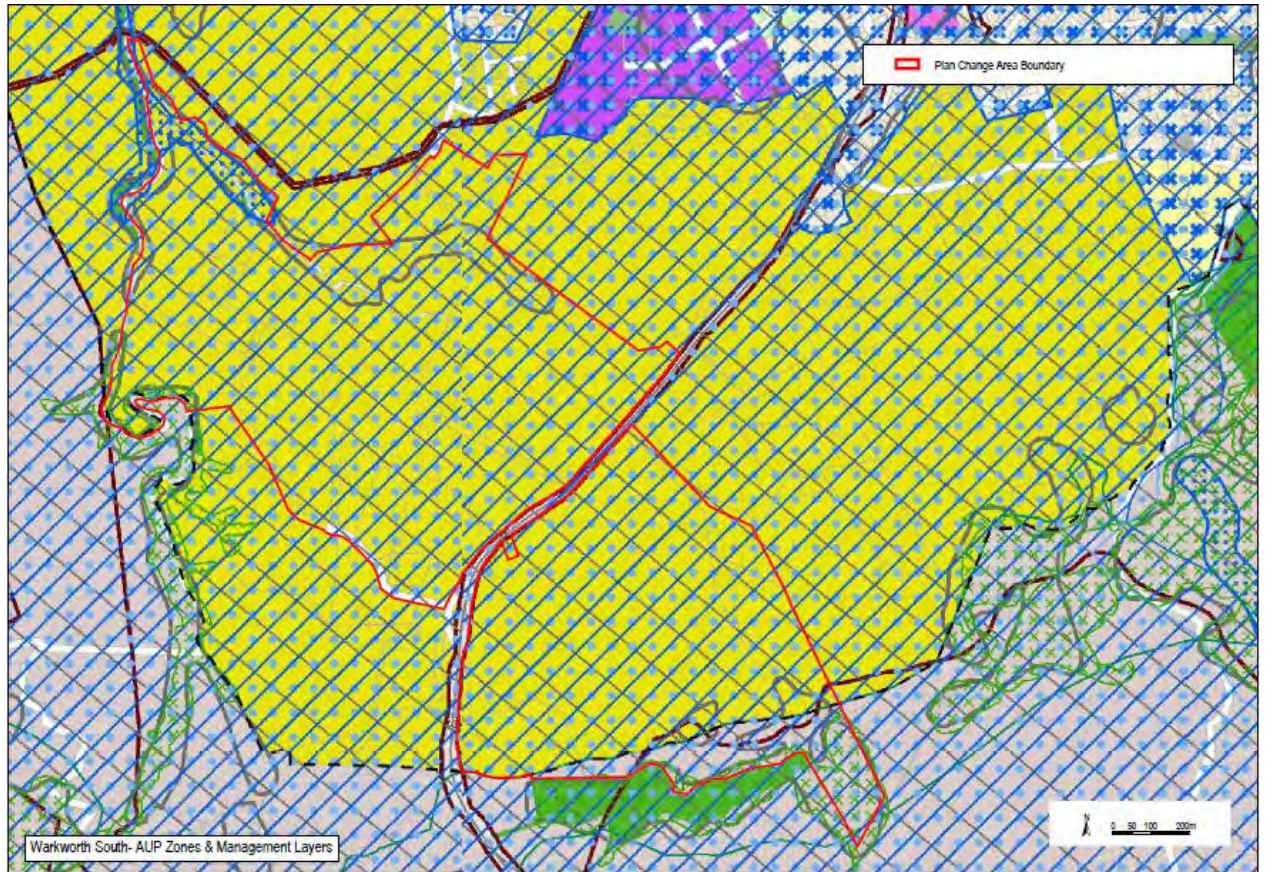
The full plan change area is covered by the Macroinvertebrate Community Index – Native or Macroinvertebrate Community Index – Rural controls.

The current SH1 is designated by NZTA (Designation 6763 – SH1), but the plan change does not seek to alter this designation or the land within the designated corridor.

No change to the Designation - 7501, Telecommunication and radiocommunication and ancillary purposes, (Spark New Zealand Limited) which covers a small part of Waimanawa Hills is proposed.

The area is predominantly covered by the Macroinvertebrate Community Index – Rural with the remainder of the area covered by the Macroinvertebrate Community Index – Native.

The area is not within a Treaty Settlement – Statutory Acknowledgement Area.



- ***Figure 3 AUP Planning Map (Plan Change Boundary shown as the Red Line)***

## 5. **The Auckland Plan, Future Urban Land Supply and the Warkworth Structure Plan**

### ***The Auckland Plan 2050 and The Future Urban Land Supply Strategy (“FULS”)***

The Auckland Plan 2050 is the long-term spatial plan to ensure Auckland grows in a way that will meet the opportunities and challenges of the future. The Auckland Plan identifies Warkworth as a growth node. It is intended that the Warkworth township provides a range of services to the surrounding rural areas. Significant future employment growth is anticipated alongside residential growth.

The Council adopted the FULS in 2017 which identifies the phasing for release of land for urban development. This FULS was released prior to the release of the National Policy Statement on Urban Development 2020 (“NPS-UD”) and remains a non-statutory document.

Significant residential and employment growth is expected over the next 30 years in Warkworth with around 1100 hectares earmarked as future urban land. This can accommodate approximately 7,500 additional dwellings which equates to an additional 20,000 people.

The Warkworth South area, including the area subject to this plan change, is identified in the 2028-2032 tranche of land to be development ready (that is zoned and ready for urban development). The timing of development within the Warkworth Growth Node is shown on Figure Four below. It is reiterated that this map was prepared prior to the release of the NPS – UD and it is understood that Auckland Council intends to review in the future the FULS taking account of the NPS – UD and infrastructure funding capacity. Under the FULS there is no linkage between the development of the Warkworth South area and the provision of the potential southern interchange on the Ara Tūhono – Puhoi to Warkworth Motorway.

The FULS splits Warkworth into three growth areas – Warkworth North, Warkworth South and Warkworth North-East. Warkworth North was due to be development ready by 2022.

The re-zoning of the Warkworth North area through PC25 (Warkworth North Precinct) and PC40 (Clayden Road Precinct) has now been completed. As at March 2023, bulk earthworks for the residential development are well underway in both the Warkworth North and Clayden Road Precincts. This Plan Change will not impact on those developments.

Warkworth North-East is due to be development ready by 2037. At the time of preparing this document, no proposed plan changes had been lodged for re-zoning in this area. No reasons have been identified why this Plan Change will impact on the timing of the development of Warkworth North-East.

It is recognised that in the event that this plan change is operative by the end of 2023, theoretically development could commence by the 2024/2025 earthworks season. At this stage it is understood that the upgraded Warkworth wastewater network will be operational by early 2025 which would set the earliest time when housing could be connected to the wastewater network. This is about three years prior to the FUL’s identifying that this area is to be zoned and ready for urban development. The development of Warkworth South is consistent with the overall sequence of development in Warkworth outlined in the FULS and it will

not impact on the possible timing of the other plan changes that maybe required for the urban development of the remainder of Warkworth South. Given the location of the key infrastructure required for Warkworth South being within the Waimanawa area, it is both logical and necessary that this area is subject to the first proposed plan change in Warkworth South. As it takes a number of years to prepare and make operative a plan change to allow development ready for house construction, it is appropriate to commence the plan change process a number of years prior to the FULS identified “development ready” date. As an example, the plan change process for Clayden Road (PC40) commenced with the lodgement of the plan change in 2019 and the first residential site should be ready for a house in late 2023. The process for Warkworth North (PC25) has taken significantly longer with the plan change being lodged in 2018 with no residential lots yet available for house construction. The Clayden Road process took approximately four years with no appeals. Warkworth North has so far taken five years with appeals. Based on the FULS, Warkworth South is to be development ready in five years.

It is considered that the potential early development of this land does not impact the integrity of the Auckland Plan and the FULS for the following reasons:

- 1 There remains a significant shortage in housing stock in Auckland and there is no indication that the current housing short-fall will be fully met prior to 2025.
- 2 The FULS has not been updated to reflect the instruction of the NPS-UD (including the new urban development intensification requirements), the impacts of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 or the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The current accuracy or integrity of the FULS is therefore uncertain and it may not now reflect the actual timing required to meeting the housing demand for the Auckland community.
- 3 The Warkworth potable water supply has now been upgraded by Council and the required potable water supply is available.
- 4 The funding of the upgrading of the Warkworth wastewater network (including the new main Warkworth wastewater pump station and the construction of the pipeline to the Snells Beach wastewater treatment plan) has been confirmed with construction underway and with the upgrading being operational by early 2025.
- 5 The opening of the Ara Tūhono – Puhoi to Warkworth Motorway and the transition of the current SH1 to an urban arterial is currently planned for 2023. There is no suggestion of any risk of the current SH1 still being used as SH1 by the time the development of Waimanawa proceeds.

The required bulk infrastructure required for the development of Warkworth South will be available by early 2025. The development of Waimanawa provided for under this plan change request would then provide for the potable and wastewater connections and infrastructure required for the development of the wider Warkworth South area. The wastewater pumping station(s) and potable water reservoir required to service the whole Warkworth South area is to be located within the Waimanawa Precinct. To provide for this infrastructure at the start of the urban development of Warkworth South, development needs to commence



in the location of this infrastructure so it can be provided. Therefore, development of Warkworth South needs to centre around the key infrastructure (including the future SH1/WWLR intersection) and to expand out to meet the current urban edge near McKinney Road. The NPS-UD allows for such a development pattern for situations like this.

No infrastructure constraints or other constraints have been identified which would prohibit the practical and efficient development of Waimanawa so that the first houses can be occupied by early 2025.



- **Figure 4 Development Sequencing for Warkworth (from Map 2 of the FULS)**

Part of rationale for the sequencing of growth in the FULS, was to ensure the Council could provide the necessary infrastructure services to new development areas as part of the rezoning.

This land area will be development ready some three years prior to the intention within the FULS. However, the nature of this proposal is that the full infrastructure to service the development is provided as part of the plan change. This enables land to be released sooner than the current strategy.

#### *The Warkworth Structure Plan*

A prerequisite to release of land for growth is to undertake detailed structure planning. This structure planning is the means with which this growth is planned for in Auckland. The Council describes structure planning as to “*refine the staging and timing of development and identify the mix and location of housing, employment, retail, commercial and community facilities*” (from the Auckland Plan 2050 website).

Council commenced the most recent Warkworth Structure Plan process in 2017 with a range of background studies being undertaken. This was followed with a period of public feedback, limited community Structure Plan workshops and a report back to the community on the result of the workshops.

Following this a draft Structure Plan was released for consultation with public feedback being considered by Council through early 2019. The final Warkworth Structure Plan was adopted by the Council on 4 June 2019, and it remains the current non-statutory advisory document for the urban planning of Warkworth.

Two private plan changes (PC25 and PC40) have so far been made operative to give effect to parts of the Warkworth Structure Plan. To date Council has not initiated any plan changes to give effect to other areas of the Structure Plan and it is understood that Council has no plans at this stage to initiate any plan changes to give effect to the Structure Plan.

Figure Five is the Structure Plan map for the proposed plan change area. The Structure Plan shows the plan change area as a mix of terrace housing and apartment buildings, mixed housing urban, mixed housing suburban and large lot residential zones as well as an area of business – local centre zoning. An indicative new arterial road (the WWLR) as well as a collector road is shown. Areas of future esplanade reserve, open space and protection areas along with indicative greenway routes are included. The Morrison Orchard is shown as “Morrison’s Heritage Orchard”. The northern and eastern escarpment areas are shown as areas for further landscape protection controls.

This plan change has been developed to align with the final Warkworth Structure Plan but taking account of the outcomes of the various specialist studies which have more closely investigated the land holdings, road alignments, topography, natural features and possible zonings.

The key similarities between the plan change request and the Warkworth Structure Plan are:

- Morrison Heritage Orchard is being provided for through a specific precinct.
- The proposed Open Space areas shown on Precinct Plan 4 reflect the location of the future esplanade reserves and open spaces alongside other watercourses. At the recommendation of Auckland Council Officers, these open spaces have not been zoned on the proposed zoning map, which will provide for a degree of flexibility for the final open space boundaries at the time of subdivision.
- The range of residential zonings shown in the Warkworth Structure Plan are being provided for, although the boundaries of each of the zonings has been refined to reflect the possible future roading network and topography.
- The open space area west of Morrison Heritage Orchard is provided for.
- The northern escarpment area is proposed to be zoned Residential – Large Lot with specific revegetation and building external finishes controls to reflect the identification in the Structure Plan of this area needing “further landscape protection controls”. This is now a qualifying matter.
- The eastern escarpment area is proposed to be zoned Residential – Single House with a minimum lot size, building height and revegetation controls to reflect the identification in the Structure Plan of this area needing “further landscape protection controls”. This is now a qualifying matter.



The key differences between the Plan change request and the Warkworth Structure Plan are:

- The WWLR (a future arterial) has been shown in the location of the indicative collector road. The alignment of the WWLR has been modified to reflect topography, to retain it within land currently under the control of the KA Waimanawa Limited Partnership, traffic safety reasons and to provide a buffer between future urban development and Morrisons Heritage Orchard.
- As a result of the change in alignment of the WWLR, the Local Centre has shifted to the north and remains adjacent to the intersection of the WWLR with SH1. The public transport interchange is proposed to be to the immediate west of the Local Centre and adjacent to the WWLR.
- The requirement to implement and/or reflect the National Policy Statement on Urban Development 2020 (NPS-UD) updated in May 2022 and amendments to the Act arising from the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. In particular, the use of the Residential – Mixed Housing Suburban Zone is no longer an option in the plan change, and qualifying matters where the medium density residential standards do not apply need to be identified.
- The extent of Terrace House & Apartment Building zone (“**THAB**”) is increased and in a modified location. The principle of focusing THAB zoning around the local centre and intersection with SH1 is continued. The shifting of the intersection has resulted in the corresponding shifting of the THAB zone.

The management of streams varies from the Structure Plan. The plan change request proposes:

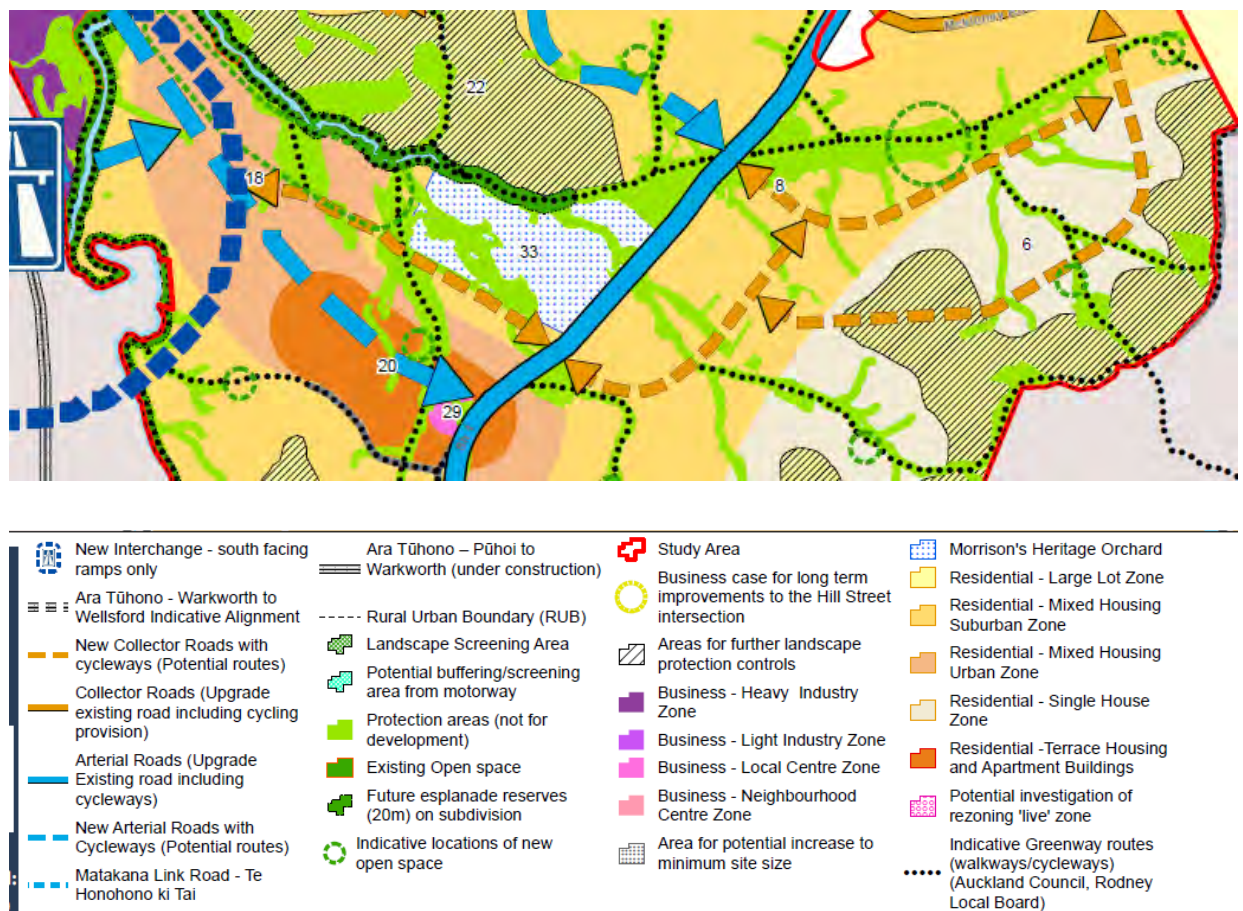
- The identification of those permanent streams which are to be retained;
- The status of applications to modify these retained streams is a “non-complying activity”; and
- Other streams are subject to normal plan controls and applications to modify these streams are a “restricted discretionary activity.”

Since the Warkworth Structure Plan was adopted the Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (“**Freshwater Regulations**”) have come into effect. At the current time these regulations prohibit the reclamation of any natural wetland except in specific circumstances set out in the Freshwater Regulations. The natural wetlands on the site have been mapped and Figure 6 identifies those natural wetlands which at the current time cannot be reclaimed except for specific works. The Waimanawa Wetland is a constructed wetland and is not subject to the same restrictions under the Freshwater Regulations.

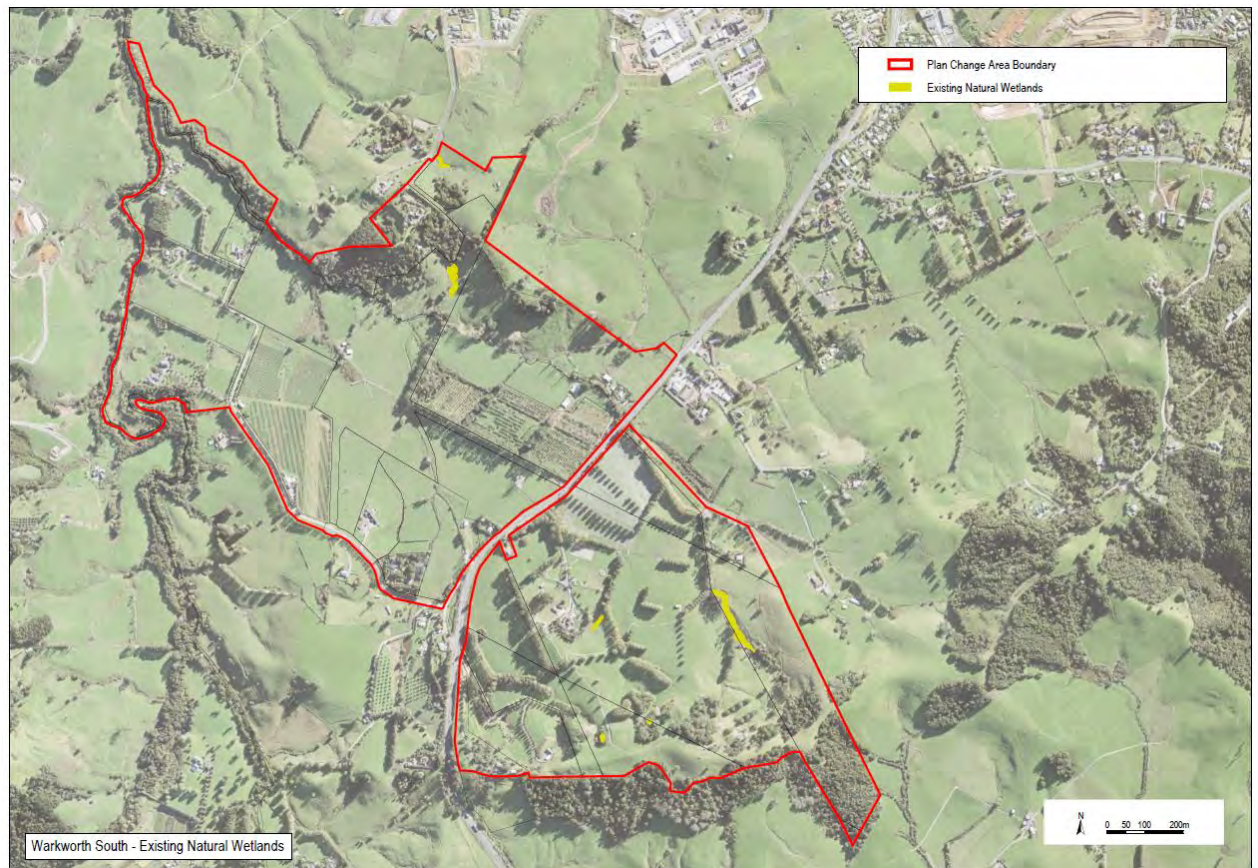
The Warkworth Structure Plan does not identify any linkage between the provision of the future Ara Tūhono – Pūhoi to Warkworth Motorway southern interchange (south facing ramps only) and the timing of the re-zoning and urbanisation of the Warkworth South area. Although the Structure Plan addresses the Ara Tūhono – Pūhoi to Warkworth Motorway southern interchange (south facing ramps only), the Structure Plan

is clear that this is only a potential southern interchange and the future urbanisation of Warkworth is not dependant on it.

With the opening of the Ara Tūhono – Pūhoi to Warkworth Motorway, the current SH1 will revert to an Urban Arterial under the control of Auckland Transport. The opening of the Motorway will see a drop in traffic volumes along the current SH1 through the plan change area by an estimated 40%. This significantly increases the local traffic capacity for SH1 through the Warkworth South area and to Warkworth. In addition, the physical form of the road will change over time to reflect its status as an Urban Arterial with it being two-lane with cycle and pedestrian paths. With these changes, the current SH1 will provide a strong and direct linkage from Waimanawa to the existing Warkworth urban area including Mahurangi College, the Warkworth town centre, the temporary Warkworth park and ride (and transportation hub) and the existing and future business areas.



• **Figure 5 The Warkworth Structure Plan Map for the Area**



- ***Figure 6 Natural Wetlands (Yellow) within the Plan Change Area***

## 6. **The Vision and Principles for the Development of Warkworth and Warkworth South**

Through the Warkworth Structure Plan process Council distilled a vision and seven planning principles for Warkworth. The following is an outline of this vision and principles, as outlined in the Warkworth Structure Plan and a description of how this plan change adopts and/or responds to these.

The vision for Warkworth is:

*“Warkworth is a satellite town that retains its rural and natural character. It is centred around the Mahurangi River and has easy walking and cycling access around the town. There are a variety of high-quality residential neighbourhoods. Warkworth is largely self-sufficient with plenty of employment, education, shopping and recreation opportunities. Transport and other infrastructure are sequenced to support Warkworth’s planned growth”.*

The plan change responds to this vision by enabling the development of a high-quality residential neighbourhood through:

- Providing for a planning framework that provides for and focuses on urban development around a series of parks along the southern reaches of the Mahurangi River.
- Providing for a pedestrian and cycle network that provides for accessibility both within Waimanawa and to the wider Warkworth area.
- Provides for the protection of the southern reaches of the Mahurangi River and public access to and along these reaches.
- Provides for a mix of residential zoning which will promote a range of housing typologies.
- Provides for the efficient provision of that infrastructure required for the development of both Waimanawa and the wider Warkworth South area.
- Reflects that the current SH1 is to revert to an urban arterial.

The seven principles outlined in the Warkworth Structure Plan are:

### ***The Mahurangi River is the jewel in Warkworth’s crown***

- (i) *Protect the Mahurangi River from the effects of urbanisation as a matter of paramount importance in the development of the Future Urban zone.*

The Plan change area encompasses the two upper reaches of the Mahurangi River. As the adjoining land is subdivided in accordance with the proposed zoning then esplanade reserves alongside the Mahurangi River will need to be vested in Council. At that stage, the walkways along the River within the esplanade reserves are developed and also vested in Council. There is currently no public access along these upper

reaches of the Mahurangi River and the re-zoning then development of the adjoining land will provide this public access to these very scenic sections of the Mahurangi River while also protecting the extensive riparian vegetation.

The plan change seeks to manage water quality entering the key tributaries and the upper reaches of the Mahurangi River through adopting SMAF1 controls and implementing water quality measures (such as stormwater ponds).

(ii) *Use the development of the Future Urban zone to improve the health and quality of the Mahurangi River wherever possible.*

Under the plan change, water quality in the Mahurangi River will benefit from:

- The retirement of farmland and a former vineyard which will reduce nutrients and sedimentation entering the local stream network.
- A treatment train approach for stormwater entering the streams and river. This includes the potential for on-site retention and detention and the creation of wetlands to treat stormwater.
- The creation of esplanade reserves and the protection of the existing vegetation within the reserves at the time of subdivision.

(iii) *Treat all the tributaries in the Future Urban zone as being vital to the health of the Mahurangi River.*

The plan change request identifies those watercourses to be retained.

For those tributaries to the upper reaches of the Mahurangi River which are to be retained, then riparian planting (within open spaces or as part of a riparian yard or esplanade reserve) will enhance the ecological health and amenity of these watercourses over time.

For those watercourses where consent is required for their removal or modification, then off-set mitigation will be required with this expected to be undertaken within the Warkworth South catchment.

### ***Character and identity***

(iv) *Celebrate Warkworth's heritage, both Māori and European, and its relationship with mana whenua.*

The Morrison Heritage Orchard Precinct both protects and celebrates the Morrison Heritage Orchard and the orcharding history of Warkworth and surrounds.

The Cultural Values Assessment prepared by the Ngāti Manuhiri Charitable Trust provides a detailed outline of the history of the wider area and provides a number of recommendations to recognise the cultural footprint of Ngāti Manuhiri within the future development of this area. These recommendations are addressed further later in this report.



The importance of the Mahurangi River both for Māori and Europeans is well known and documented. Through the existing Warkworth township, the history of the Mahurangi River is documented with information boards. Public access along the Mahurangi River has been significantly improved in recent years with further plans to increase public access along the different stretches of the River between Falls Road and Scotts Landing. This plan change provides the opportunity to provide public access to and along the upper reaches of the Mahurangi River which is currently not accessible to the public. Over time and as the urban development of Warkworth continues, a pedestrian link along the Mahurangi River between the Warkworth township and Waimanawa may be achievable.

The plan change is cognisant that when future consent applications are made, the Te Aranga principles will apply. The plan change therefore responds to the relevant principles in the following way:

(a) Whakapapa

In the development of the streams and open spaces and in actions such as street naming, appropriate naming and “story telling” will be used. This occurs at the development stage where consultation with the Manuhiri Kaitiaki Charitable Trust is expected to continue to occur in terms of developing the open spaces and naming.

(b) Taiao

The landscaping over time (including riparian yards and open spaces areas) is expected to use a range of native plant species that naturally occur in the Mahurangi area. Landscaping requirements for riparian yards and/or esplanade reserves are commonly stipulated through the subdivision consent process.

(c) Mauri Tu

This principle relates to the protection of environmental health. This will be achieved by:

- Integration of the stream network and the upper reaches of the Mahurangi River with the proposed zoning layout and future development;
- Protection of existing bush and in particular the vegetated banks of the upper reaches of the Mahurangi River and the bush on the northern escarpment; and
- Ensuring that roofing materials are chosen to minimise heavy metal runoff into the stormwater system.

(d) Mahi Toi

With the more detailed design stages coming up through future resource consent applications, there are opportunities to respond to cultural aspects.

(v) *Retain the current town centre as the focal point and ‘beating heart’ of Warkworth.*

A local centre, to service the Warkworth South area, is proposed adjacent to the intersection of the WWLR and SH1, as indicated in the Warkworth Structure Plan. This is a local centre only and will not incorporate

a large retail focus. The total retail floor area is expected to be in the vicinity of 10,000m<sup>2</sup> and, based on similar local centres in Auckland, is likely to include cafes, convenience stores, healthcare facilities, pharmacy and gyms. The proposed area of Local Centre zoning also includes the area for the future public transport interchange.

This local centre will not detract from the existing Warkworth Town Centre and this is confirmed in the Economic Assessment (Appendix 10).

- (vi) *Protect the views from the current town centre to the bush clad northern escarpment of the Mahurangi River and the rural views out from the Future Urban zone that contribute to Warkworth's rural character.*

Given the location of the plan change south of the current town centre, this proposal does not impact on the current views from the town centre to the northern escarpment on the opposite side of the Mahurangi River.

The plan change, to highlight that Warkworth is a satellite town within a rural setting, seeks to retain the historic Morrison Orchard through a site specific precinct which provides for the orcharding to continue and activities on the site to evolve over time. This Orchard will be viewed from many locations within the plan change area and will form part of the central focal point of Warkworth South along with the local centre and the active open space area.

Rural views to the south and west will be retained although it is recognised that the land to the immediate south is also zoned Future Urban and is highly likely to be urbanised in the future.

- (vii) *Apply lower density residential zones to areas valued for their landscape and character.*

The areas identified in the Warkworth Structure Plan as "Areas for Further Landscape Protection Control" are proposed to be covered by separate landscape protection controls for the northern and eastern escarpments. The purpose of these controls is to protect landscape features on key upper portions of the precincts and to promote revegetation of the two escarpments. The northern escarpment area is to have a Residential – Large Lot zoning while the eastern escarpment area is to have a Residential – Single House with both landscape protection controls also having additional development standards to achieve their purpose. The implementation of a low density zoning will limit the amount of development which can occur, which is the key method to limit changes to the escarpment landform.

- (viii) *Use the Future Urban zone efficiently to protect against the need for further urban expansion into Warkworth's valued rural hinterland.*

The plan change provides for the planned urbanisation of Future Urban Zoned land. The rural urban boundary on the eastern side of the plan change area is just to the west of Avice Miller Reserve. There is no sound planning justification to retain this small width of land up to Avice Miller Reserve as rural and the proposed Residential – Single House zoning therefore extends up to the boundary of the Avice Miller Reserve and extends just beyond the rural urban boundary.

## ***A place to live and work***

- (ix) *Provide a range of housing options in Warkworth so that it is a place for people to live at all stages of life.*

The plan change provides for a range of zones from Rural – Mixed Rural to Residential – Terrace Housings and Apartment Buildings which will provide for a diverse range of lots sizes and therefore potential housing typologies. This suite of zonings provides an opportunity for a range of different housing options which in turn will help create a diverse community (including providing for different housing choices as residents requirements change as they progress through life).

- (x) *Provide new local employment areas (e.g. small centres, industrial areas) so people can work locally in Warkworth.*

Place of employment patterns are changing rapidly with many people now having the opportunity to work from home either part of full-time. Housing designs are now reflecting this, and it would be reasonable to expect that some of the designs incorporated in the future development of Waimanawa will provide work from home features.

The local centre will provide for some local employment opportunities as well as the activities within the Morrison Heritage Orchard as it is further developed.

The Structure Plan does not indicate other business zones apart from the Local Centre within the plan change area so no other business zones have been provided for. However, there are efficient transportation connections to the current industrial areas within Warkworth and likewise there will be a direction connection along the current SH1 to the new business area in the Clayden Road precinct.

- (xi) *Plan to enable development of the Future Urban zone to be sustainable, including having a compact urban form, providing local employment options, enabling extensive active and public transport routes, and minimising discharges to air and water bodies.*

It is considered that the plan change provides the framework for enabling the development of this part of the Future Urban zone in a sustainable manner. In particular:

- The provision of a range of zones including the Residential – Terrace Housing and Apartment Building Zone which allows for more intensive residential development close to the future public transport interchange and local centre. It is recognised that owing to topographical and visual sensitivity constraints, certain areas have been proposed to be for the less intensive Residential – Large Lot zone, but overall the plan change provides for a compact urban form.
- With the provision of the future open spaces, a local centre and Morrison Heritage Orchard, residents' day to day social and recreational requirements will be provided for within the plan change area.
- Local employment opportunities will arise at the future local centre and Morrison Heritage Orchard and there are good transportation links to the main business areas in Warkworth. In addition, with



changing working patterns, many of the future housing designs are expected to provide for work at home options.

- The WWLR is provided for in general accordance with the Warkworth Structure Plan. This is one of the key future arterial routes in Warkworth and may provide a future connection to the motorway network. The conversion of the current SH1 to an urban arterial will improve the transportation link to the current Warkworth urban area.
- A stormwater treatment train approach is being proposed.

*(xii) Design the Future Urban zone to be able to adapt to the effects of climate change.*

The flood modelling which has been undertaken takes account of climate change. Given the location of the area, no consideration to future sea level rise is required.

*(xiii) Protect and enhance existing bush/natural areas and create ecological corridors linking the Future Urban zone to other ecological areas.*

A greenway network is proposed which will provide for a range of pedestrian connections (and in some cases possible cycle connections) along the watercourses and the upper reaches of the Mahurangi River.

On the eastern side of the plan change area, the creation of new bush reserves will provide for the enhancement of the Avice Miller Reserve as well as the protection of the stream corridors flowing down from the elevated areas to the east and connection eventually down to the upper reaches of the Mahurangi River.

The existing covenanted areas on the northern escarpment will continue to be protected and are joined to the existing vegetated banks of the upper reaches of the upper Mahurangi River which will be protected over time as esplanade reserves as the area is subdivided (with one section of esplanade reserve currently existing). As land downstream from the plan change area is developed it is expected that esplanade reserves will also be required which over time will provide for a protected ecological corridor along the full length of the Mahurangi River from its upper reaches in this plan change area through to the Mahurangi Harbour.

### ***A well-connected town***

*(xiv) Use the development of Warkworth's growth areas to help address Warkworth's existing road congestion through integrated land use and transport planning and new infrastructure.*

The roading network within and servicing Warkworth is changing rapidly with the development of the Ara Tūhono – Puhoi to Warkworth Motorway and the Matakana Link Road, both due to open in 2023 and well before the commencement of the development of Waimanawa. In addition, funding is now being finalised for the upgrading of the Hill Street Intersection. Significant changes to traffic flows along the current SH1, and including through the plan change area, will therefore occur.

With the opening of the Motorway, the current SH1 will change to an urban arterial. Over time, the section of SH1 south of Warkworth within the current Future Urban zoned area will be transformed so it includes pedestrian and cycle paths and an urban speed limit. This will significantly improve the transportation connection from the plan change area to the current Warkworth urban area (including to the town centre, local schools, employment areas and recreational facilities such as the Warkworth Showgrounds). The infrastructure funding to give effect to the plan change includes upgrading that section of SH1 through the plan change area and the provision of a new foot and cycle path from the northern end of the plan change area to the existing footpath at the southern end of the current Warkworth urban area.

The Warkworth Structure Plan indicates a future arterial (the WWLR) through the plan change area and this is being provided for and will be constructed to a collector road standard as part of the development of the western side of Waimanawa. The general route of the WWLR has been confirmed with Supporting Growth who are in the process of preparing Notices of Requirements to Designate the proposed WWLR/SH1 intersection and that section of the WWLR to the west of the Waimanawa Precinct. Agreement is still to be reached on the exact extent of the WWLR/SH1 intersection designation.

*(xv) Provide convenient, segregated, and safe walking and cycling routes through the Future Urban zone connecting residential areas with key locations (e.g. schools, parks, centres), and the existing town, and to regional walking/cycling routes.*

Within the plan change area, walking and cycling is provided for within the new roading network and walking trails within the green network. This will provide both good internal connectivity (to the local centre, Morrison Heritage Orchard and open spaces) as well as recreational opportunities including a connection into the Avice Miller Scenic Reserve.

As outlined above, a new walking and cycling connection is proposed along the current SH1 which will provide a direct and easy walking and cycling connection from Waimanawa to the Warkworth town centre, Mahurangi College, Warkworth Primary School and various recreational facilities within Warkworth.

A walking trail through the northern escarpment (which in part will follow the future accessway required to provide access to houses in this area) is proposed to provide a connection to Mason Heights and the north-western area of Warkworth. This provides an alternative pedestrian connection to Mahurangi College, Warkworth Primary School and to the Mitre 10 /Glenmore Drive business areas. The future development of this track also contributes to a walking loop around Warkworth for recreational purposes.

The WWLR will include a pedestrian/cycle path and will again contribute to the overall future walking/cycling network within Warkworth as the current future urban areas are developed.

Discussions have been held with the Matakana Coast Trail Trust. A potential pedestrian and cycle link can be provided through the eastern side of the plan change area alongside the Avice Miller Scenic Reserve if this is determined as the most appropriate route for the future trail as it traverses south from Thompson Road to SH1 (near the location of the Honey Centre).

- (xvi) *Provide convenient, high quality public transport routes through the Future Urban zone (connecting to the rest of Warkworth, the surrounding rural settlements, and Auckland).*

The existing SH1 will revert to an urban arterial at the time the new Motorway is opened. The new southern gateway into Warkworth will be just south of the Valerie Close intersection. As part of the development of Waimanawa, speed calming methods on SH1 will be implemented along with an upgrading of the Valerie Close intersection. As an urban arterial its function to provide an efficient transportation route through Warkworth will be retained, but pedestrian and cycling options will now be provided for.

The WWLR is being provided for in general accordance with the Warkworth Structure Plan (although further to the north) and will form part of the new arterial roading network within Warkworth and potentially a future connection at a southern interchange with the new Motorway.

The future transport interchange can be provided for adjoining the local centre and the WWLR if and when the requirement for this interchange is confirmed and funded by Council/Auckland Transport, and the indicative location of this is shown on the Precinct Plan.

### ***Quality built urban environment***

- (xvii) *Design the Future Urban zone to enable high-quality and integrated urban development that reinforces the town's identity.*

The plan change is intended to deliver this objective.

The plan change has been developed based on the vision of “*Creating a welcoming residential community with a range of engaging facilities set upon a series of parks along the southern reaches of the Mahurangi River.*” This is provided for in part through the proposed position of the recreational and wetland parks, the current and future esplanade reserves along the upper reaches of the Mahurangi River (which will include walkways) and the development of Morrison Heritage Orchard in accordance with its precinct.

Taking account of the above, the proposed route of the WWLR, the proposed zonings (with their relevant objectives, policies and rules) and the proposed precinct plans it is considered that the plan change will achieve this objective and provides a planning framework to create a neighbourhood with a high level of amenity.

- (xviii) *Locate higher density residential areas around appropriate amenities.*

The areas of Residential – Terrace Housing and Apartment Building zoning is adjacent to the Local Centre zone (with part on the opposite side of SH1), fronts part of the WWLR and is either located opposite to or has good pedestrian connections to the future recreational park.

The location of this zoning is generally consistent with the Warkworth Structure Plan.

- (xix) *Provide well located and accessible areas of open space linked by a green network of walking and cycling trails along the streams.*

This plan change is characterised by the high proportion of open space being identified in the precinct plans. The open space will provide for a mix of conservation, informal recreation and sports and active recreation uses to reflect both the existing environment or proposed future use. Many of these open spaces, part of which form the green network, are intended to include pedestrian or pedestrian/cycle paths and provide a well-connected network through the plan change area. In particular, the greenway network flows down the valley from the Avicé Miller Scenic Reserve on the elevated eastern boundary down through to and along the upper reaches of the Mahurangi River.

A proposed suburban recreational park (Endeans Farm Recreational Park) is located adjacent to Morrison Heritage Orchard and will provide for recreational facilities, which will complement the main Warkworth recreational facility (the Warkworth Showgrounds). Adjacent to this park will be the Waimanawa Wetland Park which encompasses part of the existing constructed wetland and which will also now provide a stormwater treatment and retention purpose.

The existing areas of covenanted bush will be retained on the northern escarpment and over time the area of vegetation on this escarpment is expected to increase as that area is developed into Residential - Large Lot zones and a specific planting rule is proposed for that area.

Although it is to remain in private ownership and is to be zoned largely Rural – Mixed Rural, the Morrison Heritage Orchard will in effect be a form of open space with the precinct providing for the retention and expansion of the orchard and the development of complimentary facilities such as a café/restaurant. Being located opposite the future local centre and adjacent to the recreational park, Morrison Heritage Orchard will be a central feature and focus within Warkworth South and connected in terms of vehicle, cycle and pedestrian access to both Waimanawa and the wider Warkworth South area when it is developed.

### **Infrastructure**

*(xx) Plan for infrastructure (transport, water, etc) to be ready before new houses and businesses are built in the Future Urban zone.*

Waimanawa will be the first stage of development of the Warkworth South area and within it will be the key infrastructure required for the development of Warkworth South. In summary:

- The existing SH1 is to be converted to an urban arterial standard and a pedestrian/cycle path formed from the northern end of the plan change area to connect to the pedestrian path network on SH1 near the McKinney Road intersection.
- The WWLR is to be provided for in general accordance with the Warkworth Structure Plan. It is to be formed to a collector road standard but the width of land to be vested is to allow for a future upgrade to an arterial road standard.
- Potable water will be provided via the installation of a new main pipe from Warkworth and the construction of a new water reservoir within the eastern part of the plan change area. The potable water network for Waimanawa will then be developed from the reservoir as the area is developed. This reservoir is sized to cater for the full Warkworth South area which it is to service in the future.

- A new wastewater pumping station is to be installed on the western side of the plan change area and will connect via a new rising main along SH1 to the existing Warkworth wastewater network (near the Grange on SH1). An alternative option being investigated is that two smaller pump stations will be constructed with one on either side of the SH1. The wastewater pumping station(s) will be designed so it can cater for the full Warkworth South area it is to eventually service although this may involve expanding parts of the wastewater station over time as wastewater volume increases as other parts of Warkworth South develop. The wastewater network within Waimanawa will be installed as the area is developed.
- Stormwater management can be provided for within the plan change area and will be developed over time as the different stormwater catchments within Waimanawa are developed.
- In respect to the areas to be zoned Residential – Large Lot, these will be self-servicing in terms of on-site rainwater harvesting and wastewater treatment and disposal.
- A minor extension of Mason Heights is required to service the area at the end of Mason Heights. The area of Residential – Mixed Housing Urban will be serviced in terms of potable water, wastewater and stormwater through the extension of existing services within Mason Heights.
- Morrison Heritage Orchard is to remain self-servicing in terms of potable water, wastewater treatment and disposal and stormwater management.

An infrastructure funding agreement for the provision of infrastructure is to be entered into with Council and the relevant Council Controlled Organisations. It is recognised that the control and management of water is currently subject to proposed changes and therefore the party who agreement of these matters is to be entered may change through the process. No changes to how water services are physically provided in Warkworth are expected to occur with the currently proposed reforms.

*(xxi) Provide for social and cultural infrastructure (i.e. libraries, halls, schools, community meeting places) to support the needs of the community as it grows.*

Within the plan change area certain social infrastructure are likely to be developed such as local shops, cafes and a pre-school within the Local Centre. The Morrison Orchard Precinct provides for markets and cafes/restaurants and it is understood planning for these facilities is already underway by the landowner.

The new Endeans Farm Recreational Park will provide for a significant local recreational facility which will complement the Warkworth Showgrounds. The Waimanawa Wetland Reserve along with the other conservation reserves will contribute to the local informal recreational assets.

The Ministry of Education has been consulted through the plan change process and continue to have a strong interest in acquiring land and developing a primary school close to the recreational park. At the time of preparing this plan change the Ministry of Education did not have the funding assigned to undertake a detailed site analysis and then land acquisition but it is understood that this is likely to be progressed within the next few years.

Social infrastructure such as churches are not provided for through the plan change process, but it is not uncommon for religious organisations to identify and acquire land for future facilities prior to full land development and then obtaining the relevant resource consents once the land is ready for development and there is demand for the facility.

Warkworth itself currently has a range of social and cultural infrastructure including the recently renovated town hall, the Warkworth Library, the old and new Masonic Halls and the Council Offices. In addition, there are a number of private facilities used for social and recreational purposes including the Warkworth Scout Hall, Warkworth Bowling Club, the RSA and a number of churches with halls. These facilities are all accessible from Waimanawa.

The Warkworth Showgrounds is the main recreational facility for Warkworth and continues to be developed to reflect the increasing and changing population. The construction of a multi-purpose facility within the Showgrounds is expected to be commenced shortly. A private swimming complex (the Northern Arena) is planned for within the Clayden Road Precinct adjacent to the Warkworth Showgrounds. The Warkworth Showgrounds will be accessible from Waimanawa with a direct route along SH1.

Overall, a number of social, cultural and recreational facilities have been or are being expanded and upgraded to reflect the current and planned growth of Warkworth. The plan change itself provides for additional recreational facilities while private social and cultural facilities such as churches, cafes, and pre-schools are expected to develop over time within Waimanawa as demand dictates. The Ministry of Education continues to express its interest in a new primary school site within Waimanawa but does not currently have the funding to confirm then acquire a site. The Plan Change does not prohibit in any way the Ministry of Education identifying and purchasing a site in the future.

## **Summary**

The plan change, through the incorporation of the Waimanawa and Morrison Heritage Orchard Precincts, is generally consistent with and gives effect to the Warkworth Structure Plan. The principles of the Warkworth Structure Plan have been carried forward into the plan change as appropriate and formed the basis for the initial vision document for Waimanawa which the plan change has been built on.

## **The Waimanawa Vision Document**

The impetus for the exploration of the plan change arose from landowners being approached by a range of different government and non-government parties investigating the area for schooling, parks, roads and other facilities. The former main landowner (Endeans Farm Ltd) was concerned that there was a significant risk of an uncoordinated approach being taken by the various parties and that a more detailed planning framework was required for this area to coordinate the different requirements.

In addition, landowners have been involved in a range of environmental rehabilitation projects over many years including riparian planting and the creation of a wetland and there was a desire to protect these (in full or in part). Furthermore, the upper reaches of the Mahurangi River provide a very scenic outlook with the watercourses themselves having swimming holes for informal use and with the riparian bush being mature in many areas and lending itself to bush walking with the establishment of trails. The Mahurangi

River is regarded as a taonga and the treatment of its upper reaches has impacts further down the River and through to the Mahurangi Harbour.

The valley has a whole has a predominantly northly aspect and compared to much of Warkworth a gentle topography which makes it attractive for residential development. The visually contained valley, the areas of native bush, the aspect and the watercourses have the potential to create a residential area which a high natural amenity.

These matters formed the basis for the initial investigation for the urban development of Waimanawa.

As the first stage of the development of this plan change request, a draft Vision Document (“Warkworth South (Waimanawa) – Vision Document”) was prepared which followed the relevant principles of the Warkworth Structure Plan, reflected the existing environment and adopted best practice urban design principles. This Vision has been refined through the consultation and plan change request process and the current version is in Appendix Two.

This document outlines the vision for Waimanawa, identifies the key elements of the area, the goals for the urban development of Waimanawa and provides the indicative development concept, road cross-sections and zoning plan.

The vision for Waimanawa is:

*Creating a welcoming residential community with a range of engaging facilities set upon a series of parks along the southern reaches of the Mahurangi River.*

The six goals to achieve this vision are:

- Protect and enhance the distinctive existing environment including natural streams, wetlands, vegetation and ecological corridors.
- Follow natural contours and integrate with surrounding neighbours, watercourses and transportation network.
- Create a distinctive and self-contained community providing high quality residential development and parks with a focus on sustainability.
- Create an integrated transport network with emphasis on walking and cycling access, pedestrian-oriented streets and greenways.
- Provide for retail, cafe, supermarket, gym, pharmacy, healthcare to meet the needs for local residents.
- Provide a series of quality open spaces and amenities easily accessible for all.

It is considered that the plan change and in particular the provisions of the Waimanawa Precinct give effect to and allows for the development of Waimanawa in a manner which meets these six goals and therefore achieve the vision.

## Morrison Heritage Orchard

The Morrison Heritage Orchard was identified at the start of the visioning process as being an important cornerstone for the future Warkworth South community. At that same time, the owners of Morrison Orchard were developing their ideas for the future sustainable development of Morrison Orchard in a manner where an economic orchard facility will be retained and expanded through the introduction of complementary activities such as a market and café/restaurant.

Consultation was initiated at a very early stage with Morrison Orchard representatives, and it was determined that it was appropriate for the Morrison Heritage Orchard to have a separate bespoke precinct. This was to be incorporated in the same plan change as Waimanawa given their proximity to each other and similar development timeframes as well as the need to address transportation linkages and reverse sensitivity matters.

The vision and purpose of the Morrison Heritage Orchard Precinct is to enable the ongoing operation and expansion of the existing Morrison Orchard as a heritage rural land use, by permitting the ongoing use of the site for both traditional orchard and other rural productive land use activities, and complementary tourist and visitor activities including an orchard shop, a market, restaurant / café as well as playground, wedding venue and similar social activities.



## **7. Relevant National Policy Statements and the Auckland Regional Policy Statement**

The National Policy Statement on Urban Development (NPS-UD)

The National Policy Statement on Urban Development 2020 (NPS-UD) came into force on the 20<sup>th</sup> of August 2020. The NPS-UD provides direction to decision-makers under the Act on planning for urban environments. The NPS-UD sets out objectives and policies that apply to all decision-makers when making planning decisions that affect an urban environment.

Of importance to this plan change is that Policy 8, which is addressed further below, had immediate effect from the date that the NPS-UD came into force.

In terms of hierarchy, the NPS-UD sits above the AUP and non-statutory regional documents such as the FULS and non-statutory planning documents such as the Warkworth Structure Plan.

The following is an assessment of the relevant objectives and policies of the NPS-UD in respect to the plan change.

*Objective 1:*

*New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future*

### Assessment

The plan change covers an area currently zoned as Future Urban (except for a small area of Open Space – Conservation and Rural – Rural Production) and therefore has been identified by Council for urban development. Since the introduction of this zoning, Council has progressed the development of the Warkworth Structure Plan which is to guide the development of Warkworth in a manner where Warkworth continues to be a well-functioning urban environment. In addition, over time to reflect the planned expansion of Warkworth, there has been on-going or planned development of upgrading of infrastructure, and social and recreational facilities along with significant changes to the roading network.

The proposed plan change is generally consistent with the Warkworth Structure Plan and provision is being made for the required infrastructure for the urban development of Warkworth South.

On this basis it is considered that the proposed plan change gives effect in part of Objective One in terms of the continued expansion of Warkworth as a well-functioning urban environment.

*Objective 4:*

*New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.*

### Assessment

Warkworth has been identified as one of two satellite towns in Auckland and the Future Urban zoning of large tracts of land around Warkworth reflects this. Significant transformation of the Warkworth urban environment is occurring including re-zoning of land from Future Urban to a range of residential, open space and business zonings around the periphery of Warkworth. To date these changes are largely consistent with the Warkworth Structure Plan, although recognising that the detailed planning undertaken during the plan change development process often leads to refined zoning boundaries and road locations etc to better reflect existing environmental factors including topography and good urban design principles.

The area covered by the plan change will undergo significant transformation as the plan change is given effect to, but this is consistent with the Auckland Plan, the AUP and the Warkworth Structure Plan. This change also reflects the on-going demand for housing in Auckland and the growing popularity of Warkworth as a satellite town within Auckland (which is likely to be further enhanced with the opening of the Ara Tūhono – Puhoi to Warkworth Motorway).

#### *Policy 10:*

##### *Tier 1, 2 and 3 local authorities*

- (a) that share jurisdiction over urban environments work together when implementing this National Policy Statement; and*
- (b) Engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and*
- (c) Engage with the development sector to identify significant opportunities for urban development.*

### Assessment:

The plan change area has already been zoned for Future Urban and this plan change now provides for the appropriate zonings and precinct specific rules to allow for the development of this area (including Morrison Heritage Orchard).

Consultation with infrastructure providers has been undertaken through the plan change development and an infrastructure package funding agreement is being developed to provide for the funding and provision of the required infrastructure for Waimanawa. Much of this infrastructure is also required for the future development of the remainder of the Warkworth South area.

### Housing Affordability

#### *Objective 2:*

*Planning decisions improve housing affordability by supportive competitive land and development markets.*

### Assessment

A range of zonings are proposed which provide for a diversity of lot sizes and housing typology options which then provide different price points for housing to suit different sectors of the community.

It is recognised that for this plan change, significant funding for the required infrastructure is having to be met though the development of the lots and this adds further costs to the land development and the subsequent housing costs. However, this cost cannot be avoided if the required infrastructure is going to be provided for in an efficient and timely manner to meet the needs of the community.

*Policy 1:*

*Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

- a. have or enable a variety of homes that:*
  - i. meet the needs, in terms of type, price, and location, of different households; and*
  - ii. enable Māori to express their cultural traditions and norms; and*
- b. have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- d. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- e. support reductions in greenhouse gas emissions; and*
- f. are resilient to the likely current and future effects of climate change.*

Assessment:

It is considered that the plan change will:

- Through the implementation of a range of zonings, a range of housing typologies can be provided for which will meet different needs of the community in terms of both type of house and price. The requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2001 have been taken account of in the proposed rules.
- The development of Waimanawa will provide further choice to current and future residents of Warkworth as to where they can live within Warkworth. The aspect and natural environment of Waimanawa is quite different from those areas covered by the Clayden Road and Warkworth North Precincts. This itself will also result in a further degree of housing choice in terms of typology and price to the Warkworth market.

- Waimanawa has also been designed, in conjunction with Morrison Heritage Orchard, to be largely self-contained so that the majority of residents immediate needs (social, recreational, business) can be met within the two precincts. In particular, the provision of a variety of open spaces and Morrison Heritage Orchard provides a greater range of passive recreational opportunities than most other areas within Warkworth. This greater degree of self-containment can aid in the reduction of reliability of car transportation for residents which is positive in terms of reducing greenhouse gas emissions. Overtime, the provision of a public transport interchange within Waimanawa and any future connection to the Motorway by a southern interchange also has the potential to reduce reliance on private car travel.
- The location of the plan change area, the change of SH1 to an urban arterial, the opening of the Ara Tuhono - Puhoi-Warkworth Motorway and the proposed internal transportation networks will ensure Waimanawa is both internally well-connected as well as having safe and efficient connections to the remainder of Warkworth and further afield. It is recognised that at the current time due to both a mixture of topography and current roading forms, cycling is not an efficient or preferred transportation method within Warkworth. The development of SH1 as an urban arterial (with a pedestrian/cycle path) and the proposed pedestrian/cycle path connection to Warkworth has the opportunity to change this significantly particularly given the relatively flat topography of SH1 between Waimanawa and the northern end of Warkworth. In effect, SH1 over time will become the key cycle and pedestrian spine through Warkworth for access to schools, recreational facility and the town and the development of that part of SH1 through Waimanawa and the pedestrian/cycle connection from the northern end will contribute significantly to this.
- The re-zoning of Waimanawa provides further development opportunities within Warkworth and, depending on development time, may provide further choice to residents on where to reside (and therefore increase the pricing competitiveness of land and housing development).
- Flood modelling has been undertaken and this has taken account of climate change. The development of Waimanawa can be undertaken where flood risk is avoided, and downstream flood risks are not magnified.

#### Treaty of Waitangi

##### *Objective 5:*

*Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)*

##### *Policy 9:*

*Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*

- (a) *involve hapū and Iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
- (b) *when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and Iwi for urban development; and*
- (c) *provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
- (d) *operate in a way that is consistent with Iwi participation legislation.*

#### Assessment:

Council engaged with Mana Whenua during the Warkworth Structure planning process and prepared the “Engagement Summary on Draft Plan” (May 2019).

The applicant for this plan change then independently engaged with the Manuhiri Kaitiaki Charitable Trust who have subsequently prepared a Cultural Values Assessment which is included in Appendix 12. To date, Ngāti Manuhiri are generally supportive of the proposed Plan Change and have made a number of recommendations which are addressed later in this report and which will further enhance the future development and assist with minimising adverse effects on the natural environment while recognising the cultural footprint of Ngāti Manuhiri in this area.

#### Local Authority Decisions

##### *Objective 6:*

*Local authority decisions on urban development that affect urban environments are:*

- (a) *integrated with infrastructure planning and funding decisions; and*
- (b) *strategic over the medium term and long term; and*
- (c) *responsive, particularly in relation to proposals that would supply significant development capacity*

#### Assessment

In considering the proposed plan change, it is considered that the plan change can be approved in terms of the matters covered under Objective 6 for the following reasons:

- The plan change is generally consistent with the Warkworth Structure Plan.

- Although the live zoning may make the land available for development prior to the timing in the non-statutory FULS, the timing difference is not significant and the proposed infrastructure funding package will ensure that the required infrastructure is in place to support the urban development.
- The infrastructure being provided as part of the development of Waimanawa is the key infrastructure required to be implemented for the remainder of the urban development of Warkworth South. Given the necessity to provide this key infrastructure (ie the water reservoir and wastewater pump stations) along with the local centre and the public transportation interchange all within Waimanawa, it is both appropriate and necessary for this area to be re-zoned first and to allow for that development to proceed before the land to the immediate north is re-zoned and developed. The plan change process can take a considerable time and therefore the necessity to commence this plan change process now to ensure that the land is development ready in an appropriate timeframe (and generally consistent with the FULS).
- The proposed plan change provides for significant urban development capacity including approximately 1600 lots/apartment units.

*Policy 6:*

*When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:*

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*
  - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
  - (ii) are not, of themselves, an adverse effect*
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) the likely current and future effects of climate change.*

Assessment:

In considering the proposed plan change, it is considered that the plan change can be approved in terms of the matters covered under Policy 6 for the following reasons:

- The plan change is generally consistent with the Warkworth Structure Plan.
- Although the live zoning may make the land available for development prior to the timing in the non-statutory FULS, the timing difference is not significant and the proposed infrastructure funding package will ensure that the required infrastructure is in place to support the urban development.
- The urban development of Waimanawa will result in significant change to the existing environment. The proposed plan change will give effect to the vision for Waimanawa and provides the framework for the development of a well-functioning residential urban area with high amenity.
- Consideration has been given to climate change (and flooding in particular) in the preparation of the plan change.

*Policy 8:*

*Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

- (a) unanticipated by RMA planning documents; or*
- (b) out-of-sequence with planned land release.*

Assessment

This plan change will add significantly to the available residential development capacity of Warkworth (approximately 1600 residential lots and apartment units) and will contribute to Warkworth continuing to be, and maturing, as a well-functioning urban environment. The plan change is generally consistent with the Warkworth Structure Plan and which plans for the growth of Warkworth to become a satellite town within Auckland as identified in the Auckland Plan.

The FULS has identified that this part of Warkworth is to be development ready by 2028-2032. In the event this plan change is approved then the area should now be development ready by early 2025. Although this is earlier than the FULS, with an infrastructure funding agreement in place, there is no reason why this part of Warkworth cannot now be developed. It is confirmed that neither the Warkworth Structure Plan or the FULS requires the possible future Southern Interchange to be built prior to Warkworth South being developed and the development of Warkworth South itself does not require the Southern Interchange. At the time of preparing this plan change there was no confirmation that the Southern Interchange was to be constructed.

As the proposed water reservoir and pumping station(s) are required for the development of the wider Warkworth South area, it is both practical and efficient to allow for the development of Waimanawa first to allow for this infrastructure to be constructed. Urban development in Warkworth South will then expand outwards including to the north where it will join with the existing Warkworth urban edge in this location (which itself is expanding south in parts).

## New Zealand's urban environments

### *Objective 8:*

#### *New Zealand's urban environments:*

- (a) support reductions in greenhouse gas emissions; and*
- (b) are resilient to the current and future effects of climate change*

### *Policy 1:*

*Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

- (a) have or enable a variety of homes that:*
  - (i) meet the needs, in terms of type, price, and location, of different households; and*
  - (ii) enable Māori to express their cultural traditions and norms; and*
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) support reductions in greenhouse gas emissions; and*
- (f) are resilient to the likely current and future effects of climate change.*

### Assessment:

The proposed plan change is consistent or achieves Objective 8 and Policy 1 for the following reasons:

- A suite of residential zones are proposed which will provide for a range of lots sizes and therefore housing typologies.
- In accordance with the Warkworth Structure Plan, a local centre is being provided for in terms of zoning. No other business zones are being provided for within this plan change as they are provided for elsewhere in Warkworth in accordance with the AUP.
- Strong transportation links are proposed within Waimanawa and linking Waimanawa to Warkworth and to the wider area.



- This plan change provides for an additional approximately 1600 lots and apartment units. This will significantly increase residential lot availability in Warkworth and provides for a different residential environment than the residential areas being developed in the Clayden Road and Warkworth North Precincts.
- Waimanawa will be largely self-sufficient in terms of local recreational and social requirements and will have a good pedestrian/cycle connection to the Warkworth town centre, Mahurangi College and various recreational and social facilities within Warkworth. It is also expected that many houses will be designed to provide for work at home options. Overall, these will contribute to a residential development which is less reliant on vehicular transportation.
- Consideration has been given to climate change (and flooding in particular) in the preparation of the plan change.

### Summary

Approving this plan change would give effect to the NPS-UD. In particular, it will provide for a significant increase in residential development capacity within Warkworth in accordance with the Warkworth Structure Plan. The proposed infrastructure package would provide for the necessary infrastructure to provide for both the development of Waimanawa and also the wider Warkworth South area. It is considered that the proposed plan change will allow for the development of a well-functioning urban area which will contribute positively to Warkworth as an expanding, maturing and well-functioning urban environment.

### Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

In August 2022, the Council promoted PPC 78 and other associated plan changes, to give effect to the Resource Management (Enabling Housing Supply & Other Matters) Amendment Act 2021 and the National Policy Statement on Urban Development.

This plan change has been promoted consistent with those new enabling provisions within plan change 78.

This private plan change request adopts the standard zones and applies them as appropriate to the area. It should be noted that the new Medium Density Residential Standards (“**MDRS**”) provisions supersede the zoning, particularly the Mixed Housing Suburban zone as depicted in the Warkworth Structure Plan.

The MDRS sets development standards in the core zones.

This plan change is consistent with the zones and activity standards and assessment criteria that sit alongside those zones. The precinct provisions adopt those objectives, policies, activities, notification of provisions, standards and assessment criteria. The precinct does provide additional controls and, in a limited number of cases, replacement controls for the underlying zoning and where required these are identified as qualifying matters.

Consequently, this plan change is fully consistent with the Amendment Act.

## Evaluation of Qualifying Matters

This section evaluates the proposed qualifying matters in terms of s77J and 77L.

The proposed qualifying matters are underlined with the evaluation of them then undertaken.

### *A more restrictive front yard rule for residential sites adjacent to the WWLR and Green Avenue.*

The purpose of this front yard control (3m rather than the MDRS 1.5m) is:

- to promote the development of the front yards for outdoor use; and
- to promote passive surveillance along the adjoining road.

Given the importance to provide safe pedestrian and cyclist connections within Warkworth South, the promotion of passive surveillance is considered appropriate in terms of good urban design and outcomes. This is consistent with Policy 3 introduced under the MDRS provisions.

This qualifying matter has no impact on the residential yield. If this qualifying matter was not adopted, then houses could be constructed 1.5m further towards the front boundary. This would allow for larger houses but would not result in the ability to increase the number of houses on one lot. This qualifying matter is therefore not considered to be contrary to the MDRS.

### *A more restrictive rear yard in part of the Residential – Mixed housing Urban Zone to provide for a Bat Flight Corridor.*

This area is immediately adjacent to the right branch of the Mahurangi River that runs along the western boundary of Waimanawa Valley. Under the MDRS, a 1m rear yard would apply. The purpose of this rear yard control is:

- To provide an unobstructed flight corridor for Bats.

The flight corridor could be defined as part of the bat habitat and therefore it is an area that benefits from s6(c) of the Act.

A 1m rear yard would not achieve an adequate width for the bat flight corridor. The alternative options of providing a road along the future esplanade reserve or to increase the width of the esplanade reserve to incorporate the bat flight area could result in a reduction of residential yield. In addition, the provision of a road in this location would conflict with the intent to provide a bat flight corridor and Auckland Council may not want to accept additional land for esplanade reserve.

This is a very unique situation and in order to avoid potential adverse effects on bats it is considered that the use of this rear yard control is an appropriate planning tool and is not contrary to the MDRS.

A reduced density with larger lot sizes is expected within this area even if no bat flight corridor proposed. We consider the impact on the lot yield regarding this qualifying matter is negligible.

*A more restrictive rear yard in part of the Residential –Single House Zone adjoining the Avice Miller Reserve.*

*A more restrictive rear yard rule for residential sites adjacent to the Avice Miller Reserve is proposed (3m rather than 1m).*

The purpose of this rear yard control is:

- to provide a buffer adjacent to the Avice Miller Reserve.

This buffer will assist in the protection of the adjoining significant indigenous vegetation within the Avice Miller Reserve and reduce the risk of adverse effects on the visual character of this Reserve.

This qualifying matter has no impact on the residential yield. If this qualifying matter was not adopted, then houses could be constructed 2m further towards the rear boundary and it is unlikely this would result in additional houses being constructed on each lot. This qualifying matter is therefore not considered to be contrary to the MDRS.

*Residential – Single House zoned area - western part (adjacent to Avice Miller Scenic Reserve): and;*

*A more restrictive minimum lot size in the Residential – Single House zone;*

*and*

*A more restrictive maximum height limited in the Landscape Protection Area (Eastern Escarpment).*

The purpose of the landscape protection area controls (eastern escarpment) where the Single House zone is applied is:

- to protect landscape features on key upper portions of the precinct.
- to promote revegetation of the eastern escarpment

This area is steep and has limited development potential due to this topography. It also sits adjacent to Avice Miller Reserve and is locally prominent. The more restrictive minimum lot size reflects these matters and reflects more appropriately what could practically be constructed while allowing extensive revegetation which will contribute positively to the visual catchment, the amenity of the area and ecological linkages with the Avice Miller Reserve.

The masterplan proposed yield for the area (5.23ha) within the existing Rural Urban Boundary is 23 lots. Much of this area contains fragments of indigenous vegetation and has undulating/moderately steep contours. The gross developable area that excludes the bush to be protected/covenanted is approximately 2.41ha. If 25% of the gross developable area is assumed to accommodate roads the net developable area would be approximately 1.81ha which would enable around 60 lots based on a net lot size of 300m<sup>2</sup>. However, given the complex combination of

undulating topography and fragments of native vegetation, the number of lots is likely to be further decreased. It is considered that the lot yield that may be generated within this area is likely to be around 40 if not subject to the qualifying matter.

*Residential – Single House\_Zoned Area - eastern part:*

The masterplan proposed yield is 18 lots including 1 lot beyond the RUB. The land area within the RUB is approximately 3.08 ha. The topography rises steeply towards the eastern boundary and the bush area beyond the RUB. The gross developable area that excludes the proposed esplanade reserve and the bush to be protected/covenanted is approximately 2.44ha. If 25% of the gross developable area is assumed to accommodate roads the net developable area would be approximately 1.83ha which would enable around 61 lots based on a net lot size of 300m<sup>2</sup>. However, given the steeply sloped landform, the number of lots is likely to be further decreased. It is considered that the lot yield that may be generated within this area is likely to be around 40 if not subject to the qualifying matter.

Overall, the qualifying matters proposed on the Residential – Single House area would result in reduced number of residential lots from approximately 80 to 41.

The more restrictive height limit does not impact on the expected yield.

*A more restrictive minimum landscaping requirement in the Landscape Protection Areas (Northern and Eastern Escarpments).*

A 75% and 50% of the net site area for landscaping (for northern and eastern escarpments respectively) are proposed. This compares to the MDRS 20% requirement. Both escarpments are steep, visually prominent and adjoin or contain significant vegetation. Given the limited development potential of these areas due to topography, their visual prominent and the ecological gains that could be achieved by re-vegetation, it is considered that these are unique factors which support the more restrictive landscaping requirements.

This qualifying matter has no impact on the residential yield.

*Differing riparian yards and planting requirements alongside some streams.*

The MDRS does not specify any requirement for riparian yards and the MDRS 1m yard would apply on residential lots. The Waimanawa Precinct introduces a riparian yard requirement for those areas where a width of riparian planting is to be provided but is to be retaining within the lot which is to be sold rather than vested in Council.

Under 77I(a) this is a qualifying matter to give effect to matter of national importance that decision makers are required to recognise and provide for under section 6 of the Act. The relevant matter is in s6(a) being; “(a) the preservation of the natural character of the coastal environment (including the coastal marine area),

wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development.”

The streams (and required riparian yards) are indicatively mapped on Precinct Plan 1. The qualifying matter seeks to manage the adverse effects that urban development has on existing streams. The rule has the effect of preventing development in close proximity to streams and requires appropriate planting and ensure that the natural character and water quality within the streams are maintained.

This qualifying matter has no impact on the residential yield.

If Council is often the opinion that these are not qualifying matters then the applicant is comfortable to remove these controls from the Plan Change and instead rely on the standard MDRS provisions. However, we consider that this would result in a lesser planning and urban design outcome.

National Policy Statement for Freshwater Management 2020 (NPS-FM)

The NPS-FM came into force on the 3<sup>rd</sup> of September 2020 and replaced the National Policy Statement for Freshwater Management 2014. It was amended in December 2022.

#### *Objective*

- (1) *The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:*
- (a) *first, the health and well-being of water bodies and freshwater ecosystems*
  - (b) *second, the health needs of people (such as drinking water)*
  - (c) *third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.*

#### *Policies*

##### *Policy 1:*

*Freshwater is managed in a way that gives effect to Te Mana o te Wai.*

##### *Policy 2:*

*Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.*

##### *Policy 3:*

*Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*

##### *Policy 6:*

*There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*

*Policy 7:*

*The loss of river extent and values is avoided to the extent practicable.*

*Policy 9:*

*The habitats of indigenous freshwater species are protected.*

*Policy 15:*

*Communities are enabled to provide for their social, economic, and cultural well-being in a way that is consistent with this National Policy Statement.*

### Assessment

The proposed plan change is consistent with the NPS - FM and in particular:

- The vision for Waimanawa reflects the importance of the upper reaches of the Mahurangi River and the plan change has been developed to ensure that Waimanawa faces, respects and protects the River.
- The NPS – FM directs regional councils to provide for the integrated management of freshwater and the use and development of land in whole catchments, including the interactions between freshwater, land and associated ecosystems. It directs regional councils to set up a planning structure which provides for this integrated management, and this is achieved in the AUP (and in particular in Chapters E1 and E3). This plan change operates within the framework of these objectives and policies. Changes put forward in this plan change relates to the activity status and therefore the process through which future resource consent applications are dealt with. Very broad matters of discretion and assessment criteria are introduced to enable adequate and appropriate control.
- The primary streams (including the upper reaches of the Mahurangi River) within the plan change area are identified for retention in the Precinct Plan. The streams themselves and the future riparian areas (either in the form of esplanade reserves, strips or riparian yards) are to be protected and, where required, enhanced. Although the riparian margins along the upper reaches of the Mahurangi River are well vegetated and riparian planting has been established elsewhere in recent years, the conversion of much of the land from pastoral farming to urban will have environmental benefits. Furthermore, overtime the riparian margins will be protected either through esplanade reserves, esplanade strips or riparian yards. The identified high-quality environments are being protected.
- Some watercourses have been identified which may require future modification or reclamation to provide for the safe and efficient urban development within Waimanawa. These works would require resource consent and any future applications would be subject to assessment under the

Precinct Plan and the Auckland wide provisions. Matters to be assessed could include ecology, base flows, management of water flow, riparian planning and in some cases off-site off-setting or compensation.

- No natural wetlands are proposed to be removed and existing natural wetlands will be preserved and can be protected through future subdivisions. A constructed wetland has been developed within Waimanawa over recent years and it is proposed that this is retained in part and incorporated into the stormwater management system. Depending on the final design of the WWLR, some modifications to this wetland will be necessary to achieve an efficient and practical alignment.
- A treatment train approach for stormwater management is proposed to ensure run-off into the upper reaches of the Mahurangi River are appropriately treated. This will ensure the water quality objectives of E1 and E2 of the AUP are achieved.
- No water use allocation is sought. Waimanawa will be serviced by a potable water supply from the existing Warkworth potable water network.
- No changes to the regional provisions of the AUP are proposed.
- Overall, it is considered that the approach taken will enable for the efficient development of a well-functioning environment while protecting and enhancing the existing freshwater network within the Waimanawa catchment.

#### New Zealand Coastal Policy Statement 2010 (NZCPS)

While the proposed plan change area does not have direct frontage to the coastal environment, stormwater discharges from the plan change will occur into the upper reaches of the Mahurangi River, which lead into the Mahurangi Harbour. Therefore, the provisions that relate to ecological sustaining ecosystems, indigenous biodiversity, Mana Whenua, enhancement of public walking access, protection of values of the coastal environment, (Objectives 1, 3, 4, 6 and the associated policies 1, 2, 4, 7, 11, 18, 19, 21 and 23) have some relevance to the plan change.

In particular:

- Given the location of the plan change area there will be no effect on the natural character, integrity, form, functioning and resilience of the coastal environment.
- The creation of esplanade reserves and walkways along the upper reaches of the Mahurangi River is a further step in providing for public access along the Mahurangi River down to the Mahurangi Harbour.
- The implementation of the greenway network and riparian planting will assist with the connection of existing areas of vegetation (some of which are protected as reserves or under covenants) with the upper reaches of the Mahurangi River and assist with improving indigenous biodiversity.

- The implementation of the stormwater treatment train will protect the water quality of the upper reaches of the Mahurangi Harbour and again contribute to the overall improvement of the health of the Mahurangi River. The Mahurangi River and Harbour has suffered water quality issues over time with the Mahurangi Action Plan being implemented to improve water quality. This is being undertaken through riparian planting, the planned closure of the Warkworth wastewater treatment plant and the conversion of pasture to urban or other uses along with the continued implementation of stormwater treatment methods in the Warkworth urban area.
- Future bulk earthworks for the urban development of Waimanawa will require a range of resource consents. The requirement for the implementation of appropriate sediment and erosion control plans to limit sediment discharges into the upper reaches of the Mahurangi River will be imposed.

#### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

This NES came into effect on 1 January 2012 and provides a nationally consistent set out of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed, and if necessary the land is remediated, or the contaminants contained to make the land safe for human use.

The Preliminary Site Investigation prepared by LDE for Waimanawa Valley (Appendix Seven) has confirmed that the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC) apply to land within the subject site and would be triggered by any future development undertaken at the subject site. This will be addressed as part of any future resource consent applications to develop the site in the future. No areas of significant contamination which may limit or prohibit future urban development were identified.

The Detailed Site Investigation prepared by Focus Environmental Services Ltd for Waimanawa Hills (Appendix Seven) has confirmed that no areas of significant contamination which may limit or prohibit future urban development have been identified. A Site Management Plan should be prepared for any future earthworks.

#### National Policy Statement for Highly Productive Land 2022 (NPS-HPL)

The NPS-HPL comes into force on the 17th October 2022.

The plan change area has a mix of class 3 and 4 soils. A site-specific soil classification assessment has been undertaken and is included in Appendix 16. This assessment has identified only approximately 3.92ha of the Waimanawa Precinct as being prime soil and this equates to around 3% of the Waimanawa area.

The plan change area has been identified in the FULS as suitable for commencing urban development within the next ten years. Nevertheless, it is understood that an assessment of the plan change in terms of the objective and policies of the NPS-HPL is required.



## 2.1 Objective

*Highly productive land is protected for use in land-based primary production, both now and for future generations.*

## 2.2 Policies

*Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.*

*Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.*

*Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.*

*Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.*

*Policy 8: Highly productive land is protected from inappropriate use and development.*

## Assessment

The urban development of this land is not contrary to the NPS-HPL for the following reasons:

- The area has already been identified for urban development through the AUP.
- Only a very small percentage of the Waimanawa Precinct has been identified as prime soil and this is split over two areas. Given the very small area of prime soil, it could not support an independent economic land based primary production use.
- The two areas of prime soil are isolated and there is no indication that the wider area should be protected from urban development and utilised for land based primary production activities.

## The Auckland Regional Policy Statement

The proposed plan change gives effect to the Auckland Regional Policy Statement (which forms part of the AUP), as required by s74(2) and s75(3) of the Act. The proposed changes introduced under Proposed Plan Change 80 are underlined.

In particular the following Auckland Regional Policy Statement objectives are relevant:

- (i) Objective B2.2.1(1A) (introduced by Proposed Plan Change 80).

*“A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.”*

(i) Objective B2.2.1(1):

*“A quality compact urban form and well-functioning environment that enables all of the following:*

- (a) a higher-quality urban environment;*
- (b) greater productivity and economic growth;*
- (c) better use of existing infrastructure and efficient provision of new infrastructure;*
- (d) improved and more effective public transport;*
- (e) greater social and cultural vitality;*
- (f) better maintenance of rural character and rural productivity; and*
- (g) reduced adverse environmental effects; and*
- (h) improves resilience to the effects of climate change.*

This plan change meets this objective by:

- providing for the planning framework to create a high quality, well-functioning diverse urban environment within this portion of Warkworth South;
- providing for an efficient use of land for urban purposes and associated economic benefits;
- providing for the efficient use of the existing SH1 when it reverts to an urban arterial upon the opening of the Ara Tūhono – Puhoi to Warkworth Motorway;
- providing for the key infrastructure required for the urban development of Warkworth South including a new water reservoir, a new wastewater pumping station(s), associated main lines and part of the WWLR;
- providing within Waimanawa social vitality through a broad range of housing choice and living environments while also contributing to the range of housing choices and living environments in Warkworth;
- retaining a compact form with the plan change area being within the area predominantly zoned as Future Urban; and
- managing adverse effects on the environment as outlined in the rest of this section 32 analysis.

(ii) Objective B2.2.1(3):

*“Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.”*

- The plan change area is currently predominantly zoned Future Urban and has been identified for residential use in the Warkworth Structure Plan. It is recognised that the potential development ready date is prior to the date given in the FULS but in this case the required infrastructure is being

or can now be provided at an earlier date and there are no other physical restrictions for the urban development of this part of Warkworth South.

- This proposed zoning is generally consistent with the indicative zoning given in the Warkworth Structure Plan and in particular provides for a mix of residential zones while also providing for a local centre.
- A new recreational park is proposed which will complement the Warkworth Showgrounds but provide facilities at the smaller scale required to service the immediate community and any future school.
- The Ministry of Education continues to have an interest in establishing a school within Waimanawa but at the time of preparing this report, did not have the funding in place to undertake the required site selection process then property acquisition. The plan change does not prohibit in any way the Ministry of Education establishing a school at a later date within Waimanawa.

(iii) Objective B2.2.1(4):

*“Urbanisation is contained within the Rural Urban Boundary, towns, and rural and coastal towns and villages.”*

- The plan change area is fully within the rural urban boundary except for a very small area on the eastern boundary. It is recognised that the zoning of the Morrisons Heritage Orchard Precinct will be Rural – Mixed Use even though the land is within the rural urban boundary. Given the existing use which the Morrison Heritage Orchard seeks to protect and enhance, the rural zoning is considered appropriate to achieve the outcomes being sought for the Precinct.
- Within the area outside the RUB, an estimated one additional residential lot will be created, although a small number of lots are likely to saddle the RUB. In addition, the new Watercare water reservoir is likely to be in this location given the elevated position of the land. Taking account of the topography of the area, existing property boundaries and the presence of the Avice Miller Reserve, it is considered that the proposed extension of the urban extent over this RUB in this location will not impact on the integrity of the RUB and the proposed re-zoned of this area remains consistent with the RPS. It is noted that the RUB normally follows cadastral boundaries. The subject land is an exception to this practice as the RUB has followed the ridgeline as opposed to the cadastral boundary adjoining the Avice Miller Reserve. The proposed zoning follows the general practice of following cadastral boundaries in this specific location.

Objective B2.2.1(5):

*“The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is:*

- (a) *integrated with the provision of appropriate infrastructure; and*

(b) *resilient to the effects of climate change.*

- The proposed infrastructure package which will be delivered as part of the development of Waimanawa provides the necessary infrastructure. The Warkworth potable water network has recently been upgraded to provide for the growth of Warkworth. The upgraded wastewater network for Warkworth has been funded and is expected to be operational by early 2025.
- The plan change provides for that part of WWLR which goes through it.
- The plan change recognises that the existing SH1 will become an urban arterial road and the infrastructure funding package will provide for the upgrading of this section of SH1 through the plan change area and a pedestrian/cyclist connection through to the current Warkworth footpath network (which at that time is expected to be in the vicinity of the McKinney Road/SH1 intersection).
- Consideration has been given to climate change in the development of the plan change.

Objective B3.2.1(1):

*“Infrastructure is resilient, efficient and effective.”*

- The proposed infrastructure package will provide for the efficient and effective servicing of Waimanawa. The infrastructure being provided will need to be designed to Council standards and accepted by Council, Watercare and/or Auckland Transport. It can therefore be assumed it will be designed and constructed to an appropriate standard so that its operation is resilient.

Objective B3.2.1(4) and (5):

*“(4) The functional and operational needs of infrastructure are recognised.*

*(5) Infrastructure planning and land use planning are integrated to service growth efficiently.”*

- The location of the proposed reservoir and wastewater pumping station(s) is driven both by topography and accessibility. The proposed location of these facilities are considered to be appropriate and reflect their functional and operational requirement.
- The provision for and alignment of the WWLR has been refined to reflect local topography and to provide for a more efficient route and better urban design outcome.
- The first stage of the development of Waimanawa will include the construction of the reservoir and wastewater pumping station(s) and the first part of the WWLR (from the SH1 end). The local infrastructure network can then be developed in stages as the development of Waimanawa proceeds.

Objective B7.2.1(1):

*“Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision use and development.”*

- The existing bush protection covenants within the plan change area are not affected by the plan change and these areas have been incorporated into proposed Open Space areas.
- The vegetated riparian margins of the upper reaches of the Mahurangi River will be protected at the time of subdivision as esplanade reserves.
- A greenway network has been proposed which will include a mixture of open spaces and riparian yards. These will contribute to the protection and enhancement of the existing watercourses and minor wetlands.

Objective B7.3.1:

*“Degraded freshwater streams are enhanced.”*

*“Loss of freshwater systems is minimised.”*

*“The adverse effects of changes in land use on freshwater are avoided, remedied or mitigated.”*

The objectives are supported by a range of policies relating to integrated management of land use and freshwater systems (Policy B7.3.2(1)), and the management of freshwater generally (Policy B7.3.2(2)-(6)).

In terms of these matters:

- The Auckland-wide objectives and policies on water quality and lakes, streams, rivers and wetlands apply to the two precincts.
- Full infrastructure/services are provided in terms of water supply, stormwater and wastewater to minimise the risk of untreated or contaminated discharges into the upper reaches of the Mahurangi River. The exception to this is the land within the proposed Residential – Large Lot and Rural – Mixed Rural zones. However, the minimum lot size required in these zones ensures that adequate wastewater treatment and disposal and stormwater disposal can be undertaken on future sites.
- The stormwater catchment management plan sets out a treatment train process for stormwater to ensure that discharge of contaminants are appropriately managed and controlled.
- The assessment process for any works that impact streams is addressed in the matters of discretion and assessment criteria.
- Primary streams are identified for protection and enhancement. Over time a mix of esplanade reserves, esplanade strips and riparian yards will provide for the enhancement and protection of riparian vegetation.

- The same methods relating to the protection of the other streams as set out in the Auckland-wide provisions apply.
- The Regional Policy Statement has identified the Mahurangi Harbour as an area degraded by human activities. The transition of Waimanawa from a predominantly pastoral use to an urban use, the implementation of the stormwater treatment train and the enhancement and protection of riparian margin will improve water quality run-off into the upper reaches of the Mahurangi River. This will, in part, contribute to the overall improvement in the water quality of the Mahurangi River which flows into the Mahurangi Harbour.

## 8. Cultural Values Assessment

The Manuhiri Kaitiaki Charitable Trust (for Ngāti Manuhiri) was consulted at a very early stage of the preparation of the plan change. As the first step, it was confirmed that from an iwi perspective there were no known issues which would prevent the future development of this area or matters which may limit further development. The Mahurangi River is recognised as a taonga and this was recognised in the Vision for Waimanawa. The name Waimanawa itself means source or origin of water/life and Ngāti Manuhiri supported the use of this name for this area. This reflects that this valley is the source of the upper reaches of the Mahurangi River.

A Cultural Values Assessment was commissioned from the Trust to both provide guidance and to assess the proposal and this is included in Appendix Twelve. This Assessment concludes:

*“The Manuhiri Kaitiaki Charitable Trust supports the proposed plan change, in principle, as long as the recommendations set out herein below are provided. This cultural values assessment indicates that the plan change has the potential to impact the Ngāti Manuhiri Settlement Trust cultural values discussed but that with proper mitigation these impacts can be avoided or limited to an acceptable level. The issue is not whether activities such as residential development and urbanisation should be discouraged, but rather a balancing act between protecting the mauri, cultural values, management of taonga natural resources, providing opportunities for Māori, the need for the natural resource and protecting our whenua for future generations.”*

The Assessment provides a number of recommendations a number of which have been included in the masterplan design which forms the basis for the proposed plan change. In summary these are:

- 1 Significant areas of native vegetation have been identified and are being retained. This includes the established riparian planting along the two arms of the Mahurangi River.
- 2 A small number of natural wetlands have been identified and are being retained. Likewise, the wetland constructed by a former landowner is also to be largely retained (although some modifications to it will be required to accommodate the final design of the WWLR).
- 3 Specific consideration has been given to the development around the Avice Miller Reserve to avoid adverse effects on this Reserve while also now providing public access to it.
- 4 A greenway network through the sites is proposed, generally following the various watercourses and this will be planted up as these areas are subdivided then developed. There will be a range of mechanisms requiring the maintenance and protection of these areas in the future. Planting in these areas will use native plants.
- 5 A stormwater treatment train is proposed to ensure all stormwater from the future urban development is treated prior to discharge into the Mahurangi River. The retirement of farming from this valley, the retention and enhancement of riparian planting and the implementation of the stormwater treatment train should have a long-term positive effect on the water quality of the upper reaches of the Mahurangi River.

- 6 A walking network will be developed through the site (and in many cases following the watercourse) and a pedestrian/cycle connection through to Warkworth along SH1 is proposed.
- 7 In terms of wastewater, the development will be fully serviced and connected to the Warkworth wastewater network. For the small number of large residential and mixed rural lots, these will have on-site wastewater treatment and disposal and at the time of resource consent they will need to show that these on-site systems comply with TP58. This will require the discharge fields to be setback from any watercourse/wetland to ensure there is no discharge into these waterbodies.

A number of recommendations relate to the on-going design then development stages. In respect to these it is noted:

- 1 KA Waimanawa Limited Partnership and Stepping Towards Far Ltd are agreeable to the Trust providing the appropriate tikanga, review of plans and cultural/environmental monitoring for the project particularly at the start and during the bulk earthworks.
- 2 KA Waimanawa Limited Partnership and Stepping Towards Far Ltd are open to discussing future road and reserve names with the Trust.
- 3 KA Waimanawa Limited Partnership and Stepping Towards Far Ltd will investigate possible design features to be incorporated including signage through Waimanawa explaining the history of the wider area and the history of Ngāti Manuhiri. There is an opportunity for this history to be provided chronologically down and through the valley along the walkways.
- 4 An Accidental Discovery Protocol will be developed for the bulk earthworks stage.
- 5 Robust sediment and erosion control plans will be prepared for the bulk earthworks and will be forwarded to the Trust as part of the on-going liaison during the consenting stages. The standard kauri dieback and myrtle rust protocols will be adopted (and are likely to be conditions of consent).
- 6 A series of management plans (planting, pest management, tree protection etc) will be prepared during the design stages and forwarded to the Trust as part of the on-going liaison during the consenting stages.
- 7 A range of instruments will be used for the future protection of vegetation including esplanade reserves, reserves and covenants on titles. This will be addressed in detail at the subdivision consenting stage.



## 9. **The Proposed Planning Framework and Plan Change**

### Purpose of the Plan Change

The purpose of the plan change is to rezone the land in part of the Warkworth South area through the introduction into the AUP of two new precincts:

- (i) Waimanawa; and
- (ii) Morrison Heritage Orchard.

These two precincts will enable development to proceed generally in accordance with the outcomes sought through the Warkworth Structure Plan. This development may be staged, depending on the provision of infrastructure and market demand. The use of precincts enables the Council to introduce specific controls for this part of Warkworth.

The plan change follows the standard planning approach for development of a greenfield area and for Future Urban zoned land under the AUP and incorporates existing zonings already used in the AUP.

The requested plan change is included in Appendix One.

### AUP Provisions

The AUP is structured into Auckland-wide, zone and precinct provisions.

The Auckland-wide provisions apply across Auckland and are the underpinning planning framework of the AUP. These Auckland-wide provisions supersede zoning and precinct provisions. No changes to the Auckland-wide provisions apply to the plan change area are being sought.

One additional “control” is being added – the SMAF1. The addition of this control for stormwater management is consistent with the Council approach when re-zoning Future Urban zoned land for residential development. The SMAF rules in the AUP set a high but appropriate approach to stormwater management. urban development within greenfield areas.

SMAF1 requires appropriate on-site detention and retention of stormwater prior to discharging into the public stormwater network (which is to be developed as part of the urban development of this area). This will ensure an appropriate level of stormwater management is achieved both within future individual sites and the area as a whole.

The inclusion of this overlay requires that the provision of E10 Stormwater management area – Flow 1 and Flow 2 apply. This will ensure that the following objectives and policies under E10 will be achieved:

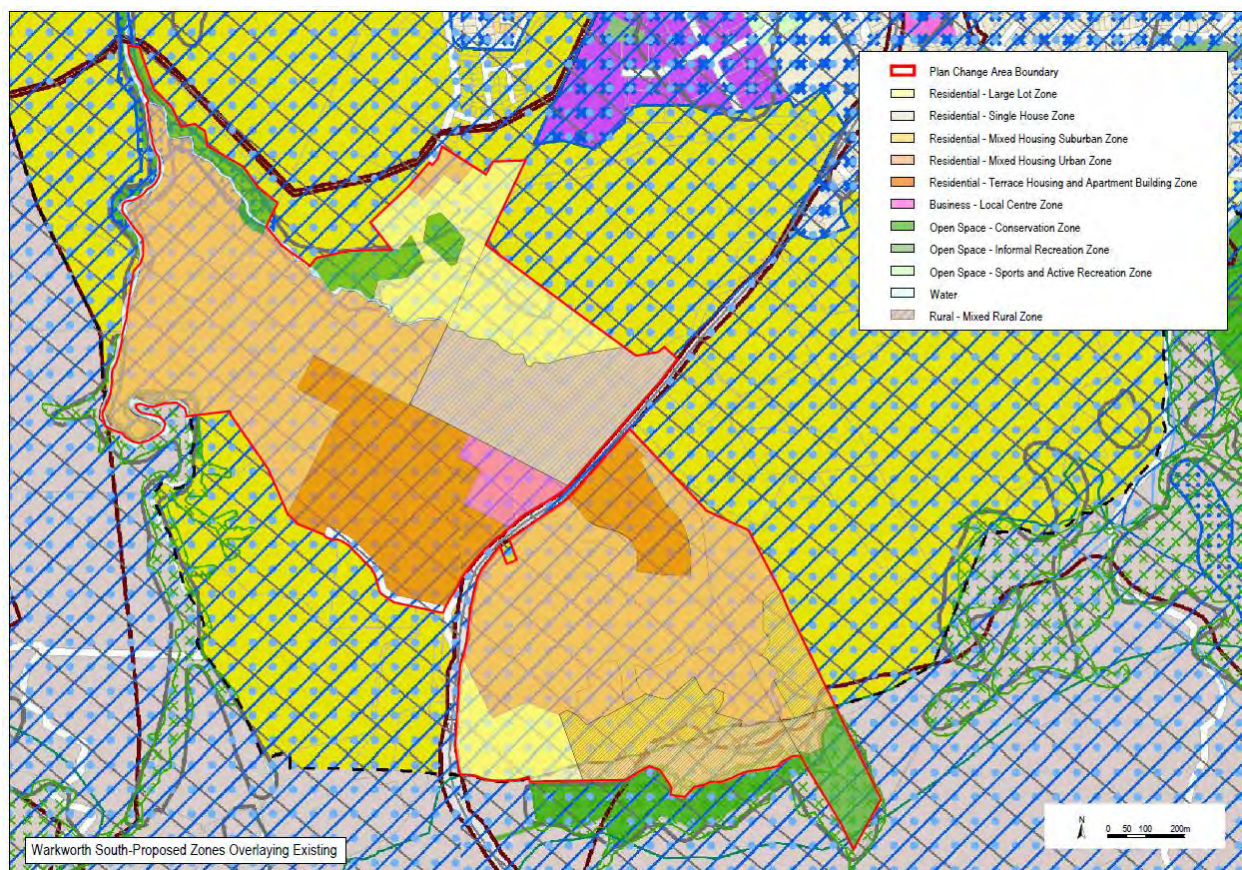
## 10.2. Objective

- (1) *High value rivers, streams and aquatic biodiversity in identified urbanised catchments are protected from further adverse effects of stormwater runoff associated with urban development and where possible enhanced.*

## E10.3. Policies

- (1) *Manage stormwater runoff from impervious areas in Stormwater management area – Flow 1 and Flow 2 areas to minimise the adverse effects of stormwater runoff on rivers and streams to retain, and where possible enhance, stream naturalness, biodiversity, bank stability and other values.*
- (2) *Require stormwater hydrology mitigation in Stormwater management area control – Flow 1 and Flow 2 areas where there are:*
  - (a) *new impervious areas;*
  - (b) *redeveloped impervious areas; or*
  - (c) *entire sites where the area of development or redevelopment comprises more than 50 per cent of the site area.*
- (3) *Recognise that there may be limitations to the hydrology mitigation that can practicably be achieved in some circumstances, particularly in association with redevelopment, including:*
  - (a) *space limitations;*
  - (b) *requirements to provide for other utility services; and*
  - (c) *the function of roads as overland flow paths conveying stormwater runoff from surrounding land uses which the road controlling authority has limited ability to control.*

Figure Seven shows the AUP Map with the existing and proposed zones, controls and overlays for the plan change area (except for the SMAF 1 notation which applies).



- **Figure 7 AUP Map with Proposed Zones**

Two precinct plans are introduced:

- (i) Waimanawa (which is comprised of five separate precinct plans); and
- (ii) Morrison Heritage Orchard.

The zonings used in the precincts are those used in the AUP. The zones objectives, policies, activity status, standards, matters of discretion and assessment criteria apply unless otherwise stated in the precinct provisions. For example, the precinct provisions are exceptions or additions to the zone provisions. No changes to the existing zoning provisions in the AUP are proposed.

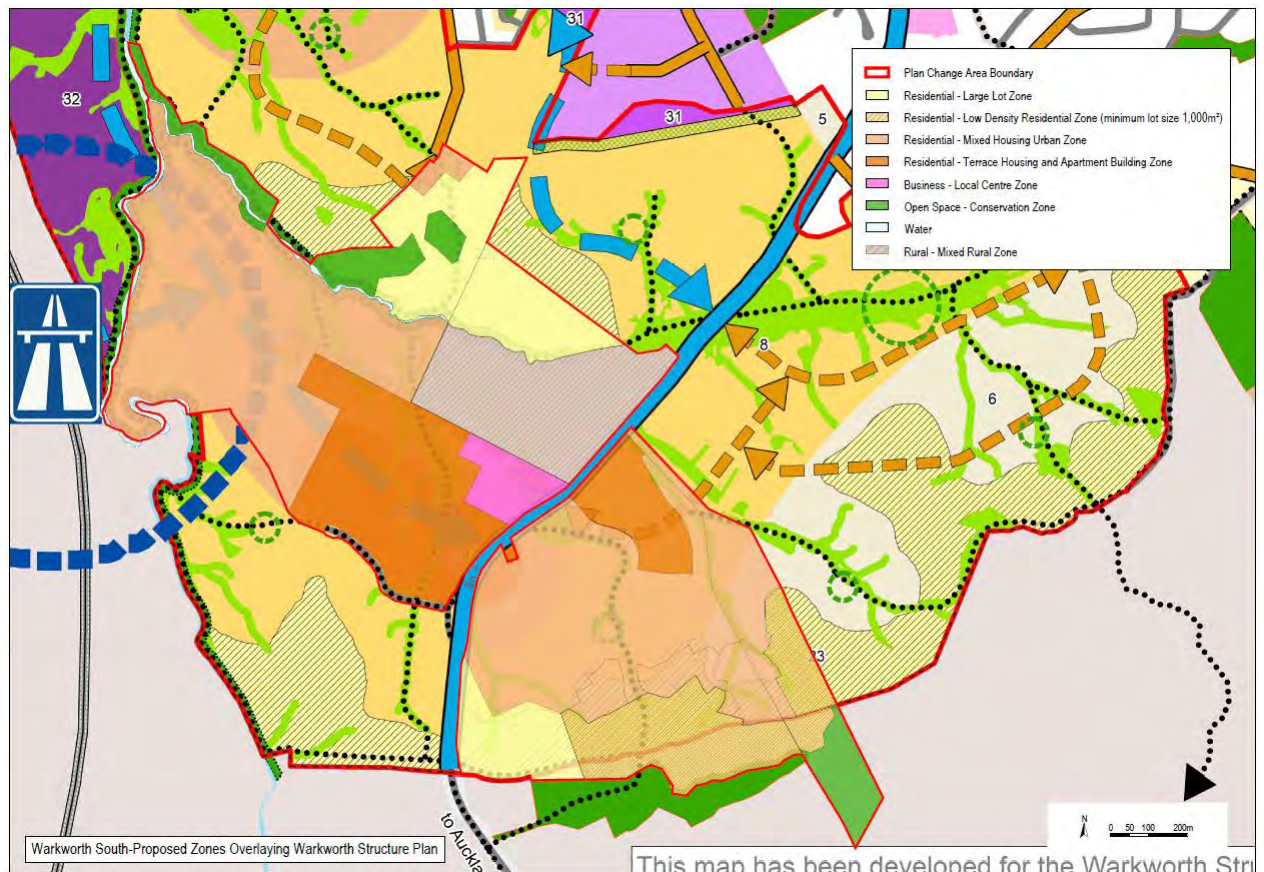
A very small area zoned Open Space – Conservation is being retained. This is an existing esplanade reserve.

#### Overview of the Plan Change

The plan change is generally aligned with the Warkworth Structure Plan. The plan change has been developed from a detailed analysis of the land (including a range of specialist studies) and the vision for the two precincts. This analysis is summarised in this report and the technical reports forming part of this request. The two precincts are further described below.

Figure Eight shows the proposed plan change superimposed over the Warkworth Structure Plan Land Use Map.





• **Figure 8 The Plan Change Superimposed Over the Warkworth Structure Plan**

The plan change reflects the Warkworth Structure Plan by providing for:

- The Morrison's Heritage Orchard through a specific precinct.
- A series of open spaces identified in the precinct plans.
- The greenway routes.
- A Business – Local Zone adjoining the current SH1 and the future WWLR.
- A range of residential zones within the Waimanawa Precinct.
- A Rural – Mixed Use zoning for much of the Morrison Heritage Orchard Precinct.
- Recognising that the current SH1 will be a future Arterial Road.
- Providing for the WWLR.

The plan change differs from the Warkworth Structure Plan by:

- Modifying the alignment of the proposed WWLR (an arterial road).

- Modifying the location of the Business – Local Centre zone to reflect the new location of the WWLR and SH1 Intersection.
- Retention of some but not all watercourses.
- The extent and boundaries of the different zones.

## Waimanawa Precinct

The Waimanawa Precinct will provide for residential growth in the Warkworth South area while also providing for a range of open spaces and a local centre.

The majority of the precinct is within a shallow west-east valley with the upper eastern reaches of the Mahurangi River on the valley floor and with the current SH1 traversing north-south through the middle of the precinct. To the west of SH1, the precinct is on a generally low to gentle contoured valley with two branches of the upper Mahurangi River within the valley floor. The land gently rises towards Valerie Close to the south while the northern side of the valley rises steeply and is vegetated in areas.

To the east of SH1 the precinct sites on a low to moderate contoured catchment which rises gently then more steeply to the east where it abuts in part the Avice Miller Scenic Reserve on its eastern edge.

The topography and the watercourses provide a unique opportunity within Warkworth for a residential community within a contained valley and focused along a series of open space areas which adjoin and incorporate the watercourses. With the existing surrounding roading network, the opening of the Motorway in 2023 and the future development of the WWLR, the future urban development is well-connected to both the existing Warkworth urban area and to the wider Auckland region.

The development of this precinct will create a range of lot sizes providing for different housing typologies focused on a series of open spaces while responding to the topography of the precinct. This will result in a walkable community within a high amenity urban area with enhanced landscape and environmental outcomes.

A range of zonings apply within the Waimanawa Precinct. The zonings are:

- Business – Local Centre
- Residential – Large Lot
- Residential – Single House
- Residential – Mixed Housing Urban
- Residential – Terrace Housing and Apartment Buildings
- Open Space – Conservation

There are three key open space areas within the Waimanawa Precinct. These are:

- The Endeans Recreational Park; and
- The Waimanawa Wetland Park; and
- The Mahurangi River Esplanade Reserves (which will be formed as adjoining land is subdivided).

In addition, a series of smaller reserves are proposed through the precinct to create a greenways network. These open space areas provide a chain of connected open space areas through the reserve and are to be developed over time to provide for a range of environmental, social and accessibility outcomes.

Provision is made for a local centre designed to be a focal point for the community through providing services to the southern Warkworth community and yet be complementary to the Warkworth town centre. This local centre will be designed to be the gateway to Warkworth from the south and to reflect its location opposite the Morrison Heritage Orchard. The local centre is to be both accessible and functional for the local community.

The WWLR is to be an arterial road linking up the current SH1, the possible future Southern Interchange and Woodcocks Road. Construction of part of the WWLR to a collector road standard will be integrated with subdivision and development within the Waimanawa Precinct.

#### *Precinct Objectives and Policies*

The objectives and policies complement the existing relevant zoning objectives and policies in the AUP but provide a specific focus on the outcomes being sought within the Waimanawa Precinct. The proposed objectives and policies draw from the Warkworth Structure Plan but are also consistent with those in the new precincts being established in Warkworth. The objectives and policy framework drive the form and quality of the urban development within the Precinct and therefore focus on:

- Urban growth focuses on the open spaces (which includes the upper reaches of the Mahurangi River).
- Creating a well-functioning urban environment.
- Housing typology and diversity.
- Provision of open spaces (including esplanade reserves and riparian yards) and social infrastructure.
- The provision of a local centre.
- Creating an accessible urban area.
- Timing and the provision of infrastructure.
- Protection and enhancement of identified natural features.

- Stormwater management.
- Limiting vehicle access from individual sites to the WWLR, Collector Roads and SH1.

### *Zonings and Standards*

A range of zones are provided for within the Waimanawa Precinct. These zonings generally reflect the intended future use of the area but the Open Space - Conservation Zone has been used in some cases to reflect the existing environment.

Each zone provides for different activities. The precinct provisions provide only a limited number of additional activities to those already provided for under the AUP. The purpose for these additional provisions is it:

- Address stormwater quality.
- Provide for the protection of the identified high value protected streams.
- Provide for the protection of identified significant areas of vegetation.
- Limits development within identified special yards.
- Provides for public walkways within riparian yards.
- Provides for development in accordance with the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.
- Provides for development controls to protect the eastern and northern escarpments.
- Provides for the use of the existing former Ransom Vineyard building for a restaurant, cafe or as an educational facility.
- Provides for the construction and use of a public transport interchange.
- Provides for the construction of a wastewater pump station(s) and potable water reservoir for Warkworth South.

The following is a description of the zonings to be used and the reasons for this. Under each zoning it is confirmed if the zone standards in the AUP apply and if additional standards are introduced in addition to or in substitution for the zone standards.

### Business – Local Centre Zone

The AUP provides the following zone description of the Business – Local Centre Zone (H11.1):

*This Business – Local Centre Zone applies to a large number of small centres throughout Auckland. The centres are generally located in areas of good public transport.*

*The zone primarily provides for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets. Large-scale commercial activity requires assessment to ensure that a mix of activities within the local centre is enabled. The expansion of local centres will be appropriate if it provides greater social and economic well-being benefits for the community. Provisions typically enable buildings up to four storeys high, enabling residential use at upper floors.*

*New development within the zone requires assessment so that it is designed to a high standard which enhances the quality of the centre's streets and public open spaces.*

The Warkworth Structure Plan envisaged a local centre being located at the corner of SH1 and the future Arterial Road from the west (now referred to as the WWLR). The plan change has located this Local Centre zone at this intersection which is now further to the north than proposed in the Warkworth Structure Plan. This has allowed for the WWLR to boarder the Morrison Heritage Orchard and the proposed open space areas and provides for a more appropriate location for the intersection in terms of traffic planning and safety.

The Local Centre Zone will cover an area of approximately 3.38ha and will provide for the establishment of a range of commercial services, food and beverage, community facilities, and small-scale offices and retail.

The area is flat and lends itself to a small-scale development. The retention of the watercourse which runs through the zone provides an opportunity for this watercourse to be incorporated into the design of the local centre and to enhance the outdoor amenity of this centre.

Locating the local centre in this location provides the opportunity for it to be part of the visual and physical gateway into Warkworth from the south. The main vehicular access into the local centre can be provided off the WWLR. Good pedestrian and cycle connections to the local centre can be achieved from all directions.

The future public transport interchange can be located on the WWLR adjacent to the local centre which will further enhance the role of the local centre. The Local Centre zoning has been applied to the proposed location of this southern public transport interchange.

The location of the local centre will also enhance its role as a social hub for Warkworth South as it is opposite the Morrison Heritage Orchard and to the east of the future recreational park.

The location of the local centre means it can be constructed at an early stage of the development of Waimanawa and construction will not be delayed by the development of intervening land.

All new buildings within this zone require resource consent.

The zone standards in the AUP apply. The following additional standards are introduced in addition to or in substitution for the zone standards:

- A 10m esplanade reserve requirement on either side of the watercourse which flows through the Local Centre Zone.



- A minimum 4m wide riparian planting along and on the southern side of the watercourse which runs between the proposed WWLR and the Morrison Heritage Orchard boundary.
- Limited access restrictions and pedestrian connections (along SH1 and the WWLR).

#### Residential – Large Lot

The AUP provides the following zone description of the Residential – Large Lot Zone (H1.1):

*The Residential – Large Lot Zone provides for large lot residential development on the periphery of urban areas. Large lot development is managed to address one or more of the following factors:*

- *it is in keeping with the area's landscape qualities; or*
- *the land is not suited to conventional residential subdivision because of the absence of reticulated services or there is limited accessibility to reticulated services; or*
- *there may be physical limitations to more intensive development such as servicing, topography, ground conditions, instability or natural hazards where more intensive development may cause or exacerbate adverse effects on the environment.*
- *To manage existing or potential adverse effects, larger than standard site sizes are required and building coverage and impervious surface areas are restricted.*

The proposed areas of Residential – Large Lot reflect the general area for this zoning shown in the Warkworth Structure Plan. This area (approximately 14ha) includes the northern escarpment and over to Mason Heights where the area is both visually sensitive and the steep topography will make any higher density residential zoning difficult, and a block in the southern part of the precinct adjacent to SH1 and the Avice Miller reserve.

This is the lowest density residential zoning. The proposed location for this zone is appropriate as it reflects the challenging steep topography, provides greater protection to the more elevated and visual areas of Waimanawa and provides an appropriate interface between more intensive zonings and areas of established vegetation. In the case of the southern block it also reflects transport access constraints.

The zone standards in the AUP apply. The following additional standards are introduced in addition to or in substitution for the zone standards:

- Landscape Protection Area Control (Northern Escarpment)

#### Residential – Single House

The residential Single House zone description is:

### H3.1. Zone description

The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.

To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

Approximately 14.48 ha of this zoning is provided for on the eastern flank of the plan change area and adjoining the Avice Miller Reserve. This reflects in part the Structure Plan which has also identified this area as a potential landscape screening area. This zoning is considered appropriate in this location owing to the topography, the visual prominence of the eastern escarpment and the proximity of the Avice Miller Reserve. Specific landscape protection controls are proposed for parts of this Zone which require a minimum landscaped area (50%), a limitation on building height and a minimum lot size of 1000m<sup>2</sup>.

The zone standards in the AUP apply. The following additional standards are introduced in addition to or in substitution for the zone standards:

- Landscape Protection Area Controls (Eastern Escarpment)
- Special Subdivision Control (Eastern Escarpment)
- Special Yard: Avice Miller Reserve
- Special Height Limits

#### Residential – Mixed Housing Urban

The AUP Provides the following zone description of the Residential – Mixed Housing Urban Zone (H5.1):

*The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for.*

*Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.*

*Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.*

*Resource consent is required for four or more dwellings and for other specified buildings in order to:*

- *achieve the planned urban built character of the zone;*
- *achieve attractive and safe streets and public open spaces;*
- *manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and*
- *achieve high quality on-site living environments.*

*The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.*

The Structure Plan provides for a significant area of this zoning in the Warkworth South area and this is reflected in this precinct with the plan change providing for approximately 74.2 ha of this zoning, within both Waimanawa Valley and Waimanawa Hills.

This is a higher density zoning and has been applied to land adjacent to the Residential - Terrace Housing and Apartment Buildings zone with appropriate topography. On the western side of SH1, the more elevated areas of this zoning will have key views to the north over the valley to the northern escarpment, Morrison Heritage Orchard and in some cases beyond. The lower areas will have views over the esplanade reserves, the new parks and across to Morrison Heritage Orchard.

On the eastern side of SH1 this zoning has applied in the lower flat areas of the valley and alongside the watercourses.

In all areas, the existing topography will allow for relatively easy development of the land and easy future pedestrian and cycle accessibility.

The zone standards in the AUP apply.

#### Residential – Terrace Housing and Apartment Buildings

The AUP provides the following zone description of the Residential – Terrace Housing and Apartment Buildings (H6.1):

*The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.*

*The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.*

*The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.*

*Standards are applied to all buildings and resource consent is required for all dwellings and for other specified buildings and activities in order to:*

- *achieve the planned urban built character of the zone;*
- *achieve attractive and safe streets and public open spaces;*
- *manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and*
- *achieve high quality on-site living environments.*

*The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.*

*This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.*

The Warkworth Structure Plan indicates this zoning around the Local Centre zone and this is reflected in the plan change with approximately 25.4haha of this zoning being provided on both sides of the SH1 in the vicinity of the proposed local centre.

This zoning provides for the most intensive residential development and the Warkworth Structure Plan shows that this zoning is to be predominantly in the Warkworth South area which reflects the flatter topography in this area compared to other parts of Warkworth. The final mix of apartments and terrace housing cannot be determined at this stage and it will largely be driven by market demand. At the current time, Warkworth has a very limited amount of terrace housing and no apartments (except for a retirement complex). The market could therefore be viewed as immature in this respect and, as has been viewed in other parts of Auckland, there is likely to be a rapid transition to demand for terrace housing in Warkworth once this typology has been established and is understood by the community. The demand for apartments is unknown at the current time for Warkworth but is likely to be far less than for terrace housing.

The location of this zoning ensures that future residents have very good accessibility to the local centre (and any future public transport interchange), parks, the greenway network and also Morrison Heritage Orchard. There is also good vehicle connections onto the WWLR and SH1 which provides an efficient connection to the remainder of Warkworth and beyond.

The zone standards in the AUP apply.

## Open Space – Conservation

The AUP provides the following zone description of the Open Space – Conservation Zone (H7.4.1):

*The Open Space – Conservation Zone applies to open spaces with natural, ecological, landscape, and cultural and historic heritage values. These areas include volcanic cones, bush reserves, headlands, natural wetlands and coastline and play an important role in protecting and increasing the populations of threatened and endangered species. They also include some of the most pristine beaches and coastlines that provide opportunities for informal recreation.*

*The Open Space – Conservation Zone also applies to cemeteries that are no longer operational to recognise their cultural heritage values.*

*To protect the values of the zone, recreation activities and development are limited in scale and intensity. Buildings and activities provided for relate to conservation, land management, recreation, education, park management and visitor information.*

*Activities in the zone need to be managed to ensure Mana Whenua values are maintained, and that adverse effects on scheduled Sites and Places of Significance to Mana Whenua are avoided.*

The Warkworth Structure Plan identifies areas a series of areas generally alongside watercourses as “protection areas (not for development)” and “Future esplanade reserves (20m) on subdivision”. The plan change has similarly zoned the land alongside the Mahurangi River Corridor, a number of permanent streams and areas already covenanted for bush protection as Open Space - Conservation. These areas are generically referred to as the Mahurangi River Corridor.

In accordance with the objectives and policies of this zone, the intent is for these areas to either be planted over time or, where there is existing vegetation, to protect this vegetation. Greenway routes are provided for within some of these areas.

The vesting of land for esplanade reserves or esplanade strips will occur at the time of subdivision.

The zone standards in the AUP apply.

## Precinct Wide Standards

The following bespoke standards are proposed for the Waimanawa Precinct and which may cover more than one zone:

- Special Yard: Green Avenue and WWLR
- Special Yard: Avic Miller Reserve
- Special Yard: Bat Flight Corridor
- Landscape Protection Area Controls (Northern Escarpment)

- Landscape Protection Area Controls (Eastern Escarpment)
- Limited Access Restrictions, Pedestrian Connections and Cycle Facilities
- WWLR
- Wastewater and Potable Water Connections
- Stormwater Management
- Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment
- Riparian Yards for Streams and Natural Wetlands
- New Buildings and Additions – High Contaminant Yielding Materials
- Greenways – Walking and Cycling Infrastructure
- Transportation Infrastructure
- Fences Adjoining the Front Yard or Vested Publicly Accessible Open Space

#### Qualifying Matters

In respect of the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 the Waimanawa includes the following qualifying matters.

- A more restrictive front yard rule for residential sites adjacent to the WWLR and Green Avenue.
- A more restrictive rear yard in part of the Residential – Mixed housing Urban Zone to provide for a Bat Flight Corridor.
- A more restrictive rear yard in part of the Residential – Single House Zone adjoining the Avic Miller Reserve.
- A more restrictive minimum lot size in the Residential – Single House Zone.
- A more restrictive maximum height limited in the Landscape Protection Area (Eastern Escarpment).
- A more restrictive minimum landscaping requirement in the Landscape Protection Areas (Northern and Eastern Escarpments).
- Differing riparian yards and planting requirements alongside some streams.

#### *Notification*

The notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities.

Any other application for resource consent will be subject to the normal tests for notification under the relevant sections of the Act.

This notification process is consistent with the approach generally taken in the AUP.

#### *Matters of Control and Assessment Criteria*

Matters of control are provided for the three controlled activities (wastewater pump stations, water reservoirs and public transport interchange). The location of these activities and where the controlled activity status apply are shown on the precinct plan.

The following matters of control are proposed:

- Provision of safe and efficient access;
- Landscaping and fencing;
- Effects on the use of open space; and
- Effects on health and safety.

The following assessment criteria are proposed to support these matters of control:

- (1) Provision of safe and efficient access:
  - (a) Whether safe and direct access can be provided to the site for access and maintenance.
  - (b) For transportation hubs, whether safe vehicle, pedestrian and cyclist access into and within the site is achieved.
- (2) Landscaping and fencing
  - (a) The extent to which the visual effects of any buildings or large extents of paving can be softened by landscaping without compromising the functional requirements of the pump station, water reservoir or transportation hub.
  - (b) The extent to which fencing can be used to minimise potential health and safety hazards.
- (3) Effects on the use of public open space
  - (a) The extent to which interference with public use and enjoyment of open space is minimised where the facility is located in public open space.
- (4) Effects on health and safety
  - (a) Whether there will be any health and safety effects and the extent to which these can be mitigated through measures such as fencing and signage.

### *Matters of Discretion and Assessment Criteria*

The normal zone assessment criteria in the AUP apply except for the following:

- Subdivision (for restricted discretionary activities).

The following matters of discretion are proposed:

- The matters of discretion listed at E38.12.1(7).
- Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.
- The provision of open space as shown on Precinct Plan 1.
- Transport including access, walking and cycling infrastructure, traffic generation and parking.
- The design and operation of any intersection with the Wider Wester Link Road and Stage Highway 1.
- Stormwater management.
- Wastewater connections.
- The extent to which greenway connections are provided.
- The extent to which riparian yards are provided adjacent to streams and natural wetlands.
- The effects on recreation and open space.
- The effects of walkways within riparian yards on ecology.

The following assessment criteria are proposed to support these matters of discretion:

- Design and layout.
- Provision for streams, natural wetlands, stormwater and walkways.
- Transport (provision of WWLR and walkway network).
- Stormwater management.
- Wastewater connections.
- Specific criteria for the local centre.
- Effects on recreation and open space



### *Waimanawa Precinct Plan*

The Precinct Plan (which is comprised of five plans – (1) Spatial Provisions, (2) Environment, (3) Transport (4) Indicative open spaces and (5) Bat flight corridor) is introduced into the AUP to ensure the development of Waimanawa proceeds in accordance with the Precinct Plan. As outlined earlier this Precinct Plan is generally consistent with the Warkworth Structure Plan and has also been based on the initial Vision Document and the concept Masterplan for Waimanawa.

The key matters identified on the Precinct Plan are:

- The indicative alignment of the WWLR and the Collector Roads.
- Potential access points/intersections along the WWLR.
- The location of special yards.
- The identification of land subject to the Landscape Protection Controls (Northern and Eastern Escarpments).
- The indicative walkway and cycleway network. As this is indicative and the final alignments are confirmed during the detailed design process then the provision of this walkway and cycleway network is dealt with through an appropriate assessment criteria.
- The primary stream network for retention.
- The indicative location of stormwater management ponds.
- The indication location of the wastewater pump station(s), water reservoir and public transport interchange.
- Existing covenanted areas, future covenanted areas and vegetation and wetlands to be retained.
- Indicative bat flight corridor.
- Riparian enhancement areas.

### Morrison Heritage Orchard Precinct

A second precinct, applying to land at the eastern edge of the plan change area, as “Morrison Heritage Orchard Precinct” is also proposed for the AUP. This enables specific controls to ensure the retention, operation, and enhancement of the existing Morrison’s Orchard, located at 1773 SH1, while also enabling

appropriate and sympathetic residential, tourist and visitor activities. This precinct is generally consistent with the adopted Warkworth Structure Plan<sup>1</sup>.

The vision of the precinct is: *To protect the existing Morrison Orchard as a heritage rural land use, and in so doing, maintaining long-term open space values amidst an evolving urban character in the surrounding landscape. This is achieved by permitting the ongoing use of the site for both traditional orchard and other rural productive land use activities, including complementary residential, tourist and visitor activities.*

Figure Nine shows the proposed precinct areas and overall boundary. The proposed zoning for the precinct is Rural – Mixed Rural and Residential – Large Lot.

### **XXX.2. Objectives**

- (1) Existing and future orchard and appropriate rural production activities are provided for and enabled by the Precinct.
- (2) A range of tourist, visitor activities and limited residential activities are provided for to enable heritage, social and economic opportunities based on and complementary to the established heritage orchard and rural activities.
- (3) A rural heritage character and appearance of the Morrison Heritage Orchard is maintained.

The Auckland-wide and zone objectives apply in this Precinct in addition to those specified above.

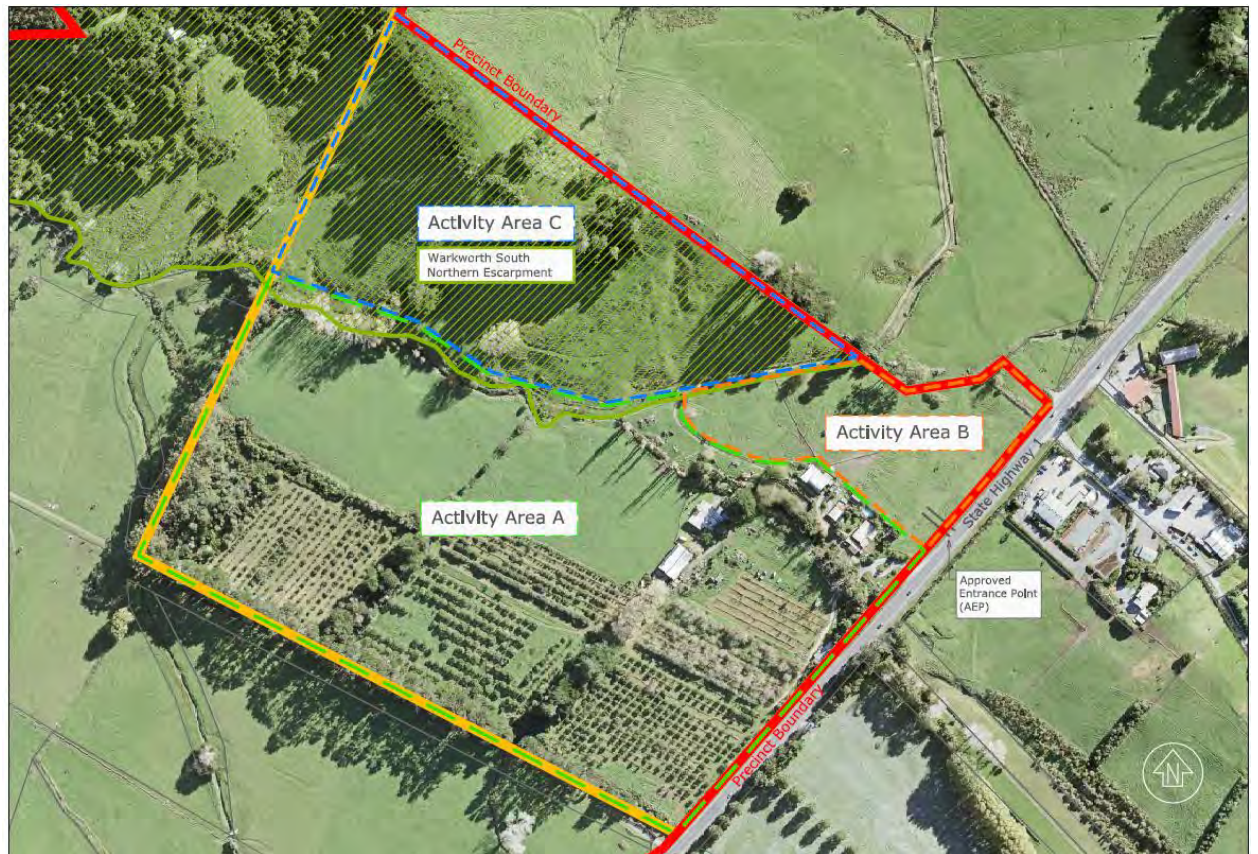
### **XXX.3. Policies**

- (1) Provide for existing and future orchard and complementary commercial and visitor activities including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.
- (2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.
- (3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.

The Auckland-wide and zone policies apply in this Precinct in addition to those specified above.

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<sup>1</sup> Pages 52 – 56 Warkworth Structure Plan; June 2019; [Warkworth Structure Plan \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)



- **Figure 9 Morrison Heritage Orchard Precinct Plan**

## 11. **The Regional Stormwater Network Discharge Consent**

Council holds a Network Discharge Consent (“**NDC**”) that authorises the diversion and discharge of stormwater from its existing and future urban network across the Region, subject to conditions.

Condition 13 of the NDC specifies how new sections of the network that are created through greenfield development can be included within the authorisation of the NDC - i.e. not require authorisation under a separate resource consent. The key component of that process is the preparation of a Stormwater Management Plan (SMP) for the development area that is submitted to Auckland Council - Healthy Waters for approval, assessed against the requirements of the NDC and associated technical guidance documents.

It is proposed that the future stormwater discharges within the plan change area are provided for under the NDC.

A draft Stormwater Management Plan has been prepared and is included in Appendix Thirteen. It is expected that the Stormwater Management Plan would be approved by Auckland Council – Healthy Waters immediately after this plan change becomes operative. Depending on the outcomes of this plan change process, some minor changes to the draft Stormwater Management Plan may be required and an updated version would be submitted to Auckland Council – Healthy Waters at that time for their approval.

It is understood that this is the process followed for the Clayden Road Precinct (now operative) and no reasons have been identified why the use of the NDC may not be appropriate for this plan change area.

## 12. **Assessment of Actual or Potential Effects on the Environment**

The following is an assessment of the actual and potential effects from the implementation of the plan change. It is recognised that this is a high-level assessment based on the indicative masterplan, zoning map and precinct plans and the draft plan change wording.

The assessment is based on a number of specialist reports which have been prepared and are included as part of this report. A number of outcomes from these assessments have subsequently been incorporated into the plan change while in other cases specific matters have been incorporated into matters of discretion and assessment criteria.

The future subdivision bulk earthworks and certain land use activities will require resource consents and as part of those processes more detailed assessments are undertaken based on final designs.

The key outcome of this assessment at the plan change stage is that there are no environmental or cultural issues identified which would give rise to the plan change request being declined on an environmental effects basis.

### Mana Whenua Values

Consultation has been undertaken by the applicant with the Manuhiri Kaitiaki Charitable Trust. As part of that consultation process, the Trust has produced a Cultural Values Assessment (“**CVA**”) which is included in Appendix Twelve.

There are no known identified sites of Significance or Value to Mana Whenua within the plan change area.

The CVA includes a list of recommendations and these have been addressed in Section Eight of this report.

### Land Supply and Economic Matters

An Assessment of Economic Effects has been undertaken by Market Economics and is included in Appendix Ten.

This Assessment concludes:

*“We have assessed the combined effects of the proposed Private Plan Change at Warkworth South. Our analysis suggests that moving the timeline of development forward from 2028-2032 to 2023–2025 would have positive impacts on residential supply and demand and tangible economic effects.*

*Population and households within Warkworth and surrounds have been on an upward trend over the past 20 years. In the last 10 especially, household growth has increased, consistently above the general growth rate for all of Auckland. This trend implies that Warkworth has become an increasingly desirable place to live over time. Based on Auckland Council modelling, this trend is set to continue into the future. Past household growth has proceeded organically and ad hoc in the past, without large-scale developments to*

*drive capacity. Enabling timely comprehensive supply such as that proposed within the PPC is of net benefit.*

*In terms of residential supply, the proposed development fits within the scale and location of dwellings as indicated within the Warkworth Structure Plan. The provision of 1,606 dwellings across a range of THAB, Mixed Housing Urban and Suburban, and Single House dwellings is consistent with the structure plan. Bringing the timing forward from 2028-2032 to 2023-2025 would add supply to an already in-demand market, helping to maintain affordability in the increasingly unaffordable Auckland market. It also ensures that zoning and development are maintained broadly in-line with structure plan goals.*

*Enabling a 3ha local centre early has benefits for the local community in terms of an increased range of goods and services, while facilitating construction of recreational parks and other community infrastructure provides valuable amenity space for a large catchment years ahead of time.”*

## Urban Design

As the first stage in the design of Waimanawa, a Vision Document was prepared and agreed to with the respective applicants. Initial consultation with landowners was undertaken as part of the preparation of the Vision Document. This Vision was addressed in Section Six of this report.

Subsequent to this and taking into account initial feedback from the range of specialists involved in this project a draft masterplan was prepared for Waimanawa Valley and Waimanawa Hills. These masterplans have evolved to reflect feedback from various parties and the outcomes of the specialist studies and combined into a single masterplan for Waimanawa.

An Urban Design Report for the plan change area has been prepared by Reset Urban Design and is included in Appendix Two. This incorporates an analysis of the area including site constraints and opportunities, the Vision, the design principles and strategies for the masterplan and the masterplan which is the proposed Plan Change would give effect to.

In terms of Urban Design, the plan change would provide for development consistent with the proposed masterplan and in summary would:

- Optimise opportunities for high quality urban residential development, create extensive open spaces and aid maintenance of landscape features and ecological values.
- The local centre is located immediately adjoining SH1 and the WWLR to ensure that the new centre serves a wider catchment area within Warkworth South.
- The area in close proximity to the local centre provides for the greater residential density. This is an efficient use of land that will have convenient access to local services, retail, public transport and key open spaces.
- The transition of residential density out from the local centre supports a compact urban form around the growth node in Warkworth South, whilst enabling a mix of medium-density residential uses.

- The mix of residential zones enables the ability to provide for a wide range of housing choices.
- The extent of residential development will support a functional local centre which will provide for convenience needs for the community.
- Allows for the retention of significant ecological areas, remnant bush and more localised landscape features. This includes enhancing the existing ecological corridors along the upper reaches of the Mahurangi River and its primary tributaries.
- Allows for the development of high amenity passive and active open spaces through Waimanawa.
- Creates a centre green avenue within Waimanawa Valley to connect Valerie Close with the future major park and strengthen key visual connections to the landscape of the northern hills.
- Provides for continuous, interlinked, legible and safe routes for pedestrians and cyclists to create a walkable community.
- Provides for the integration of stormwater management activities with public open spaces to enhance ecological and amenity values.

## Visual and Landscape Assessment

A Visual and Landscape Assessment has been prepared by Reset Urban Design and is included in Appendix Four. This assessment concludes:

- “11.2 The Proposal introduces a significant increase in residential and commercial density, and associated road network to the site. However, this intensified development is expected on the site and surrounding sites under the Future Urban Zoning of the area as set out in the AUP (OP) and the WSP.*
- 11.3 The introduced density will contrast the existing rural density; it is key to note the existing Site has experienced significant modification through rural activities and lifestyle development that has substantially altered the quality of the natural landscape. The Proposal considers the existing site constraints and sensitivities by protecting and enhancing the SEA areas of the site, the Open Space – Conservation zones, retaining the historic Morrisons Orchard, and buffering all existing tributaries with native species. The Masterplans are designed to a high standard and ensures the development complements its surroundings through quality and retaining rural character.*
- 11.4 Generous open spaces within the Proposal are linked by a series of recreational paths that follow enhanced stream edges and incise local neighbourhood areas. The Proposal seeks to enhance open spaces and stream corridors with substantial native revegetation. The visual density of the development will be interrupted by the green connections as the tree species mature and will provide further integration into the surrounding area.*

- 11.5 *It is considered that the Proposed Plan Change is appropriate for the Site and the wider Future Urban Zone of Warkworth South. The proposal will allow for a future residential development that will introduce a new residential density to the Warkworth South area in contrast to the existing rural properties, however it has been informed and aligns with the relevant AUP (OP) and WSP zoning.*
- 11.6 *The natural catchments and the small number of roads in the area reduces the viewing audience of the site to largely intermediate and close views, there are few distant views of the site. Viewpoint photographs from distant views have not been taken as views are limited to private properties and buffered by landforms and vegetation.*
- 11.7 *Intermediate views from public locations are limited and the natural catchment of both sites reduce the viewing audience. The intermediate views will receive low visual effects from the Proposal, due to distance to site, and large trees screening the development from neighbouring properties. In the long term these viewpoints will encounter low-moderate visual effects from the Proposal as the urban fabric of the area undergoes substantial change, it is assumed the large trees will be removed to make way for similar development leaving more direct views to the development.*
- 11.8 *Streets, properties, and public spaces closest to the Site will encounter low-moderate visual effects; all close viewpoints are either on the Site's boundary or within the site. The development will create a large change to the existing rural landscape and will be viewed in the foreground of viewpoints, existing key landscape features like the vegetated northern ridge, waterways, orchard shelterbelts and the Avice Miller Scenic Reserve are preserved and enhanced and will be seen throughout the development retaining the rural character.*
- 11.9 *When considered collectively, it is concluded that even though the Private Plan Change will create a high level of change, the Site can accommodate the proposed masterplans without significantly diminishing the landscape values. The character of the landscape will be impacted by the proposed development, but it is anticipated that future development within Warkworth South will reduce the overall impact of the scale of the proposal. With a comprehensive maintenance and management programme the landscape will be maintained to a high quality.*
- 11.10 *It is considered that as the level of sensitivity of the site to visual change is generally Low-Moderate, the mitigation measures of the design applied to the development are effective at reducing impacts and the overall adverse effects of the proposal on the landscape and visual amenity are considered to be an acceptable change within the surrounding environment.*
- 11.11 *Combining both the landscape and visual effects of the development it is concluded that the overall effects will be no more than minor."*

## Ecological Assessment

A Baseline Ecological Assessment of the plan change area has been undertaken by BioResearches Limited and is included in Appendix Nine. This report concludes:



#### **“4.1.1 Waimanawa Valley Block**

*Moderate value vegetation, being the kānuka forest and mixed exotic / native fragments, both meet Auckland Council’s criteria for SEAs, and should therefore be protected under the proposal.*

*Long-tailed bats were recorded at the south-western corner of the Endean block, using the Mahurangi River riparian margin. This river corridor appears to comprise part of a flight path for bats, and is of very high ecological significance (long-tailed bats, critically endangered) due to their presence. Bats were recorded at one location where the River bends at the southern end, and where there is a clearway (open space alongside or within riparian edge) along which bats were recorded flying. This riparian corridor is therefore of very high value. Although bats were not recorded beyond the clearway bend within the riparian corridor, the further northern extents of the Mahurangi River, along the western boundary of the Project area may also be used by bats, including outside the survey period. This is despite no activity being recorded to the north, particularly where it connects to the kanuka forest- an area that supports emergent podocarp trees.*

*Therefore, the following recommendations are provided to minimise potential disturbance associated with the Plan Change, to recorded low level bat activity:*

- a minimum 20 m clear way buffer (Figure 14) should be maintained alongside (adjacent to and additional to) the eastern edge of the Mahurangi River riparian vegetation, along the western boundary of the site. The clearway buffer would be maintained alongside the riparian vegetation as open space with no building structures or permanent lighting that may otherwise disturb a bat flight path. The 20 m width recognises that intermittent bat activity is present at the southern end of the site where it is associated with the Mahurangi River riparian corridor, but reduces significantly at the northern end (where no activity was recorded to the north in Kanuka forest) of the Mahurangi River where it borders the Project area.*

#### **4.1.2 Waimanawa Hills Block (a)**

*The southern end has the highest ecological values where the very high value SEA encroaches onto the southern boundary. This edge supports threatened kauri trees, where kauri dieback hygiene protocols would restrict development activities within 3 x their driplines (approximately 5-6 m). Auckland Council formerly required 30 m setbacks from kauri trees where possible, and this is recommended where possible, given the very high value of the vegetation.*

*A series of lower value indigenous vegetation fragments that run approximately 10-50 m from, and parallel with, the SEA edge at the southern boundary of the Hao Block. These stands of mature trees represent kauri podocarp, broadleaved forest type, which is an endangered ecosystem type. These fragments are currently very degraded but have very high restoration potential. This potential could be realised through removal of stock access and enhancement planting (buffer and connectivity).*

*Further, protection of these fragments and maintenance of the existing open space between these fragments and Avice Miller Scenic Reserve would minimise further disturbance to kauri trees at the southern boundary as well as open space for wildlife corridors and recreation.*

## **4.2 Freshwater Ecology**

### **4.2.1 Waimanawa Valley, Waimanawa Hills (a) and Waimanawa Hills (b) Blocks**

*The current ecological values of freshwater ecosystems within the Endean and Hao Blocks were predominantly assessed as low, and ranged from negligible to moderate. The freshwater values within each site are summarised in Table 7 and Table 17. A detailed assessment of the freshwater constraints to development are within the Freshwater Constraints Analysis (Bioresarches 2020).*

*The proposal should apply the effects management hierarchy under the National Policy Statement for Freshwater Management 2020 (NPS-FM), where:*

- a) adverse effects on wetlands and streams are first avoided, where practicable; and*
- b) where adverse effects cannot be avoided, they are minimised where practicable; and*
- c) where adverse effects cannot be minimised, they are remedied, where practicable; and*
- d) where more than minor residual adverse effects cannot be avoided, minimised or remedied, aquatic offsetting is provided where possible; and*
- e) if aquatic offsetting of more than minor residual adverse effects is not possible, aquatic compensation is provided; and*
- f) if aquatic compensation is no appropriate, the activity itself is avoided.*

*Under the National Environmental Standards for Freshwater 2020 (NES-F), earthworks within wetlands that result in drainage is prohibited, unless the earthworks are for an activity that has a status such as specified infrastructure. In regards to works within and/or near streams and wetlands, the proposal should consider the objectives and policies in the NPS-FM and AUP OP, the regulations within the NES-F and the rules within E3 and E15 of the AUP OP.*

*An onsite meeting was held specifically looking at the Wider Western Link Road in the Waimanawa Valley Block. The diverted, straightened and deepened Watercourse 5 (Figure 6) that is present on the boundary of Morrison Heritage Orchard was assessed for a reduction in riparian width to 4 m to accommodate the link road and associated services. A 4 m riparian width on the southern side of the linear water course would still provide shading and most ecosystem services, leaf litter, woody debris, filtration, but would require maintenance to keep it weed free. The Auckland Council guidance document for Riparian Zone Management (Technical Publication 148), recommends at 10m minimum buffer as a general guideline, but also states that narrower options being considered appropriate as indicated by site constraints or opportunities. Considering the linear nature of the stream, the constraints provided by the Wider Western Link Road and amenities, and provided appropriate native species are planted and the riparian area is maintained, a 4 m buffer between the foot path and the stream is considered appropriate at this site.”*

## Summary of Findings

In respect to the findings of this baseline ecology study it is noted:

- 1 The areas of moderate value vegetation identified is either protected by existing covenants, SEA overlay or an area of esplanade reserve. The remaining areas will be protected by future esplanade reserves or retained within the proposed open space or riparian areas.
- 2 A minimum 20 m clear way buffer for bat flight is provided for through a specific set-back so that the construction of dwellings and accessory buildings cannot be constructed within that area.
- 3 Development within the plan change area can be undertaken in a manner where no reclamation of natural wetlands is required and where effects on these very small areas of natural wetlands can be avoided. Within Waimanawa Hills the identified natural wetlands are adjacent to watercourses and will form part of future open space areas which run along these watercourses. Within Waimanawa Valley the only area of natural wetlands is within an area proposed to be zoned Residential – Large Lot. A minimum lot size of 4000m<sup>2</sup> will ensure there is opportunity to subdivide this land in accordance with the zoning and in a manner where a practical building platform could still be established without compromising the small areas of natural wetlands.
- 4 The Precinct Plan shows the streams which are to be retained as part of the future development. Any modification or reclamation of these watercourses would require resource consent as a non-complying activity.

## Archaeological Assessment

There are no sites listed in the Council Cultural Heritage Inventory within the plan change area. A Historic Heritage Assessment Report was prepared in November 2018 by Auckland Council for the Warkworth Structure Plan process. This Assessment concludes:

*“Overall, we consider that there are few constraints associated with historic heritage in relation to the development of the study area. However, we do not consider urbanisation of the Combes and Daldy lime works site to be consistent with the provisions of the AUP.*

*It will be difficult to avoid the loss of some heritage places including several World War II camp sites. We have identified where avoidance or mitigation measures should be considered in section 10.3 of the topic report. These include identifying the former locations of some places and providing interpretation on or off site. Other methods that could be considered include the adaptation of identified buildings for a new purpose or relocation of these buildings, preferably within the Warkworth area.*

*A number of archaeological sites are recorded within the WSPA and other unrecorded sites are likely to exist. These are protected under the archaeological provisions of the HNZPTA and compliance with this legislation will be required in addition to any other consents that are necessary before development can occur.”*

The former Combes and Daldy lime are not within the precinct area and nor are any of the known World War II camp sites.

An Archaeological Assessment was undertaken of the plan change area by Clough and Associates and is included in Appendix Eleven. No archaeological sites were identified on the eastern side of Stage Highway One.

Within Waimanawa Valley a single archaeological site was identified and relates to a section of road connecting the Kaipara Flats to the Mahurangi created in the 1850s, with parts remaining in use to this day as farm tracks. The site is considered to have limited archaeological/historic heritage value. The Archaeological Assessment concludes that future development as a result of the proposed plan change is likely to affect the recorded archaeological site. However, any adverse effects are considered likely to be minor and can be appropriately mitigated by information recovery under the archaeological provisions of the Heritage New Zealand Pouhere Taonga Act 2014.

#### Arboricultural Assessment

An Arboricultural Assessment of the plan change area was undertaken by Craig Webb – Consultant Arborist and is included as Appendix Fourteen.

This report identified a number of trees or groups of trees that should be retained but did not identify any trees which meet the criteria to be scheduled as notable trees in the AUP. It is noted that this report did not cover those trees already protected by the bush protection covenant on Lot 7 DP 150976.

In terms of those six clumps of trees within Waimanawa Valley identified for mandatory retention it is noted:

- 1 One area is already within an existing esplanade reserve and cannot be removed.
- 2 The other five areas are alongside the upper reaches of the Mahurangi River and will be incorporated into future esplanade reserves and therefore retained.

No further protection of these trees is therefore required in terms of the plan change rules.

#### Engineering and Site Servicing

##### Geotechnical Matters

Separate preliminary geotechnical investigations have been undertaken for Waimanawa Valley (but this report also includes a memorandum on 1768 SH1) and Waimanawa Hills and are included in Appendix Six.

In terms of Waimanawa Valley, the LDE report concludes:

*“Specific consideration will be required for the points summarised within this document when developing the proposed plan change and as the project progresses to subdivision and design. Consolidation and settlement analysis should be conducted in more detail and be site specific for the different stages of the proposed plan change, with remediation methods considered to overcome potential consolidation settlement. In particular, the low-lying alluvial plains to the northwest of the proposed plan change extent.*

*Based on our review of the data available and our site-specific investigations and preliminary assessment, it is considered that the proposed land within the plan change boundary west of state highway one is geotechnically suitable for residential subdivision, including light infrastructure and community centres (i.e., schools and parks). While earthworks, site contouring, retaining wall and specific analysis and development will be required, these are considered part in parcel for developments of this nature.”*

The CMW Geosciences Report for Waimanawa Hills concludes:

*“The majority of the northern portion of the site is anticipated to require minimal engineering input to be suitable for residential development. Geotechnical hazards associated with recent alluvium such as liquefaction and load induced settlement may require small scale remediation.*

*The southern portion of the site and gullies, however, is anticipated to require more extensive engineering solutions such as shear keys, in-ground walls, and subsoil drainage to remediate the geotechnical risk here.*

*Further subsurface investigation is required to confirm assumptions in this report and provide further recommendations around the development of the site.”*

## Stormwater Management

A Stormwater Management Plan has been prepared and is included in Appendix Thirteen.

A treatment train process is proposed which relies on a series of proposed stormwater management ponds before any discharge into watercourses. This provides for the necessary treatment and retention.

The indicative locations of the stormwater ponds are shown on the masterplan.

A SMAF1 overlay over the whole plan change area is proposed. These provisions have been well tested as a methodology for managing stormwater in greenfields development. The objective and policy regime and the approach of the Auckland-wide provisions significant benefit from applying the SMAF1 controls.

## Earthworks

An earthworks model for the development of the plan change area (excluding Morrisons Farm the sites accessed off Mason Heights and 1684/1684A SH1) has been completed by Maven and is included in the Infrastructure Report (Appendix Five).

This report concludes:

*“The information gathered to-date confirms the site suitable for residential development.*

*Bulk recontouring is required to enable the construction of a complying roading network and to ensure suitable building platforms can be provided. Initial design plans demonstrate finished levels of 1:8 grade, considered suitable for the density proposed. The earthworks will be supported by engineered retaining walls. Initial locations are indicated, and geotechnical input confirms these walls can be constructed.”*

## Potable Water Supply

A practical and economically feasible connection to the Warkworth potable water network can be undertaken through the construction of a new line from Warkworth to a new proposed reservoir (the Warkworth South Reservoir) to be located on the eastern side of Waimanawa Hills. This connection and water reservoir would be constructed as the first stage of the development of Waimanawa with both then being vested in Watercare. Watercare is in agreement with this proposal.

The majority of the plan change area would be serviced by a reticulated network from the new reservoir. The small area of Residential – Mixed Housing Urban Zone would be serviced from Masons Height. Future lots within the Residential – Large Lot and Rural – Mixed Rural zones would utilise on-site rain harvesting for their potable water supply.

The Warkworth potable water supply has been upgraded in recent years and there is no barrier to connecting to this water supply immediately.

## Wastewater Disposal

A practical and economically feasible connection to the Warkworth potable water network can be undertaken through the construction of a rising main from the southern end of Warkworth to a possible new wastewater pumping station adjacent to SH1 opposite Morrisons Heritage Orchard and a second one to be located on or adjacent to the proposed Endeans Farm Recreational Park. This connection and pumping station(s) would be constructed as the first stage of the development of Waimanawa with both then being vested in Watercare. Watercare is in agreement with this proposal.

The majority of the plan change area would be serviced by a reticulated network connected to the new pumping station. The small area of Residential – Mixed Housing Urban Zone would be serviced from Masons Height. Future lots within the Residential – Large Lot zone would utilise on-site wastewater treatment and disposal.

The connection to the Warkworth wastewater network cannot be undertaken until the current upgrading of the Warkworth network is completed, which at this stage is programmed for early 2025. This aligns with the proposed timing of development and when the first houses would require wastewater connections. The plan change includes rules which prohibit the granting of s224(c) approvals for any subdivision which requires a wastewater connection until the wastewater network has been upgraded.

## Provision of Power and Telecommunications

As confirmed in the Infrastructure Report (Appendix Five), Chorus and Vector Limited have confirmed that the plan change area can be serviced in terms of telecommunications and power at the time of urban development.

## Land Contamination

Separate preliminary site investigations for soil contamination (“**PSI**”) have been prepared for the western and eastern sides of SH1 and are included in Appendix Seven. The assessments did not cover the Morrison

Orchard Precinct given that this area is to be zoned Rural – Mixed Rural, is to largely retain its current use and limited future development is proposed. Likewise, it did not cover 1684/1684A SH1 and a PSI for these sites will be required to be undertaken prior to their subdivision.

In terms of the PSI for Waimanawa Valley undertaken by LDE, this area has been identified as a potential HAIL area due to current and part horticultural and agricultural use. Accordingly, to determine the contamination status of soils at the site and to subsequently assess compliance with the NES and AUP, a full Detailed Site Investigation (“**DSI**”) including soil testing, may be required to support any future resource consent applications for earthworks at the time of site development. However, no areas were identified as specifically contaminated areas which may impact on the plan change being given effect to.

In terms of Waimanawa Hills the investigation by Focus Environmental Services did not identify any specifically contaminated areas.

### Integrated Transportation Assessment

An Integrated Transport Assessment (“**ITA**”) has been prepared by TPC and is included in Appendix Eight. This Assessment concludes:

*“The following conclusions can be made in respect of the proposal to rezone the subject site to residential zones plus a local centre with the balance to be zoned open spaces and rural:*

- *The potential residential development and local centre for the site is feasible from a transportation perspective and has been anticipated in the future planning for Warkworth in the Warkworth Structure Plan and other strategic plans;*
- *Based on current mode shares, the 2028 peak hour trip generation of the proposal is estimated to be 1,311 motor vehicle movements, 146 walking movements, 8 cycle movements and 3 public transport movements;*
- *With appropriate traffic management on SH1, the estimated trips generated by the proposal can be accommodated on the adjacent transport network while maintaining acceptable levels of safety and performance;*
  - *The Plan Change Area will have a high level of accessibility to public transportation, walking, and cycling and the effects of private car travel from the development area will likely be reduced;*  
*and*
  - *Any development enabled by the proposed plan change is consistent with and encourages key regional and district transport policies.*

*The provision of following transport elements should be considered within the Precinct provisions to enable any future development to be designed to adequately cater for all travel modes and to mitigate the traffic impact on the wider transport network:*

- a) *Creation of footpaths along both sides of the new street alignments that meet Auckland Transport standards;*
- b) *Connection of new footpaths with the existing public footpath network immediately outside the site, with new and upgraded pedestrian infrastructure along the frontages on SH1 and Valerie Close;*
  - c) *The design of any intersection with the Wider Western Link Road or SH1 will be assessed by the extent to which it is supported by a transport assessment and safety audit, demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development, including safe and convenient provision for pedestrians and cyclists;*
- d) *Regular and safe crossing opportunities on the arterial roads where pedestrian desire lines are evident;*
- e) *Separated, protected, or off-street cycle facilities on arterial and collector roads;*
- f) *A public transport interchange to be built on the WWLR near the proposed Local Centre zone to enhance the accessibility to the public transport to help accommodate the anticipated demands associated with growth in Warkworth South and other areas;*
- g) *Measures such as a lower speed limit, a speed threshold and advanced road markings and signage on SH1 to slow northbound traffic; and*
- h) *Allowance for a crossroad intersection on State Highway 1 at the Wider Western Link Road and Collector Road in the "Waimanawa Hills" area with either traffic signal or roundabout control."*

In respect to the recommendations a) to h) it is confirmed:

- The masterplan is based on the assumption that footpaths will be required along both sides of new roads and all cycle facilities will be off-street along arterial and collector roads. The masterplan includes the recommended cross-sections for the different roading types.
- Pedestrian footpaths/cycle facilities will be constructed along both sides of the existing SH1 where it abuts the Waimanawa Precinct and on the eastern side of SH1 through to Warkworth (McKinney Road intersection) (which may be signalised by that time). A pedestrian path/cycle facility will also be provided on the western side of SH1 between the WWLR/SH1 intersection and the new entrance into the Morrison Heritage Orchard.
- The masterplan has assumed pedestrian crossing infrastructure will be required at, or in the immediate vicinity of, the future SH1/WWLR intersection.
- The masterplan identifies the recommended location for the public transport interchange and this is located close to the proposed local centre. The future development of this public transport interchange (including the purchase of the required land) will be the responsibility of Auckland Transport. Auckland Transport has the legal ability to designate the site of the public transport



interchange at any stage if it is considered by Auckland Transport that this location needs to be further secured.

- The recommended lower speed limits are supported and will be the responsibility of Auckland Transport when the State Highway is transferred to Auckland Transport after the opening of the new Motorway in 2024.

### Health Impact Assessment

No specific existing activities or environmental conditions have been identified which could give rise to potential adverse health impacts if the area is urbanised in accordance with the plan change.

As identified above, future applications for earthworks may need to include a Detailed Site Investigation and if contamination is identified then Site Management Plans to address soil contamination would need to be prepared. This is not uncommon across Auckland and there is no indication that any soil contamination identified will not be able to be appropriately addressed at the time of bulk earthworks.

The implementation of greenways as proposed will assist in the promotion of walking and cycling which is considered to be a positive health outcome.

### Reverse Sensitivity and Potential Effects on Residential Amenity

The plan change area itself is not adjacent to any existing sensitive land uses or uses (such as certain industrial uses) where there is a risk of reverse sensitivity effects arising.

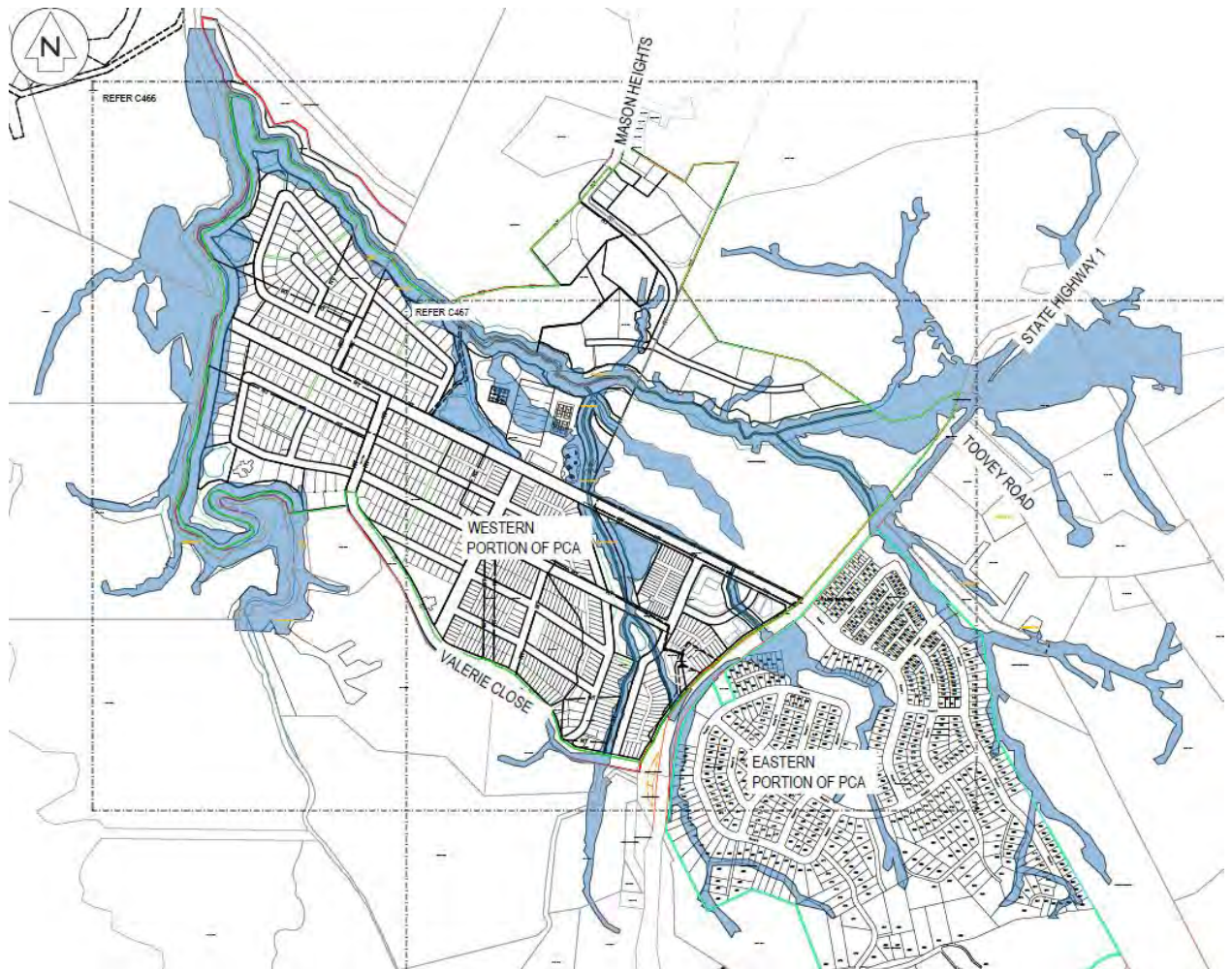
Within the plan change area it is intended that Morrisons Orchard will continue operating as an orchard. Within an orchard operation it could be expected that there will continue to be the use of sprays and noise from orchard machinery. There is a risk of reverse sensitivity effects arising if sensitive urban uses were to be established on the boundary of Morrisons Orchard.

To avoid this potential reverse sensitivity risk, the WWLR will provide a buffer along the southern edge of Morrison Heritage Orchard between new urban activities and the operating orchard. The design of the new Endeans Recreational Park on the western side of the Morrison Heritage Orchard provides the opportunity for landscaping along the boundary and given the area of the proposed park, there is ample opportunity to locate any more sensitive uses well away from the boundary.

### Natural Hazards

Flood modelling for the plan change area has been undertaken by Maven and is addressed in the Stormwater Modelling Report included in Appendix Fifteen. This following plan from the Report identifies the 100 Year Flood Extent Plan (Figure Eleven). It is considered that the development of Waimanawa can proceed in a manner where flooding risks are avoided or mitigated to an appropriate level.

Specific earthworks design in the vicinity of the future active park can be undertaken to avoid flooding within that part of the park which is to be used for active recreation.



- **Figure 10: 100 Year Flood Extent Plan.**

### 13. Statutory Assessment

This section analyses the relevant statutory provisions that apply to private plan change requests to the AUP. This is a private plan change to modify the zoning in the AUP of an area predominantly zoned Future Urban (and therefore identified already for urban development). As part of this, the plan change proposes to introduce into the AUP two area specific precincts.

The Act sets out the statutory framework, within which resources (including land) are managed in New Zealand. Section 74 of the Act sets out the matters to be considered by a territorial authority in preparing or changing its district plan. These matters include considering the purpose of the Act under Part 2 and the evaluation of the proposal in accordance with section 32.

Section 75 then outlines the relevant matters to be considered for the preparation of a private plan change request. Section 75 of the Act, in addressing the contents of district plans, requires that a district plan must give effect to any national policy statement, any New Zealand Coastal Policy Statement, any regional policy statement and must not be inconsistent with a regional plan. Section 75 states that:

*s75 Contents of district plans*

*(1) A district plan must state—*

- (a) the objectives for the district; and*
- (b) the policies to implement the objectives; and*
- (c) The rules (if any) to implement the policies.*

*(2) A district plan may state—*

- (a) the significant resource management issues for the district; and*
- (b) the methods, other than rules, for implementing the policies for the district; and*
- (c) the principal reasons for adopting the policies and methods; and*
- (d) the environmental results expected from the policies and methods; and*
- (e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and*
- (f) the processes for dealing with issues that cross territorial authority boundaries; and*
- (g) the information to be included with an application for a resource consent; and*
- (h) any other information required for the purpose of the territorial authority's functions, powers, and duties under this Act.*

*(3) A district plan must give effect to—*

- (a) any national policy statement; and*
- (b) any New Zealand coastal policy statement;*

- (ba) a national planning standard; and
  - (c) any regional policy statement.
- (4) A district plan must not be inconsistent with—
- (a) a water conservation order; or
  - (b) a regional plan for any matter specified in section 30(1).
- (5) A district plan may incorporate material by reference under Part 3 of Schedule 1.

It is confirmed that:

- 1 The site is located within the territorial boundaries of Auckland Council and is therefore subject to the AUP. There are no cross-territorial boundary issues. The AUP incorporates the Auckland Regional Policy Statement and both regional and district planning matters. The plan change request gives effect to the Auckland Regional Policy Statement.
- 2 There are relevant National Policy Statements relating to urban growth capacity, freshwater management, highly productive soil and the New Zealand Coastal Policy Statement, which are given effect to by the plan change request.
- 3 There are no water conservation orders applying to the area.

Section 74(2) of the Act also requires that:

*s 74 Matters to be considered by territorial authority*

(2) In addition to the requirements of [section 75\(3\) and \(4\)](#), when preparing or changing a district plan, a territorial authority shall have regard to—

(a) any—

(i) proposed regional policy statement; or

(ii) proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under [Part 4](#); and

(b) any—

(i) management plans and strategies prepared under other Acts; and

(ii) [Repealed]

(iia) relevant entry on the New Zealand Heritage List/Rārangī Kōrero required by the [Heritage New Zealand Pouhere Taonga Act 2014](#); and

*(iii) regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and*

*(iv) relevant project area and project objectives (as those terms are defined in [section 9](#) of the Urban Development Act 2020), if [section 98](#) of that Act applies,—*

*to the extent that their content has a bearing on resource management issues of the district; and*

*(c) the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*

This private plan change request satisfies the requirements of sections 74 and 75 of the Act.

#### *Information Requirements for a Private Plan Change Request*

Clause 22 of Schedule 1 of the Act identifies the assessment requirements of a proposed plan change. Clause 22 states that:

- (1) A request made under Clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reason for, the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with Section 32 for the proposed plan or change.*
- (2) Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.*

In terms of the requirements of clause 21:

- (i) The purpose and reason for the proposed plan change is set out in Section Three of this report;*
- (ii) Section Fourteen of this report includes an evaluation in accordance with section 32; and*
- (iii) This report and the supporting assessments which together form part of this application provide a detailed assessment of actual or potential effects that are anticipated.*

#### *Part 2 of the Act*

Section 5 sets out the purpose of the Act as “... *to promote the sustainable management of natural and physical resources*”. Within the Act, sustainable management is defined as:

*... managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

- a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

- c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The proposed plan change will provide for additional urban growth (being a mix of residential, business and open spaces) in Warkworth, which has been provided for and anticipated through the current Future Urban zoning. The Warkworth Structure Plan includes the subject area while FULS also identifies urban development of this area.

The urban development which will be achieved through the plan change, and the resulting positive social, cultural, and economic effects, must also consider the effects on natural and physical resources within the subject land. An assessment of the effects of the proposed plan change is set out within the Section 32 analysis which forms part of this document (Section Fourteen).

Section 6 of the Act sets out matters of national importance and reads:

*In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- g) *the protection of protected customary rights:*
- h) *the management of significant risks from natural hazards.*

In respect to the subject sites, this relates to the protection of the streams and natural wetland areas located within the site boundaries, and protection of any archaeological or cultural features. These matters are addressed within the Section 32 evaluation report.

Section 7 sets out the other matters which must be considered:

- a) *kaitiakitanga:*

- aa) *the ethic of stewardship:*
- b) *the efficient use and development of natural and physical resources:*
- ba) *the efficiency of the end use of energy:*
- c) *the maintenance and enhancement of amenity values:*
- d) *intrinsic values of ecosystems:*
- e) *[Repealed]*
- f) *maintenance and enhancement of the quality of the environment:*
- g) *any finite characteristics of natural and physical resources:*
- h) *the protection of the habitat of trout and salmon:*
- i) *the effects of climate change:*
- j) *the benefits to be derived from the use and development of renewable energy*

The efficiency of the proposed land use and other matters are addressed within the Section 32 analysis.

In terms of s7(i) (climate change), this proposal proceeds from the premises that it is a good planning outcome to develop a local centre with its associated transportation hub, cycleways and walkways and develop the community around that centre. Any local centre relies on a walkable catchment. This plan change more quickly delivers this walkable catchment which will then allow for the development of the local centre and transportation hub. This means that for residents they good get access to standard local retail services and potential alternative transport connections.

The contrary view is that Warkworth is expanded from the centre out. The difficulty with this approach is that key infrastructure such as the water reservoir and the wastewater pumping stations and assets such as the local centre would be constructed well after urbanisation of the northern Warkworth South area has commenced.

This latter approach brings the risk of under development of the three-water services and places a focus on vehicular transport modes as the services of the local centre and transport hub would not be available.

It is considered that in this circumstance, developing Waimanawa first and then enabling Warkworth to grow from the McKinney Road plan change area south to join Waimanawa is the appropriate planning strategy. This delivers better infrastructure, retail servicing and transportation infrastructure outcomes.

Section 8 requires that in achieving the purpose of the Act:-

*“...all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi)”.*

It is proposed that Te Aranga Maori Design Principles will be incorporated in the future detailed design process. A range of recommendations have been made in the Cultural Values Assessment, a number of which have been incorporated into the master planning design process while others are relevant to the future detailed design and construction stages.



## 14. **Section 32 Assessment**

### Introduction

This section 32 analysis refers to and relies on the following technical reports:

- A. Requested Plan Change;
- B. Planning Report by Osborne Hay (North) Ltd and Tattico;
- C. Urban Design and Landscape Report by Reset;
- D. Design and Masterplanning Analysis by Reset (block west of SH 1) and AStudios Architects (eastern SH 1);
- E. Ecological Assessment including streams by Bioresearches;
- F. Engineering and Infrastructure Assessment by Maven Associates;
- G. Stormwater Management Plan by Maven Associates;
- H. Geotechnical Assessment by LDE;
- I. Transport Assessment by Traffic Planning Consultants Limited;
- J. Economic Assessment by Market Economics;
- K. Archaeological Assessment by Clough and Associates;
- L. Land Contamination Reports by Focus Environmental Services Ltd; and
- M. Arborist Report by Craig Webb.

In addition, this development has relied on the cultural impact assessment provided by Ngāti Manuhiri as part of the Structure Plan feedback and as elaborated on through iwi consultation as part of this application.

### Section 32 Evaluation

#### ***Legislative tests***

Section 32 of the Act requires any proposed plan change to provide an assessment of the appropriateness, effectiveness, efficiency, costs, benefits and risks of the requested plan change including alternative options. Section 32 states:

*“32 Requirements for preparing and publishing evaluation reports*

- (1) An evaluation report required under this Act must—*
  - (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
  - (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
    - (i) identifying other reasonably practicable options for achieving the objectives; and*
    - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
    - (iii) summarising the reasons for deciding on the provisions; and*
  - (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) An assessment under subsection (1)(b)(ii) must –*
  - (a) Identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
    - (i) economic growth that are anticipated to be provided or reduced; and*
    - (ii) employment that are anticipated to be provided or reduced; and*
  - (b) If practicable, quantify the benefits and costs referred to in paragraph (a); and*
  - (c) Assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*
- (3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (and existing proposal) the examination under subsection (1)(b) must relate to –*
  - (a) The provisions and objectives of the amending proposal; and*
  - (b) The objectives of the existing proposal to the extent that those objectives –*
    - (a) Are relevant to the objectives of the amending proposal; and*
    - (ii) Would remain if the amending proposal were to take effect.”*

This will be an amendment to an existing Unitary Plan. The provisions of section 32(3) apply.

This entire planning report and the different technical reports forming part of this application are all part of the section 32 analysis in support of this plan change request.

***Objectives the Most Appropriate Way to Achieve Part 2 of the Act***

Section 32(1)(a) of the Act requires an evaluation to examine the extent to which the objectives of the proposed plan change are the most appropriate way to achieve the purpose of the Act.

The inclusion of the Precinct specific objectives is the most appropriate way to meet the purpose and principles of the Act set out in Part 2 of the Act because:

The private plan change (“**PPC**”) significantly benefits from the extensive work done by Auckland Council and the Warkworth community in the development of the Warkworth Structure Plan. In many ways the Structure Plan process is about identifying what the key elements are for this part of Warkworth that will deliver social and economic wellbeing while protecting important environmental factors and respecting the key cultural elements of this part of Warkworth. The Structure Plan is intended to provide a framework for Warkworth which will facilitate

sustainable management of the land. The PPC finds the right balance between enabling development while protecting the natural and physical resources.

To that end, the proposal includes several objectives that provide for significant residential development, an integrated open space/infrastructure network, the establishment of a new local centre, and protection of the natural environment.

The purpose of the Act is reflected in the proposed objectives of the plan change (given in bold below) which:

(a) Provide for this critical growth.

***(1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.***

The requirement for growth is identified in the FULS, the Regional Policy Statement provisions of the AUP, and in the Warkworth Structure Plan.

Providing for growth is a core objective of section 5 of the Act and this is reinforced in the NPS-UD. The PPC will provide for additional urban growth (being a mix of residential, business and open spaces) in Warkworth, which has been provided for and anticipated through the current Future Urban Zoning. The Warkworth Structure Plan includes the subject area while the FULS also identifies urban development of this area.

This objective ensures that the land resource is developed in a manner that achieves, and does not undermine, its potential to accommodate its share of projected growth and in particular contributes to the anticipated population for Auckland and Warkworth South specifically. Growth in this location relieves pressure for growth in other less appropriate parts of the Auckland Region (such as productive land), thereby safeguarding the needs of future generations.

(b) Reflects a broad range of residential zones.

***(6) The application of residential zoning provides for a variety of housing types and sizes that respond to-***

- (i) housing needs and demand; and***
- (ii) the neighbourhoods planned urban built character, including 3-6 storey buildings.***

This objective specifically provides for a broad range of residential zones ranging from Large Lot Residential through Single House, Mixed Housing Urban ("MHU") and THAB. This spread will in turn deliver a broad range of housing typologies that respond to housing needs and demand and the neighbourhood's planned urban built character – including 3-6 storey buildings. This will lead to improved social wellbeing for this part of Warkworth. Social wellbeing is enhanced by diverse communities. Diverse communities reflect a range of different lifestyles which rely on different housing choice. The objectives relating to this diversity will "enable people and communities to provide for their social wellbeing" as referred to in Section 5 of the Act.

This objective promotes and enables an efficient use of natural and physical resources as it will utilise land already earmarked for urban development under the AUP and FULS and enables a range of housing options to meet the shortfall in housing supply within the Auckland region, as well as promoting a local centre and associated employment opportunities to support the community.

As addressed earlier in this report, this plan change has been developed consistent with the MDRS provisions of the Resource Management Act. Under these provisions, much of the Single House zoning within the Operative AUP prior to PPC 78 has been rezoned from Single House to Mixed Housing Urban. There are a significant number of exceptions where qualifying matters under section 77O of the Act apply.

In this case, the Single House zone is reliant on qualifying matter 77O(j). This provides for exclusion from the standard MDRS provisions where there are other relevant matters that make higher density inappropriate. In this case significant natural landscapes. The ridgeline along the Warkworth South area and its relationship to the Avis Miller Conservation Reserve warrant particular planning controls. This ridgeline is viewed as on the skyline, i.e. there is no larger backdrop of significant ecological areas as is characteristic of northern Warkworth. It is the gateway to Warkworth from the south. It adjoins land identified for conservation purposes. For these reasons, the Residential - Single House zone is applied with particular provisions relating to density and yards.

(c) Creates a diverse zoning mix.

**(1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.**

Section 5 of the Act identifies the purpose of the Act as being the sustainable management of natural and physical resources. This means managing the use, development and protection of natural and physical resources in such a way that enables people and communities to provide for their social, cultural and economic well-being and health and safety while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment. The PPC proposes a mix of zoning across the land to create a balanced and diverse community that is consistent with section 5. The PPC will enable the efficient use and development of natural and physical resources through the facilitation of medium to higher density residential development combined with a local centre within the PPC land. The provision of a local centre will enable commercial activities that will serve the local community and also provide for the social, cultural and economic wellbeing of Warkworth. Local employment opportunities will arise at the future local centre and Morrison Heritage Orchard and there are good transportation links to the main business areas in Warkworth.

Section 7 of the Act identifies a number of “other matters” relating to the management, use, development, and protection of natural and physical resources to be given particular regard by the Council. This includes the efficient use and development of natural and physical resources. The increased proportion of surrounding THAB zoned land will ensure the use of land is efficient. This is supported by the proposed collector road

network within the site and envisaged public transport, pedestrian and cycle connections. A public transport interchange is proposed to the immediate west of the new local centre and adjacent to the WWLR. More intensive development is also enabled in close proximity to public transport networks which supports efficiency.

This objective also relates to section 7 of the Act as it promotes the maintenance and enhancement of amenity values. Open spaces are a key amenity for local areas. The PPC proposes a high proportion of quality open spaces which provide for a range of passive and active recreational activities to meet the needs of the future Warkworth South community. With the provision of the future open spaces, a local centre and Morrison Heritage Orchard, residents' day to day social and recreational requirements will be provided for within the PPC area.

Overall, the PPC proposes a diverse zoning mix which is reflective of Part 2 of the Act. In particular, it ensures the efficient use and development of the area and provides for the maintenance and enhancement of the environment and amenity values through the careful application of zoning.

- (d) Stimulates open space focussed urban growth.

***(3) The Warkworth South Precinct is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.***

This objective specifically identifies the potential for active and passive recreation within the precinct specifically along the upper reaches of the Mahurangi River. Zoning is applied to materialise these opportunities and stimulate urban growth centred around the provision of open spaces which enhance the overall amenity and liveability of the precinct. This objective is reflective of sections 5 and 7 of the Act.

The proposed objective seeks to ensure a high-quality network of open space throughout the plan change area, recognising its importance in contributing to a liveable and healthy community. It also contributes towards achieving the purpose of the Act by providing for the social, economic and cultural wellbeing of the future community and to meet the foreseeable needs of future generations. Section 7(c) of the Act is also relevant, as the provision of open space will enhance the amenity values of an area.

- (e) Protects the rural and coastal hinterland against future urban expansion through series of landscape protection controls.

***(4) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural and coastal hinterland.***

Section 6 of the Act sets out a number of matters of national importance which need to be recognised and provided for in achieving the purpose of the Act. There are several matters of relevance to this PPC. These include the preservation of the natural character of the rural and coastal environment, streams and wetland areas; the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;

and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga; and the management of significant risks from natural hazards. This objective ensures urban zoning will be applied in a manner that enables protection of Warkworth's rural and coastal hinterland against future urban expansion.

This plan change identifies and protects the key streams and wetlands including the various tributaries of the upper reaches of the Mahurangi River. It gives a more enhanced protection than the existing Auckland-wide provisions.

The provisions provide for open space adjoining the Avice Millar Reserve and sets a special yard against the reserve to create an appropriate interface.

Key risks associated with the flood plain are protected from development.

There are no waahi tapu on the site as identified by Ngāti Manuhiri. In terms of the cultural aspects around stormwater management, stream protection and revegetation, all these matters are addressed within the plan change or embodied within the Auckland-wide provisions.

- (c) Places limitations on development where appropriate to enhance the rural-urban interface.

**(5) *Enable the enhancement of the character of the rural-urban interface through limitations on housing density, building location, maximum height, and enhanced landscaping.***

This objective specifically provides for the maintenance and enhancement of the quality of the environment (section 7 of the Act) by placing limitations on housing density, building location, minimum yard requirements, maximum height and enhanced landscaping. This objective also supports the provision of high density zonings (THAB and MHU) as a means of providing opportunities for intensification in proximity to the proposed local centre.

- (d) Creates a safe and integrated movement network.

**(2) *The Warkworth South Precinct is subdivided and developed in a manner that achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area while providing for and supporting the safety and efficiency of the current and future national and local roading network.***

This objective specifically identifies key vehicle, pedestrian and cycling connections necessary to ensure an integrated movement network across the precinct that is safe and efficient. Vehicle access is limited from individual sites to the WWLR and SH1. The WWLR is provided for in accordance with the Warkworth Structure Plan although in a different location which is more sympathetic to the environment and efficient from a transportation movement perspective. This is one of the key future arterial routes in Warkworth and may

provide a future connection to the motorway network. The conversion of the current SH1 to an urban arterial will also improve the transportation link to the current Warkworth urban area.

The plan change also futureproofs the northern collector road link in the Waimanawa Hills portion of the precinct. This enables a connection parallel to SH1 at a future date for development as other portions of the Warkworth South area are rezoned.

- (e) Provides for a local centre.

***(7) Enable the development of a local centre which is designed to reflect its location opposite the Morrison Heritage Orchard, at the southern gateway to Warkworth and adjoining a watercourse.***

Employment opportunities and public amenities provided by the local centre zoning will enable the social and economic wellbeing of people and the developing community to be realised (section 5 of the Act). Critically this provides for the local shopping and immediate service needs for the Waimanawa community. It reduces the need for trips to the Warkworth town centre for basic needs but is set at a level which is subservient to and does not displace the primacy of the Warkworth town centre.

- (f) Ensures coordination of subdivision and development with delivery of infrastructure.

***(8) Subdivision and development is coordinated with the delivery of infrastructure (including transportation, stormwater, potable water, wastewater and future education infrastructure) and services required to provide for development within the precinct and future community requirements***

This objective is the most appropriate way to achieve the purpose of the Act as it enables subdivision, use and development while ensuring the necessary infrastructure is provided to mitigate any adverse effects of the development of the precinct, including cumulative effects, on the wider transport network as the area is developed.

The application of this objective within the precinct and the proposed zoning approach recognises the importance of ensuring that development occurs in an integrated way that will sustainably manage both development and the environment. They also recognise the importance of a high quality urban environment with an emphasis on the public realm.

This objective promotes the safety and wellbeing of people by ensuring that adequate infrastructure to service the development is provided. Effects of hazards and climate change will be taken into account in the design of infrastructure devices.

- (g) Ensures protection and enhancement of the natural environment.

**(9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.**

Section 5(2) of the Act defines sustainable management to include safeguarding the life-supporting capacity of air, water, soil and ecosystems. Section 7 of the Act requires particular regard to be given to the intrinsic values of ecosystems, and the maintenance and enhancement of the quality of the environment. Section 6 of the Act relates to the protection of natural and physical resources. The PPC provides for the protection and enhancement of stream and wetland areas located within the site boundaries, and protection of any archaeological or cultural features.

This objective specifically recognises the wetlands and streams within the PPC area and leads to mapping of these features with appropriate protection enhancement rules proposed within the precinct plan. The existing bush protection covenants within the PPC area are not affected by the PPC and these areas have been incorporated into proposed Open Space areas.

The provision of an objective (in association with the proposed policies, standards and rules) specific to the land and the issue at hand is the most appropriate way of ensuring their protection and enhancement; being specifically identified in the precinct and therefore required to be taken into account at the very early stages of subdivision or development planning of the land.

Stream enhancement and protection will be provided for in conjunction with land uses and development of the precinct.

This objective recognises and provides for section 6 matters such as the preservation of the natural character of the coastal environment, the maintenance and enhancement of public access to and along rivers, and the protection from inappropriate subdivision, use and development.

(h) Provides for esplanade reserves and riparian yards.

**(9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.**

The objective ensures subdivision and development provides for esplanade reserves and riparian yard where required. This reflects section 6 of the Act.

The vegetated riparian margins of the upper reaches of the Mahurangi River will be protected at the time of subdivision as esplanade reserves.



A green network has been proposed which will include a mix of open spaces and riparian yards. These will contribute to the protection and enhancement of the existing watercourses and minor wetlands.

- (i) Creates a well-functioning urban environment.

All the objectives taken together contributes towards achieving the purpose of the Act by providing for the social, economic and cultural wellbeing of the future community and to meet the foreseeable needs of future generations, as referred in Section 5.

These objectives are those additional to the underlying objectives of the relevant zones and Auckland-wide provisions which also apply. Those objectives have been well tested under section 32 as part of their inclusion within the AUP. That analysis is not repeated here but it is still relevant to this plan change.

### ***Provisions Most Appropriate Way to Meet the Objectives***

Section 32(1)(b) requires this analysis to “examine whether the provisions in the proposal are the most appropriate way to achieve the objectives” and then sets out the matters that must be addressed in this analysis. This is elaborated on by section 32(2) and (3).

The following sections set out the analysis undertaken. The first step is to examine the policies followed by the examination of rules and assessment criteria.

Interrelated policies, rules and assessment criteria are assessed as a group. The following paragraphs set out this analysis.

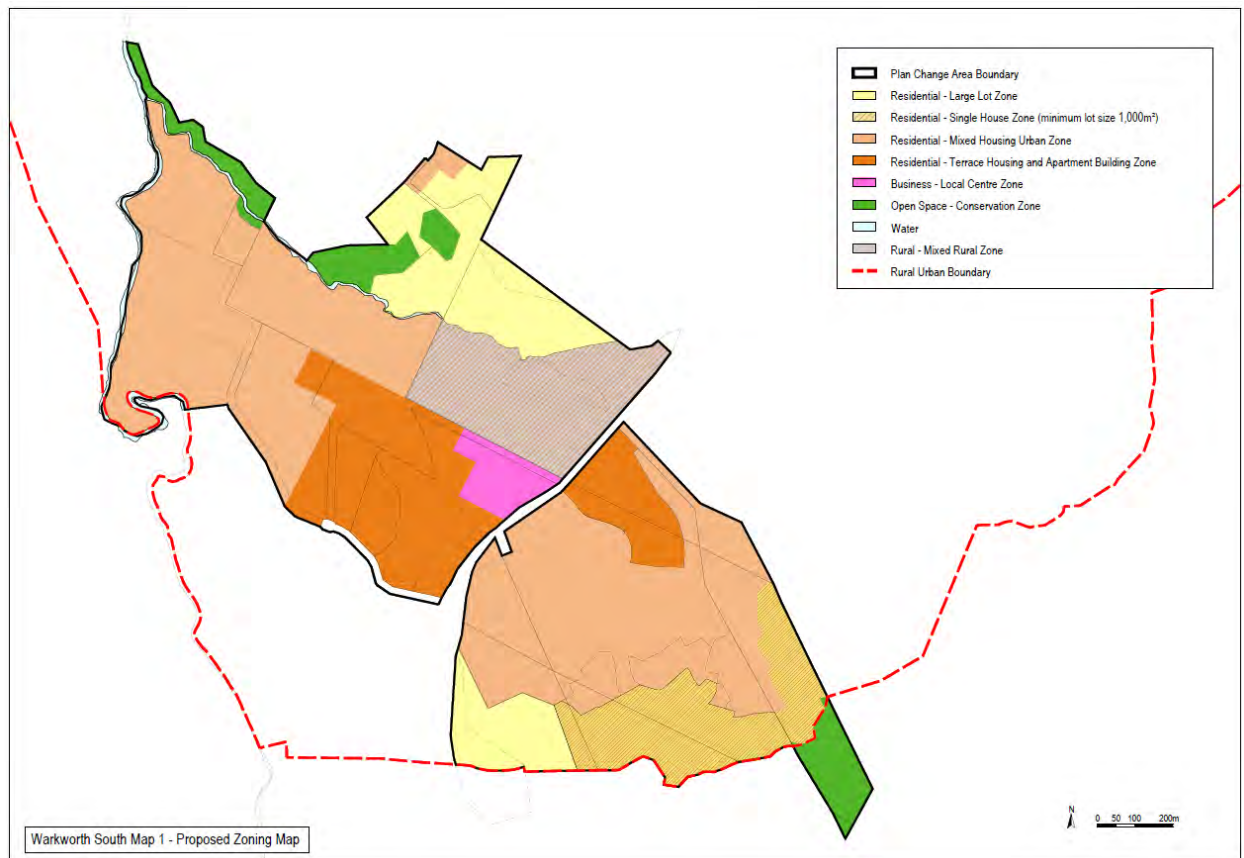
In this case, there is sufficient information about the subject matter of the provisions to determine the range and nature of environmental effects of the options set out above. For this reason, an assessment of the risk of acting or not acting is not required.

### ***Providing for Growth Including Zoning***

#### **(a) Proposed amendment**

The Plan Change uses standard residential zones, with one exception as listed below. In terms of the policies and provisions of those zones, the analysis relies on the section 32 assessment of the Council, including the recent section 32 analysis on the MDRS in PPC 78. This report addresses the specific provisions of this plan change.

The zoning pattern is shown in the diagram below.



The key points to note are:

- This proposal generally utilises the standard zonings of the Unitary Plan within the subject land. No new zones are introduced, although there is a different density control on part of the land subject to the Residential - Single House zone (RSH)..
- The RSH is applied to land along much of the eastern ridge on the Waimanawa Hills area. This is in accordance with the qualifying matter which exempts land from the MDRS provision under certain circumstances. Here landscape amenity matters are key, together with the collocation of this land alongside the Avis Miller Reserve and the conservation purposes for that reserve land.
- The intensification with THAB zoning around the local centre is employed.
- The Mixed Housing Urban zone, being the default zoning under the Resource Management (Enabling Housing & Other Matters) Amendment Act 2021, and its application as publicly notified in PPC78 by Auckland Council, is used extensively. This ensures that the plan change is consistent with the requirements of the MDRS.
- Lower density housing is applied on Waimanawa Hills in the upper parts of the ridgeline. Here a Residential - Single House zoning is applied but with a particularly restrictive density of 1:1,000m<sup>2</sup> net site area.
- Large Lot Residential is retained on the unserviced lots heading towards Masons Heights in the north-western part of the precinct.
- Large Lot Residential is applied at the south western part of the site where access constraints from SH1 and topography limit roading connections to service higher densities.

- The Morrison Heritage Orchard Precinct is predominantly zoned Rural Mixed Rural to preserve its existing use and underlying functions while allowing for very limited residential development. Part is zoned Residential – Large Lot where very limited subdivision is proposed and achievable.
- The precincts then rely on the underlying zone provisions to promote and manage the appropriate level of growth across the Plan Change area.

On the eastern periphery, certain density controls are introduced. These are for landscape reasons and are addressed elsewhere in this report. Specifically, a Special Subdivision Control Area in the Landscape Protection Area- Eastern Escarpment control is imposed through the Plan Change Request. This control requires new sites in the “Eastern Escarpment Area” on Precinct Plan 1 to comply with a minimum net site area size of 1,000m<sup>2</sup>, with the purpose of creating larger site sizes.

(b) **Provisions most appropriate way to achieve the objectives**

The Council's growth strategy has been long established through the Auckland Plan, Regional Policy Statement components of the AUP, the FULS, and the Warkworth Structure Plan. This section 32 analysis has taken full account of those strategies.

Cumulatively they demonstrate that the zoning pattern set out in this private plan change request is the most appropriate way to achieve the wider regional and precinct objectives of managing and providing for growth in Warkworth.

The key components are:

- (i) The growth strategy relies on the combination of urban intensification, appropriate greenfields development, and expansion of satellite towns. Warkworth is an identified satellite town.
- (ii) The FULS identifies Warkworth South as a future growth area for release by 2028 and prior to 2032. This plan change area is clearly shown as a growth area to be ready for development by 2028. This plan change gives effect to that strategy. The private plan change will deliver occupiable homes some 2 -3 years prior to the FULS target. However, the plan change provides the infrastructure necessary for growth and will ensure the plan change area is designed to provide necessary services for growth.
- (iii) The AUP's objectives are focused on growth adjacent to good transport facilities with an emphasis on public transport, around or in good proximity to town centres, and adjacent to major public open space. A key prerequisite is adequate infrastructure.

The WWLR (a future arterial) has been aligned to reflect topography, to retain it within land currently under the control of the KA Waimanawa Limited Partnership, for safety reasons, and to provide a buffer between future urban development and Morrisons Heritage Orchard. As a result of the alignment of the WWLR, the

Local Centre has shifted to the north and remains adjacent to the intersection of the WWLR within the Local Centre. The public transport interchange is proposed to be to the immediate west of the Local Centre and adjacent to the WWLR.

Warkworth is now serviced by public transport, linking from Warkworth central down north to Wellsford, to the coastal towns to the east and south to Silverdale (with connections from Silverdale to the North Shore and the Auckland CBD). What this development will do is help build the critical population mass that will help justify a permanent public transport interchange and more extensive and regular local bus services.

For the reasons outlined in the effects section of this report, Warkworth South meets all these criteria. The provisions of this plan change are therefore the most appropriate way to achieve these objectives.

- (iv) The entire requested precinct area is currently zoned “Future Urban” except for a small area of “Open Space – Conservation Zone” on Lot 3 DP 344489 (which reflects that this lot is an esplanade reserve vested in Council) and is located in the north western part of the Plan Change area and a small area of Rural – Rural Production zoned land on the eastern edge. The “Future Urban” zoning heralds and fully contemplates rezoning to urban uses. This plan change gives effect to the policy and the intention that such rezoning would follow a structure plan exercise.
- (v) The Structure Plan itself has been through a technical review and public consultative process over the right way to provide for growth within Warkworth. The subject land is identified as a core growth node. The Structure Plan identifies the key growth zones of Terrace Housing and Apartment Buildings, Mixed Housing Urban and Mixed Housing Suburban.

This private plan change generally follows the zonings identified in the Structure Plan. However, it should be noted that:

- The Mixed Housing Suburban zone is no longer deployed within the AUP as a result of PPC 78.
- The Single House zone.
- The THAB and MHU zones are used extensively. These largely align with land in the Structure Plan which was zoned either THAB, Mixed Housing Suburban or Single House. However, there are some changes.
- Large Lot Residential applies in two localised part of the precinct reflecting servicing or access constraints.

These changes are brought about for two reasons. The first relates to the MDRS and how this is reflected in PPC 78. It is obviously critical that a consistency is preserved. The second factor is the need to ensure land efficiency. It is only through the effective and efficient use of identified land for growth that the pressure will be reduced for rural expansion in Warkworth. An under-utilisation of development potential on urban

land means that there is less population housed within the identified growth areas. That only places future pressure to rezone further rural land to future urban and subsequently urban activity.

This private plan change package is the most appropriate way to achieve the objectives of providing for growth balanced against other objectives of addressing landscape and other environmental factors. The large lot zoning of the structure plan in some locations is proposed to be zoned Residential Single House but with a reduced density of 1:1,000m<sup>2</sup>.

- (vi) The variety in the zoning pattern with different housing typologies enabled, will create a range of different lifestyle choices which will help promote a diverse community.

(c) **Options considered**

The Warkworth Draft Structure Plan promoted a different indicative set of zonings with a lower intensity level.

Stepping Towards Far Limited and KA-Waimanawa Partnership spent some considerable time analysing the options for providing for growth within Warkworth.

The zoning pattern proposed in the plan change is the most appropriate option for achieving the regional objectives on managing Auckland's growth. Where there are particular site specific issues that need to be addressed, such as the eastern side of the plan change area where there are identified landscape features, ridges and steep grades and high value streams, then these are best addressed through Precinct controls rather than arbitrarily going for a medium intensity zoning.

Options considered:

- **Current Plan Change (chosen).** This proposal sees the applicant funding the necessary co-ordinated infrastructure to service the plan change area, resulting in cost expenditure savings for the Council, whilst still achieving the same Structure Plan objectives in terms of the funding and co-ordinated delivery of infrastructure to service future growth.
- **Strict alignment to structure plan.** The difficulty with strict adherence to the Structure Plan is that this can result in an inefficient use of land. The Structure Plan predates MDRS provisions of the Act. Among other things MDRS targets more land use efficiency. The Structure Plan is a very helpful guide, but no longer a definitive statement for how urban growth and development should occur across Warkworth South. Notwithstanding that, the Plan Change does follow principles of the Structure Plan including the Local Centre, higher density Terrace Housing and Apartment Building Zone and Mixed Housing Urban zoned land is adjacent, areas of the plan change that have hills and larger grades where the higher value streams and open space areas have been identified have lower density residential zones (Residential Single House and Large Lot).
- **Fewer range of zones, focused on lower density development.** This option runs counter to legislation and the Amendment Act as referenced above, this puts more pressure onto urban expansion into rural areas in Warkworth because existing urban land is not efficiently used.

- **More extensive medium density zoning.** The MDRS provisions as applied in Auckland through PPC 78 is a substantial upzoning of the existing metropolitan area to provide for greater growth through urban consolidation planning outcomes. Consideration was given in this plan change through the section 32 analysis to an even more extensive use of Mixed Housing Urban zoning. The obvious candidate here was the RSH zone and rezoning this to Mixed Housing Urban. In the final analysis, this was not pursued. This plan change at the geographic periphery of the area, particularly on the upper eastern ridge, is also about protecting key landscape and environmental matters. This is a significant eastern ridgeline and its juxtaposition with the conservation land of the Avis Miller Reserve. For that reason, and in balancing land efficiency versus the protection of key landscape and conservation features, a progressive zoning between Mixed Housing Urban to RSH with particular density and yard controls has been finally adopted.
- **Plan change for only the two principle landowners' properties being Stepping Towards Far Limited and KA-Waimanawa Limited Partnership (KA-W).** It would have been possible to advance this as three separate plan changes (Stepping Towards Far, KA-W, and Morrison Orchard land). However, this would have lost the opportunity for an integrated development across this large Warkworth South block. It would have run the risk of an uncoordinated approach to infrastructure, particularly roading and water/wastewater. It would have reduced land efficiency or resulted in a development which failed to protect the core landscape and ecological values of the area. Rather, this development proceeded in terms of the vision and strategic landscape assessment set out in the report by Reset and, from that, supported by other technical planning, ecological, economic, transport and other factors drove the zoning pattern.
- **Deferred zoning.** One option is to simply await the Council rezoning of this land.

The Council has made it clear that looking across its portfolio and the range of Future Urban zoned land, it has significant financial constraints which have detrimentally impacted its Future Urban Land Supply Strategy.

This means financial constraints are deferring the rollout of urban zoned and development ready land.

The MDRS provisions will create a greater opportunity for urban consolidation which will assist in tempering growth demand. However, the Warkworth South development is still targeted within the early stages of the 30 year growth horizon. This land is being pulled forward only two years. There remains demand for housing. If there is not, it is also, to an extent, self-regulating because development will only proceed if there is the ability to sell sections.

In this particular case, the primary reason why the Council is not in a position to advance Warkworth South to its current published programme is the funding of infrastructure. This development has applicants who are funded and able to provide all infrastructure for the development. In key areas, particularly land corridor preservation and inground utilities, the plan change futureproofs the growth for the remaining parts of Warkworth South. In a circumstance where:

- The land is identified for urban growth;

- The primary constraint to advancement of the land is infrastructure costs as a public cost.
- The applicants are able and willing to fund the infrastructure; and
- The plan change is largely consistent with the Structure Plan taking on board the MDRS and PPC 78 provisions as they would likely apply to Future Urban land.

then there is no planning reason why a deferred zoning approach is warranted.

The key reasons why the zonings under the plan change are most appropriate way to deliver the growth objective are:

- (i) The Future Urban Zone is a recognised holding zone until the area has been structure planned and ready for development. This has now occurred.
- (ii) Medium and higher intensity residential use around public transport corridors and key open space areas reduces the pressure on further peripheral growth into the rural area. By contrast, a protracted use of low-density zonings only puts further pressure on greenfields expansion.
- (iii) Key community factors such as public transport and the social and community services that make up quality neighbourhoods rely on a concentration of people to make them economically sustainable. It is much easier to create a bus network servicing a high and medium density area, than it is to service it over a low density area. A high density area will better provide the economic sustainability for dairies, cafes, preschools, etc than will a sparse low density area.

(d) **Efficiency and effectiveness**

The provision of the Residential – Terrace Housing and Apartment Building zoning allows for more intensive residential development close to the future public transport interchange and local centre. It is recognised that owing to topographical and visual sensitivity constraints, certain areas have been proposed to be zoned less intensive Residential – Large Lot, but overall, the plan change provides for a compact urban form.

Higher and medium density development significantly improves the efficiency and therefore effectiveness of the provision of infrastructure. It is problematic and costly to service infrastructure, particularly roading, wastewater, potable water, community facilities, public transport, and schools in sparse low density areas.

There is better land efficiency from high density development rather than a low density scenario which inevitably results in sprawl and has a marked impact in terms of rural production land.

The proposed Plan Change has been carefully considered so as to seek the right balance between zoning that provides efficiency and enables optimal urban growth and yet ensures protection of key areas that across the site including streams and open space through the adoption of zones with lower density around ridges and steeper grades across the plan change area. On this basis, the applicants' have achieved efficiency and effectiveness. This is further strengthened through the joint landowners' commitment to

delivery and finance the co-ordinated infrastructure required to service the plan change area and Warkworth South.

The option of strict alignment to the Structure Plan was not progressed. Firstly, that would have been contrary to the MDRS provisions. The Council is unable to accept a private plan change request that is inconsistent with the MDRS.

There is also benefit in ensuring the maximum efficiency of rezoned land for the long-term benefits this brings to reducing the pressure on further expansion of the RUB.

Similarly, a focus on fewer zones and more lower density zones would fail to have met the requirements of the MDRS provisions. The same comments as above apply.

More extensive use of Medium Density Residential zoning could have been applied to the upper reaches of Waimanawa Hills and Waimanawa Valley. However, medium density three storey housing along this ridgeline would have changed the landscape character of the Waimanawa Precinct and would not achieve the planning outcomes that the qualifying matters under section 77O of the Act seek to protect.

A plan change confined to the 'two principles' land only would fail to take account of the more comprehensive masterplanning opportunity this proposal presents. This would have led to inferior planning outcomes. This would have impacted both transport, ecology and urban design outcomes as integration across a broader land holding would be lost. This option was also rejected.

The deferred zoning objective was rejected for the reasons outlined above, namely that the only justification for deferment was the cost associated with infrastructure. In this case, those costs are covered by the plan change proponents. There is therefore no need or justification for a deferred zoning approach.

(e) **Effects**

*Strategic effects*

The Warkworth South area, including the area subject to this plan change, is a core part of the Council's growth strategy. This strategy is outlined within its future urban land release strategy as summarised elsewhere in this planning report, and in the Warkworth Structure Plan.

The Warkworth South area is identified within the 2028-2032 land release which the Council is proposing for Warkworth. Clearly this area is a strategic part of meeting the Council's required growth targets.

There are recent discussions about the Council's financial constraints and the suggestion the Council may need to revisit some of the Future Urban Land Strategy, particularly in the outer years of the FULS programme.



This proposal is fundamentally different from many other greenfield areas because the applicants bring together a consortium which is resourced to fund all infrastructure. The primary reason why the Council has had to reconsider the land release programme of future urban zoning (financial constraints on infrastructure), is largely not applicable in Waimanawa because of the ability to fund and provide all necessary infrastructure.

There is a significant investment in public infrastructure necessary to support urban growth in this area. Given community cost, important this is efficiently used. That includes upgrades to the wastewater infrastructure and potable water supply. It also impacts the stormwater management system.

The significant investment in public infrastructure (roads, transport, wastewater, potable water), this area being a key feature of the Council's growth strategy and being part of Auckland meeting its requirements under the National Policy Statement on Urban Development; make this a strategic growth area for Auckland- one that needs to be rezoned in the short term to meet Council growth targets.

This plan change delivers on that strategic objective.

It will enable this land to be rezoned largely in accordance with the approved Warkworth Structure Plan, and to be rezoned concurrent with the completion of the key infrastructure works, particularly roading and wastewater.

This plan change will deliver strategic benefits to the broader Auckland growth strategy and in particular to Warkworth. The strategic effects of this plan change are significantly beneficial.

#### *Residential effects*

The proposed plan change request will deliver 203ha of land currently zoned Future Urban and obviously targeted for release for urban development by 2028 and prior to 2032.

This zoning package is largely consistent with the Warkworth Structure Plan. Where there are differences this is in the low density zones, not the high density zones, and these differences reflect the new legislative requirements that have been introduced since the structure planning process.

The scale and form of development envisaged within the Structure Plan will be delivered by this plan change.

The total estimated yield is approximately 1600 lots and apartment units.

Equally critical is the variety of zoning across the plan change area. This in turn will drive a range of different typologies which will offer a range of different lifestyle choices and price points.

This flexibility and range is seen as an important element in creating diversity in the Warkworth South community.

The residential effects of this development are significantly beneficial, particularly when considered concurrently with the strategic benefits where this land is identified as being important in Auckland's growth strategy and among the first blocks of land targeted for rezoning and release.

#### *Urban design effects*

Reset Urban Design and AStudios has undertaken a significant masterplan analysis of the northern sector of Auckland, Warkworth generally and Warkworth South specifically in developing this masterplan.

Reset Urban Design has undertaken the urban design review ('Masterplan Report') of the proposal as it progressed. Those reviews then led to a number of design changes through the evolution of the masterplan.

The key design principles for the proposed plan change include:

- (a) Preserve and enhance the existing ecosystem and natural landscape features
- (b) Create a healthy and sustainable community for people of all ages.
- (c) Promote efficient use of land
- (d) Create quality interlinked public realms accessible to all residents
- (e) Provide for a legible pattern of roads, local streets, lanes and walking and cycling routes.
- (f) Celebrate the unique identity of Warkworth South and create a sense of place.

In addition to the design principles, the Masterplan Report also references a number of Design Strategies to assist in establishing 'a welcoming residential community with good connections and quality amenity spaces'. The design strategies are outlined below as follows:

- Strategy 1: Maintain and enhance the existing streams, forests and wetlands
- Strategy 2: Connect to the larger arterial network
- Strategy 3: Fit a sympathetic urban form onto the site
- Strategy 4: Provide generous open spaces and infrastructure as the focus for the development.
- Strategy 5: Provide a local centre as a key destination for wider area in Warkworth South
- Strategy 6: Maintain and enhance the landscape, historical and cultural values
- Strategy 7: Provide for a dynamic mix of activities, densities and housing options

#### (f) **Benefit and cost**

The benefits of this plan change are that:

- (i) It gives effect to the Auckland Plan, FULS, AUP (including the Regional Policy Statement) and Warkworth Structure Plan for the reasons set out earlier in this section.

- (ii) It provides for the efficient use of land leading to reduced future pressure on rural land from urban development.
- (iii) It gives enough critical mass to support future public transport and the desirable community services which a neighbourhood benefits from.
- (iv) It targets growth in the area where the community has already committed significant public investment, including major upgrading of the potable water and wastewater networks. It enables the community to realise the benefits from this investment.
- (v) The variety in the zoning pattern will create a range of different lifestyle choices which will help promote a diverse community. Having a mix of employment, residential, open space and other services means residents have easy access to these different types of land uses.
- (vi) Placing an emphasis on the public realm improves the wellbeing of communities.
- (vii) The lower density in the southern area delivers the environmental outcomes and achieves the appropriate balance for growth and landscape amenity.

The costs are:

- (i) The loss of some rural production land in favour of growth and development into urban residential and business uses. This can be justified as this land has been identified as Future Urban Zone for some time. It has also been identified for growth through the FULS. This is a planned loss.
- (ii) Loss of rural amenity from rezoning for residential purposes and future development.
- (iii) Displacement of existing communities over time, as rural environments are replaced by urban development.
- (iv) Potential loss of environmental values if development is not managed properly in terms of protecting those values.
- (v) Costs associated with provision of infrastructure to service the area. Development across the Plan Change area will need to cover the cost of the co-ordinated infrastructure to service it. Much of the core trunk infrastructure is identified for expenditure anyway.
- (vi) A very small area of the subject land is Class 3 soils as identified on the New Zealand Land Classification records. The land, however, is not subject to the National Policy Statement on Highly Productive Land because it is not land zoned Rural Production or Rural. It is Future Urban zoned land and therefore exempt.

The plan change sets out to manage costs where applicable. This can be achieved through the provision of infrastructure and a 'treatment train' approach to stormwater. In terms of the change of function of this land from rural to urban, the costs associated with this repurposed future for this land were effectively determined when the land was zoned Future Urban, i.e. the land for some time has been earmarked for an urban future rather than a rural future.

The costs and benefits of the different options were also assessed. This is summarised below:

- (i) Strict alignment to the Structure Plan

The benefits of this scenario is that it has been through an approved public consultation process. It would promote changes which have been publicly tested.

The cost of this is that it leads to a reduced land efficiency because it does not maximise the land for housing. It would also run counter to the MDRS. As such, it would never succeed through the statutory process. This is a significantly high cost for significant expenditure of a plan change that was outside the framework of the Act.

(ii) Fewer zones focused on the lower density

There are few benefits from this option. There is a potential benefit from fewer houses and therefore a less requirement for infrastructure. However, the cost per house would actually increase because of inefficiency matters, although gross cost would be slightly lower.

The costs are significant and disproportionately high compared to the benefits.

- Low density housing in Warkworth South is a significant inefficient use of land which in the final analysis will increase pressure for further urban expansion in the rural area.
- Housing affordability would be compromised. Although overall infrastructure costs would be down, these costs would be spread across fewer homes which only increases the per dwelling contribution to infrastructure costs. These costs are obviously passed on to the resident and would negatively impact housing affordability.
- The low density housing would run counter to the MDRS provisions and ultimately the plan change would fail as it would be inconsistent with the Act.
- The two localised areas where particular constraints of access or servicing support a lower zoning, are zoned Residential - Large Lot.

(iii) More extensive medium density zoning

The benefits are:

- Greater land efficiency.
- Higher efficiency of infrastructure use leading to a marginal improvement in housing affordability as the infrastructure costs could be spread across more homes.

The costs would revolve around:

- Pushing medium density housing onto the ridgelines compromising the character of these areas.
- Compromising some of the open space and spaciousness areas.

- The neighbourhood amenity would therefore be compromised as density was disproportionately favoured in terms of an imbalance between environmental, landscape, amenity and housing density objectives.

(iv) Plan change for the 'two principle' landowners only

The benefits of this are:

- The landowners can commit to all associated urban development costs.
- The level of information about these properties is more advanced than the peripheral land. Therefore the planning issues are clearly understood.

The costs are:

- A lack of comprehensive planning and cohesion across the Warkworth South area.
- It leaves an inefficient provision of infrastructure. The land is almost not big enough to fund the level of infrastructure required. Alternatively, infrastructure only sized for the landowners to be put in place would lose the opportunity of futureproofing the Warkworth South development area. Eventually this would have a significant cost of infrastructural rework and duplication.

(v) Deferred zoning

The benefits of deferred zoning are:

- Development timeframes could more closely align with the current stated Council programme.
- One sub-option is the matter is deferred long-term until such time as the Council is ready to promote a public plan change. Some would see benefit in a public versus private plan change.

The costs of this option are:

- There would not be provision for housing and retail facilities into Warkworth South.
- The necessary infrastructure upgrades would be further deferred.
- If promoted as a public plan change, then the infrastructure costs would fall to public agencies as opposed to the private sector providing the necessary infrastructure into Warkworth South.
- Certainty as to future zoning would remain in abeyance with a level of uncertainty.

(g) **Risk**

The key risks are:

- (i) The impact of urban growth on the environment, particularly the streams leading into the Mahurangi River. This will require successful mitigation of the effects of urban development, which the proposed objectives and policies seek to achieve.
- (ii) Delay in core infrastructure. The core infrastructure (potable water supply and wastewater treatment) which Waimanawa will utilise is already developed or committed. The Warkworth potable water supply has been upgraded already while work is now being undertaken with the new wastewater line to Snells Beach and the upgrading of the Snell's Beach wastewater treatment plant that will service Warkworth. If there is a risk, it only relates to the timing the new Snells Beach wastewater treatment solution which at this stage is timed to be operational by early 2025. This is a resource consent issue rather than a plan change issue, i.e. subdivision consents would only proceed if the required servicing infrastructure is guaranteed.

(h) **Reasons for proposal**

This plan change and the growth it will secure through the adoption of urban zones are advanced on the basis that:

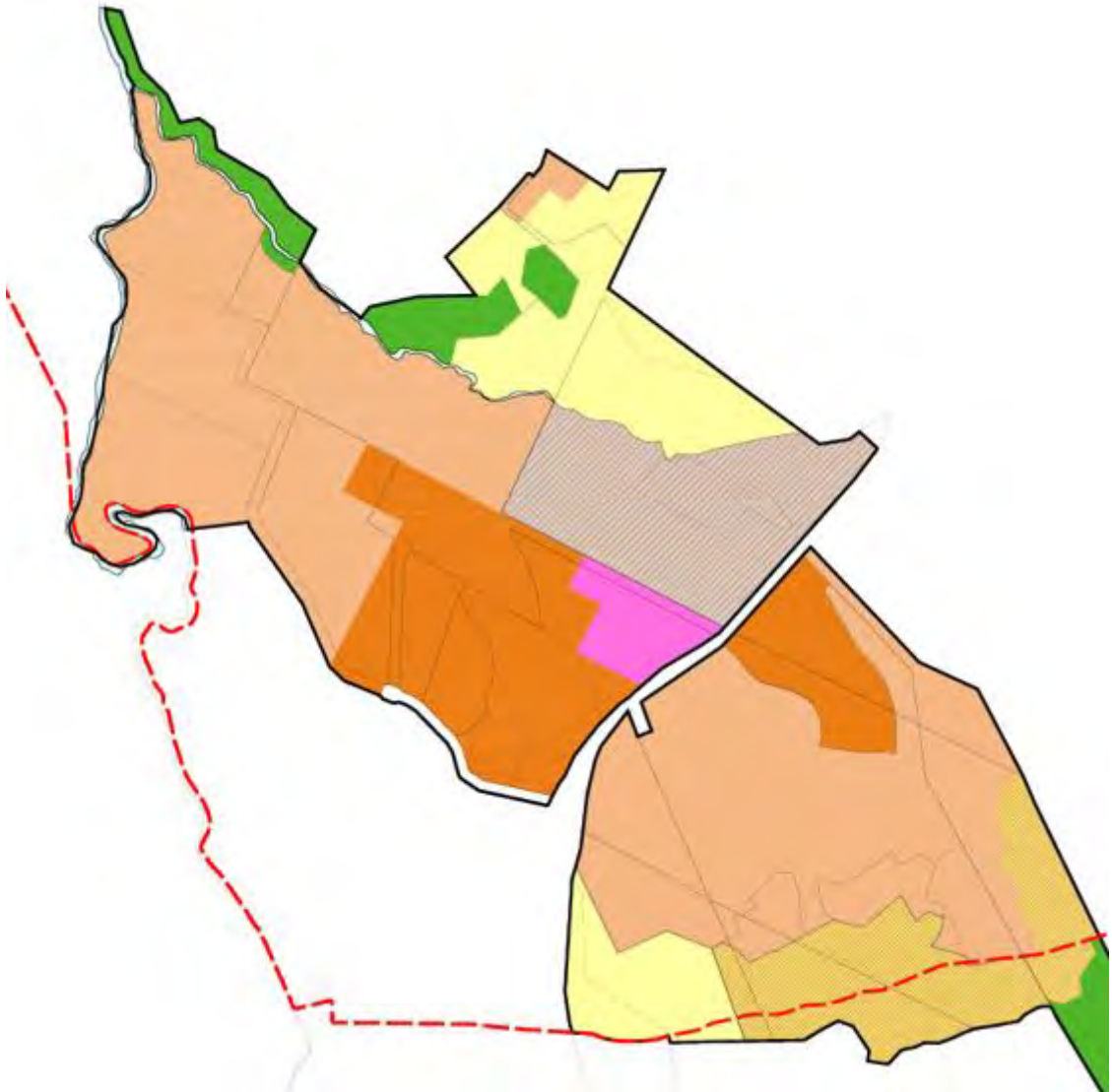
- It is consistent with, and a key part of delivering, the Council's core strategy documents including the Warkworth Structure Plan.
- The land is identified in the FULS for development in the current planning period with housing on stream between 2028 and 2032.
- The land is eminently suitable for urban development as identified through the Future Urban zoning process, the Structure Plan, and this plan change analysis.
- The zoning pattern and level of growth is consistent with the Structure Plan and provides the appropriate balance between achieving good environmental outcomes, efficient use of infrastructure, creating critical mass to support key community facilities and public transport, and providing for growth.
- The variety in the zoning pattern will create a range of different lifestyle choices which will help promote a diverse community.

***Rural Urban Boundary (RUB)***

(a) **Proposed amendment**

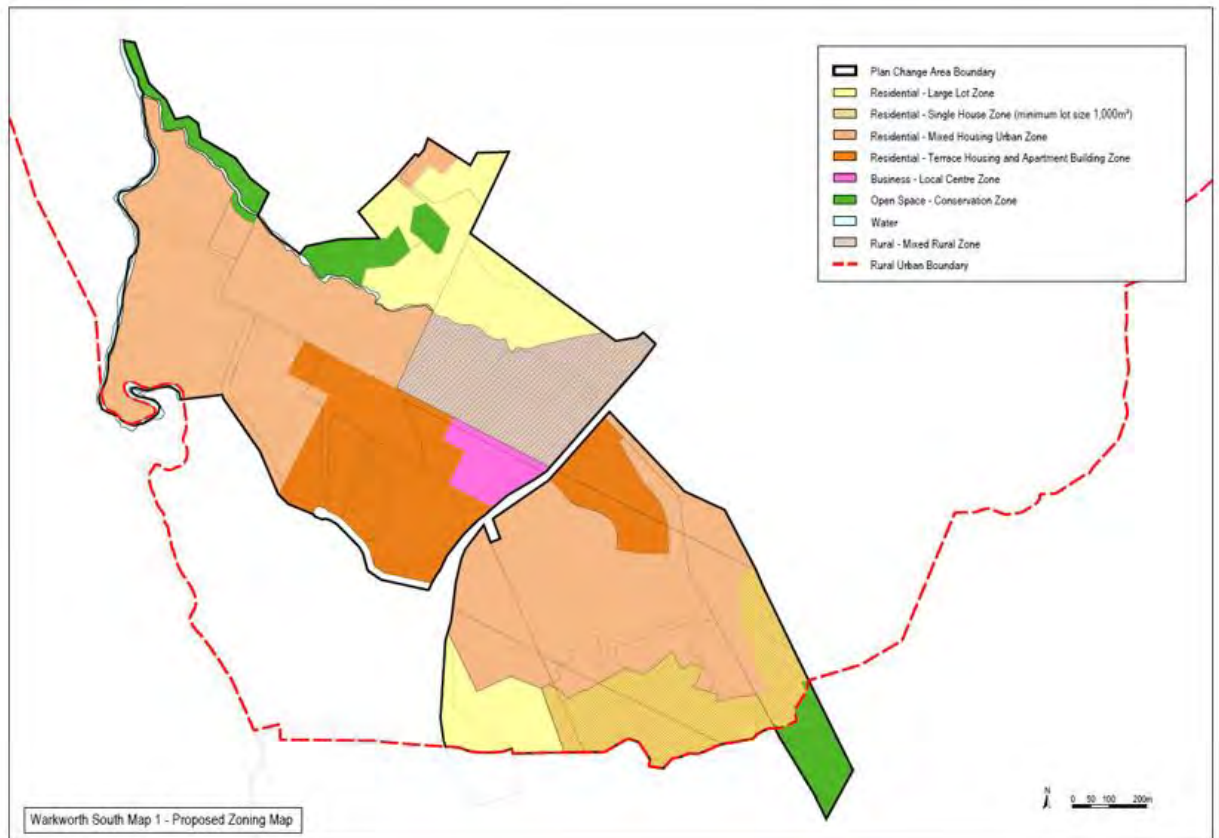
The proposal relocates the RUB in the southern portion of the precinct. The diagram below shows the existing location of the RUB. The RUB is the red dashed line on the plan. The land north of the dashed line is within the RUB. The land south is outside the RUB. This is a relatively small area of land proposed to be zoned single House but with a restricted density of 1 dwelling per 1,000m<sup>2</sup>

**Existing RUB boundary**



The proposed RUB location is shown on the diagram below. Essentially this impacts the southern boundary of the precinct. It will include all the residentially zoned land within the RUB. It essentially aligns to title boundaries

### Proposed RUB boundary



#### (b) Provisions most appropriate way to achieve the objective

The technique of a RUB is a regionally important method to set the urban boundary for Auckland. It is appropriate that the RUB is used. It is the well proven existing method applied in the Unitary Plan.

#### (c) Options considered

There are essentially two options:

- (a) to retain the RUB in the existing alignment; or



(b) to move the RUB in the southern area, to align with the property boundary (proposed alignment).

(d) **Efficiency and effectiveness**

Option (a) of leaving the RUB in its current location, is a less effective method. It loses the strict application of all residential zoning within the RUB. It results in residential zoning both north and south of the RUB location, albeit that part outside of the RUB is of a relatively low density.

The land between the current RUB boundary and the property boundary is appropriate for low density residential zoning for the reasons set out in the existing s32 report.

A key infrastructure for Warkworth South is the potable water reservoir. This is located outside the RUB but within the precinct boundary. It is logical this is recorded within the urban area.

It is logical that the RUB follows either cadastral boundaries or appropriate topographical feature. The current RUB boundary follows neither. It does not follow cadastral boundaries at all. In topographical features, it follows in part a ridgeline but then drops down three quarters of the way up the slope with no logical topographical feature.

Option (b) overcomes these deficiencies. The new proposed boundary follows the cadastral boundary, which is also the topographical feature of a major public native bush reserve. It is a logical boundary.

(e) **Benefit, cost and effects**

The benefit of option (a) is it preserves the current alignment.

The cost of option (a) is a theoretical small loss of potential rural land as it is now included within the urban area. However, this rezoning is already promoted through the plan change. The reality is that this is such a small sliver of rural land that it is not economic feasible for rural production. This loss of rural land will have negligible effect. By contrast, the benefit of a logical boundary far outweighs the cost.

The benefit of option (b) is it creates a logical boundary for the RUB. It aligns with the topography of the land, and the cadastral title boundaries.

The cost of option (b) is for the community needing to understand the consequence of a change in the RUB. There is also the minimal transactional cost in promoting this part of the plan change.

(f) **Effects**

The effects of option (a) is a slight increase in the urban area and a corresponding slight decrease in the rural area.

By contrast, the beneficial effects are that the RUB then follows a good logical boundary based on property boundaries and topography.

Option (a) gives a sensible logical urban boundary.

**(g) Risk**

There is minimal risk from this proposal. There is no ecological effect as the bush is protected and the new bush area within the plan change remains outside the RUB.

The land is not an economical use for rural activity, so there is no risk to economic demise or rural production.

The other technical assessments demonstrate there is no geotechnical or other ecological or landscape risk to this proposal.

**(h) Reason for proposal**

The RUB is moved to this location recognising this is the appropriate and logical alignment for the RUB. It aligns to cadastral boundaries and topographical features.

***Precinct Provisions***

**(a) Proposed amendment**

This plan change introduces a special precinct to this portion of Warkworth. It identifies a series of site specific controls including special provisions relating to:

- Identified intersections to be provided on to SH1 and other transport matters.
- The alignment and protection of the WWLR
- A special yard along the Avic Miller Reserve.
- A limitation on density on the northern and eastern escarpments
- Areas to be protected for landscape purposes.
- Stream and wetland protection.
- Creating a public transport interchange.
- Future proofing key infrastructure including water, stormwater and wastewater.

The specific provisions and the section 32 analysis relating to these provisions is addressed in the following paragraphs. This aspect of section 32 is simply an analysis of whether a special precinct for this area of land is appropriate having taken into account the tests of section 32.

**(b) Provisions most appropriate way to achieve the objective**

The proposed precinct introduces a number of site-specific provisions that are unique to this area of land within Warkworth. The method in the AUP to manage area specific controls is the Precinct Plan.

The controls reflect the approach identified through the Warkworth Structure Plan.

They act as a package. It gives an integrated and appropriate planning and environmental outcome for Warkworth that cannot be guaranteed if reliance was simply placed on resource consents under the underlying zoning and Auckland wide provisions.

Consequently, the conclusion of this section 32 analysis is that creating a precinct to deal in an integrated way with these area specific provisions is the most appropriate way to achieve the objectives of the AUP.

**(c) Options considered**

There are essentially two options. The first is to create a precinct. The second is to rely on the underlying zoning and Auckland wide provisions.

The broader section 32 analysis by Auckland Council for the AUP supports and identifies the range of core zonings and Unitary Plan provisions. These are relied on for a number of elements within the Waimanawa Precinct. However, there are a number of key areas that are unique to Warkworth South / Waimanawa that warrant particular regulatory oversight. These include:

- protecting the WWLR route;
- creating a public transport interchange for Warkworth South;
- protecting the northern road on the eastern side of SH1 to connect to the rest of Warkworth South;
- protecting ridgelines and managing density on ridgelines;
- provision for core infrastructure to service the whole of Warkworth South, particularly water and wastewater; and
- particular ecological protection of streams, wetlands and bush areas adjacent to the Avicé Millar Reserve.

These matters can be specifically addressed and protected through a precinct approach to planning for this area.

The second option of 'no precinct' relies on individual resource consents to address these matters. While some could be addressed through a resource consent, a far more holistic planning approach is to address them comprehensively through a Precinct Plan. This enables protection of an integrated approach across the entire Waimanawa area, and is not subject to a series of independent resource consents which may not deliver the integrated nature of these key planning provisions.

(d) **Efficiency and effectiveness**

A precinct provision is an effective and efficient way to deal with area based controls. It is a well tested technique used extensively in the AUP. It is the preferred method of the Council to deal with new comprehensive greenfields developments (including for Warkworth) and means any targeted issues/effects can be effectively managed where the general provisions would not address them.

The alternate of not having a precinct detracts from the efficiency of the provisions. It relies on more matters being sorted out through the resource consent stage. It also does not enable the sophistication to deal with issues such as the density on the ridgeline. These protracted processes definitely work against the efficiency of the development of this land.

(e) **Benefit, cost and effects**

The benefits of a precinct are:

- (i) It identifies and delivers area specific planning outcomes for Warkworth South.
- (ii) It places a particular emphasis on land which will shortly be released for urban development.
- (iii) It better gives effect to the Warkworth Structure Plan than simply relying on the general provisions.
- (iv) It introduces a higher level of control into the plan appropriate to this particular location.

The benefits of simply relying on the underlying zoning and Auckland-wide provisions is that:

- These provisions are well known and tested.
- It offers a more simple regulatory process.

The costs of a new precinct are the costs associated with the community engagement in bringing down special precinct provisions. To an extent, this is already triggered by the rezoning plan change.

The costs of simply relying on the underlying zoning and Auckland wide rules is:

- The lack of sophistication in the provisions. Area specific matters are reduced to generic assessment criteria under the general provisions.
- It fails to give full effect to the key outcomes identified in the Warkworth Structure Plan.
- It leads to uncertainty in the future as to the form and nature of appropriate development.
- If matters are not resolved upfront through the precinct process, it relies more heavily on the resource consent process. This introduces uncertainty and cost to property owners when they are developing their own sites. This in turn will have a small but negative impact on housing affordability.

(f) **Risk**

There is little risk with introducing the precinct. Rather the risk is with not having a precinct and relying on the underlying plan provisions. That introduces the risk of uncertainty and a lack of certainty over the planning and environmental outcomes which underpin this plan change. These are the outcomes the community has ascribed to through support of the Structure Plan.

(g) **Reasons for proposal**

The precinct technique is advanced because:

- This is the most appropriate method to deliver the area specific provisions which are warranted for Warkworth South.
- There is an expectation by the community of key outcomes as part of the growth expansion of Warkworth. The only way to deliver this is through the precinct methodology.
- The planning importance of these area provisions warrant unique controls managed through the precinct methodology.

***Landscape Provisions***

(a) **Proposed amendments**

The identified landscape feature for this precinct is the ridgeline which straddles the RUB along the eastern boundary of the precinct, the northern escarpment which leads up to Mason Heights and the stream valley. It also relates to retaining the character of the Morrison Heritage Orchard. There are specific interrelated provisions which give effect to the landscape objectives for the precinct as follows:

- (i) The Large Lot Residential and Residential - Single House zoning ensures low intensity of use on the northern and eastern boundary of the precinct which will assist in protecting the escarpment landforms.
- (ii) For Residential Single House zoned sites adjoining the RUB, a lower density unique to this precinct is created. This creates a minimum net site area of 1,000m<sup>2</sup> (compared to the standard 600m<sup>2</sup>). The limitation of one house per site remains.
- (iii) A special landscape yard is created along the northern boundary to buffer the Avice Millar reserve.
- (iv) Open Space - Conservation zoning of a block of mature bush adjoining the Avice Millar reserve to, in a landscape sense, expand the character of this reserve.
- (v) Protection of the Mahurangi headwaters.

- (vi) Protection of the streams and wetlands comprising the upper reaches of the Mahurangi River catchment.

Cumulatively, the controls have the effect of placing high recognition and high protection of the identified landscape character identified in the Structure Plan for this precinct.

**(b) Provisions most appropriate way to achieve the objective**

The Warkworth Structure Plan identifies the key outcome the Council is trying to achieve along this area. This is reflected in the precinct objective. It is to recognise the transition between urban Warkworth and the rural area at the RUB. It has several components, namely:

- Morrisons Orchard character protection.
- Avice Millar reserve protection, zoning expansion of the land to the north of the reserve so as to protect adjacent bush, yard buffer to reserve.
- Density control on the upper parts of the ridge.
- Open space identification.
- Stream protection.
- Protection of the bat flight corridor. While primarily for ecological reasons this has landscape impact.
- Protection of the northern escarpment.
- Greenway network.

**(c) Options considered**

The options considered were:

- (i) The current proposal of a mix of Large Lot Residential and MRZ with a special density control of 1:1,000.
- (ii) Retain the standard 1:600 density across all Single House zoned sites.
- (iii) Not allow development in this part of the precinct.
- (iv) Applying Large lot residential on the Waimanawa Hills steeper contoured land.

These options were evaluated. The conclusion of that analysis was that the current package of controls is the most appropriate way to achieve the balance between protecting the landscape character and providing for reasonable levels of growth.

(d) **Efficiency and effectiveness**

Because the controls are specifically targeted at those aspects that will have the greatest impact in terms of delivering the environmental outcome, they are the most effective way to achieve the objective. The controls break down the component parts into controlling the location and intensity of development along the ridgeline and in creating a landscaped backdrop along the ridge. The controls provide a highly efficient mechanism to achieve this. Because they are targeted, they are precise and understandable. The controls apply to that part of the precinct which is of the critical landscape character.

In terms of the alternate options of not allowing any development on the ridge area, or restricting it to Large Lot Residential, in both cases this leads to a significantly inefficient land use. Land that is suitable and capable for residential development, remains underutilised.

(e) **Effects**

Reset have undertaken a character and landscape assessment of the plan change area. This forms part of this plan change application.

That assessment informed a number of the provisions included as part of this plan change. This plan change:

- (i) Protects the key eastern ridge ensuring a reduced density of housing along the ridgeline.
- (ii) Protects the eastern escarpment with low density housing reflecting this land is not serviced.
- (iii) Provides a protection for the Avic Millar Reserve through setbacks, retaining this land outside the RUB, and including conservation zoning over an area of bush adjacent to the reserve.
- (iv) Provides ecological protection to the streams with extensive riparian yards throughout the plan change area.

These measures are given effect to through both the zoning, ecological protection, and the special rules on subdivision and development.

The landscape and planning assessment identified that the cumulative effect of all these provisions are such that there are either positive effects or any effects can be successfully controlled at resource consent stage relying on the provisions and assessment criteria within the plan change.

(f) **Benefit and cost**

Benefits of the current plan change:

- This plan change best provides an integrated package that achieves the objectives.
- The core ridges and streams are protected.
- The lower density ensures a spaciousness of sites along the rural urban fringe.
- The stream areas and riparian margins are protected. As well as ecological benefit, these obviously have a demonstrable landscape and amenity benefit.
- The correct balance is reached between environmental, landscape and urban design features and providing for housing opportunity.
- This maximises land efficiency without compromising environmental outcomes.

The costs of the current plan change provisions are:

- This does not result in the highest efficiency use of land. However it does reach the right balance between environmental outcomes and residential yield.

The benefits of retaining the standard RSH density are:

- It is a simple, well understood control.
- It is easy to administer.
- It does end up with a higher yield than the proposal.

The costs of applying the standard 1:600 density are:

- A greater level of built form is enabled on the ridgelines to the detriment of landscape values. While this is only one cost element it is seen as a significant outcome in terms of the Structure Plan and the objectives of this plan change. Thus it overrides the benefits.

The benefit of not allowing any development in this part of the precinct are:

- The landscape ridge is fully protected.

The costs are:

- The opportunity for housing development and yield is lost.
- This is a critical part of the site for the reservoir because it is the highest point of land within Warkworth South.
- Lack of yield ultimately has an impact on the efficient use of infrastructure which in turn has a negative impact on housing affordability. Infrastructure costs need to be spread across fewer sites.

The benefit and cost of the fourth option of the Large Lot Residential were really dictated by topography and the fact that this land is proposed in the Structure Plan to be unserviced and therefore suitable for Large Lot Residential. As such, there is no real practical alternative.



(g) **Risk**

If there are no controls then there is a risk that the landscape character of the ridgeline is diminished.

In other aspects there is little risk from this package of controls. They have been carefully refined as a package to deliver the outcomes without unduly compromising the growth objectives of the precinct.

(h) **Reasons for proposal**

This package of landscape character protecting provisions will best ensure:

- (i) The key landscape area, being the ridgelines and stream valleys form an important part of the character of Waimanawa. They are protected through these provisions.
- (ii) The special density controls create the right balance between ensuring reasonable yield to meet the growth objectives balanced against spaciousness to meet the character objectives.
- (iii) The landscaping control ensures the vegetated development of this ridgeline.

***Ecological Provisions***

(a) **Proposed amendment**

This plan change introduces particular provisions relating to terrestrial and stream ecology. A Precinct Plan (Precinct Plan 2) is introduced which identifies key streams and ecological areas to be protected. Assessment criteria on subdivision within the plan examine the extent to which these ecological areas are protected through any subdivision process and vested in the Council.

Reclamation of streams identified on Precinct Plan IXXX.9.2 are a non-complying activity.

The precinct provisions identify those parts of the ecology (stream and terrestrial) within the precinct area which are identified as being of high value. In this case particular provisions are applied to enhance the level of protection for these areas beyond those set out in the Auckland-wide provisions.

For areas to be of medium or low value, then the standard Auckland-wide provisions apply.

(b) **Provisions most appropriate way to achieve the objective**

The AUP has extensive provisions relating to the identification and protection of streams. The structure of this plan change is that these objectives, policies, provisions and assessment criteria apply, unless specifically modified within the precinct. In this case all the objectives and policies of the AUP apply including

Chapters E1, E3 and the relevant objectives and policies of B7. These general AUP provisions have already been through a section 32 analysis and found to be appropriate and will deliver the desired environmental outcomes.

This plan change adopts these provisions for Warkworth South. The only changes are to the process of assessing streams, and not environmental outcomes or considerations. The process change proposed is:

- For identified critical permanent streams, any modification or reclamation of the streams is a non-complying activity.

Under the AUP the default provision in this case, modification or reclamation of other permanent or intermittent streams located across the Plan Change area would be a Discretionary Activity if outside an overlay or non-complying if identified on an overlay.

The plan change signals that the identified areas are expected to be retained in their natural state, and hence, the non-complying activity status is imposed.

An area of watercourse has been identified alongside the WWLR where the riparian yard can be reduced to a minimum of 4m. This reflects the constraints on providing for the WWLR along this section and it may be practical during the detailed design stage to provide for a wider riparian margin by incorporating the footpath and/or cycleway within a vegetated berm.

It is considered that this method best achieves the objectives. Key environmental features and locations are identified within the Precinct Plan. These are seen as particularly important and are protected. Other portions of the ecology of the area are subject to assessment under the precinct considering factors of ecology, growth, base flows and offset mitigation. In these other areas it leaves open the debate as to the balance between providing for a range of factors that must be weighed in enabling the development of an area.

The core environmental policy regime and rules as within the AUP, are retained. Primary streams within the precinct are identified. Appropriate activity classification, and the statutory process these trigger, are applied as non-complying activity consents.

(c) **Options considered**

There are three basic options:

- (a) To rely on the Auckland-wide provisions in full;
- (b) Provide particular and additional protection for high value stream and ecological areas; or
- (c) Protect all streams and terrestrial ecology.

(d) **Efficiency and effectiveness**

The purpose of these ecological provisions are to:

- Ensure the core ecological features on the site are fully protected.
- To identify those provisions which can rely on the underlying Unitary Plan provisions versus those which need specific controls.

This proposal identifies the underlying provisions as being appropriate to the significant majority of the precinct and the management of effects and environmental outcomes. The Council's existing published section 32 material outlines why these are effective controls and workable. Furthermore, they are underpinned and supported by the National Environmental Standard: Freshwater Management and have been well tested in practise in previous consents.

There are however unique features of this site due to it being the headwaters of the Mahurangi River and certain key ecological provisions including an important bat corridor.

So as to clearly inform the development of the land, it is important and appropriate that these particular provisions are clearly identified early in the land development process through this plan change provision. That is the most efficient way to ensure effective masterplanning and then subsequent development of the Warkworth South area.

The alternatives do provide a reasonable degree of protection. The Auckland-wide rules would obviously have generic protection but would not identify the bat corridor. Where they would lack efficiency is that there would not be the upfront understanding of the controls. That brings additional complexity, inefficiency at the resource consent stage. Significant masterplanning work could have been undertaken only to find that wrong assumptions were made about ecological outcomes on the land.

Similarly, a blanket protection of all controls is not efficient because it places a higher level of protection over features that are not warranted under the National Environmental Standard on Freshwater Management or the general AUP provisions.

(e) **Benefit and cost**

The benefits of this approach are:

- High value stream ecology is identified and protected.
- High value terrestrial ecology is protected.
- There is clear understanding for the planning and development of the land as to which areas need to be protected.
- Other medium and low value ecological areas are subject to resource consent assessment under the AUP provisions. This gives future flexibility as the appropriate balance is worked through as to the level of development.

The costs of this proposal is that the Council and community needs to engage upfront in determining which are the prime ecological areas on the land. This is assisted by the technical work done in support of this private plan change request.

The benefits of simply relying on the AUP provisions are:

- These have been tested through section 32 and through the AUP adoption process.
- The controls are understood and readily available to the public.

The costs are:

- The general provisions fail to give adequate protection to certain key ecological features.
- There is no generic protection of the bat corridor.
- There is a significant risk of rework or inefficient expenditure because significant land development is undertaken based on assumed ecological outcomes only to find that, at resource consent stage, redesign is necessary. This is the counterfactual of the benefit of identifying these key ecological features upfront and giving them high protection. Everybody then proceeds with development of land in the knowledge of these key features.

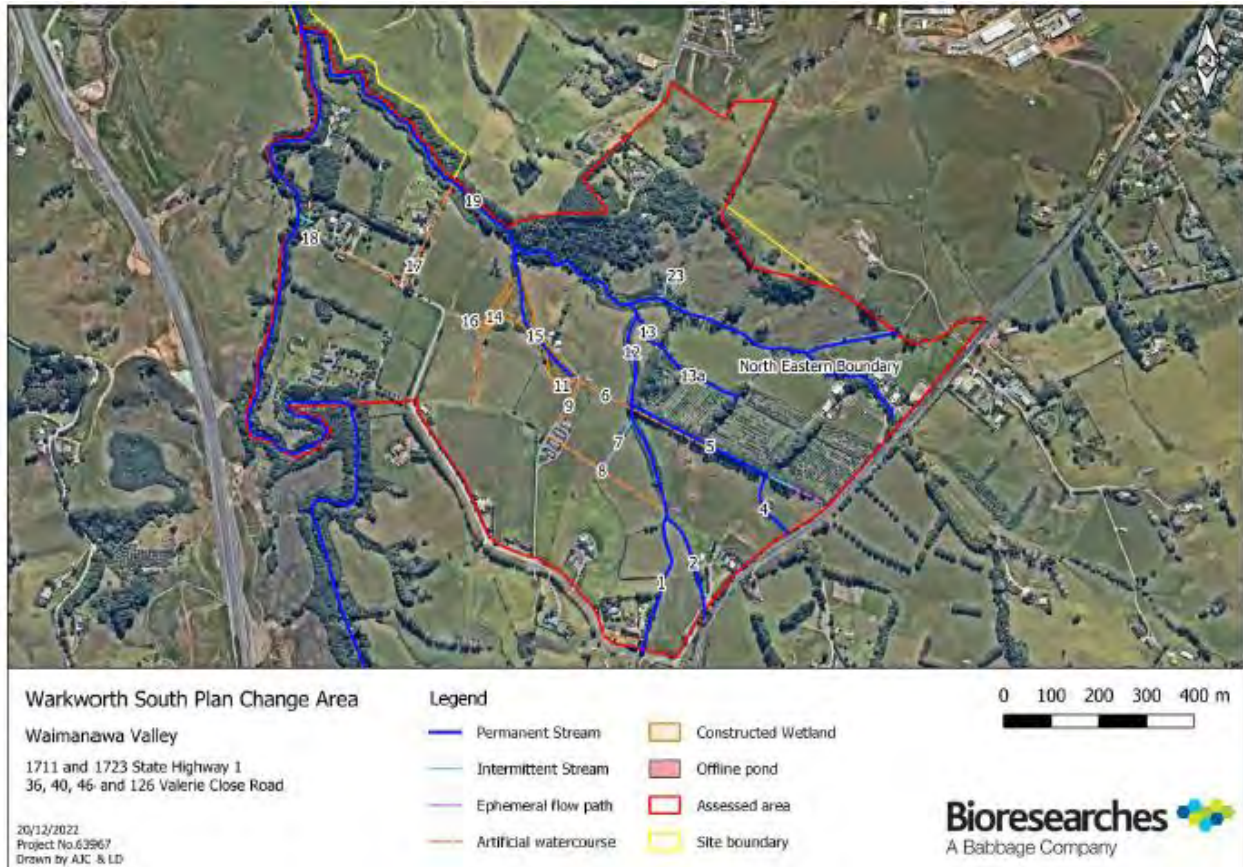
The benefit of protecting absolutely everything is that all ecological features, no matter how meritorious, are protected. It can be argued that that has some environmental benefits.

The costs are that the balance is lost between protecting key ecological features and providing for necessary growth within the area and other urban design outcomes. Part 2 of the Act is focused on achieving this balance. This option fails to deliver on that balance.

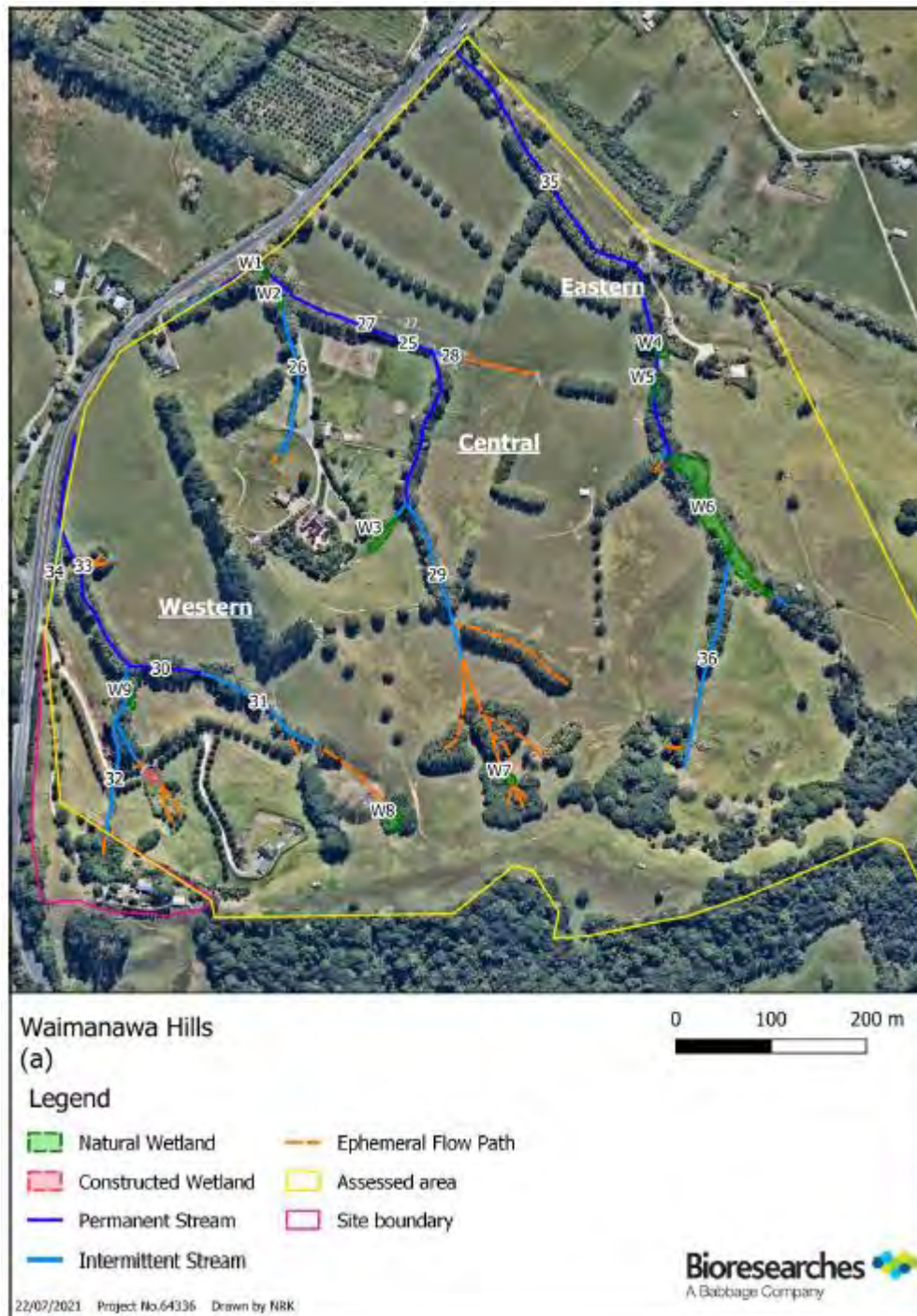
(f) **Effects**

The Baseline Ecology Assessment is included in this application. This covers the streams which traverse the site and the terrestrial ecology including established native bush in pockets within the site.

The diagrams below are an extract from the Baseline Ecology Assessment showing the existing streams and the status of those streams across Waimanawa Valley to the west of SH1, whilst the second diagram shows streams and the status of the streams in Waimanawa Heights to the east of SH1.



**Streams located across Waimanawa Valley**



### Streams located across Waimanawa Hills

Bioresearches has undertaken a detailed onsite survey of the streams and bush areas. They have identified existing streams and classified them to permanent, intermittent and ephemeral and has also identified wetland and boggy habitat and some substantial areas of bush. Bioresearches has also assessed them in terms of their current value as high, medium or low.

The location of SH1 which dissects the Warkworth South Plan Change area has impacted the direction of a number of these streams. Auckland GIS Viewer (Geomaps) indicated several watercourses across the Plan Change Site. These were ground-truthed and classified during site visits. The Bioresearches Baseline Ecological Report confirms that the waterways are all tributaries of the Mahurangi River. The Mahurangi



River consists of two main branches, one branch flowing from near Pohuehue, south of the site, and the other branch flowing from the Waimanawa. Two of the sub tributaries / branches of the Waimanawa catchment converge near the north west corner of the site and then flow eastwards before discharging to the Mahurangi Harbour.

Precinct Plan 2 shows the stream overlay and how the ecological corridors or green fingers within the Precinct are protected.

Terrestrial Significant Ecological Areas are associated with the southwestern corner of Waimanawa Valley (SEA\_T\_2367) and the southern boundary of Waimanawa Hills (SEA\_T\_2378) and which are identified to be the highest areas of terrestrial ecological value across the Plan Change area.

In terms of the terrestrial vegetation values of Waimanawa Valley and Waimanawa Hills, the Baseline Ecological Report provides the following conclusions in this regard:

*“The terrestrial ecology values of the Waimanawa Valley Block are associated with indigenous vegetation features in the SEA, regenerating kanuka forest, and the mixed native and exotic fragment. These vegetation features generally support diverse flora assemblages that are representative of the forest ecosystems that would have formerly covered the surrounding landscape. While only SEA 2367 is identified by the AUP as a mature forest ecosystem type (‘critically endangered’ Puriri Forest), the Kanuka forest and smaller fragment clearly support components of a kauri, podocarp, broadleaved forest type (Regionally Endangered, Singers et al. 2017). The kanuka forest appears to be transitioning to this forest type in parts, and the smaller block, which was formerly grazed underneath, supports mature components and is recovering with weedy and indigenous regeneration beneath the canopy”.*

**and**

*“SEA\_T-2378, which covers Avice Miller Scenic Reserve and crosses the southern boundary of the Waimanawa Hills (a) Block, is of Very High value. Indigenous species dominate this kauri, podocarp, broadleaved forest, including characteristic podocarp trees, kauri, rimu, totara and kahikatea. Puriri, taraire, rewarewa, tanekaha, nikau and mahoe also make up a relatively diverse indigenous community along the southern boundary edge. Kauri trees were the only ‘threatened’ species recorded, however, further survey may identify long tailed bats (roosting or using the edge as a fly way), given the close proximity to recent records. ‘At risk’ species are likely, including forest, elegant and pacific gecko, ornate skink and potentially the kauri snail, Parayphanta busbyi which is would represent the southern-most natural distribution limit for this species. The fragment as a whole, would also function as a relatively important link in an ecological corridor running east-west, to the south of Warkworth. Being relatively weed free, this SEA has a high level of integrity and would rank Very High (Table 3). Of note, is that some of the kauri trees at the SEA edge are in very poor condition. One such tree is identified on Tiaki Tamaki Makauru GIS maps as being “with infection other than kauri dieback”.*

The historic and present use of much of the precinct for grazing has resulted in the clearance of riparian vegetation, disturbance of channels and damage to streambanks and streambeds. A number of watercourses within the site have been modified to varying degrees and Bioresarches consider that they have limited character. The Baseline Ecological Report sets out a detailed analysis of each individual stream. On this matter the report states:

*“Watercourses were classified under the Auckland Unitary Plan Operative in Part (AUP OP) to determine, in accordance with the definitions in these plans, the ephemeral, intermittent and permanent status of these watercourses. The majority of watercourses were initially classified during the November 2020 site visit to provide indicative watercourse extends and confirmed during subsequent site visits. During the site assessments, the presence, and extent of water was noted, reference photos were taken and freshwater habitats were marked using a handheld GPS unit. The quality of the aquatic habitat was assessed, noting ecological aspects such as channel modification, hydrological heterogeneity, riparian vegetation extent, substrate type and any fish or macroinvertebrate habitat observed. Riparian and catchment information was also reviewed”.*

*“The current ecological values of freshwater ecosystems within the Waimanawa Valley and Waimanawa Hill Blocks were predominantly assessed as low, and ranged from negligible to moderate. The freshwater values within each site are summarised within Table 7 and Table 17. A detailed assessment of the freshwater constraints to development are within the Freshwater Constraints Analysis”.*

(g) **Risk**

- (a) That low value streams capable of being upgraded to high value streams are likely lost. That is a factor common across the region. The methods the Council has used with mitigation and offsetting creates a structured basis in which these matters can be evaluated and, if streams are lost, appropriate offsets provided.
- (b) That other urban objectives cannot be achieved due to the degree of ecological protection. In this case this plan change sets the appropriate balance. High value ecology is protected. The future development has been worked through to ensure it can fully accommodate this level of protection. This is embodied within the precinct.
- (c) The protected areas will subsequently be damaged. The plan change makes it clear that these areas will be protected through the subdivision process. The presumption is that these areas will vest in the Council on subdivision once the necessary mechanisms such as noxious weed removal and any necessary stabilisation is put in place along particularly the streams.

(h) **Reasons for proposal**

This approach identifies and protects the key ecological features of streams and terrestrial ecology, namely bush. It provides a clear framework for future development of the land.



## ***Open space and walkway/cycleway network***

### **(a) Proposed amendment**

The Waimanawa masterplan places a strong emphasis on creating a walkable community. Precinct Plan 1 shows the greenway network which includes a walkway network within the precinct. The WWLR will be built with footpath and cycleway connections. Precinct Plan 4 shows the locations of the proposed areas of open space. Although it was originally intended to include Open Space – Informal Recreation and Open Space – Sports and Active Recreation Zones, Council Officers identified to the team that it was the preference of Council for these zones not to be included. This then provides more flexibility at the time of subdivision in determining the final open space layout and Council's requirements at that time.

### **(b) Provisions most appropriate way to achieve the objective**

These provisions show the core network. It is more extensive than shown in the Warkworth Structure Plan but does include those parts of the walkway network that are shown within the Structure Plan and are within the precinct.

Including this sort of information within the precinct makes it clear to all property owners and the community where (indicatively) the network that will be created.

### **(c) Options considered**

There are basically two options.

- (i) To not identify the open spaces and walkways within the precinct and rely on the standard Auckland-wide provisions and assessment at the time of resource consent; or
- (ii) To show the core network within the Precinct Plan (chosen option).

Option (i) introduces inefficiency and uncertainty. In the land development phase, it is unclear which land is needed for open space development. It means that significant work can be done at the resource consent stage when it could be made clear now through the precinct provisions which are the key open space to be preserved and what is the network to be achieved. As it is the preference of Auckland Council for the Open Space areas not to be zoned, the inclusion of a Precinct Plan provides an alternative but more flexible solution in terms of identifying the approximate location of future open spaces.

(d) **Efficiency and effectiveness**

Option (ii) of showing the core network within the Precinct Plan is seen as the most efficient and effective method. It is clear to all developers and future property owners as to the network implications. It also is helpful to the community to understand this approach, and to the Council in securing the broader network.

(e) **Benefit and cost**

The benefits of the Proposed Plan Change (Option (ii)) are:

- The indicative future open spaces and walkways are clearly identified.
- This brings certainty to development.
- It responds to the masterplan nature of the Waimanawa area.
- An integrated network is provided across multiple property owners ensuring that the end outcome is a comprehensive network of open space and walkways.
- The key additional bush area adjacent to Avis Miller Reserve is protected.

The costs are simply those associated with developing the open space and walkway network.

The cost of this are:

- Significant commitment of open space land for the area.
- A loss of flexibility in the future to respond to changing circumstances.
- What could be seen as a disproportionate requirement on particular property owners to provide open space network rather than a full sharing of this requirement.

The benefit of the alternative of not identifying the network is:

- Flexibility is retained through to resource consent stage.

The costs are:

- There is no certainty that a comprehensive integrated open space network can be delivered.
- Because the network will eventually cross multiple property boundaries, the network can be significantly compromised by landowners opting out of their commitment to form an open space network.
- There is huge uncertainty for property owners because they are not sure where the network goes and what they need to plan for in terms of future provision of open space and connections.

(f) **Effects**

The effects of this development are:

- (i) To create a network of open spaces and walkway which will complement and add to the broader Council open space and walkway programme for Warkworth. This will assist in both recreational leisure time activity and in connectivity between communities.
- (ii) Footpaths and on-road cycle routes are integrated within the road reserves to provide primary pedestrian and cycle access across the site. The routes are legible and offers direct connections to the local centre, public transport interchange and open spaces.
- (iii) The open spaces are interlinked and well connected with the proposed local centre and residential community through both on-road walking and cycling routes and off-road recreational paths.
- (iv) The walkways are targeted for the stream corridors. A series of shared pedestrian and cycle paths are generously provided alongside Mahurangi River and its tributaries. This adds significant amenity and pleasance. It does however impact the practicality of the formation of the walkways. Not all areas will have full mobility accessibility. There will always be alternate mobility locations particularly on street footpaths. However some of the areas will run up in stream valleys where a level of mobility will be necessary. The alternative is to take the walkways out of the stream location where a better topography can be created. This gives greater mobility opportunity, but it does detract from the amenity of walking through the stream environs.

(g) **Risk**

The most significant risk is how these walkways are protected. The divided land ownership is problematic and has the definite risk of variable maintenance approach.

The cooperating landowners' commitment and the requirements of this plan change is that these walkways and the associated streams be vested in the Council to form part of the broader Council network. That would happen on subdivision once all the physical works had been put in place.

(h) **Reasons for proposal**

This approach is the best way to ensure the future extension of the Warkworth walkway network.

***Stormwater management***

This plan change embodies all the Auckland-wide provisions of the AUP plus introduces two additional provisions.

The first is to apply the Stormwater Management Area Flow 1 ("**SMAF1**") to the entire precinct. This will mean that the onsite full detention and retention controls of the AUP will apply to all new development within

the precinct. The second is to identify the indicative location of key stormwater management ponds (shown on the masterplan).

(a) **Proposed amendment**

The Auckland-wide overlays are amended to include the plan change area within the SMAF1 controls.

Precinct Plan 2 outlines the indicative locations of a series of stormwater management ponds which form part of the treatment train process.

In this context it must be recognised that the Auckland-wide rules provide extensive objectives, policies, standards and assessment criteria relating to stormwater management. This is in terms of both quality, the quantum of stormwater particularly managing it at peak times, and sophisticated erosion and sediment control. All these provisions apply to the precinct.

(b) **Provisions most appropriate way to achieve the objective**

The SMAF1 provisions have been well tested as a methodology for managing stormwater in greenfields development. The objective and policy regime and the approach of the Auckland-wide provisions significant benefit from applying the SMAF1 controls. Detention and retention are a key part of managing stormwater quality.

The treatment train process set out in the Stormwater management plan relies on a series of initiatives, most of which are addressed appropriately under the Auckland-wide provisions. However, the stormwater management pond system is a key part of the treatment train. It is appropriate to provide indicative location for these facilities which reinforces the broader stormwater treatment train approach.

The analysis by Maven demonstrates this development can meet the conditions of consent for the Auckland Council global stormwater network discharge consent.

(c) **Options considered**

Essentially there are three options:

- (i) to rely solely on the Auckland-wide provisions;
- (ii) the approach set out within this plan change (chosen option); or
- (iii) to have full customised provisions.

The Auckland-wide provisions effectively, for greenfields development, work best if the SMAF1 controls apply. These provisions generally do not apply to the Future Urban zone but are rather assessed and

applied at the time of rezoning. It would be possible to control all stormwater in communal facilities such as stormwater ponds. However the volume of water coming off land and its adjacent location to the Mahurangi River tributaries means that the SMAF1 provisions and the location of the stormwater management ponds provide a much more certain outcome to the treatment train process.

The third option of customising all rules simply introduces a repetition into the document. It also means that the reliance and understandings which have been built upon the Auckland-wide provisions would not necessarily apply. It introduces an inherent inefficiency.

(d) **Efficiency and effectiveness**

The proposal put forward is the most effective and efficient way to manage stormwater. The introduction of the SMAF1 provisions incorporates the sophisticated control mechanisms on stormwater within the AUP into this precinct.

This is complemented by the identification of the stormwater management ponds within the treatment train process.

This finds the right balance between the integrity of relying on the underlying Auckland-wide provisions, while at the same time ensuring the full range of provisions apply over the precinct and that the important location of the stormwater management ponds are shown indicatively.

The option of having no SMAF control is discounted. This is simply seen as a fundamental requirement under the Resource Management Act and the AUP in this area (being the headwaters of the Mahurangi River). Such an option was simply seen as spurious.

The efficiency of simply relying on the underlying AUP provisions is largely what this plan change is doing. However, because the SMP identifies key particular areas, including the application of SMAF1 and certain stormwater management ponds as part of the treatment train device, then it is significantly more efficient and effective to identify these upfront than to make provision for them within the Precinct.

(e) **Effects**

Maven have provided advice on stormwater management (overland flow, flooding, riparian margins, stormwater reticulation and stormwater quality) which is set out within the Infrastructure Report included as part of this plan change request.

*Overland flow paths*

The site is affected by numerous overland flow paths, many of which will be modified or redirected as part of the future bulk earthworks to establish roads and building platforms. Resource consent will be required where the entry or exit point of an overland flow path is to be modified, however Maven has noted that for

the most part, the overland flow paths commence within the land meaning there will be no upstream flooding effects. Where possible, overland flow paths will be accommodated within the proposed road network.

### *Flooding*

Maven has identified that there are known flooding issues downstream of the site, and as a result, attenuation of stormwater flows from 90<sup>th</sup> percentile flows will be required to restrict post-development runoff flow rates to pre-development levels in accordance with the SMAF 1 controls of the AUP. This requires hydrology mitigation in the form of retention and detention of runoff from urban development for the 90<sup>th</sup> percentile storm event in accordance with AUP E10.6.3. Maven confirms that extent of flooding is confined to the streams and riparian margins within the plan change area and immediately downstream. All future building platforms will be located outside the 100-year ARI modified floodplain.

### *Riparian margins and setbacks*

The AUP requires that a 10m riparian yard be provided from the edge of permanent and intermittent streams. For streams with an average streambed width of 3m or more, a 20m wide esplanade reserve is required to be vested. These are identified in the Maven report.

Riparian margins carry the dual function of enhancing the amenity of an area while providing a stormwater function and addressing flood risk associated with the corridor.

The plan change does not propose to alter the AUP provisions as they relate to the streams on site except in respect to a length of watercourse along the WWLR where a reduced riparian yard is proposed, and it is anticipated that future development applications will need to address the relevant stream reclamation and riparian margin matters.

### *Stormwater reticulation*

There is no existing reticulated stormwater network within the site. Stormwater disposal is to be provided via a new public stormwater network (to be vested to Council) with discharge points into the Mahurangi South tributaries on-site. The networks will be designed to convey the 10-year ARI event in accordance with Auckland Council's Stormwater Code of Practice.

The future network (including discharge of stormwater to the stream) will be subject to resource consent and engineering plan approval applications. It is envisaged that the stormwater discharge will align with the Auckland Council Comprehensive Network Discharge Consent.

### *Stormwater quality*

Stormwater quality treatment is required for certain land uses as set out in Chapter E10 (Stormwater Quality – High contaminant generating car parks and high use roads). Treatment is required for high-use roads that see 5,000 vehicles per day, and for car parks that support 30+ parking spaces.

A range of initiatives and devices are available to both manage stormwater quality and quantity, including:

- (a) A rule preventing high-contaminant roofing and cladding products, particularly untreated copper and zincalume. Only inert materials are allowed.
- (b) Treatment for the catchment will be a variety of methods to create a treatment train approach. This could include detention and retention, rain gardens, swales, and stormwater ponds.
- (c) Maximisation of natural or daylighted streams.
- (d) Planting in the streams to add secondary stormwater treatment.

Consideration of additional treatments and the inclusion of water sensitive design parameters will be incorporated into the detailed design for future development of the land and be undertaken in accordance with GD01 and GD04.

(f) **Benefit and cost**

The benefits of the stormwater management method in the proposed plan are significant. A sophisticated stormwater management system is enabled. This is critical given the location in the headwaters of the Mahurangi River. SMAF is the primary control the Council relies on.

The approach does impose significant financial costs and site utilisation costs by requiring onsite detention and retention. However, this is warranted given the environmental benefits of a sophisticated stormwater management process.

The benefits of relying simply on the underlying plan provisions are:

- It does not require any particular provisions within the plan change.
- It is a well understood process.

The costs are:

- That the SMP already determines the key stormwater management features that should be within the precinct. It is significantly more efficient and cost-effective to identify these upfront to the benefit of all property owners.
- Because it is an integrated system crossing multiple title boundaries, if there are no precinct provisions, then there are potential environmental costs for failure to get an integrated treatment train system. That in turn puts additional financial cost on the developers who need to be fully self-sufficient in terms of stormwater management and cannot rely on a precinct-wide approach.

The benefit of a fully identified stormwater management process is that there is clear understanding upfront of the land development requirements.

The costs are:

- This requires two significant investments in stormwater engineering prior to understanding whether the provisions of the precinct and associated rezoning are successful.
- SMPs do evolve over time as new methods become available. The current provisions enable a higher degree of responsiveness. The introduction of, and then updating of, the NES:FW is a good example of why a degree of flexibility is beneficial. This is lost if the provisions in the precinct are too prescriptive.

(f) **Risk**

The risk of not importing the SMAF1 provisions is that water volumes during peak storm events could overwhelm the system. This in turn can lead to compromises in water quality through increased flows and greater issues with erosion and sediment control.

(g) **Reasons for proposal**

This proposal effectively imports and standard SMAF1 controls which are the proven method for managing stormwater in greenfields development. This is seen as the preferred approach for managing stormwater within the precinct.

***Transport Provisions***

(a) **Proposed amendment**

The Precinct Plan introduces four specific provisions. The first is to identify the WWLR as a limited access urban arterial. The second is to identify the locations for new intersections. The third is to identify collector roads. The fourth is to provide a road design and form function table.

(b) **Provisions most appropriate way to achieve the objective**

The development provided for by the plan change confirms the location and provision of the WWLR, which will form an integral part of the Warkworth arterial roading network and a link to any future southern interchange. Limited access restrictions and pedestrian connections are proposed along WWLR and SH1. The plan change also identifies the location of the collector roads within the precinct.

The primary source document for people seeking to develop their sites will be the AUP. It is unreasonable to expect future residents and developers to trawl through other documentation when clear provisions can be stated in the Precinct Plan referring to the limited access road nature. It is appropriate that this be made explicit within the Precinct Plan.

The WWLR must serve the adjacent residential neighbourhoods identified through the Future Urban zoning. Consequently, there needs to be identified intersections. Through the work leading up to this plan



change request, the landowners have had various individual discussions with Auckland Transport over the location of the primary SH1 intersection. The Precinct Plan identifies the supported location.

Identifying these within the Precinct Plan removes uncertainty as to where they will be and enables landowners to plan the development of their properties in the knowledge that certain forms of intersections can be constructed in identified locations.

(c) **Options considered**

There are essentially three options:

- (i) Show location of WWLR and intersections as proposed on the Precinct Plan.
- (ii) Show location of WWLR and collector roads as it is proposed in the Warkworth Structure Plan.
- (iii) Not show these provisions and rely on the underlying plan provisions to control the urban arterial nature, and the requirement to control access.

(d) **Efficiency and effectiveness**

The WWLR as shown on the conceptual masterplan (**Option (i)**) is located to the north of its indicative location on the Warkworth Structure Plan. With this Plan Change, the WWLR is proposed to form a crossroad intersection with SH1 and the collector road to the east of SH1. The feasibility of this alignment has been considered at a high level along with other options as part of the masterplan development.

A possible roading network is also indicative on the conceptual masterplan. The location and alignment of all indicative roads within the Waimanawa Valley and Waimanawa Hills areas have been designed to take account of topography and ecological features of the site as well as stormwater and geotechnical requirements and the alignment of the WWLR.

By contrast, the location of the WWLR as it is proposed in the Warkworth Structure Plan (**Option (ii)**) is some 300 metres south of the proposed WWLR in this plan change. It connects to SH1 in the vicinity of the northern Valerie Close intersection.

The southern boundary of the Warkworth FUZ is located on a bend in SH1 with limited forward visibility and within a northbound overtaking lane. It is expected that, to be effective in reducing speeds, the future urban 60km/h threshold of southern Warkworth could be no further south than the FUZ boundary, and it would require the shortening or removal of the northbound overtaking lane.

**Option (ii)** of the WWLR intersection with SH1 as proposed in the Structure Plan would be located some 550 metres to the north of the southern boundary of the Warkworth FUZ. This would give limited distance

for northbound traffic on SH1 to slow down and adjust their driving behaviour to suit an urban environment where they may encounter traffic slowing or stopped for the intersection.

By comparison, **Option (i)** of the new /WWLR/SH1 intersection proposed by this plan change is some 850 metres to the north of the southern boundary of the Warkworth FUZ. This extended urbanised lead-up is expected to provide a more appropriate distance for northbound traffic on SH1 to adjust their driving behaviour to expect traffic slowing or stopped for the intersection.

**Option (iii)** of simply not showing the WWLR/SH1 alignment and intersection leaves significant uncertainty and risk for both Auckland Transport, the Council and landowners. It means that detailed design has to be developed for resource consent purposes without any certainty as to where this location is. The Precinct Plan is the correct forum to reach agreement as to the location of the intersection. Detailed design of the intersection itself can follow at resource consent stage but the location of access to Waimanawa Valley and Waimanawa Hills is appropriately identified through the Precinct Plan.

The conclusion of Reset, TPC, Maven, Osborne Hay (North), and Tattico is that the location of the WWLR intersection as proposed in this plan change is preferred to the location of the WWLR intersection as indicated on the Warkworth Structure Plan. This is from a transportation engineering, urban design and planning perspective. In addition, it is far more efficient and effective to stipulate within the precinct the limited access nature of the WWLR and the location of the intersections.

The alignment of the WWLR still achieves the transportation purpose of this road but the alignment better reflects the local topography and fits comfortably within the proposed zone layout to provide for a more efficient route.

While indicative only, identifying transport connections on the conceptual masterplan helps parties understand the potential future development within the Plan Change area, providing certainty on land accessibility.

This gives very clear knowledge and certainty to all parties of the transport constraints including landowners, developers and future residents. It is clear and easy to find. Having reached agreement with Auckland Transport over the nature and operation of this road, it is logical to express this through the precinct provisions. The agreement referred to follows extensive consultation as part of the plan change process. The alignment particularly of the WWLR has been subject to detailed analysis in terms of transport, urban design, geotechnical and ecology. While Auckland Transport still wants to work through the details and undoubtedly will have detailed responses to this plan change request, there has been an acceptance that the applicants requested WWLR alignment is fully workable and is to be supported. There are qualifications from Auckland Transport around this particularly concerning the detailed setbacks from the streams and geotechnical requirements. However, these are matters that can be worked through in the plan change process and subsequent resource consents.

(e) **Effects**

The transport assessment by TPC is included within this application and focuses on:

- the WWLR;
- the ability for connections on to the WWLR in terms of the capacity of the road and trip generation from the development; and
- the local road network (including collector roads) within the neighbourhood and the improved connectivity to other modes such as public transport, walking and cycling.

The landowners acknowledge that the WWLR:

- will likely be a limited access urban arterial (the exact form and function of much of this road is still to be determined);
- may initially be built as a two-lane road on the southern side, although land procurement and bulk earthworks will be established for the final four-lane road;
- will require connecting landowners to agree the vesting of a four-lane road but design any connections on to the WWLR as either a two-lane road or four lane road; and
- will need to design for the access points, as identified on the Precinct Plan.

The key transport outcomes of the proposal are:

- Support towards the upgrading of the SH1 corridor to an urban arterial road along the frontage of the site;
- To support the WWLR including its alignment, as a vital link in the transport network for Warkworth South;
- Providing quality connected residential neighbourhoods to support the growth of Warkworth;
- Creating a network of walkways through the Plan Change Area with a series of roads and active mode routes; and
- Identifying key intersections to provide access to adjacent land for development.

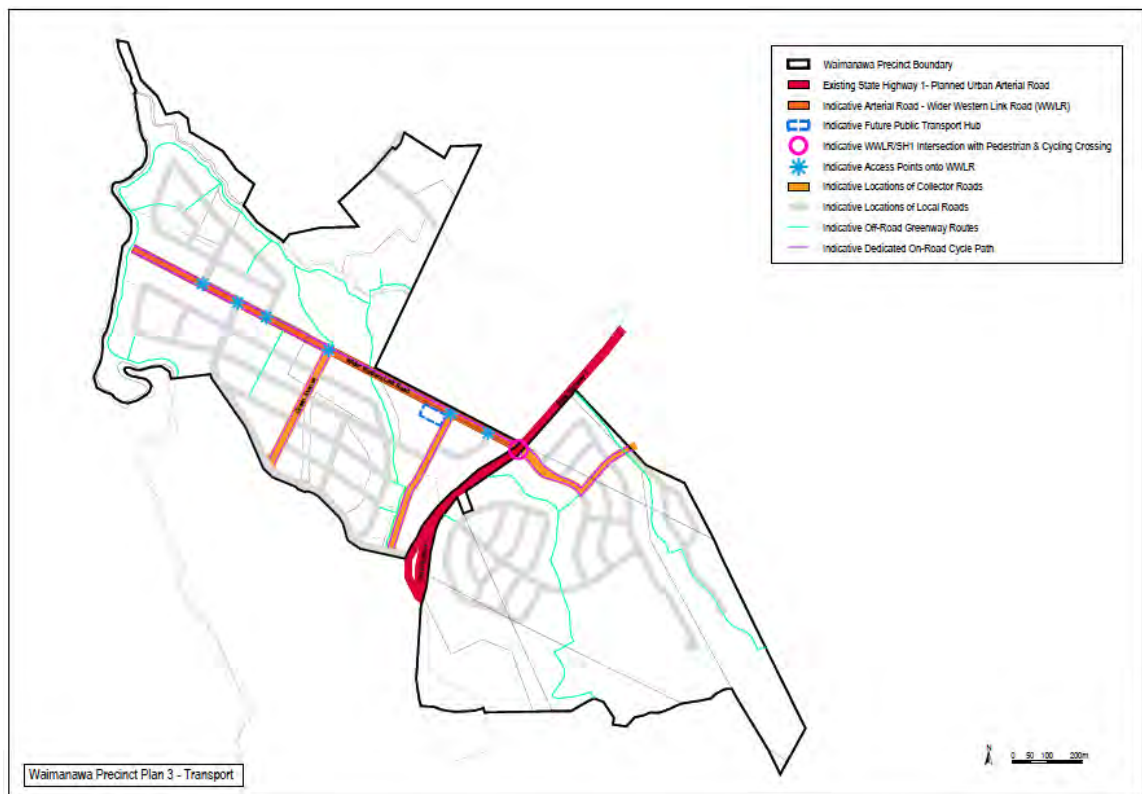
The proposed layout recognises the accessibility of the site to the future public transport network and employment areas.

The proposed WWLR provides a new north-south connection between Woodcocks Road in the north and SH1 in the south. It provides a strategic link through the south-western growth area and provides connectivity to and from the southern interchange if this is constructed in the future.

In response to this the Precinct Plan:

- Identifies the six intersection connections to the WWLR from the precinct (refer Diagram 20 below).
- Provides that all properties fronting the WWLR have access from local roads within the adjacent land or rear laneways, i.e. no property has vehicle access across the WWLR.

- Ensures properties front the WWLR for urban design reasons so they provide passive surveillance of the walkways and cycleways on the WWLR.



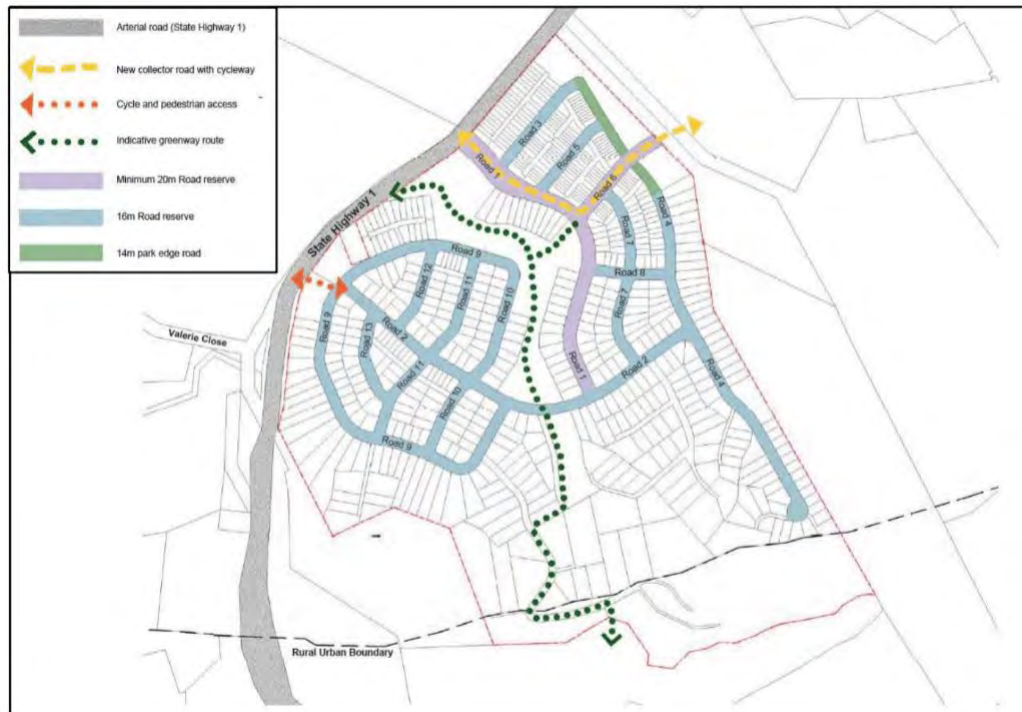
• **Figure 11 – Proposed Precinct Plan - Transport**

The Integrated Transport Assessment (Appendix 8) also comments on the local road network. Diagram 21 and 22 shows the roading hierarchy for Waimanawa Valley and Waimanawa Hills respectively. The masterplan for each area creates a core network of roads.



• **Figure 12 – Road Hierarchy Waimanawa Valley**

The most significant road within the Waimanawa Valley area is SH1, which currently forms the transport corridor through the Warkworth area connecting Auckland to northern New Zealand and Warkworth's arterial and collector roads. The WWLR is the primary road connection into the area, with core secondary roads forming two T-junctions with the southern side of the WWLR. A network of local roads connects to these primary/secondary roads both north and south of the WWLR.



• **Figure 13 – Road Hierarchy Waimanawa Hills**

The most significant road within the Waimanawa Hills area is Road 1 which is a secondary “Collector” type road with a primary function to transfer traffic from local roads onto arterial roads, in this case being SH1. There is opportunity for it to be extended from the northern boundary of the PCA once the adjacent Future Urban zoned land is developed. The balance of the masterplan involves a network of local roads that will provide access to most lots and deliver amenity and urban design outcomes.

The overall conclusion of the Integrated Transport Assessment is that:

- *“The potential residential development and local centre for the site is feasible from a transportation perspective and has been anticipated in the future planning for Warkworth in the Warkworth Structure Plan and other strategic plans;*
- *The 2028 peak hour trip generation of the proposal is estimated to be 1,235 motor vehicle movements, 137 walking movements, 8 cycle movements and 3 public transport movements;*
- *With appropriate traffic management on SH1, the estimated trips generated by the proposal can be accommodated on the adjacent transport network while maintaining acceptable levels of safety and performance;*
- *Developers may be required to vest some additional land and upgrade road frontages and supporting infrastructure to enable SH1, Mason Heights and Valerie Close to be upgraded to*

*accommodate active modes and connect to the existing active mode network. This can be addressed through the relevant resource consent applications in accordance with the AUP rules for the respective zones proposed by the proposed plan change;*

- The site will have a high level of accessibility to public transportation, walking, and cycling and the effects of private car travel from the development area will likely be reduced; and*
- Any development enabled by the proposed plan change is consistent with and encourages key regional and district transport policies.”*

(f) **Benefit and cost**

The benefits of including these transport provisions in the Precinct Plan are:

- There is certainty to landowners, developers and future residents as to the lack of access to the WWLR for individual homes/properties and the identified location and nature of intersections.
- Given there is agreement as to the location of intersections, it is appropriate that these be identified within the Precinct Plan.
- The precinct provisions are written in such a way as to create a degree of flexibility so in the detailed design the matters can be worked through between the applicant and Auckland Transport.

The costs of doing this are:

- In the unexpected circumstance where the Auckland Transport wishes to relocate the intersections or allow access on to the WWLR, then there would be additional regulatory constraint and process to follow. However, this is an extremely low probability.
- There is a significant cost to developers in laying out a local roading pattern that will service all sections and mean none get access to the WWLR. However, this cost is incurred effectively through the decision of Auckland Transport on the WWLR coupled with the planning controls relating to access on to arterial roads.

The benefits of the WWLR in the Structure Plan are:

- It is further removed from the stream.

The costs are:

- It splits the Waimanawa Valley in two by bisecting the community. The town centre would be on one side of the road and some residential with the rest of the residential on the other side.
- The contour of the Structure Plan route mean that there is significant cut and fill earthworks and retaining wall required. This adds physical construction cost but more importantly compounds the issues of dislocation of community.

- The WWLR will be a strategic arterial regardless. This means no access from private sites. The original route means that land both north and south would need to have rear laneway housing. This doubling of the number of laneways cuts to land efficiency and physical development costs.

The option of not identifying the WWLR has no public benefit.

The cost of not identifying the route are:

- There is significant uncertainty as to where the route will go.
- There is the inability to secure and protect the route in the future. This would mean significant compulsory acquisition costs at some future date which, after housing was built, would make the route extremely expensive and disruptive to the community. This to the detriment of the Council, public and landowners.
- A lack of specificity over the route means that there can be no appropriate design and masterplanning for the alignment, to the significant detriment of property owners and the public.

**(g) Risk**

There is minimal risk in identifying the primary intersection on SH1 to give access to the WWLR. There now seems to be a consensus between Auckland Transport and the applicant's advisers as to the preferred location for this intersection. Matters of detailed design may refine the specifics of this to a small extent, but that can appropriately be dealt with at resource consent stage.

The risk is that some unknown fundamental reason occurs as to why the location needs to shift. The Precinct Plan identifies this as an indicative location. There is the necessary flexibility to respond in the unlikely event this risk occurs.

**(h) Reasons for proposal**

These transport provisions are included to create certainty as to where the intersections will be located in the development of this area of Warkworth South and the nature of these intersections (particularly the available turning movements). Essentially this gives effect to the various discussions between the cooperating landowners and Auckland Transport. It reflects the evidence presented on the WWLR requirement.

The explicit identification of the WWLR as a limited access future urban arterial reflects the decision on the WWLR requirement. It makes this explicit within the Precinct Plan. It is appropriate that with site area specific controls, these particular transport measures should be contained within the precinct provisions.

**Local Centre**

**(a) Proposed amendment**

This proposal is to rezone a small block of land as a Business – Local Centre. This is envisaged to provide local retail and servicing functions to the Warkworth South community. It will also provide a level of service to passing traffic on the WWLR.

(b) **Provisions most appropriate way to achieve the objective**

Objective B2.2.1(3) states “*Sufficient development capacity and land supply is provided to accommodate residential, **commercial**, industrial growth, and social facilities to support growth.*” [emphasis added]

The Warkworth Structure Plan identified the desirability for a local centre in this general location to service this neighbourhood. It was positioned as a local centre so that it provides retail, food and beverage and local office support to the immediate community but is not of such a scale as to undermine or compete with the Warkworth Town Centre. This zoning delivers on that objective. Given the relatively small scale of the centre, it is appropriate to rely on the standard zoning provisions and associated objectives, policies and development controls of the local centre.

Part of this zoning also covers the location of the future public transport interchange.

(c) **Options considered**

There were three basic options.

- (i) Create a local centre but in the location shown on the Warkworth Structure Plan.
- (ii) Create a local centre in the position shown on this plan change request.
- (iii) Rely on the underlying provisions of the THAB zone which provides for dairies and food and beverage up to 100m<sup>2</sup> gross floor area.

(d) **Efficiency and effectiveness**

To service the community, the local centre needs to be viable. Therefore, it must be in a location where it can operate efficiently and effectively.

**Option (i)** of locating the centre where the Council originally envisaged, has some disadvantages in terms of access as outlined earlier. Under this scenario, the WWLR intersection would be located to the south of the Collector Road intersection. This arrangement hinders connectivity to the local centre and new public transport interchange for pedestrians, cyclists and vehicles coming from the eastern side of SH1. It also is inefficient having two intersections on SH1 within 225 metres of each other.



By contrast, **option (ii)** of aligning the proposed WWLR intersection with the Collector Road on the eastern side of SH1 is considered more advantageous from a traffic perspective. The location of the local centre proposed by the PPC at the cross junction of the WWLR intersection and the intersection of the Collector Road results in greater connectivity of the local centre. Integrating the two intersections avoids having to provide two separate intersections on SH1 within 225 metres of each other, improving efficiency of the network. The crossroad intersection will be designed so as to provide good direct access to and from the centre for both pedestrians and vehicles. The proposed location of the centre is more centrally located within the precinct area than its location in the Structure Plan, therefore better servicing the residential catchment. within 225 metres of each other.

The third alternative, **option (iii)** of relying on the THAB rules does not give certainty that this service will be provided. Relying on THAB zone means retail could be spread extensively through the neighbourhood – or not provided at all. By contrast a local centre relies on congregation of uses. While only a small scale local centre. The Warkworth South community will need shops, food and beverage greater than 100m<sup>2</sup> in size. A local centre is necessary. It also helps underpin local public transport priorities with the future public transport interchange co-located with the local centre.

(e) **Benefit and cost**

The benefits of this centre as proposed are:

- It provides a committed local centre with retail and food and beverage functions to service the community.
- The scale is such that it will not compete with the Warkworth Town Centre.
- The location is well placed in terms of traffic accessibility.
- Its location of the intersection gives good pedestrian connections.
- It is centrally located within the community.
- Provides for some employment opportunities within the Waimanawa community.
- Provides for a future public transport interchange.

The costs of this development are:

- There is a loss of housing. However, that is appropriate given the need to create an integrated community with a range of services including commercial services.

The benefit of creating this centre in the location shown on the Structure Plan are that it simply gives effect to the Structure Plan.

The costs are:

- The centre is on sloping ground making development more difficult.
- The centre is split from its catchment by the strategic arterial road of the WWLR.

- The centre is much more difficult to access for residents in Waimanawa Hills.

The benefits of relying on the THAB zoning are that:

- Where retail goes can be very flexible.

The cost of relying on the THAB zoning are:

- There is not enough critical mass to service the needs of the local community.
- It is far better to identify the location of the neighbourhood centre so that appropriate masterplanning can occur to facilitate this development.
- Local centres rely on an aggregation of retail and community facilities to service the neighbourhood. A THAB zoning does not deliver this.

(f) **Effects**

The relatively confined extent of zoning will ensure this location centre is supportive of the primacy of the town centre while still providing local services to the Waimanawa community.

The size of the centre and its zoning creates the appropriate balance between providing for services and yet ensuring that the scale is appropriate to Warkworth South.

The Warkworth Structure Plan identified the importance of this local centre to serve the community.

The effects of this proposal are therefore significantly beneficial. It provides a local centre of the scale proposed and acknowledged as being appropriate to service the community and yet not compete with the Warkworth Town Centre itself.

The effects of putting the centre in this location are also beneficial for the reasons outlined under the effective and efficiency section, i.e., the proposed location is far more advantageous from a traffic accessibility and connectivity standpoint, and there are beneficial effects and ease of pedestrian access to the centre which do not exist in the alternate location.

(g) **Risk**

There is a risk that the centre may not be viable and therefore not proceed.

The risk has been successfully managed. Getting the location correct where it can benefit and better service the community and passing traffic, increases the prospect of economic feasibility.

The second underpinning factor will be to ensure there is sufficient population within the catchment to service the centre. This precinct proposes a yield which would make this viable.

(h) **Reasons for proposal**

The local centre:

- Responds to the Warkworth Structure Plan's intention for there to be a local centre servicing this portion of Warkworth.
- Provides important services and support for the residential community.
- It is in a location which will maximise the prospect of economic feasibility.

***Auckland-wide provisions relied on***

(a) **Other potential provisions**

As part of the preparation for this plan change, a range of additional technical assessments were commissioned relating to:

- earthworks;
- geotechnical considerations;
- land contamination; and
- infrastructure.

A planning analysis was then undertaken to identify whether the effects and planning issues identified through the technical assessment are appropriately managed under the Auckland-wide provisions, or would require precinct specific provisions.

In the case of earthworks, geotechnical, land contamination and infrastructure, the conclusion reached is that the current Auckland-wide provisions fully address the relevant planning matters for the subject land.

Consequently no amendments are proposed for these particular matters. However, the precinct provisions import in full the Auckland-wide provisions. This means that the standard controls relating to:

- regional land disturbance;
- district land disturbance;
- subdivision;
- land contamination; and
- wastewater.

apply.

(b) **Provisions most appropriate way to achieve the objective**

The Council has carried out a detailed section 32 assessment as part of the AUP process. This has identified that the Auckland-wide provisions are the best method to achieve the objectives of the plan. There

are no precinct specific objectives or other planning factors which would lead to a different conclusion or warrant different provisions.

(c) **Options considered**

Theoretically, this proposal could have suggested bespoke provisions for the elements identified in (a) above, e.g. land disturbance, land contamination. The only reason to assess this would be for the purpose of completing this section 32 analysis. Rather this analysis relies on the Council's s32 analysis of these Auckland wide provisions.

It is clear that these additional options are unwarranted because the nature of the plan change provisions are characteristic of land throughout Auckland which the Auckland-wide provisions successfully manage.

(d) **Efficiency and effectiveness**

The Auckland-wide provisions have proved an efficient and effective method to control land development since 2015. Simple consistent application of provisions is the most efficient way to achieve the environmental outcomes.

To create bespoke provisions is highly inefficient. It introduces complexity and duplication into the plan. It does this for no material benefit.

(e) **Benefit and cost**

The benefits are:

- (iv) a consistent approach across the region;
- (v) a proven set of provisions which have been effective in managing the effects of development and delivering the desired environmental outcomes; and
- (vi) proven tested provisions.

The costs are minimal in that these provisions would apply regardless and would not be overruled by precinct provisions. As no additional provisions are warranted, there is no additional cost.

The existing section 32 material prepared by the Council for these Auckland-wide provisions equally applies here. This proposal relies on that Auckland-wide assessment.

There are no benefits either to the community or to the environment in creating bespoke provisions where no such controls are warranted.

The costs are significant not only in duplication and complexity but in the cost of working these things through as part of this plan change provision and in the cost of landowners needing to deal with both bespoke provisions and Auckland-wide provisions.

(f) **Effects**

The technical reports forming part of this application have all assessed whether there are unique attributes in terms of the effects of earthworks, subdivision, land contamination, wastewater or general infrastructure that warrant special provisions. They have concluded that the Auckland-wide provisions are appropriate. Consequently, the effects can be all successfully managed under the Auckland-wide provisions. As stated, these provisions are well tested and have been applied to greenfields development extensively. They have proved appropriate to manage the effects.

(g) **Risk**

There are no or minimal risks with this approach given that the Auckland-wide provisions fully apply and have proved to be effective in delivering the environmental outcomes.

(h) **Reasons for proposal**

The existing provisions addressing land disturbance, land contamination, land stability and infrastructure related to subdivision will deliver the necessary planning and environmental outcomes. No additional provisions are required.

**Notification**

(a) **Proposed amendment**

The proposal includes a rule stating that the notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities. Any other application for resource consent for an activity listed in Table IX.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Act.

(b) **Provisions most appropriate**

This plan change, by the time it is effective, will have been through extensive consultation process involving the Warkworth Structure Plan, and then this plan change. Aspects subject to residential activities will have been well defined and the effects and implications clearly identified and appropriate assessment criteria introduced.

Ensuring the planning process is efficient for this class of activity is the best way to meet the objectives of the plan.

(c) **Options considered**

There are essentially two options. The first is the approach proposed within the plan change. The second is to default to the standard notification provisions of the Act.

(d) **Efficiency and effectiveness**

The standard practice in the AUP for precinct provisions is that restricted discretionary activities are made without notification. The safeguard of the 'special circumstance' exception provides a method by which if there is something unique about the proposal or site, then the Council has the right to notify any application.

By the time this plan change provisions have been through the statutory process, the restricted discretionary activity elements will have been well tested in the context of the specific location of the precinct.

This process provides the most effective way to deal with notification matters.

The option of simply relying on the default provisions for restricted discretionary activities, where matters could be notified, limited notified or non-notified, fails to take account of the detailed precinct provision analysis that has been done as part of this plan change request.

(e) **Benefits**

The benefits of the approach requested in the plan change is:

- A more straightforward process where the parameters of the notification assessment are clearly understood by the community, applicants and Council officers.
- It means that issues that have been worked through as part of this plan change process are not then needed to be revisited at resource consent stage (unless there are special circumstances).

There is a theoretical cost to the community if something abnormal comes up which would warrant a wider scrutiny through notification of a proposal. However, that would almost inevitably trigger 'special circumstances' where the Council has the right to publicly notify.

The benefit of the status quo standard Act provisions are:

- It is a known process.

The costs are the duplication of effort as issues that are worked through and clearly resolved as part of the Precinct Plan provisions of this plan change are then repeated as part of the resource consent process.

(f) **Effects**

The effects of this proposal relate to process. Essentially identifying the appropriate controls through the plan change means that the effects are all subject to controls or appropriate assessment criteria. The effects are therefore all managed.

(g) **Risk**

There is minimal risk through this process. The 'special circumstances' provisions provides the safeguard for any abnormal circumstances or application.

(h) **Reasons for proposal**

This is the standard approach to dealing with notifications within precincts. It provides the most effective and efficient way to deal with the consenting process.

## 15. Consultation Outcomes

This section summarises the consultation undertaken on the proposed plan change up to mid-April 2023.

### Mana Whenua

The Manuhiri Kaitiaki Charitable Trust (for Ngāti Manuhiri) was consulted at a very early stage in the preparation of the plan change both in terms of the possible name for this area (Waimanawa) and the proposed urban development of this area.

Subsequent to this, the Trust has prepared a CVA which has been addressed in Section Eight of this Report.

On the 30<sup>th</sup> of June 2022 an email introducing the Proposed Plan Change was sent to the following representatives of iwi identified by Auckland Council as having mana whenua status (in addition to Ngāti Manuhiri):

- kaitiaki@ngaitaitamaki.iwi.nz
- office@ngatimarua.iwi.nz
- Taiao@ngatipaoaiwi.co.nz
- NPTB@ngatipaoatrustboard.co.nz
- taiao@ngatiteata.iwi.nz
- raukura@ngatiwai.iwi.nz
- hrenata@ngaatiwhanaunga.maori.nz
- mbaker@ngaatiwhanaunga.maori.nz
- tetaritaiao@kaiparamoana.com
- tokitaiao@ngatiwhatuaorakei.com
- tiaki@tekawerau.iwi.nz
- runanga@ngatiwhatua.iwi.nz

The following responses were received:

- Te Kawerau a Maki deferred to Ngāti Manuhiri
- Ngā Maunga Whakahii o Kaipara Development Trust deferred to Ngāti Manuhiri



This email was resent on the 27<sup>th</sup> of September 2022. As at 7 October 2022 no other responses had been received.

#### Rodney Local Board

An initial presentation on the proposed Plan change was given to the Rodney Local Board on the 19<sup>th</sup> of May 2021. This presentation introduced the then applicant, the plan change area and the vision for Waimanawa. Various questions were raised in respect to pedestrian and cycle connections and a recommendation made that the Matakana Coast Trails Trust was consulted (and this was subsequently undertaken).

During the presentation, a concern was raised by a Board Member that the development of Warkworth South was not intended until after the construction of the southern interchange. This view is not supported in either the Warkworth South Structure Plan or the FULS and it is unclear how this perception may have arisen particularly given there has been no commitment to construct the southern interchange to date.

A related concern raised was that the plan change was prior to when the FULS sought to have this area development ready. This is correct but the FULS remains a non-statutory document and has a guidance purpose only. Furthermore, the FULS has not been updated in recent years to reflect the NPS-UD or development which has occurred to date. In addition, with the upgrading of the Warkworth wastewater network underway, the planned opening of the Puhoi to Warkworth Motorway in 2023 and the intended infrastructure funding package by the applicants there are now no infrastructure provision constraints for the development of Waimanawa.

It was intended to update the Local Board in October 2021 and then in early 2022. Despite written requests to the Local Board to undertake the presentation (including an update on the infrastructure funding request and proposed infrastructure for Warkworth South), the Board declined the requests. Further input into the masterplan process and the preparation of the plan change from the Local Board has therefore not been possible.

#### Auckland Council

##### Planning and Urban Design

An initial meeting to introduce the plan change proposal was held with the relevant Council officers on the 4<sup>th</sup> of November 2020. This meeting covered the possible plan change area, the plan change philosophy in terms of the design and how it reflects the Warkworth Structure Plan and studies to be undertaken. Council Officers identified that the provision of infrastructure and the timing of this would be the key issue and confirmed that Council would be opposing private plan changes where infrastructure funding fell on Council. Council Officers also were of the opinion that the funding of social infrastructure (ie libraries) would also need to be included and the developers would need to undertake all roading development.

Council Officers also expressed the view that the plan change would need to take account of the housing being provided under the then Plan Changes 25 and 40 and the timing for that housing development (which had not been confirmed at that time).

A second meeting was held with the relevant Council Officers on the 25<sup>th</sup> of May 2021 to updated Council on the plan change development including the vision document and the proposed zoning layout. Council officers reiterated that infrastructure funding remained the key issue for Council. Having considered the Vision document and its alignment with the Warkworth Structure Plan, Council Officers considered that the main focus on discussions would need to be on the provision of infrastructure and funding of it.

It was confirmed by the plan change team that costings for the infrastructure and lot yields were being confirmed and that work was progressing on methods to fund this infrastructure. Once this had progressed further, then further meetings would be held with Council to confirm the approach being taken.

Although Council was to look at the zoning in further detail, no significant issues were immediately obvious, but Council would not want the local centre constructed as the final stage of the development of Waimanawa.

It was agreed that there would be one further meeting before a formal pre-application process was entered into.

Subsequent to this a further meeting was held on the 28th of June 2022 where Council Officers agreed to the proposal that the draft plan change documentation be lodged with Council as a “soft lodgement” to provide an opportunity for Council Officers to review and provide feedback prior to the plan change being finalised and formally lodged. The soft lodgement was progressed with feedback received from the Planning, Urban Design, Transportation, Māori Heritage, Contaminated Lands, Economics and Parks and Community Facility staff of Council as well as Healthy Waters and Auckland Transport. Approximately 200 questions were raised with the majority having been addressed in the final Plan Change or this report. The key issues raised were:

- Request to remove Open Space Zonings;
- Stronger and more detailed transportation objectives and policies;
- Identification of qualifying matters; and
- Alignment of wording of objectives with recent Plan Changes.

## Healthy Waters

Maven liaised directly with Health Waters in respect to the stormwater modelling and the proposed stormwater train. It is understood that Health Waters is in support conceptually with the proposal but will provide a formal and detailed response at the time that the plan change is lodged. Healthy Waters responded to the soft lodgement and sought a number of clarifications to the stormwater report and modelling, and these have been addressed in the final report.

The three organisations asked to be consulted together given their related interests in this area. An initial meeting was held on the 18<sup>th</sup> of May 2021. The key outcomes were:

- Confirmation that the plan change would incorporate and provide for the WWLR. The indicative route shown was considered appropriate for further investigation.
- Confirmation that SH1 would revert to the control of Auckland Transport upon the opening of the Puhoi-Warkworth Motorway and would be an urban arterial. The plan change would need to take account of that.
- Confirmation that the speed environment on the SH1 into the southern approach for Warkworth would need to be reviewed and changed over time. This may require some physical works on SH1 when it becomes an urban arterial and potentially as part of the development of Waimanawa.

A number of subsequent meetings were held between the parties and Supporting Growth were provided the updated Masterplan and the proposed route of the WWLR along with supporting information for feedback. At a meeting on the 14<sup>th</sup> of April 2022, Supporting Growth advised that they could not provide feedback on the proposed WWLR rather any feedback would have to come from Auckland Transport and Auckland Council.

Auckland Transport provided on the 14<sup>th</sup> of April 2022 a plan showing an indicative WWLR route and their preferred position for the public transport interchange. The route provided by Auckland Transport differed from the WWLR route released by Supporting Growth on the 29<sup>th</sup> of April 2022 for public consultation. Supporting Growth subsequently confirmed that the route released by them was the preferred route and not that provided earlier by Auckland Transport.

A site meeting was held with Supporting Growth staff on the 18<sup>th</sup> of May 2022 to discuss the proposed WWLR cross-section (including riparian planting width) where the road is proposed to run alongside the watercourse adjoining the Morrison Orchard boundary. Supporting Growth staff advised at that meeting that the riparian planting width would need to be determined by Council and the proposed cross-section reduction (from 24m to 22m) would need to be discussed directly with Auckland Transport.

Consultation was then undertaken directly with Auckland Transport in respect to the reduced carriageway width for part of the WWLR. On the 20<sup>th</sup> of July 2022, Auckland Transport confirmed that this reduction would not be supported by Auckland Transport at this stage.

A site meeting was held with a representative of Auckland Council (Parks and Community Facilities) to discuss the proposed minimum riparian yard width along the WWLR. It was confirmed that as an esplanade reserve was not required along this section of the watercourse a reduction in the riparian yard could potentially be supported given the restraints. Possible options of integrating walkway and cycling provisions within the riparian margin along this part of the WWLR was raised as a matter which could be further explored with Auckland Council and Auckland Transport at the detailed design stage. The riparian yard, if

not incorporated into the road reserve, could be vested in Auckland Council either as open space or as part of a stormwater reserve.

A meeting with SG was held on the 1<sup>st</sup> of December 2022. At that meeting it was confirmed that SG remains supportive of the WWLR alignment proposed and is currently in the process of preparing the notices of requirements to designate the area required for the WWLR/SH1 Intersection and the WWLR to the west of the precinct. The WWLR/SH1 notice of requirement would provide a degree of flexibility in terms of design options and the minimum set back from the watercourse further to the west.

In March 2023, the applicant was made aware by residents that Supporting Growth had sent out to certain landowners plans showing the future indicative designation location for the WWLR. These plans were requested from Supporting Growth and supplied. Supporting Growth confirmed that the route of the WWLR through the Plan Change area was indicative only and Supporting Growth were only focussed on the location of the route at the western side of the Plan Change area where it crosses the watercourse and at the WWLR/SH1 intersection.

The proposed area to be designated at the western side of the Plan Change area aligns with the proposed WWLR alignment at this location in the Plan Change. The proposed area to be designated for the WWLR/SH1 intersection does not extend north enough to cover the full area required for the WWLR/SH1 intersection in the Plan Change. Supporting Growth would not release the reports they have prepared to support the proposed designation area and advised that the reports would not be made public until such time that the Notices of Requirements for the Designation was notified. It is therefore not possible to assess at this stage why the Supporting Growth proposed designation area does not extend to the north to cover the full area required for the WWLR/SH1 intersection.

#### Watercare Services Ltd

Maven liaised directly with Watercare Services Ltd in respect to the proposed wastewater and potable water infrastructure. It is understood that Watercare Services Ltd does not oppose the proposal and formal feedback is expected at the time of the lodgement of the Plan Change.

#### Ministry of Education

Prior to the plan change process being initiated, the Ministry of Education had been liaising with Mr Endean for a number of years on a possible primary school site on his land holdings. Various meetings have been held with Ministry of Education representatives. The representatives have confirmed that the Ministry remains very interested in establishing a new school in Waimanawa, potentially adjacent to or opposite the proposed recreational park.

The Ministry does not currently have the funding to undertake the site identification study or land acquisition. This funding is expected to be confirmed once the need for the new primary school is confirmed. The possible need to provide for a future school is reflected in the proposed Waimanawa Precinct Objective 7 and supporting Policy 2. The Ministry of Education in July 2022 confirmed that they support the wording of this objective and supporting policy.

## Matakana Coast Trail Trust

A meeting was held on site (27 May 2021) with the representatives of the Matakana Coast Trail Trust. Although the exact route of the future cycle trail from Thompsons Road to the vicinity of the Honey Centre has not yet been confirmed, it is proposed to provide a connection to the Avice Miller Reserve. This could potentially be achieved through a connection through the eastern side of Waimanawa. This can be determined at a later date once the detailed design of the eastern side of Waimanawa is underway and the Trust has further refined its plans for this area.

The Trust was supportive of the green network and the provision of cycle/pedestrian connections through Waimanawa.

## One Mahurangi

A meeting with held with a One Mahurangi representative on the 25<sup>th</sup> of May 2021 to discuss the roading layout. One Mahurangi supported the provision of the WWLR but considered it should be constructed to a four-lane standard. Although the plan change provides for it being constructed to a two - lane collector road standard, there is requirement that the width of land to be vested for the road is to be adequate for a future four - lane arterial road.

The location of the WWLR and SH1 intersection was supported.

Subsequent to this, regular updates were provided to the Infrastructure and Roading Forum hosted by One Mahurangi.

## Adjoining Residents

A pop-in afternoon was held for adjoining residents on the 31<sup>st</sup> of July 2021 at the former Ransom Vineyard. Various plan change team members were present to answer questions and information was provided including the vision, the draft masterplan, the draft zoning layout and key points from the various draft specialist studies.

This pop-in afternoon provided an opportunity for adjoining residents to learn about the vision and plan change process and to provide their initial views. Subsequent to that meeting there has been further correspondence/questions from a couple of residents which have been responded to.

Generally, most residents were aware and accepting that the area was to be urbanised. A couple of residents expressed their thoughts that it was being undertaken earlier than they had anticipated. There was support for the Vision for Waimanawa and the Master Plan, although there were various questions on future roading connections and relationship with adjoining properties when they are developed (including future infrastructure connections).

A second pop-in afternoon for adjoining residents was held at the former Ransom Vineyard on the 9<sup>th</sup> of April 2022. An update on the findings of the studies and the plan change process was provided at that session. There was continuing support for the plan change.

Through the process, two adjoining landowners sought the inclusion of their land within the plan change area and this has been undertaken.

### Mahurangi Sports Collective

An initial discussion has been held with a representative of the Mahurangi Sports Collective. The Collective seeks to be consulted further when the design of the recreational park progresses.

### Landowners within the Plan Change Area

The landowners within the plan change area have been liaised with through the process by meetings, three pop-in afternoons, and email updates. Landowners have generally provided access for various specialists who required access to certain properties.

Landowners were supportive of the Vision. Feedback was received on earlier draft masterplans and as a result of that feedback, the roading network was refined and were certain zone boundaries.

The majority of landowners are very supportive of the plan change and have been identified as cooperating landowners. The ownership of one property off Valerie Close is currently in the process of changing and for that reason this property owner has not been identified as a cooperating landowner at this stage. The three property owners with access off Mason Heights have been less involved. One landowner is based overseas and there has been limited correspondence from them. One property is on the market and the current owner has a different development and zoning expectation than what is being proposed. The third property owner has taken a very limited interest and this property has limited development potential.

The owner of 1684A SH has requested very recently that their property be included as their Future Urban zoned land is on the edge of the RUB and would not comfortably sit with any other future plan changes. As a result of that the only other remaining lot within the RUB in this area, 1684 SH, has also now been included in the plan change. Both sites are proposed to be zoned Residential – Large Lot due to limitations with site access and the topography of both sites.

### Warkworth Area Liaison Group

The applicants were invited by the Warkworth Area Liaison Group to present the Plan Change proposal at their meeting on the 5<sup>th</sup> of April 2023. The presentation covered the vision for the plan change area, the masterplan and the zoning and precinct plans. A small number of questions were raised in respect to the roading forms to be used, the upgrading of the current SH1, the route of the WWLR to the west and provision for medical services. Overall, the plan change was warmly received.

### Key Consultation Outcomes

The consultation with various parties raised a number of valid issues which have subsequently been addressed in the plan change process. These are:

- 1 The plan change largely reflects the Warkworth Structure Plan. The alignment of the WWLR still achieves the transportation purpose of this road but the alignment better reflects the local topography

and fits comfortably within the proposed zone layout. A number of landowners have indicated their strong support for the WWLR alignment compared to the earlier proposed alignment by Supporting Growth (which is no longer being pursued by Supporting Growth).

- 2 An infrastructure funding package is being developed. The required infrastructure for wastewater, potable water and stormwater will be provided for as part of the development of Waimanawa.
- 3 The WWLR will be constructed to a collector road standard as part of the development of Waimanawa. The width of land vested is to allow for the future upgrading of the road to an arterial standard.
- 4 SH1 will be transformed to an urban arterial standard as part of the development of Waimanawa and this will include a pedestrian/cycle connection to the existing Warkworth pedestrian network.
- 5 The objectives and policies support the provision of social infrastructure including education facilities.
- 6 Refinements to the key roading routes and zone boundaries have been undertaken through the process reflecting feedback received.

## 16. Conclusion

This proposed private plan change requests covers approximately 159 ha in the Warkworth South area. The plan change seeks to introduce two new precincts into the AUP. The precinct approach is consistent with the methodology that Council is continuing to adopt within the AUP for providing for area specific planning outcomes. The two proposed precincts are:

- The Waimanawa Precinct
- The Morrison Heritage Orchard Precinct.

The Waimanawa Precinct introduces a suite of open space and residential zones as well as a local centre zone and over time would allow for the development of approximately 1600 residential lots and apartment units.

The Morrison Heritage Orchard Precinct introduces a Rural – Mixed Rural zone and Residential – Large Lot zone over the existing Morrison Orchard to allow for its continued operation and expansion over time to allow for a limited number of uses so it becomes both a focus for Warkworth South and a local destination.

The plan change will generally give effect to the Warkworth Structure Plan as it relates to the Warkworth South area. The infrastructure package which is to be implemented will provide the key infrastructure required both for Waimanawa and also the future urban development of the remainder of the Warkworth South area.

In summary, the development provided for by the plan change would:

- (a) Provides for Morrison Orchard to continue to operate, expand and to develop a range of complementary activities so it becomes a focus for the future Warkworth South community and a local destination while recognising its historical past.
- (b) Provides for residential growth in Warkworth south, which reflects that Warkworth has been identified as a satellite town within Auckland and the Future Urban zoning currently applied to this area.
- (c) Create a range of residential zones consistent with the Structure Plan which in turn creates a diversity of housing choice.
- (d) Provides for a range of open spaces to provide for different recreational opportunities and the protection of existing vegetation including the extensive riparian margins along the upper reaches of the Mahurangi River.
- (e) Provide for water quality treatment for stormwater discharges into the upper reaches of the Mahurangi River.
- (f) Confirms the location and provision of the WWLR, which will form an integral part of the Warkworth arterial road network and a link to any future southern interchange.



- (e) Provide for urban development in a manner which reflects the unique character of this valley and in particular by facing and respecting the upper reaches of the Mahurangi River.
- (f) Provide for a local centre in a location which will contribute to the southern entranceway to Warkworth, is easily accessible both to future Waimanawa residents but also to the future Warkworth South population and which will be close to any future public transport interchange for Warkworth South.

The section 32 analysis demonstrates that the objectives for both the Waimanawa and Morrison Heritage Orchard precincts are the most appropriate way to achieve the purpose of the Act. The supporting policies then rules and assessment criteria are then the most appropriate way to achieve these objectives.

The adoption of the plan change:

- (a) will assist the Council in achieving the purpose of the Act and the NPS-UD;
- (b) gives effect to the Auckland Regional Policy Statement and is consistent with the general provisions of the AUP;
- (c) accords with the purpose and principles of Part 2 of the Act;
- (d) is supported by necessary evaluations in accordance with sections 32 and 32AA Act; and
- (e) will help with the effective implementation of the AUP.

## Appendix One: **Landholding Details**

Refer attached link.

## Appendix Two: **Urban Design Repot**

As the first stage of the development of the Waimanawa Masterplan and the plan change a draft Vision Document was prepared and then refined through the process to reflect feedback, outcomes of various specialist studies and an increasing knowledge of the area and outcome objectives.

This Vision Document does not form part of the plan change and is provided as background information.

An indicative Masterplan has been developed showing how the Waimanawa area could be developed. This Masterplan confirms the indicative location of the collector and arterial roads roads and a possible local roading network.

The purpose of the Masterplan is to demonstrate how development could proceed under the Waimanawa Precinct. However, it is recognised that during the detailed design process the lot layout and location of local roads may be refined. This Masterplan therefore does not form part of the plan change but is provided to give an indication as to how Waimanawa may be developed.

## Appendix Three: **The Requested Plan Change**

Refer attached link.

## Appendix Four: **Visual and Landscape Assessment**

Refer attached link.

## Appendix Five: **Infrastructure Report**

Refer attached link.

## Appendix Six: **Geotechnical Investigation Reports**

Refer attached link.

## Appendix Seven: **Land Contamination Assessments**

Refer attached link.



## Appendix Eight: **Integrated Transport Assessment**

Refer attached link.

## Appendix Nine: **Ecological Baseline Assessment**

Refer attached link.

## Appendix Ten: **Assessment of Economic Effects**

Refer attached link.

## Appendix Eleven: **Archaeological Assessment**

Refer attached link.

## Appendix Twelve: **Cultural Values Assessment**

Refer attached link.

## Appendix Thirteen: **Draft Stormwater Management Plan**

Refer attached link.

## Appendix Fourteen: **Arboricultural Assessment**

Refer attached link.

## Appendix Fifteen: **Stormwater Modelling Report**

Refer attached link.



## Appendix Sixteen: **Soil and Resource Report**

Refer Attached Link.

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Version: Final

Updated: 14 April 2023

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## **ATTACHMENT 3**

### **APPENDIX 1A**

## **WARCKWORTH SOUTH PLAN CHANGE**



## **PRIVATE PLAN CHANGE xx: 24 AUGUST 2023**

### **PART A – AMENDMENT TO AUCKLAND UNITARY PLAN GIS VIEWER (MAPS)**

#### **Map 1 – Proposed Zoning of IXXX Warkworth South Plan Change**

##### **Notes:**

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

<b>Map number:</b>	1
<b>Geographic area:</b>	North
<b>Current zones:</b>	Future Urban Open Space – Conservation Rural – Rural production
<b>Proposed zones:</b>	Residential – Terrace Housing and Apartment Building Residential – Mixed Housing: Urban Residential – Single House Residential – Large Lot Business – Local Centre Open Space- Conservation Rural – Mixed Rural

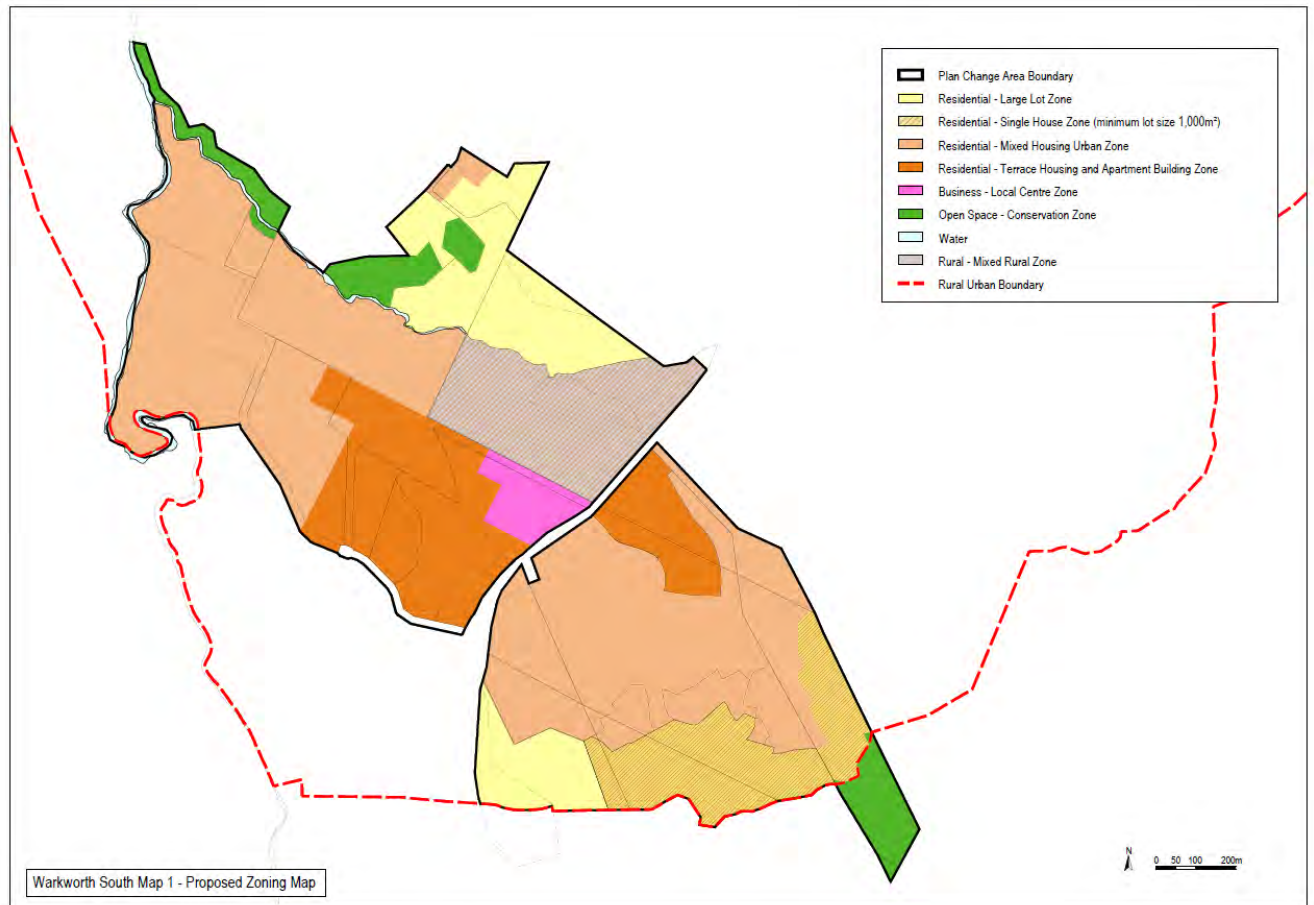
### **PART A AMENDMENT TO THE MAPS**

#### **ZONING**

That the land currently zoned Future Urban Zone and Rural – Rural Production to be rezoned Residential – Terrace Housing and Apartment Building, Residential –Single House, Residential – Mixed Housing: Urban, Residential – Large Lot, Business – Local Centre, Open Space- Conservation zone, and Rural – Mixed Rural as shown on the following zoning plan.

The existing area zoned Open Space – Conservation (Lot 3 DP 344489) retains its current zoning.

## Map 1 – Zoning



## OVERLAYS

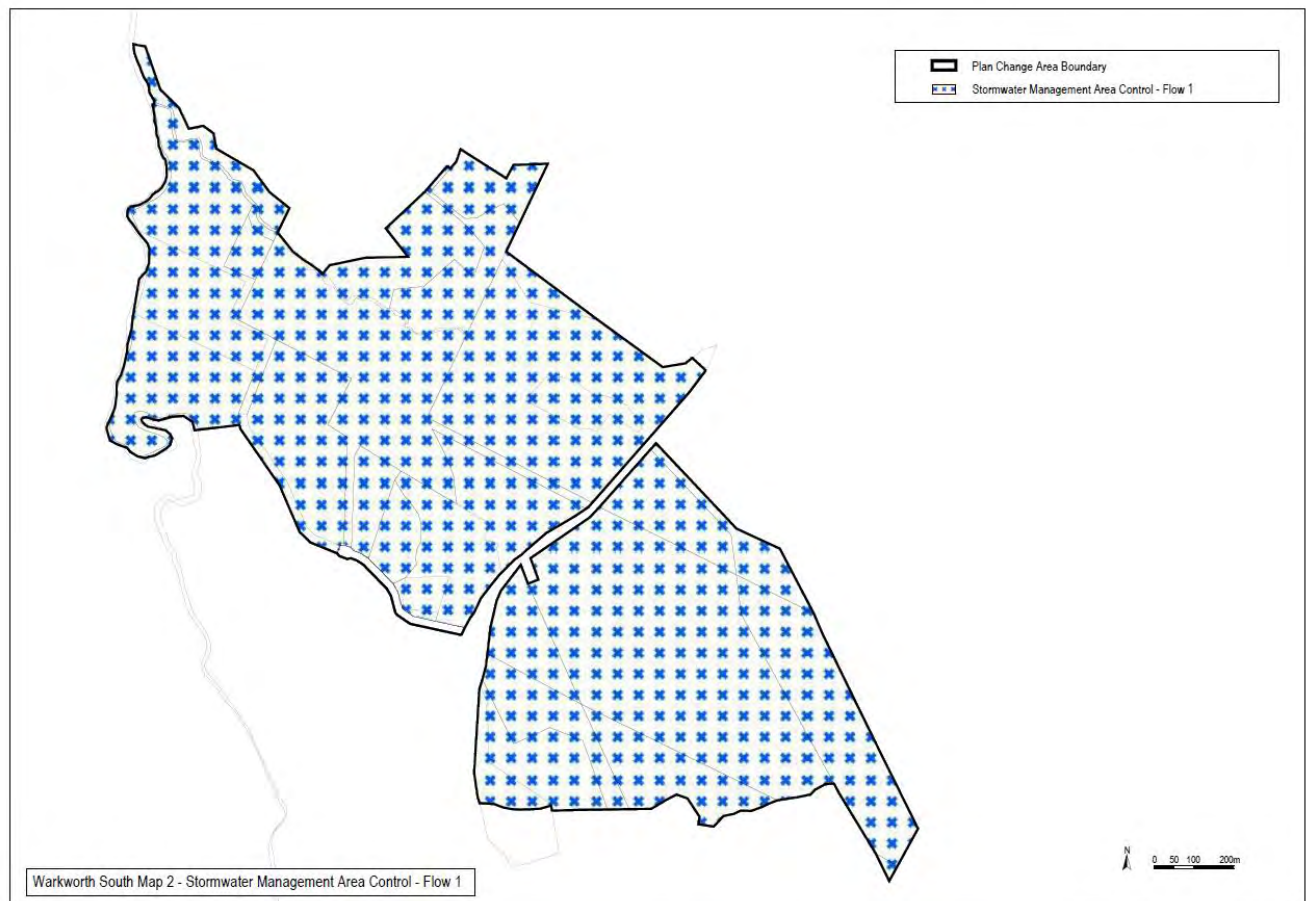
The following existing overlays within the Plan Change area are to be retained:

- Natural Resources: Natural Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Mahurangi Waitemata
- Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_2367, Terrestrial
- Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_2378, Terrestrial
- Outstanding Natural Landscapes Overlay [rcp/dp] - Area 43, West Mahurangi Harbour

## CONTROLS

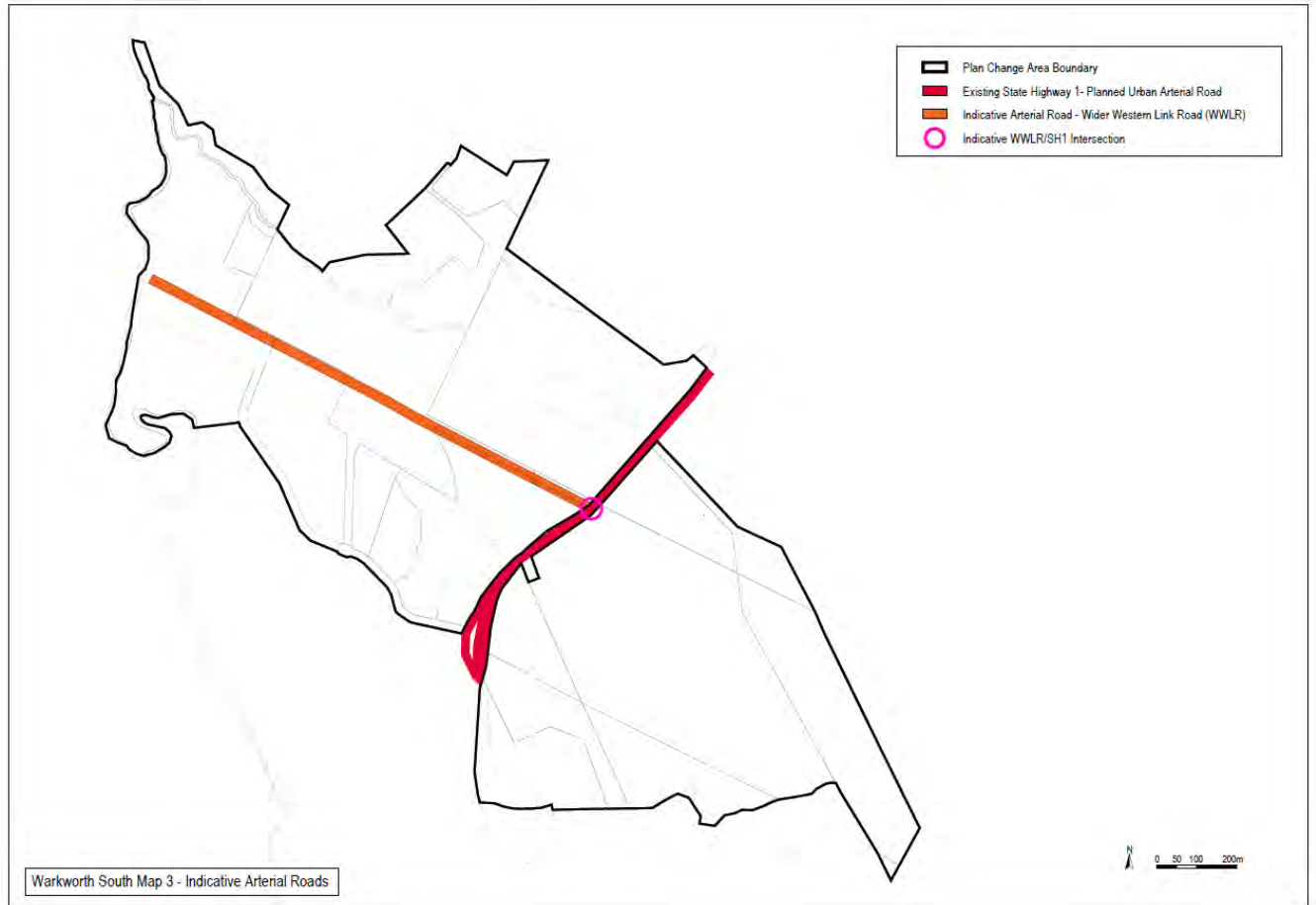
The land shown below be identified as “SMAF1” in the ‘Controls’ map.

**Map 2 – Control: SMAF1**



The land shown below be identified as “Arterial Road” in the ‘Controls’ map.

### Map 3 – Control: Arterial Roads

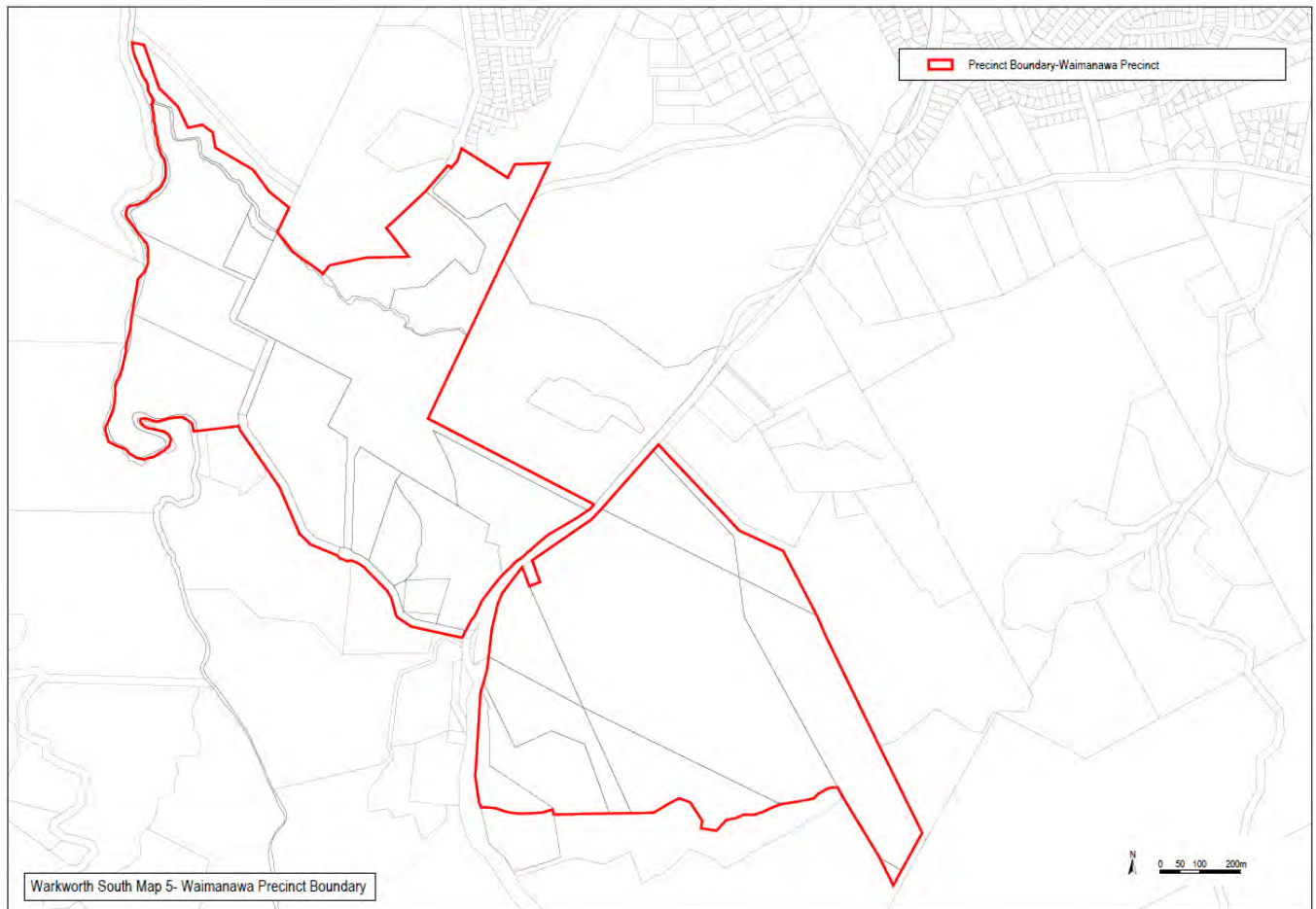


### PRECINCTS



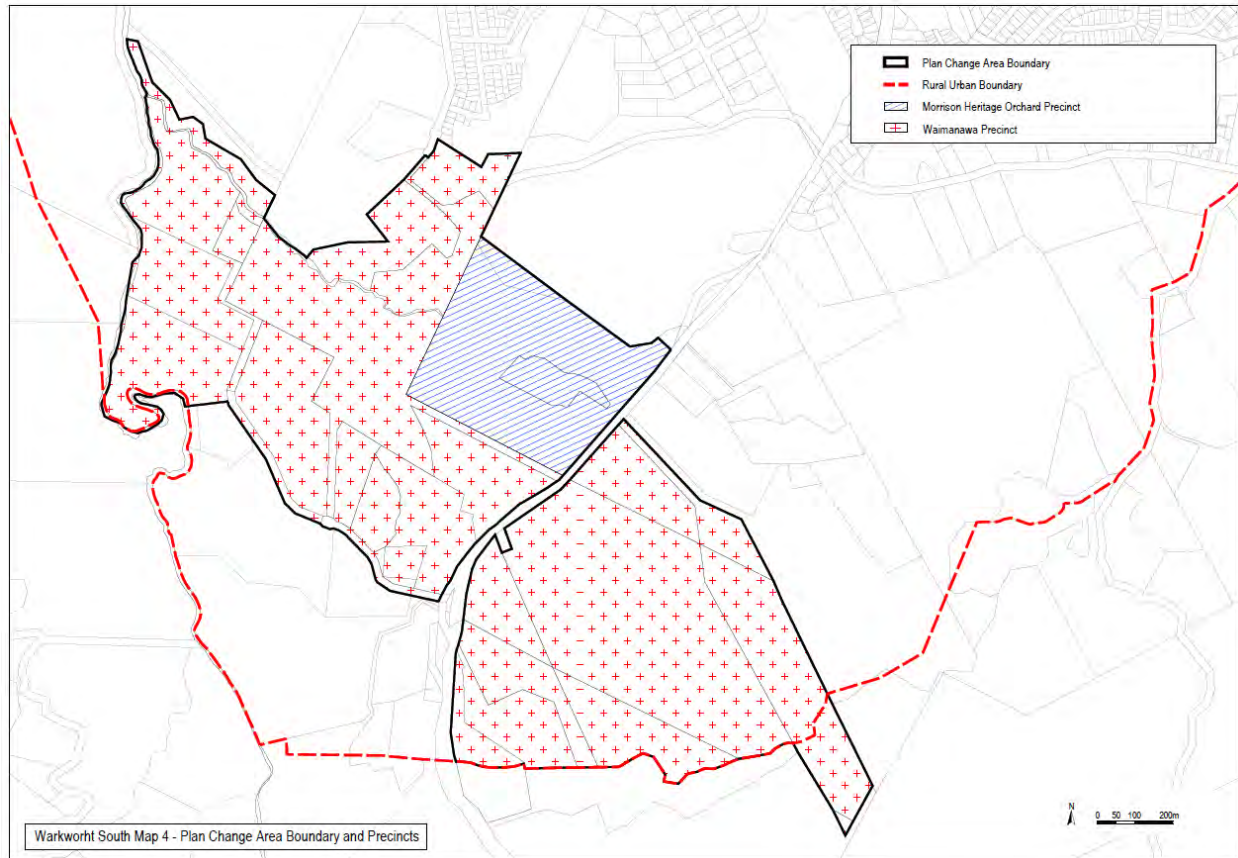
The land shown below be identified as 'Waimanawa' in the 'Precinct' Map.

**Map 4 –Precinct Boundary of IXXX Waimanawa Precinct**



The land shown below be identified as 'Morrison Heritage Orchard' in the 'Precinct' Map.

**Map 5 –Precinct Boundary of IXXX Morrison Heritage Orchard Precinct**



## **PART B IXXX WAIMANAWA PRECINCT**

**Insert the following new precinct provisions:**

### **IXXX Waimanawa Precinct**

#### **IXXX.1 Precinct description**

The Waimanawa Precinct assists in providing for urban growth within the Warkworth area. This precinct provides for the development of a new residential neighbourhood within Warkworth and for the coordinated provision of housing, local retail, infrastructure and open spaces. The precinct is located adjacent to the Morrison Heritage Orchard precinct.

The majority of the precinct is within a shallow west-east valley with the upper eastern reaches of the Mahurangi River on the valley floor, with the current State Highway One traversing north-south through the middle of the precinct. To the west of State Highway One, the precinct is on a generally low to gentle contoured valley with two branches of the upper Mahurangi River within the valley floor. The land gently rises towards Valerie Close to the south while the northern side of the valley is much steeper with vegetated areas.

To the east of State Highway One the precinct sits on a low to moderate contoured catchment which rises gently then more steeply to the east where it abuts in part the Avice Miller Scenic Reserve on its eastern edge.

The topography and the watercourses provide a unique opportunity within Warkworth for a residential community within a contained valley and focused along a series of open space areas which adjoin and incorporate the watercourses. With the existing surrounding roading network, the proposed opening of the Puhoi to Warkworth Motorway in 2023 and the possible future development of the Wider Western Link Road, the precinct will be well-connected to both the existing Warkworth urban area and to the wider Auckland Region.

The development of this precinct will create a range of lot sizes providing for different housing typologies focused on a series of open spaces while responding to the topography of the precinct. This will result in a walkable community within a high amenity urban area with enhanced landscape and environmental outcomes.

A range of zonings apply within the Precinct. The zonings are:

- Residential – Terrace Housing and Apartment Building
- Residential – Mixed Housing: Urban
- Residential – Single House
- Residential – Large Lot

- Business – Local Centre
- Open Space - Conservation zone

There are several key open space areas which will be a mix of private, community and public areas which are identified in Precinct Plan 4. These are:

- The Endeans Farm Recreational Park
- The Waimanawa Wetland Reserve
- The Mahurangi River Esplanade Reserve and Parks

These open space areas provide a chain of connected open space areas through the precinct and are to be developed over time to provide for a range of environmental, social and accessibility outcomes.

In addition, a small number of local neighbourhood reserves are proposed.

Provision is made for a local centre designed to be a focal point for the community through providing services to the southern Warkworth community and yet be complementary to the Warkworth town centre. This local centre will be designed to be the gateway to Warkworth from the south and to reflect its location opposite the Morrison Heritage Orchard. The local centre is to be both accessible and functional for the local community.

The precinct provides for an extension of the potable and wastewater network in Warkworth, including the construction of a new potable water reservoir and wastewater pump station(s) which will both service the wider Warkworth South area. The precinct provides for the enhancement of the existing roading network and construction of that part of the Wider Western Link Road which passes through the precinct.

The Wider Western Link Road is a planned future arterial road linking up the current State Highway One, the possible future Southern Interchange and Woodcocks Road. Construction of the Wider Western Link Road through the precinct to a collector road standard will be integrated with subdivision and development within the Precinct. A possible future public transport interchange location is also identified adjacent to the local centre and which is in a location which will be accessible by a range of transport modes.

The development controls for the precinct recognise that development of residential lots can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision.

A walking and cycling network is to be incorporated into the roading network and which connects to the wider transportation network. In addition, provision is made for a greenway network providing a network of tracks and walkways through the various open spaces and roads and connecting to the broader greenway and roading network outside the precinct. Provision is also made through a special yard control for a bat flight corridor which is identified on Precinct Plan 5.

In respect of the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 the Precinct includes the following qualifying matters:

- A more restrictive front yard rule for residential sites adjacent to the Wider Western Link Road and Green Avenue.
- A more restrictive rear yard in part of the Residential – Mixed Housing Urban Zone to provide for a Bat Flight Corridor.
- A more restrictive rear yard in part of the Residential –Single House Zone adjoining the Avics Miller Reserve.
- A more restrictive minimum lot size in the Residential –Single House Zone.
- A more restrictive maximum height limited in the Landscape Protection Area (Eastern Escarpment).
- A more restrictive minimum landscaping requirement in the Landscape Protection Areas (Northern and Eastern Escarpments).
- Differing riparian yards and planting requirements alongside some streams.

All relevant overlay, Auckland-wide and zone objectives, policies and provisions apply in this precinct unless otherwise specified below.

## **IXXX.2 Objectives**

- (1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.
- (2) The Warkworth South Precinct is subdivided and developed in a manner that achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area while providing for and supporting the safety and efficiency of the current and future national and local roading network.
- (3) The Warkworth South Precinct is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.
- (4) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural and coastal hinterland.
- (5) Enable the enhancement of the character of the rural-urban interface through limitations on housing density, building location, maximum height, and enhanced landscaping.
- (6) Allow for residential zoning that provides for a variety of housing types and sizes that respond to-
  - (i) housing needs and demand; and
  - (ii) the neighbourhoods planned urban built character, including 3-6 storey buildings.
- (7) Enable the development of a local centre which is designed to reflect its location opposite the Morrison Heritage Orchard, at the southern gateway to Warkworth and adjoining a watercourse.
- (8) Subdivision and development is coordinated with the delivery of infrastructure (including transportation, stormwater, potable water, wastewater and future education infrastructure) and services required to provide for development within the precinct and future community requirements.

- (9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.
- (10) To provide for the opportunity for a future public transportation interchange which can be safely accessed by a range of transportation modes.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **IXXX.3 Policies**

- (1) Provide a mix of residential zones to provide for a range of residential lots sizes and housing typologies, to help meet community needs.
- (2) Provide for social infrastructure, infrastructure, open space uses and a local centre to meet the needs of the community over time through a mix of zonings and public assets.
- (3) Provide a zoning and transport and greenway network that creates a focus of the precinct on a series of open spaces and is sympathetic to the natural topography of the area.
- (4) Provide a series of open spaces along upper reaches of the Mahurangi River and within the precinct to provide for a range of active and passive opportunities, to promote walkability, and to enhance the overall amenity and liveability of the precinct.
- (5) Locate more intensive housing adjacent to the local centre, public transport interchange and overlooking the recreational and wetland open spaces.
- (6) Create low density housing along the rural-urban boundary to form a transition from urban to rural uses.
- (7) Create the opportunity to develop an accessible and functional local centre through zoning at the southern gateway for Warkworth.
- (8) Require subdivision and development to protect and enhance natural wetlands and permanent and intermittent streams identified on Precinct Plan 1.
- (9) Require subdivision and development to protect the landscape values of the flanks of the northern and eastern escarpments (as shown on Precinct Plan 1) and to promote the retention of existing native vegetation or the revegetation of these escarpments.
- (10) Require subdivision and development to protect the landscape values of the Avice Miller Reserve by requiring a planted special yard setback from the reserve boundary.
- (11) Require subdivision and development to retain the Bat flight corridor alongside part of the Mahurangi River.

- (12) Require subdivision and development to provide stormwater, wastewater, potable water, electricity, communication services and educational infrastructure in a coordinated manner.
- (13) Require subdivision and development to provide for walking and cycling networks within the precinct while providing connections to the wider transportation network and any future public transport interchange.
- (14) Require subdivision and development to upgrade existing and/or provide new roading infrastructure (which is designed for a range of modes of transport and including public transport) within the precinct and to provide connections to adjoining land generally in accordance with Precinct Plan 3.
- (15) Provide for and require the Wider Western Link Road to be constructed to a collector road standard in the interim to service subdivision and development within the precinct, while provision is made for its future upgrading by Auckland Transport to provide a strategic transport connection.
- (16) Avoid direct vehicle access from individual sites on to the Wider Western Link Road and State Highway One, while allowing direct pedestrian and cycle access.
- (17) Manage stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality within this upper catchment of the Mahurangi River.
- (18) Require esplanade reserve and riparian yard planting for stormwater management, ecological corridor and amenity purposes.
- (19) Minimise direct vehicle access from individual sites on to collector roads identified on Precinct Plan 3, while allowing direct pedestrian and cycle access.
- (20) Require subdivision to provide for the recreation and amenity needs of residents by: (a) providing open spaces which are prominent and accessible by pedestrians; (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and (c) providing for pedestrian and/or cycle linkages.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

#### **IXXX.4 Activity table**

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct except the following:-

- (a) Rule E26.2.3 (A48) Infrastructure Activity table : Above Ground Reservoirs
- (b) Rule E38.4.2 (A16) Subdivision – Urban Activity : Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3
- (c) Rule E38.4.2 (A17) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.

- (d) Rule E38.4.2 (A18) Subdivision – Urban Activity : Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1
- (e) Rule E38.4.2 (A19) Subdivision – Urban Activity : Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1

Activity Table IXXX.4.1 – IXXX.4.9 specify the activity status of regional and district land use, development and subdivision in the Waimanawa Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision apply and one or more precinct standard applies.

*Note*

*Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.*

**Table IXXX.4.1 All zones**

Activity		Activity status	Standards to be complied with
<b>Use</b>			
<b>Development</b>			
(A1)	New buildings and additions.		Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.2 Special Yard: Avic Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New



			Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	New buildings and additions to buildings which meet Standards lxxx.6.13 High Contaminant Yield Material.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avic Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings which do not meet Standard lxxx.6.13 High Contaminant Yield Material.	NC	
(A4)	New reclamation or drainage, including filling over or piping of a	NC	

[rp]	stream shown as a Retained Stream on Precinct Plan 2.		
(A5) [rp/dp]	Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude:  (i) removal of deceased or damaged limbs or trees that could create a fall hazard;  (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC	
(A6)	Any development of the land shown on Precinct Plan 1 that is not in accordance with Standard lxxx.6.1 Special Yard – Green Avenue and Wider Western Link Road, or Standard lxxx.6.2 – Special Yard – Avice Miller Reserve	NC	
(A7)	Public walkways within a riparian yard or esplanade reserve.	RD	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), , lxxx.6.8 Wider Western Link Road, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, , lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A8)	Construction of a wastewater pump station and associated infrastructure including holding	C	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.8 Wider Western Link

	tanks and emergency overflow facilities, within the general locations shown on Precinct Plan 2.		Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A9)	Development (except for in the Residential – Large Lot Zone) not complying with Standard lxxx.6.9 Standards for Wastewater and Potable Water Connections and/or lxxx.6.10 Standards for Stormwater.	NC	
<b>Subdivision</b>			
(A10)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standard lxxx.6.11 Special Subdivision Control Area (Eastern Escarpment) in the Residential – Single House Zone, generally in accordance with Precinct Plan 1.	RD	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.

(A11)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standard lxxx.6.11 Special Subdivision Control Area – (Eastern Escarpment) in Residential - Single House Zone and generally in accordance with Precinct Plans 1.	RD	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, , lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A12)	Subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.2.1 or E38.8.3.1.	D	
(A13)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3.	D	
(A14)	Subdivision that does not comply with Standard lxxx.6.11 Special Subdivision Control Area (Eastern Escarpment) in Residential–Single House Zone.	NC	
(A15)	Subdivision not complying with Standard lxxx.6.12 Riparian Yards for Streams and Natural Wetlands	NC	
(A16)	Subdivision (except for in the Residential – Large Lot Zone) not complying with Standard lxxx.6.9 Standards for Wastewater and	NC	

	Potable Water Connections and/or Standard lxxx.6.10 Standards for Stormwater		
(A17)	Subdivision not complying with Standard lxxx.6.14 Greenways – Walking and Cycling Infrastructure	RD	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, , lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.

**Table lxxx.4.2 Residential - Large Lot Zone**

Activity		Activity status	Standards to be complied with
<b>Use</b>			
<b>Development</b>			
(A1)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area

			Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Northern Escarpment Area) shown on Precinct Plan 1 that do not comply with Standard lxxx.6.5 Landscape Protection Controls (Northern Escarpment).	NC	
(A3)	Development not complying with Standard lxxx.6.15 Transportation Infrastructure	D	
	<b>Subdivision</b>		
(A4)	Subdivision not complying with Standard lxxx.6.15.	D	

**Table IXXX.4.3 Residential –Single House Zone**

Activity	Activity status	Standards to be complied with
<b>Use</b>		
<b>Development</b>		

(A1)	Integrated residential development.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable

			Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standard lxxx.6.6 Landscape Protection Controls (Eastern Escarpment).	NC	
(A4)	Development of a water supply reservoir and associated infrastructure, within the general location shown on Precinct Plan 2.	C	IXXX.6.2 Special Yard: Avice Miller Reserve, lxxx.6.4 Special Height Limits, lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
<b>Subdivision</b>			
(A5)	Subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	



**Table IXXX.4.4 Residential - Mixed Housing Urban Zone**

Activity		Activity status	Standards to be complied with
<b>Use</b>			
<b>Development</b>			
(A1)	Integrated residential development.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment),

			lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings that do not comply with lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.3 Special Yard: Bat Flight Corridor, or lxxx.6.1.16 Fences on Esplanade Reserve Boundaries	D	
(A4)	Development not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A5)	Development not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A6)	Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P	lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.13 New Buildings and Additions - High

			Contaminant Yielding Materials, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A7)	Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P	lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, , lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A8)	Development not complying with Standard lxxx6.15 Transportation Infrastructure.	D	
<b>Subdivision</b>			
(A9)	Subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A10)	Subdivision not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A11)	Subdivision not complying with Standard lxxx.6.15.	D	

**Table IXXX.4.5 Residential – Terrace Housing and Apartment Building**

Activity		Activity status	Standards to be complied with
<b>Use</b>			
<b>Development</b>			
(A1)	Integrated residential development.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avic Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5

			<p>Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.		<p>lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avic Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and</p>

			Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings to do not comply with lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road.	D	
(A4)	Development not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A5)	Development not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A6)	Development not complying with Standard lxxx6.15 Transportation Infrastructure.	D	
<b>Subdivision</b>			
(A7)	Any subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A8)	Subdivision not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A9)	Subdivision not complying with Standard lxxx.6.15.	D	

**Table lxxx.4.6 Business – Local Centre**

Activity	Activity status	Standards to be complied with
<b>Use</b>		

(A1)	Operation of a public transport interchange	P	<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
<b>Development</b>			
(A2)	New buildings		<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.2 Special Yard: Avic Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and</p>

			Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	Additions and alterations to buildings not otherwise provided for		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avic Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A4)	Development not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A5)	Development not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	

(A6)	Development of a public transport interchange and associated facilities.	C	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A7)	Development not complying with Standard lxxx.6.15 Transportation Infrastructure.	D	
(A8)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standards lxxx.6.6 Landscape Protection Controls (Eastern Escarpment).		
<b>Subdivision</b>			
(A9)	Any subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A10)	Subdivision not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A11)	Subdivision not complying with Standard lxxx.6.15.	D	

**Table IXXX.4.7 Open Space – Conservation**



Activity		Activity status	Standards to be complied with
Use			
Subdivision			
(A1)	Any subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	

### IXXX.5 Notification

- (1) The notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities.
- (2) Any other application for resource consent for an activity listed in Table IX.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

### IXXX.6 Standards

- (1) Unless specified in Standard lxxx.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables lxxx.4.1 to lxxx.4.7 above.
- (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:
  - (a) Activity Table lxxx.4.1 All zones:
    - Activity (A1): H1.6.5, H3.6.8, H5.6.8, H6.6.9 and H11.6.4 as they relate to riparian yards.
    - Activity (A8): E38.8.2.3 does not apply to subdivision in Residential - Single House Zone where land is subject to special subdivision control area shown on Precinct Plan 1 and Standard lxxx.6.11 applies.
    - Activity (A9): E38.8.3.1(3)-(5) does not apply to subdivision in Residential-Single House Zone where land is subject to special subdivision control area shown on Precinct Plan 1 and Standard lxxx.6.11 applies.
  - (b) Activity Table lxxx.4.3 Residential – Single House Zone:

- Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the Landscape Protection Control (Eastern Escarpment) shown on the planning maps and where Standard lxxx.6.6 Landscape Protection Control (Eastern Escarpment) applies
- (c) Activity Table lxxx.4.2 Residential – Large Lot Zone:
- Activity (A2): H6.4.1 Yards. The riparian yard in Table H5.6.8.1 Yards does not apply where:
    - Standard lxxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (d) Activity Table lxxx.4.3 Residential – Single House Zone:
- Activity (A3): H6.5.1 Yards. The riparian yard in Table H3A.6.9.2 Yards does not apply where:
    - Standard lxxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (e) Activity Table lxxx.4.4 Residential – Mixed Housing Urban Zone:
- Activity (A3): H5.6.8 Yards. The front yard in Table H5.6.8.1 Yards does not apply where:
    - Standard lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
  - The rear yard in Table H5.6.8.1 Yards does not apply where:
    - Standard lxxx.6.3 Special Yard: Bat Flight Corridor applies.
  - The riparian yard in Table H5.6.8.1 Yards does not apply where:
    - Standard lxxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (f) Activity Table lxxx.4.5 Residential – Terrace Housing and Apartment Buildings Zone:
- Activity (A3) H6.6.9 Yards. The relevant yard in Table H6.6.9.1 Yards does not apply where:
    - Standard lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
  - The riparian yard in Table H6.6.9.1 Yards does not apply where:
    - Standard lxxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (g) Activity Table lxxx.4.6 Business – Local Centre:

- Activity (A1): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:
    - Standard lxxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
  - Standard H1.6.7 Large Lot Residential Building Coverage as it applies to the Landscape Protection Area Controls (Eastern Escarpment) lxxx.6.6.
- (3) Permitted Activities listed in Activity Tables lxxx.4.1 to lxxx.4.7 must comply with Standards lxxx.6

#### **lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road**

Purpose:

- to promote the development of the front yards for outdoor use; and
  - to promote passive surveillance along the adjoining road.
- (1) A building or parts of a building on sites shown as subject to the Special Yard: Green Avenue or Special Yard: Wider Western Link Road on IXXX.10.1 Precinct Plan 1 must be set back at least 3m from the front boundary.

#### **IXXX.6.2 Special Yard: Avice Miller Reserve**

Purpose:

- to provide a buffer adjacent to the Avice Miller Reserve.
- (1) A building or parts of a building must be set back from the legal boundary with Avice Miller Reserve by 6m where sites are subject to the Special Yard: Avice Miller Reserve on IXXX.10.1 Precinct Plan 1.
- (2) A 3m wide strip of the Special Yard measured from the boundary of the Avice Miller Reserve shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 3m yard.
- (3) The 3m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats.
- (4) This yard does not apply to any bulk potable water reservoir. Any bulk water reservoir shall be set back a minimum of 3m from the Avice Miller Reserve boundary.

### **Ixxx.6.3 Special Yard: Bat Flight Corridor**

Purpose:

- to provide an unobstructed flight corridor for Bats.
- (1) No dwellings, accessory buildings or light standards (over 1m high) are to be constructed within the Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.
  - (2) Any new landscaping which is established in the Special Yard: Bat Flight Corridor (as shown on Precinct Plan 5) is to have a maximum height at maturity of 2m.
  - (3) Lighting shall not exceed 0.3 lux when measured 1m above the ground level at any point within or along the external boundary of the area identified as Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.

### **Ixxx.6.4 Special Height Limits**

Purpose:

- to control the maximum height of buildings on part of or adjacent to the eastern escarpment.
- (1) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 5m single storey building area” on Precinct Plan 1 shall be 5m.
  - (2) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 9m building area” on Precinct Plan 1 shall be 9m.

### **Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment)**

Purpose:

- to protect landscape features on key upper portions of the precinct.
  - to promote revegetation of the northern escarpment.
- (1) The minimum landscaped area for sites identified on Precinct Plan 1 as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area.
  - (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
    - (a) Hue (colour) – all colours from 00 to 24
    - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no

more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

#### **Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment)**

Purpose:

- to protect landscape features on key upper portions of the precinct;
  - To promote revegetation of the eastern escarpment; and
  - to allow an appropriate level of building coverage in the large lot residentially zoned portion of the eastern escarpment.
- (1) The minimum landscaped area for sites identified on IXXX.10.1 Precinct Plan 1 as Landscape Protection Area – Eastern Escarpment must be at least 50 per cent of the net site area.
  - (2) Buildings must not exceed 8 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.
  - (3) The maximum building coverage must not exceed 20 per cent of the net site area or 600m<sup>2</sup>, whichever is the lesser.
  - (4) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
    - (a) Hue (colour) – all colours from 00 to 24
    - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

#### **Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities**

Purpose:

- to avoid direct vehicle access from individual sites onto State Highway One and the Wider Western Link Road; and
  - to have safe and efficient operation of transport infrastructure; and
  - to achieve accessible and high-quality pedestrian and cycle connections within the Precinct and including to the Local Centre and any future public transportation interchange that provides positively for the needs to the local community.
- (1) Any new road intersections with State Highway One or the Wider Western Link Road

servicing the precinct, shall be generally located as identified as “Access Points” on IXXX.10.3 Waimanawa: Precinct Plan 3.

- (2) Sites that front onto the Wider Western Link Road, Green Avenue and State Highway One must not have direct vehicle access to the road and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.
- (3) At the time of adjacent land development pedestrian connections, generally as shown in Precinct Plan 3, shall be provided.
- (4) Residential sites that front a collector road other than the ‘Green Avenue’ as shown on Precinct Plan 3, must not have direct vehicle access to the road and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.

#### **1xxx.6.8 Wider Western Link Road**

Purpose:

- to provide for the transport needs of the precinct while enabling delivery of the Wider Western Link Road through the precinct as shown on Precinct Plan 3 as a strategic transport connection in the network serving the wider Warkworth area.
- (1) Subdivision and development of land adjacent to the Wider Western Link Road shall include the simultaneous construction of the adjacent portion of this road to Collector Road standard (as outlined in Table IXXX.6.15.1) with:
    - (a) a connection to State Highway One; and
    - (b) a location and completed earthwork level at the legal boundaries of all adjacent properties that enables the delivery of the entire road connection, over time, at the grade and cross-section for both Collector Road, and Arterial Road standards.
    - (c) Construction of intersections along its length in the approximate locations shown on Precinct Plan 3

*Note: The landowners will fund the construction of the Collector Road and vest the land required for the Collector Road in Auckland Council. Compensation will be payable for the land required for the future upgrading to an arterial road standard (unless otherwise agreed between all parties).*

#### **lxxx.6.9 Wastewater and Potable Water Connections**

Purpose:

- To ensure efficient delivery of wastewater and potable water infrastructure for Waimanawa.

- (1) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated wastewater network.
- (2) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated potable water network.
- (3) Prior to the issue of s224(c), the development shall be connected to a functioning water and wastewater network.

#### **lxxx.6.10 Stormwater Management**

##### **Purpose**

- To ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of streams and to avoid exacerbating flood hazards.
- (1) All land use and development and subdivision must be designed and implemented to be consistent with any stormwater management plan approved by the network utility operator, including the application of water sensitive design.

#### **lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment**

##### **Purpose:**

- To create larger sites in that area identified as the “Eastern Escarpment Area”.
- (1) Proposed sites in the area shown as “Eastern Escarpment Area” on Precinct Plan 1 must comply with the minimum net site area of 1,000m<sup>2</sup>.

#### **lxxx.6.12 Riparian Yards for Streams and Natural Wetlands**

##### **Purpose:**

- To protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 1 while preventing erosion.
  - To integrate the watercourse within the Local Centre.
  - To integrate the section of watercourse along the Wider Western Link Road within a wide road berm or as a separate open space integrated with the road berm.
- (1) The riparian yards of retained permanent or intermittent stream must be planted at the time of subdivision or land development to the minimum width shown on Precinct Plan 1 measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or public walkway crosses over the stream and/or passes through or along the riparian yard.

- (2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or along the riparian yard.
- (3) The planting must:
  - (a) Use eco-sourced native vegetation; and
  - (b) Be planted at a density that will achieve approximately 10,000 plants per hectare of new and existing plants.
- (4) Planting must be undertaken in accordance with the Special Information Requirement lxxx.9.2

#### **lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials**

Purpose:

- To protect water quality in streams, and the Mahurangi South catchment, by limiting the release of contaminants from building materials.
- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

#### **lxxx.6.14 Greenways – Walking and Cycling Infrastructure**

Purpose:

- To provide for walkways and cycleways which Council wants vested in Council to form part of the public greenway network.
- (1) Walkways and cycleways that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan 1 and:
    - (a) Shall be constructed either to a walking track standard similar to that constructed in Regional Parks if not part of a vested formed road, or in the case where the greenway is part of a vested formed road, constructed to normal footpath standards as appropriate;
    - (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site;
    - (c) The width of the track shall have a minimum width of 2m.



Where the off-road greenway is not indicated on Precinct Plan 1 as being adjacent to a stream, and it is intended to be vested; the walkway and cycleway shall be located a minimum of 8m from the stream.

- (2) Where the Council does not want or is unable to accept vesting of the walkway and associated riparian yard and stream bank, then there is no requirement to provide the walkway.

#### **Ixxx.6.15 Transportation Infrastructure**

Purpose:

- To achieve the integration of land use and transportation infrastructure (including walking and cycling).
  - To ensure transportation infrastructure is appropriately provided for.
  - To provide a pedestrian and cycle connection to the McKinney Road/State Highway One Intersection.
- (1) The development of any part of the Precinct shall provide the relevant transport infrastructure, including walking and cycling, as indicated in Ixxx10.1 and applying to the development site, in the general location shown on Precinct Plans 1 and 3.
  - (2) Subdivision and development (including construction of any new road) must comply with the standards in Table I4XX.6.4.2.1

**Table IXXX.6.15.1 Transport Infrastructure Requirements**

<b>Transport Infrastructure Upgrade</b>		<b>Trigger</b>
T1)	Valerie Close/State Highway One Intersection	In the event of any subdivision with frontage along Valerie Close occurring or a new road connection to Valerie Close, an assessment is to be undertaken to confirm if any upgrading of the intersection is required as part of that subdivision.
T2)	Upgrading of State Highway One though the WW South Precinct	As part of the first subdivision for <u>any land within the Business – Local Centre zone, for, for a retirement village or for a residential development</u> creating more than 20 residential lots.
T3)	Construction of the pedestrian/cycle path on the eastern side of State Highway One from the Wider Western Link Road/State Highway One Intersection to McKinney Road	As part of the first subdivision for residential development creating more than 20 residential lots.

T4)	Construction of the pedestrian/cycle path on the western side of State Highway One from the Wider Western Link/State Highway One Intersection to the Morrisons Heritage Orchard Entrance	As part of the first subdivision for residential development creating more than 20 residential lots.
T5)	Construction of the Wider Western Link Road/State Highway One Intersection	As part of the first subdivision for <u>any land within the Business – Local Centre zone, for, for a retirement village or for a residential development creating more than 20 residential lots.</u>
T6)	Construction of the Wider Western Link Road	Any subdivision or development with frontage to that section of the Wider Western Link Road.
T7)	Construction of the Green Avenue	As part of the first subdivision for residential development.
T8)	Collector Road	Any subdivision or development with frontage to that section of the Collector Road.
T9)	Upgrading of Mason Heights	Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is extended or a new road is connected to it within the Waimanawa Precinct.

- (1) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.
- (2) Any development and/or subdivision must comply with Table lxxx.6.15.2 Minimum Road Width, Function and Required Design Elements as applicable.

Note: Development relevant to any of the Standards T6, T8 and T9 only apply to the section of the road adjacent to the development or subdivision area.

**Table IXXX.6.15.2 Minimum Road Width, Function and Required Design Elements**

Name	Role and Function of Road	Minimum Road Reserve (Note 1)	Total No. of Lanes	Design Speed	Median (Note 2)	Cycle Provision	Pedestrian Provision	Freight or Heavy Vehicle Route	Access Restrictions	Bus Provision Subject to (Note 4)
State Highw	Arterial	24m*	2	50 km/h	Yes	Yes (Note 3)	Yes (Note 3)	Yes	Yes	Yes

ay One										
Wider Western Link Road	Arterial	24m	2	50 km/h	Yes	Yes (Note 5)	Yes	Yes	Yes	Yes
Green Avenue	Collector	26m	2	50 km/h	Yes	Yes	Yes	No	No (Note 6)	Yes
Collector Road	Collector	22m	2	50 km/h	No	Yes	Yes	No	No (Note 6)	Yes
Local Road*	Local	16m	2	30 km/h	No	No	Yes	No	No	No

\* Existing road reserve for Stage Highway One varies

\*\* Mason Heights included

*Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints, or other localised design requirements.*

*Note 2: Flush, solid or raised medians subject to Auckland Transport approval at EPA stage.*

*Note 3: The cycle path provision on State Highway One for both side of the road within the precinct plan frontage excluding Morrison Orchard area and:*

- 1. A temporary cycling and walking facility will be provided on the eastern side of State Highway One from the Wider Western Link Road/State Highway One intersection to the McKinney Road/State Highway One intersection.*
- 2. A temporary cycling and walking facility will be provided on the western side of State Highway One from the Wider Western Link Road/State Highway One intersection for approximately 100m to the new entrance to the Morrison Heritage Orchard.*

*Note 4: Carriageway and intersection geometry capable of accommodating buses. Bus stop and bus route shall be determined with Auckland Transport at resource consent and engineering plan approval stage.*

*Note 5: Cycle lane will only be provided on the northern side of wider western link in the section where road boundary abutting existing stream riparian yard.*

*Note 6: No access restriction proposed on collector roads. However, lots fronting collector road are preferred to be designed with rear access.*

**lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space**

Purpose: To provide for fencing that is constructed along residential front boundaries and site boundaries adjoining vested publicly accessible open spaces as shown on Precinct Plan 4, to a height sufficient to:

- Provide privacy for dwellings while enabling opportunities for passive surveillance of the esplanade reserve and / or vested publicly accessible open space.
- Minimise dominance effects from fencing on the esplanade reserve.

1) Fences or walls or a combination of these structures (whether separate or joined together) that adjoin front boundaries or vested publicly accessible open spaces shown on Precinct Plan 4, must not exceed the height specified below, measured from the ground level at the boundary:

(i) 1.4m in height; or

(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder; or

(iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

#### **lxxx.7 Assessment – controlled activities**

##### **lxxx.7.1 Matters of control**

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

- (1) Provision of safe and efficient access;
- (2) Landscaping and fencing;
- (3) Effects on the use of open space; and
- (4) Effects on health and safety.

##### **lxxx.7.2 Assessment criteria – Controlled Activities**

The Council will consider the relevant assessment criteria for controlled activities from the list below:

- (1) Provision of safe and efficient access:
  - (a) Whether safe and direct access can be provided to the site for access and maintenance.
  - (b) For public transport interchanges, whether safe and efficient vehicle, pedestrian and cyclist access into and within the public transport interchange is achieved.
- (2) Landscaping and fencing

- (a) The extent to which the visual effects of any buildings or large extents of paving can be softened by landscaping without compromising the functional requirements of a pump station, water reservoir or public transport interchange.
  - (b) The extent to which fencing can be used to minimise potential health and safety hazards.
- (3) Effects on the use of public open space
  - (a) The extent to which interference with public use and enjoyment of open space is minimised where the facility is located in public open space.
- (4) Effects on health and safety
  - (a) Whether there will be any health and safety effects and the extent to which these can be mitigated through measures such as fencing and signage.

## **lxxx.8 Assessment – restricted discretionary activities**

### **lxxx.8.1 Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Subdivision
  - (a) The matters of discretion listed at E38.12.1(7).
  - (b) Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.
  - (a) The provision of open space as shown on Precinct plan 1, including public accessibility, function of the open space, and compliance with Crime Prevention Through Environmental Design Principles .
  - (b) Transport including access, walking and-cycling infrastructure, traffic generation, access to public transport and parking.
  - (c) The design and operation of any intersection with the Wider Wester Link Road and Stage Highway 1.
  - (d) Stormwater management.
  - (e) Wastewater connections
  - (f) The extent to which greenway connections are provided.
  - (g) The extent to which riparian yards are provided adjacent to streams and natural wetlands.

- (h) The effect on recreation and open space
- (i) The effects of walkways within riparian yards on ecology

### **lxxx.8.2 Assessment criteria - Restricted Discretionary Activities**

The Council will consider the relevant assessment criteria identified below for restricted discretionary activities, in addition to the assessment criteria specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

#### **(1) Subdivision**

##### **(a) Design and layout;**

The extent to which:

- (i) The proposal contributes to the implementation of policies and in particular lxxx.3(1)-(9).
- (ii) Subdivision layout is consistent with Precinct Plans 1 to 4.
- (iii) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and Crime Prevention Through Environmental Design Principles.
- (iv) Land is provided for the open space areas identified on Precinct Plan 4, or such other locations that are suitable and agreed to with Auckland Council.
- (v) Land is provided for the Warkworth South wastewater pump stations and water reservoir in the general locations shown on Precinct Plan 2.
- (vi) Any application proposes a condition of consent requiring landscape planting within the Landscape Protection Control areas to be maintained and replaced as necessary to ensure that the landscaping is maintained in perpetuity.

##### **(b) Streams, natural wetlands, stormwater, and walkways**

The extent to which:

- (i) Lots that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified streams to be retained and any riparian yard requirement.
- (ii) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.

- (iii) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
- (iv) Any walkways are set back a minimum of 10m from any natural wetland.
- (v) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except any walkway and bridge which crosses the stream.
- (vi) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.
- (vii) The treatment of walkway edges, including retaining walls, protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
- (viii) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing riparian planting, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.

(c) Transport

The extent to which:

- (i) The collector road network and the Wider Western Link Road, are provided generally as shown on Precinct Plan 3 to achieve a connected street layout that integrates with the surrounding transport network and responds to landform.
- (ii) An integrated network of local roads is provided within the precinct that provides a good degree of accessibility and supports a walkable street network.
- (iii) Greenway routes, generally in accordance with Precinct Plan 3, are created to ensure an interconnected neighbourhood.
- (iv) The intersection design of any road intersection with the Wider Western Link Road or State Highway One as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.
- (v) The transport assessment and safety audit required under Rule lxxx.8.2(1)(c)(iv) demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including State Highway One and the Wider Western Link Road.
- (vi) The greenway network crossings of the Wider Western Link Road occurs by at-grade pedestrian and/or cyclist crossing facilities.

- (vii) The design of new or upgraded roads accords with the Road Function and Design Elements table.
- (d) Stormwater management
  - (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).
- (e) Wastewater connections.
  - (i) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth South to be provided in an efficient and comprehensive way.
- (f) The effect on recreation and open space:
  - (i) The extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;
  - (ii) Refer to Policy IXXX.3 (20).
- (2) Assessment criteria for Local Centre:
  - (i) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian and cyclist connection is provided between the Local Centre and any public transport interchange, the land to the west, south and to the pedestrian and cycle crossing at the Wider Western Link Road and State Highway One Intersection.
  - (ii) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
  - (iii) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi River, riparian corridors and Morrison Heritage Orchard.
  - (iv) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.

## **Ixxx.9 Special information requirements**

### **Ixxx.9.1 Transport and safety**

An application for subdivision and development that proposes an intersection with the Wider Western Link Road or State Highway One must be accompanied by the following information as a minimum:



- (1) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Wider Western Link Road or State Highway One. This transport assessment and safety audit is to be prepared in accordance with any relevant Auckland Transport and NZTA/Waka Kotahi Guidelines.

#### **Ixxx.9.2 Riparian planting plan**

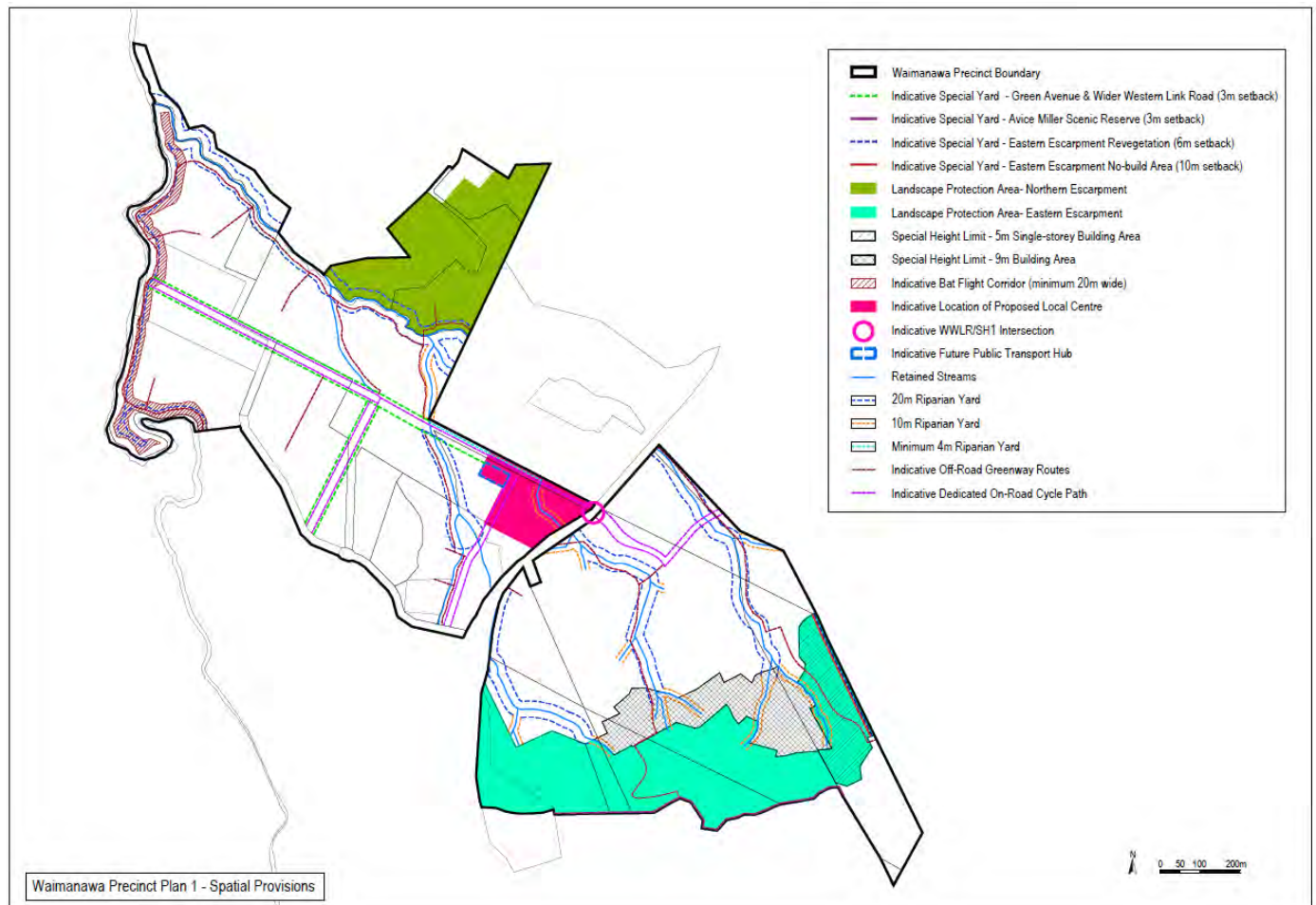
An application for any subdivision or development that requires the provision and planting of an esplanade reserve or riparian yard under Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands must be accompanied by the following information as a minimum:

- (1) A planting plan prepared by a suitably qualified person
- (2) The planting plan must;
  - (i) Identify the location, species, planting bag size and density of the plants;
  - (ii) Confirm detail on the eco-sourcing proposed for the planting; and
  - (iii) Take into consideration the local biodiversity and ecosystem extent.

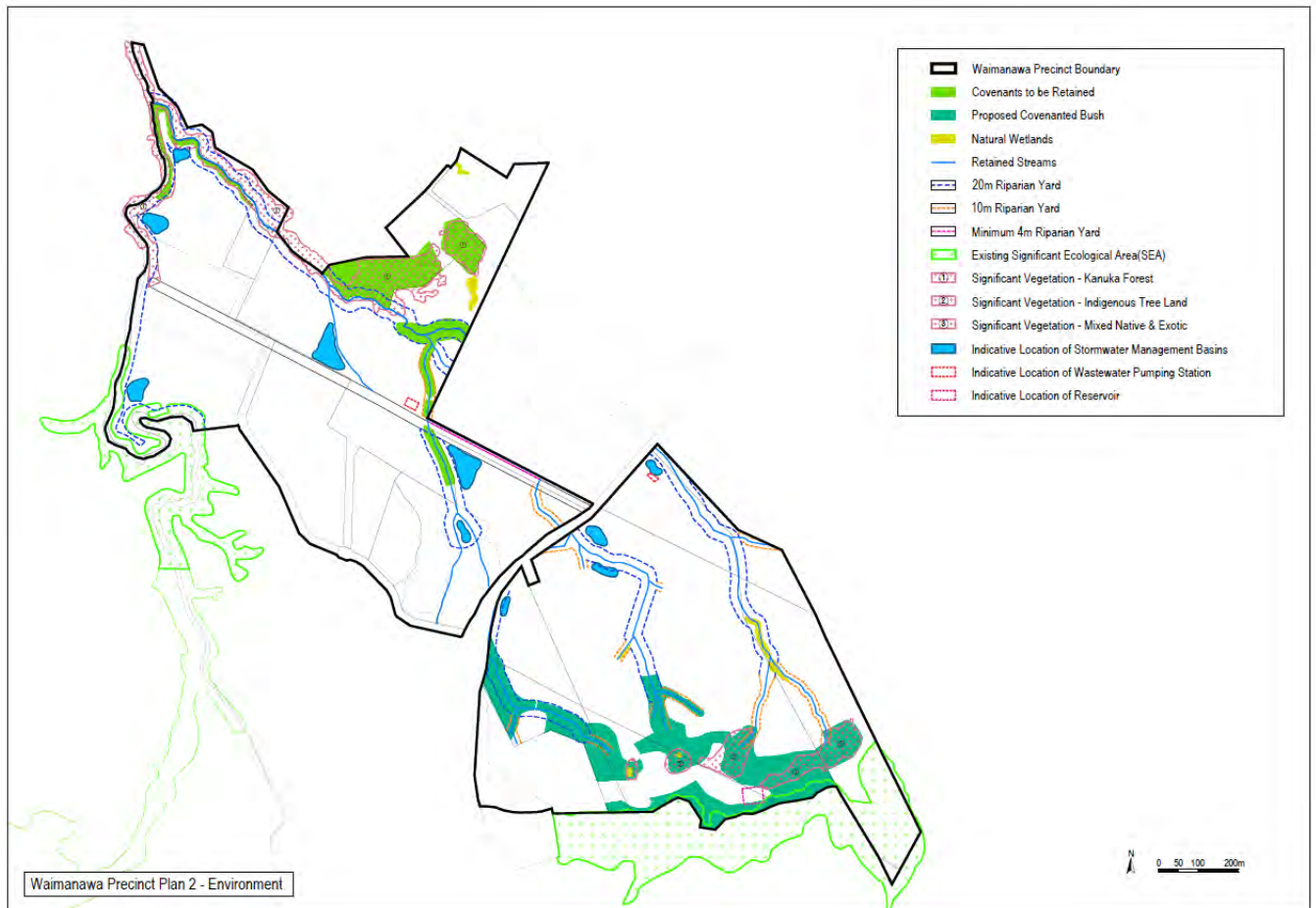
#### **Ixxx.9.3 Local centre**

- (1) An application for new buildings which require resource consent in the Local Centre must be accompanied by:
  - (a) An urban design assessment demonstrating how the development addresses where relevant:
    - (i) the matters stated in Objective 7 and Policy 7; and
    - (ii) Activation of the street frontage along the Wider Western Link Road; and
    - (iii) Open space and access along the watercourse; and
    - (iv) Creation of a landmark building on the corner of State Highway One and the Wider Western Link Road; and
    - (v) Its proximity to the Morrison Heritage Orchard.

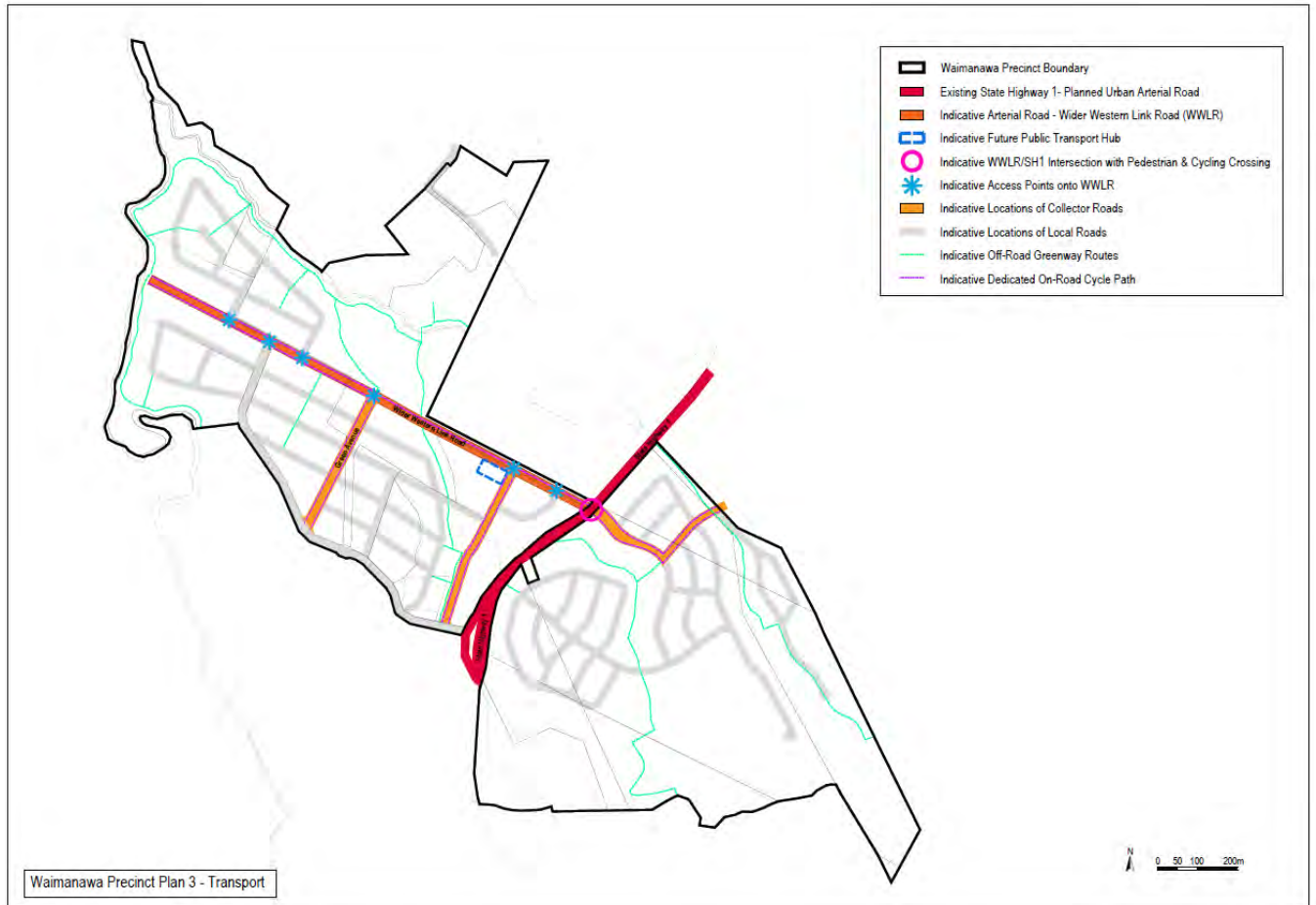
## Ixxx.10.1 Waimanawa Precinct Plan 1 Spatial provisions



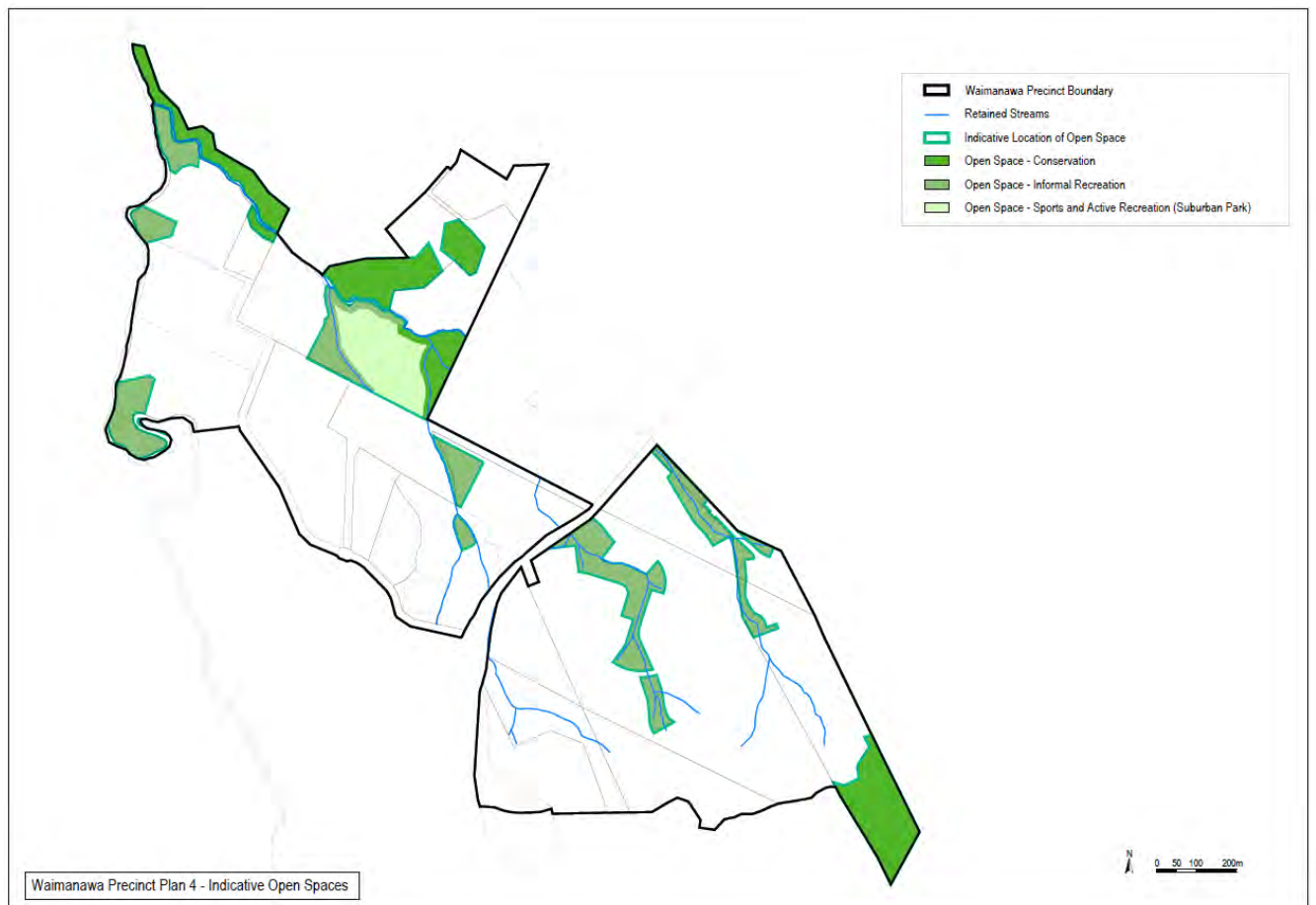
## Ixxx.10.2 Waimanawa Precinct Plan 2 Environment



### Ixxx.10.3 Waimanawa Precinct Plan 3 Transportation

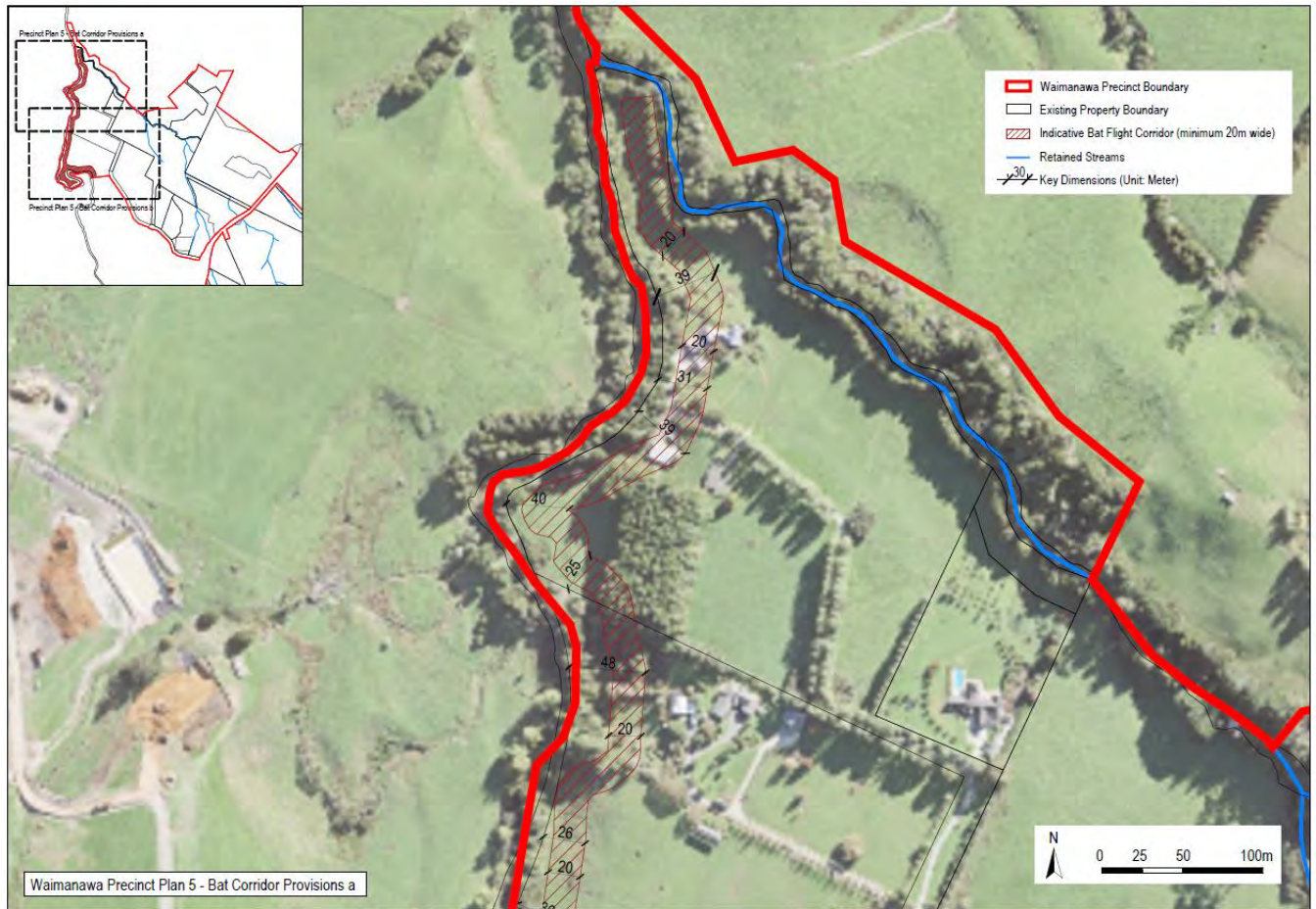


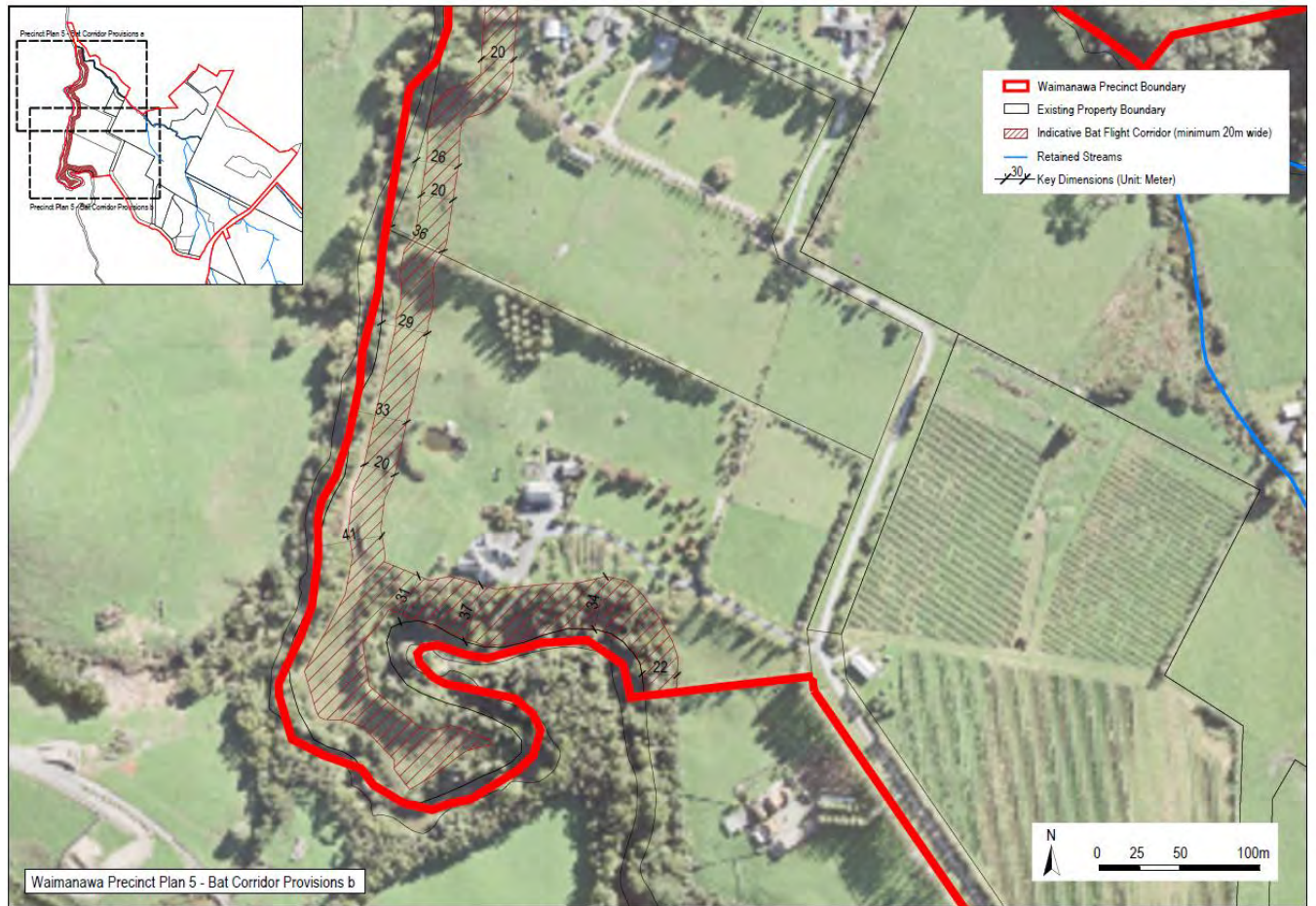
#### Ixxx.10.4 Waimanawa Precinct Plan 4 Indicative Open Space





## Ixxx.10.5 Waimanawa Precinct Plan 5 Bat Flight Corridor





## **PART C        IXXX MORRISON HERITAGE ORCHARD PRECINCT**

### **XXX.1. Morrison Heritage Orchard Precinct Description**

The Morrison Heritage Orchard Precinct is located to the south of Warkworth on State Highway One. The precinct is comprised of approximately 20 hectares and is located adjacent to the Waimanawa Precinct.

The purpose of the Morrison Heritage Orchard Precinct is to enable the ongoing operation and expansion of the existing Morrison Orchard as a heritage rural land use. It permits the ongoing use of the site for both traditional orchard and other rural productive land use activities, and complementary tourist and visitor activities including an orchard shop, a market, restaurant / café as well as playground, wedding venue and similar social activities.

The precinct limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the Precinct's values for such activities within the wider surrounding urban environment. Although privately owned and operated, the Heritage Orchard Precinct provides an important significant green space for relatively intensive urban development that is planned in Warkworth with few significant non-urbanised areas to offset the resulting adverse effects of extensive built development.

In addition to the above activities, provision is also made for limited Residential - Large Lot Residential subdivision and use, including the option of cluster subdivision and development that responds to both landscape and contour / geotechnical considerations and limitations.

Subdivision in this precinct is also controlled so that the Morrison Orchard continues to be managed and operated largely as a single entity but with provision for limited residential activities and/or long term ownership options such as leases for family members.

The underlying zoning of land within this precinct is Rural - Mixed Rural for Areas A and B, and Residential - Large lot for Area C.

### **XXX.2. Objectives**

- (1) Existing and future orchard and appropriate rural production activities are provided for and enabled by the Precinct.
- (2) A range of tourist, visitor activities and limited residential activities are provided for to enable heritage, social and economic opportunities based on and complementary to the established heritage orchard and rural activities.
- (3) A rural heritage character and appearance of the Morrison Heritage Orchard is maintained.

The Auckland-wide and zone objectives apply in this Precinct in addition to those specified above.

### **XXX.3. Policies**

- (1) Provide for existing and future orchard and complementary commercial and visitor activities



including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.

- (2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.
- (3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.

The Auckland-wide and zone policies apply in this Precinct in addition to those specified above.

#### **XXX.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below.

**Table XXX.X.1** Activity table specifies the activity status of land use, development and subdivision activities in the Morrison Heritage Orchard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Permitted activities are subject to the relevant standards in XXX.6.

**Table XXX.X.1 Activity table**

Use		Activity status
<b>Visitor Activities and Accommodation</b>		
(A1)	A maximum of four dwellings in Activity Area A as of [INSERT OPERATIVE PLAN CHANGE DATE] or a single site comprising Activity Area A.	P
(A2)	One dwelling per site in Activity Areas A and C other than as permitted in (A1) above.	P
(A3)	Camping ground	P
(A4)	Garden centre	P
(A5)	Markets	P
(A6)	One minor dwelling per principal dwelling	P
(A7)	Produce sales	P
(A8)	Restaurant and café	P
(A9)	Rural commercial services	P
(A10)	Rural tourist and visitor activities	P
(A11)	Visitor accommodation	P
(A12)	Workers' accommodation	P
(A13)	Weddings and functions	P
(A14)	Activities (A1) to (A13) not complying with the standards in Rule XXX.6 below.	RD
<b>Development</b>		
(A15)	New buildings or additions up to 250m <sup>2</sup> GFA in all Precinct Activity Areas	P
(A16)	New buildings or additions 250m <sup>2</sup> GFA in all Precinct Activity Areas.	RD
<b>Subdivision</b>		
(A17)	Subdivision complying with Standard XXX.6.11.	RD
(A18)	Subdivision not complying with Standard XXX.6.11.	D

### **XXX.5. Notification**

- (1) An application for resource consent for a restricted discretionary activity listed in Table XXX.X.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

### **XXX.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed as permitted, restricted discretionary in (A16) and subdivision in (A17) in **Table XXX.X.1** Activity table must comply with the following standards.

#### **XXX.6.1 General access and traffic generation standard**

- (1) All activities shall obtain access to State Highway One in accordance with the Approved Entry Point (AEP) shown on the Precinct Plan.
- (2) Activities A3 to A13 excluding produce sales (A7) listed in Table XXX.X.1 above do not either singularly or cumulatively exceed a trip generation threshold of 100 v/hr (any hour).

#### **XXX.6.2. Camping ground within Precinct Plan Areas A and B**

- (1) Camping ground for a maximum of 50 sites in each of Activity Areas A and B.

#### **XXX.6.3. Garden Centre within Precinct Plan Areas A and B**

- (1) The maximum area of a garden centre including building and outdoor sales and storage areas is 750m<sup>2</sup>.

#### **XXX.6.4. Markets**

- (1) The location of the market shall be located within Activity Area B.
- (2) A maximum of 100 stalls.
- (3) The trading hours of markets are limited to 7.00am until 11.00pm.
- (4) Any other activities associated with the market must not occur between midnight and 6.00am.
- (5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).

#### **XXX.6.5. Produce sales**

- (1) The location of the Orchard produce sales shop shall be located within Activity Area B of the Precinct plan.
- (2) A maximum of 450m<sup>2</sup> for the display and sale of produce.
- (3) The type of produce offered for sale on the site must be confined to the following:
  - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.
  - (b) produce or products from on-site primary produce manufacturing.
  - (c) produce and handcrafts not grown or produced on the site or on a site in the locality, shall not exceed 10 % of the GFA.

#### **XXX.6.6. Restaurant and cafe**

- (1) One restaurant and one café in Activity Area B.
- (2) A restaurant or café shall provide seating for a maximum of 120 people.
- (3) The hours of operation of a restaurant or café are limited to 7.00am to midnight.

#### **XXX.6.7. Rural tourist and visitor activities**

- (1) Rural tourist and visitor activities for a maximum of 500 people in Activity Areas A and B.

#### **XXX.6.8 Visitor accommodation**

- (1) Visitor accommodation (including manager's accommodation) for a maximum of 25 units or 100 people (whichever is greater) within either or both Activity Areas A and B.

#### **XXX.6.9 Weddings and functions**

- (1) Wedding and function activities may occur within either or both Activity Areas A and B.
- (2) The activity may include use of a restaurant / café on the site and temporary or semi-permanent marquees.

#### **XXX.6.10. Workers accommodation**

- (1) Workers accommodation with a maximum of 10 dwellings in total in either or both Activity Areas A and B complying with the following:
  - (a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.
  - (b) Dwellings shall have a maximum floor area of 120m<sup>2</sup> excluding decks and garaging. The floor area may include a dormitory or individual rooms.
  - (c) The accommodation may accommodate seasonal workers.

### **XXX.6.11. Subdivision**

- (1) Minimum and maximum net site areas for a maximum of four sites, excluding the balance site, within Activity Area A:
  - (a) Between 600m<sup>2</sup> and 4,000m<sup>2</sup> for sites serviced by a private or public wastewater network.
  - (b) Between 2,500m<sup>2</sup> and 4,000m<sup>2</sup> for sites serviced by individual on-site wastewater systems.
- (2) The land comprising each of Activity Areas A and B; being two sites in total.
- (3) Large Lot Residential Activity Area C:
  - (a) Subdivision in Activity Area C is governed by two optional Rules but not both.
  - (b) Option 1 (Simple Subdivision). The minimum net site area for the Residential – Large Lot Zone rules in E38.8.
  - (c) Option 2 (Cluster Subdivision)
    - (i) Minimum site area of 300m<sup>2</sup> for proposed sites serviced by a public or private wastewater network or 2,500m<sup>2</sup> for proposed sites serviced by an on-site wastewater system, and capable of containing a building rectangle complying with Rule E38.8.1.1 (2).
    - (ii) The area of household unit sites shall be limited to an area for the household unit and reasonable outdoor use including room for household unit extensions. (Note: houses may be joined together).
    - (iii) The total number of sites created must not exceed the number of lots which could be created over the net site area of the parent site at 1 house per 4,000m<sup>2</sup>, other than a balance site.
    - (iv) The identified building rectangles of all proposed sites must be located within a single contiguous area not exceeding 30% of Activity Area C.
    - (v) The remainder of Activity Area C shall be held either within one of the proposed residential sites or in common as a single balance site and shall have a consent notice included on the title to the satisfaction of the Council preventing additional dwellings being erected on the site and requiring the control of weeds and pests.

### **IXXX.6.12 Landscape Protection Area Controls (Northern Escarpment)**

Purpose:

- To protect landscape features on key upper portions of the precinct.
- To promote revegetation of the northern escarpment.

- (1) The minimum landscaped area for new sites identified on the Morrison Orchard: Precinct Plan as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Except that for cluster subdivision provided for by the Morrison Heritage Orchard Precinct Rule XXX.6.11. Subdivision (3) Large Lot Residential Activity Area C: Option 2 (Cluster Subdivision) where the minimum landscaping area is to be 30% of the combined area of the residential sites, land within one of the proposed residential sites or owned in common as a single balance site.
- (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
  - (a) Hue (colour) – all colours from 00 to 24
  - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

### **XXX.7. Assessment – restricted discretionary activities**

#### **XXX.7.1. Matters of discretion**

- (1) **Land use activities**
- (2) The Matters of discretion in Rule H19.12.1 apply,
- (3) **Subdivision**

The Matters of discretion in Rule E38.12.1 apply,

#### **XXX.7.2. Assessment criteria**

- (1) **Land use activities:**

The Assessment criteria in Rule H19.12.2 (1) (b) to (d); (5) and (6) and E27.8.2 (3), (9), (10) and (11) apply.

- (2) **Subdivision:**

The Assessment criteria in Rule E38.12.2 apply.

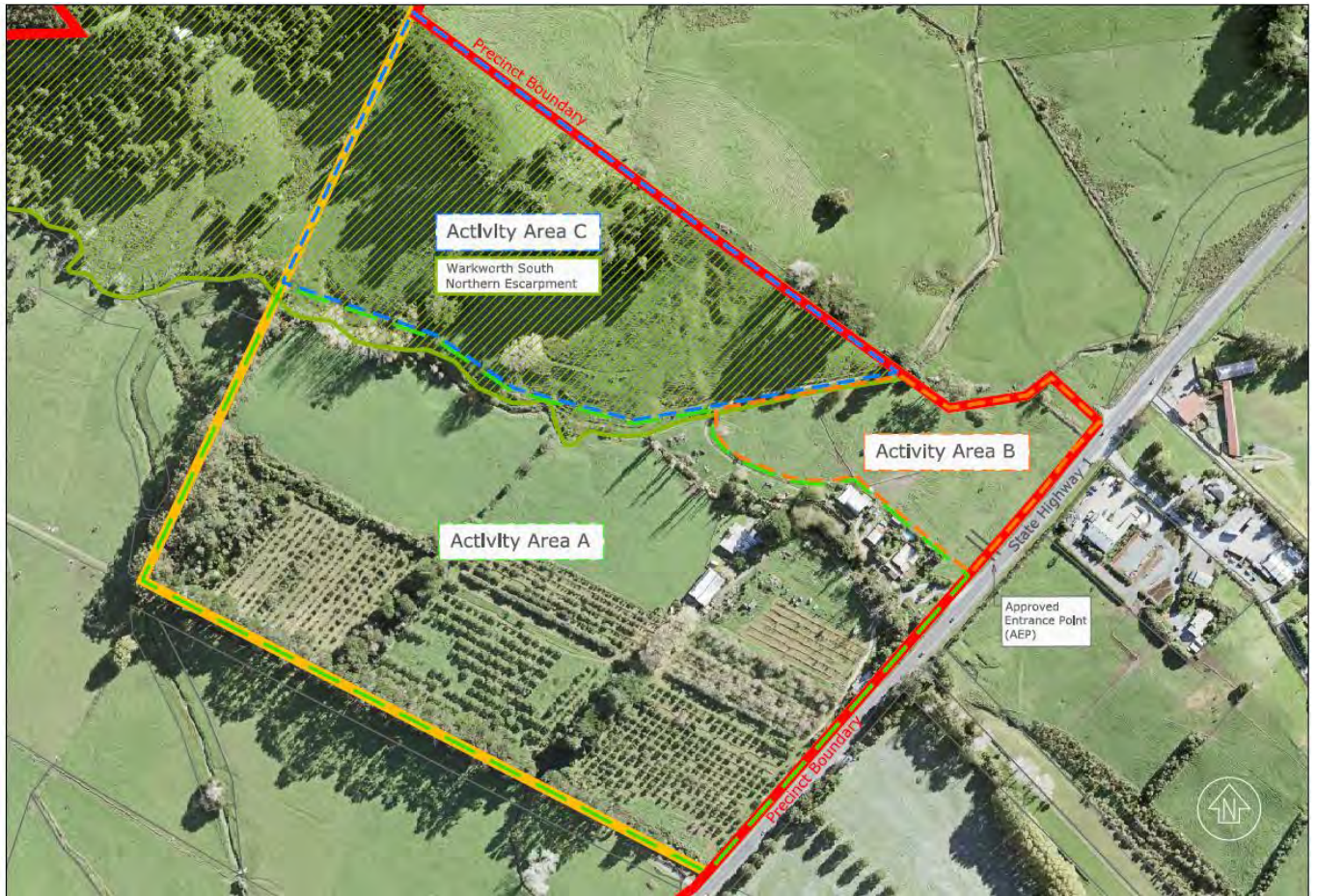
### **XXX.8. Special information requirements**

#### **Xxxx8.1 Transportation and Safety**

The special information requirements under E27.9 apply.

## XXX.9. Precinct plan

### XXX.9.1 Morrison Orchard: Precinct Plan





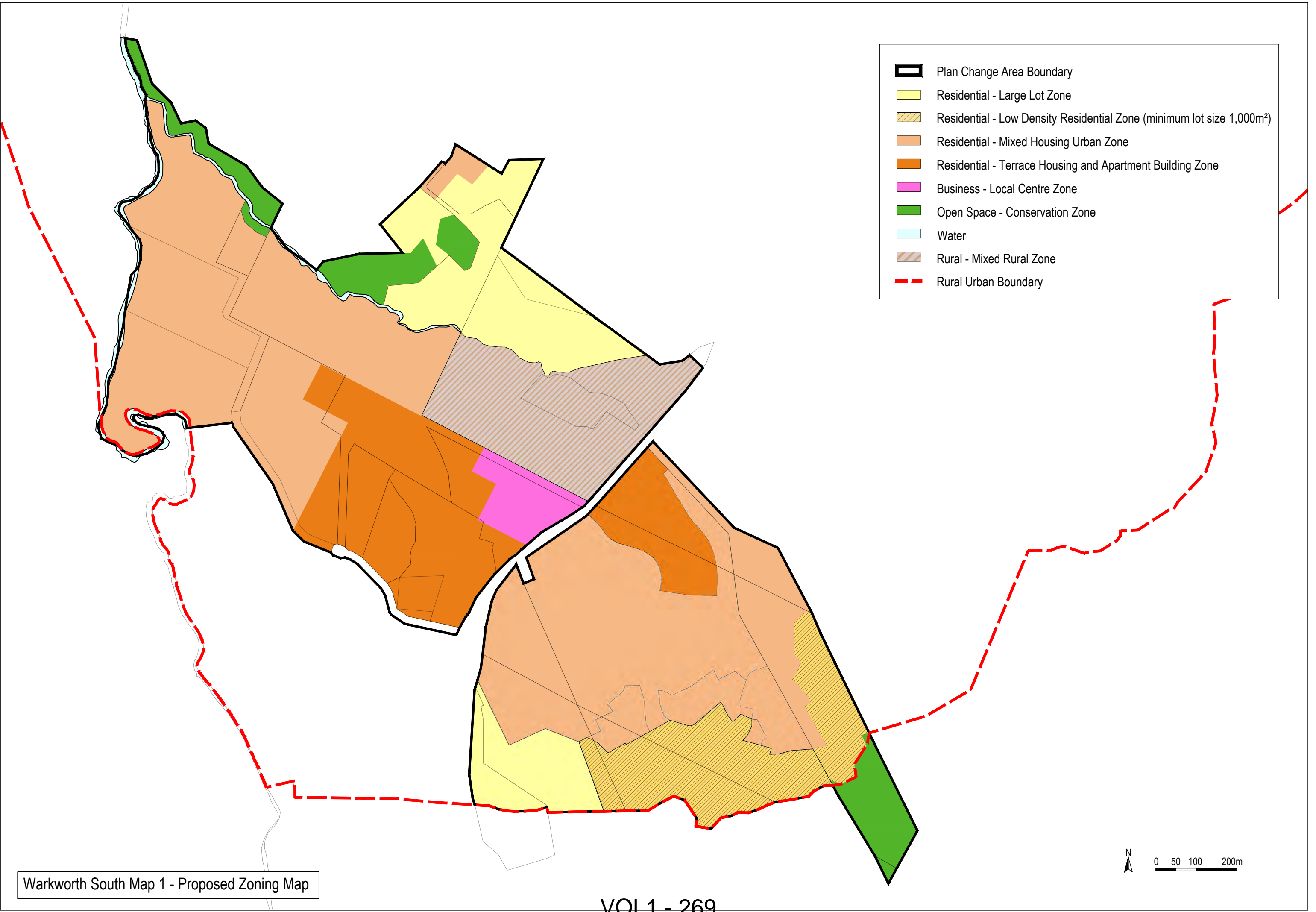


## **ATTACHMENT 4**

### **APPENDIX 1B**

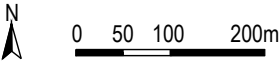
#### **WARKWORTH SOUTH PLANNING MAPS – A4**

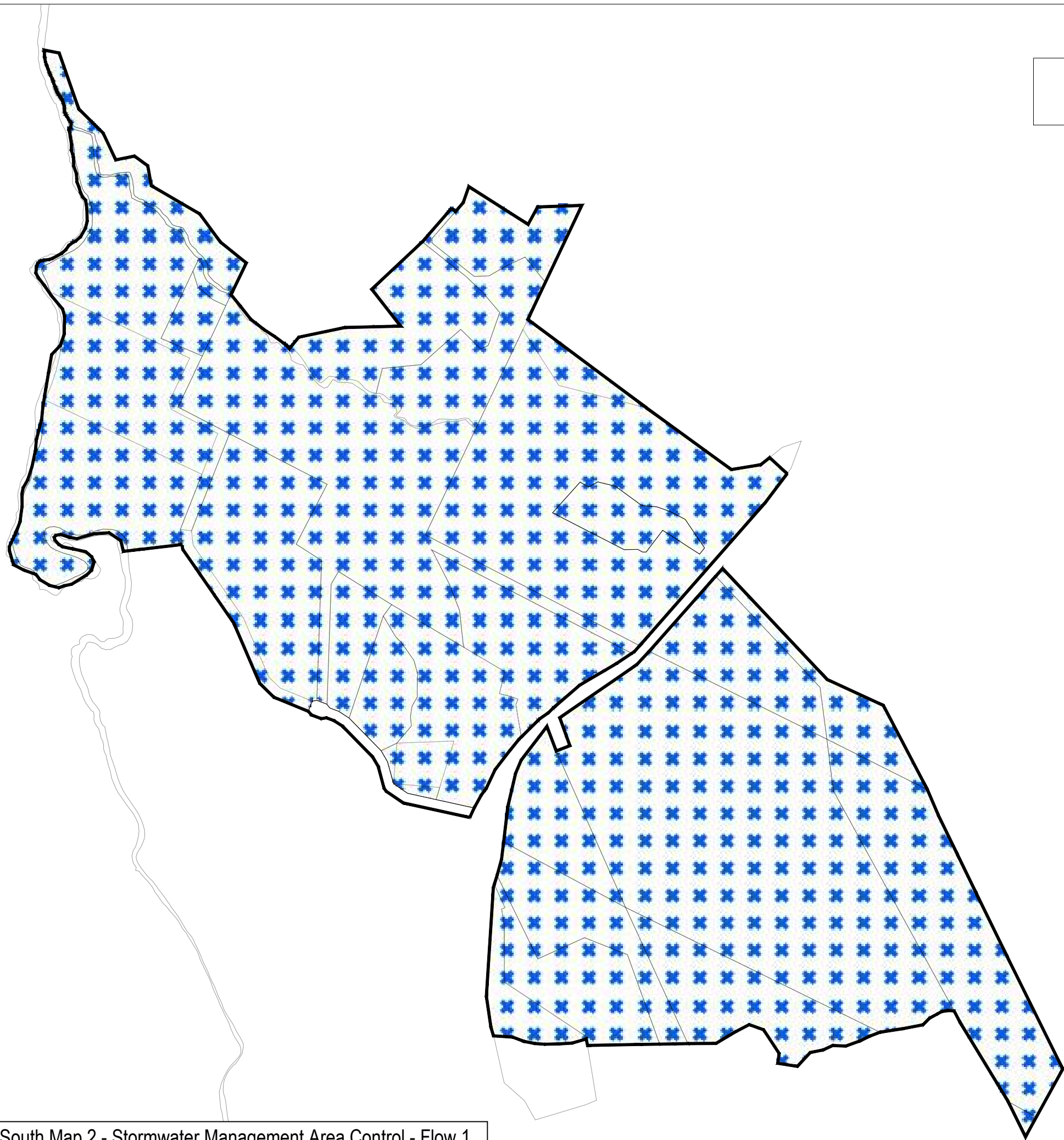
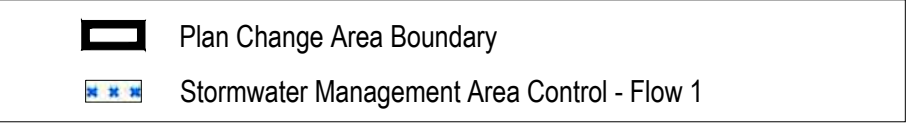




- Plan Change Area Boundary
- Residential - Large Lot Zone
- Residential - Low Density Residential Zone (minimum lot size 1,000m<sup>2</sup>)
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Building Zone
- Business - Local Centre Zone
- Open Space - Conservation Zone
- Water
- Rural - Mixed Rural Zone
- Rural Urban Boundary

Warkworth South Map 1 - Proposed Zoning Map





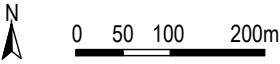
Warkworth South Map 2 - Stormwater Management Area Control - Flow 1

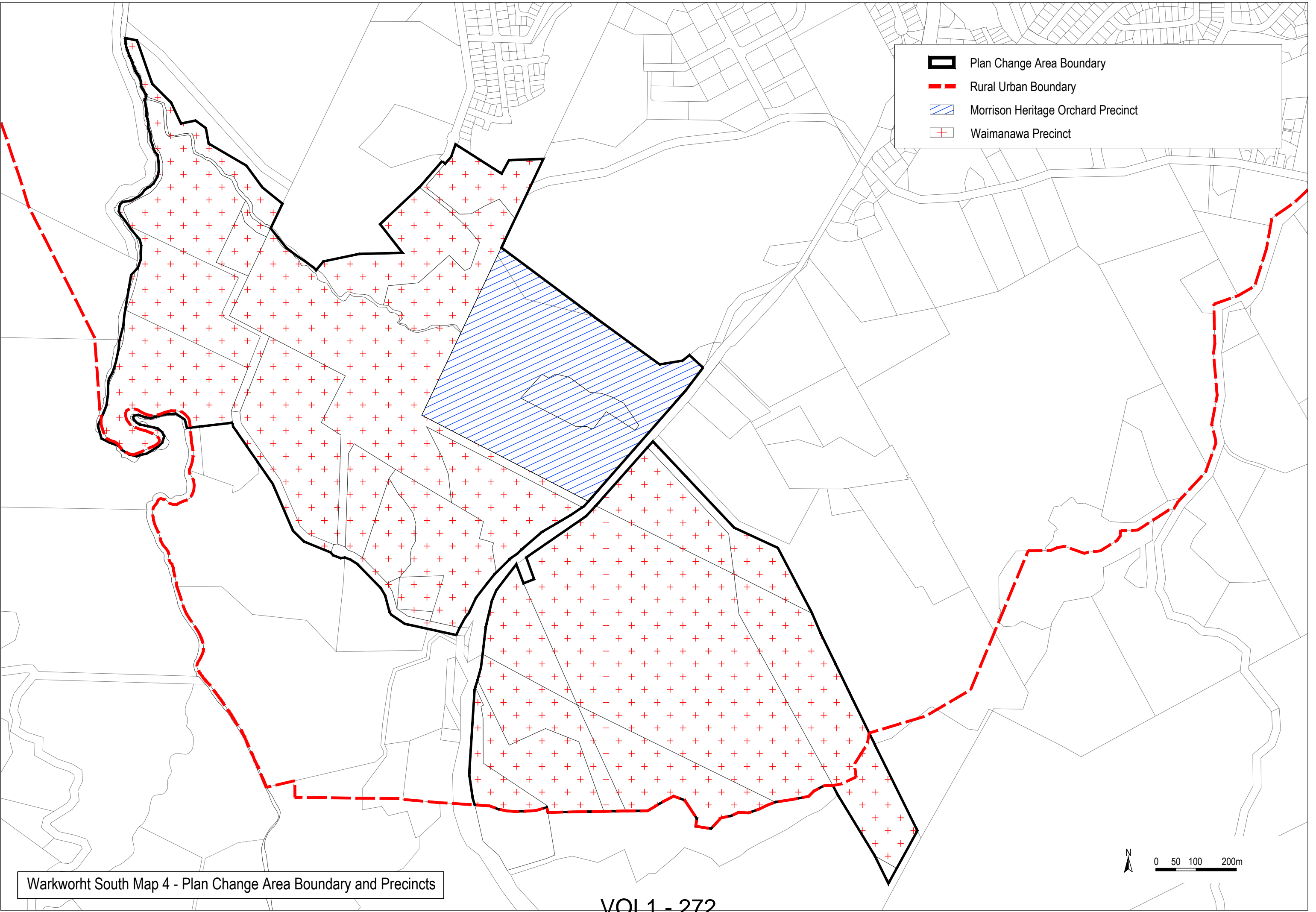
Plan Change Area Boundary

Existing State Highway 1- Planned Urban Arterial Road

Indicative Arterial Road - Wider Western Link Road (WWLR)

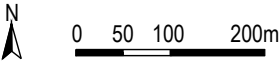
Indicative WWLR/SH1 Intersection



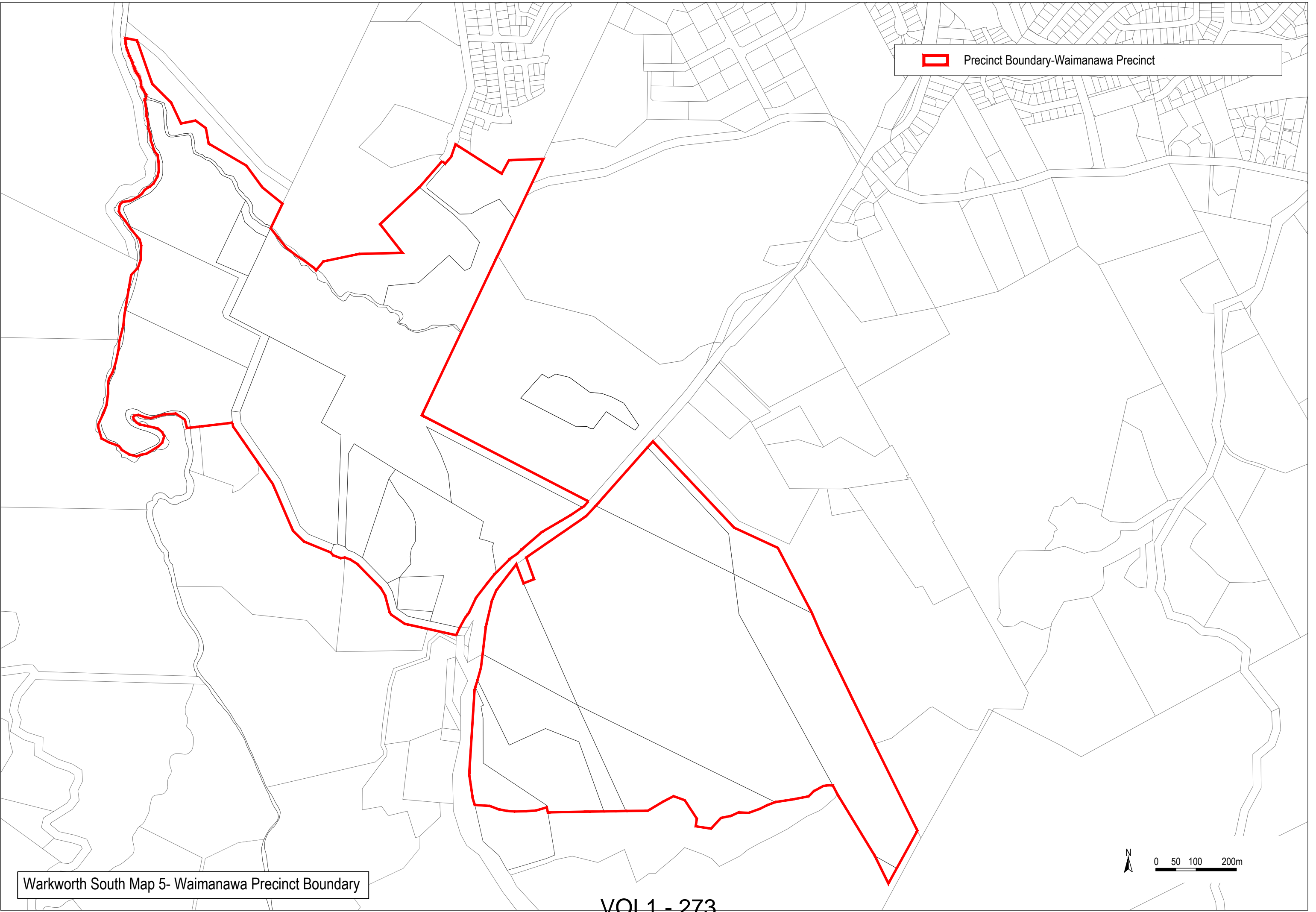


	Plan Change Area Boundary
	Rural Urban Boundary
	Morrison Heritage Orchard Precinct
	Waimanawa Precinct

Warkworht South Map 4 - Plan Change Area Boundary and Precincts



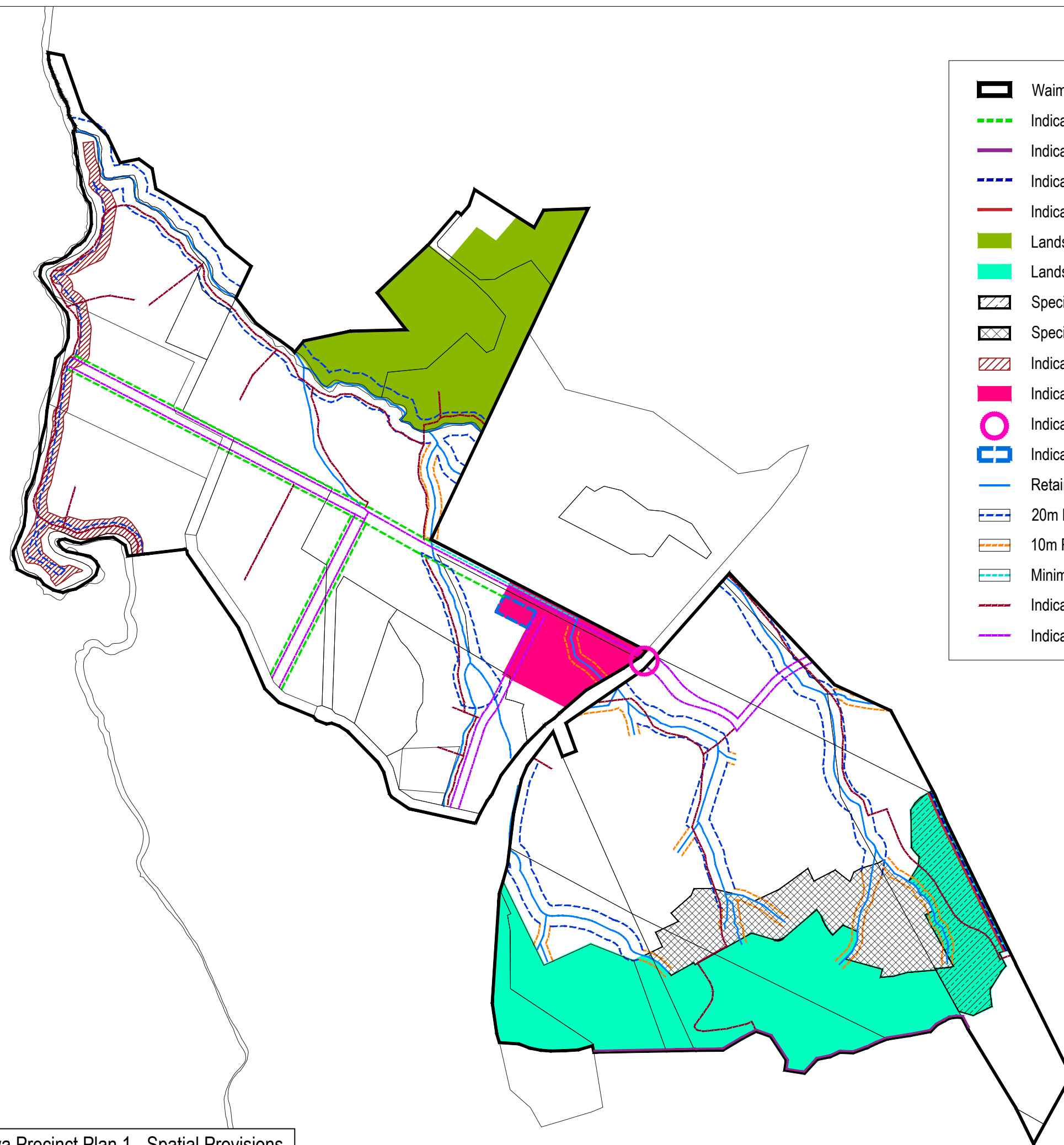























 Precinct Boundary-Waimanawa Precinct

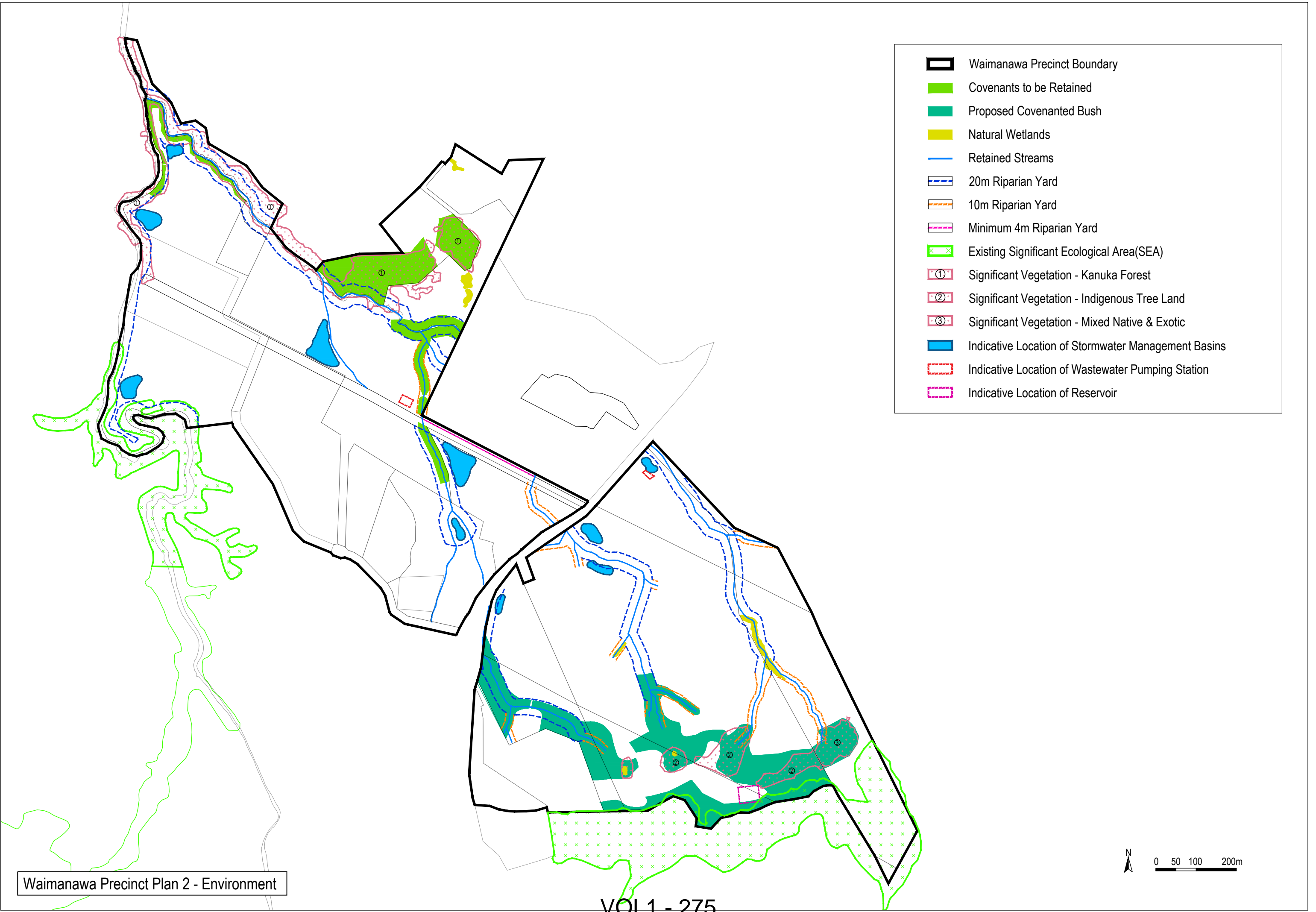
Warkworth South Map 5- Waimanawa Precinct Boundary

N  
0 50 100 200m

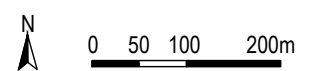
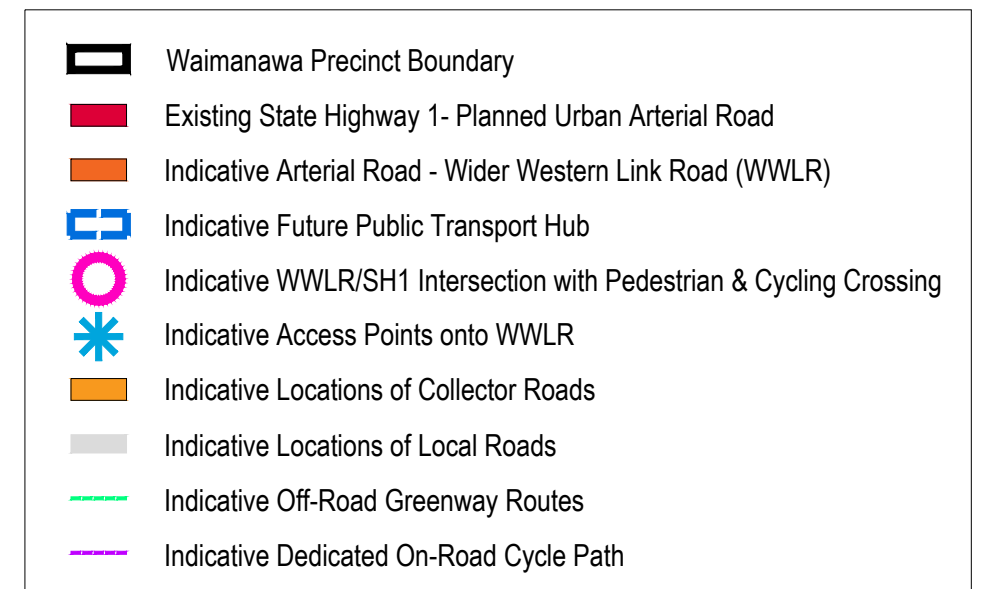


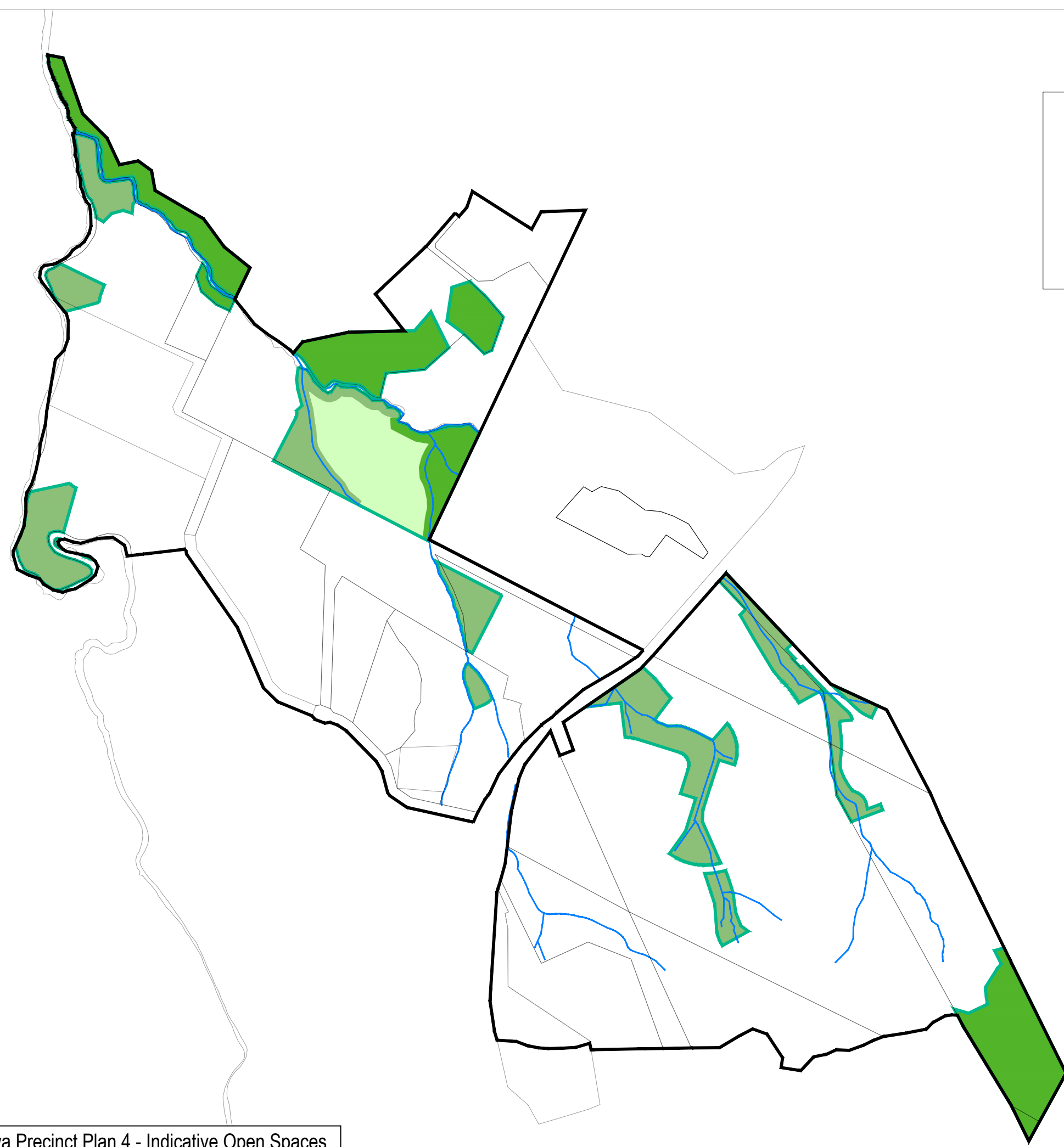
-  Waimanawa Precinct Boundary
-  Indicative Special Yard - Green Avenue & Wider Western Link Road (3m setback)
-  Indicative Special Yard - Avice Miller Scenic Reserve (3m setback)
-  Indicative Special Yard - Eastern Escarpment Revegetation (6m setback)
-  Indicative Special Yard - Eastern Escarpment No-build Area (10m setback)
-  Landscape Protection Area- Northern Escarpment
-  Landscape Protection Area- Eastern Escarpment
-  Special Height Limit - 5m Single-storey Building Area
-  Special Height Limit - 9m Building Area
-  Indicative Bat Flight Corridor (minimum 20m wide)
-  Indicative Location of Proposed Local Centre
-  Indicative WWLR/SH1 Intersection
-  Indicative Future Public Transport Hub
-  Retained Streams
-  20m Riparian Yard
-  10m Riparian Yard
-  Minimum 4m Riparian Yard
-  Indicative Off-Road Greenway Routes
-  Indicative Dedicated On-Road Cycle Path





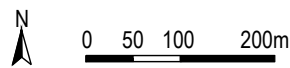
- Waimanawa Precinct Boundary
- Covenants to be Retained
- Proposed Covenanted Bush
- Natural Wetlands
- Retained Streams
- 20m Riparian Yard
- 10m Riparian Yard
- Minimum 4m Riparian Yard
- Existing Significant Ecological Area(SEA)
- Significant Vegetation - Kanuka Forest
- Significant Vegetation - Indigenous Tree Land
- Significant Vegetation - Mixed Native & Exotic
- Indicative Location of Stormwater Management Basins
- Indicative Location of Wastewater Pumping Station
- Indicative Location of Reservoir



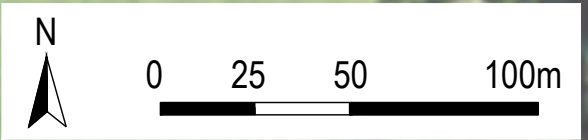
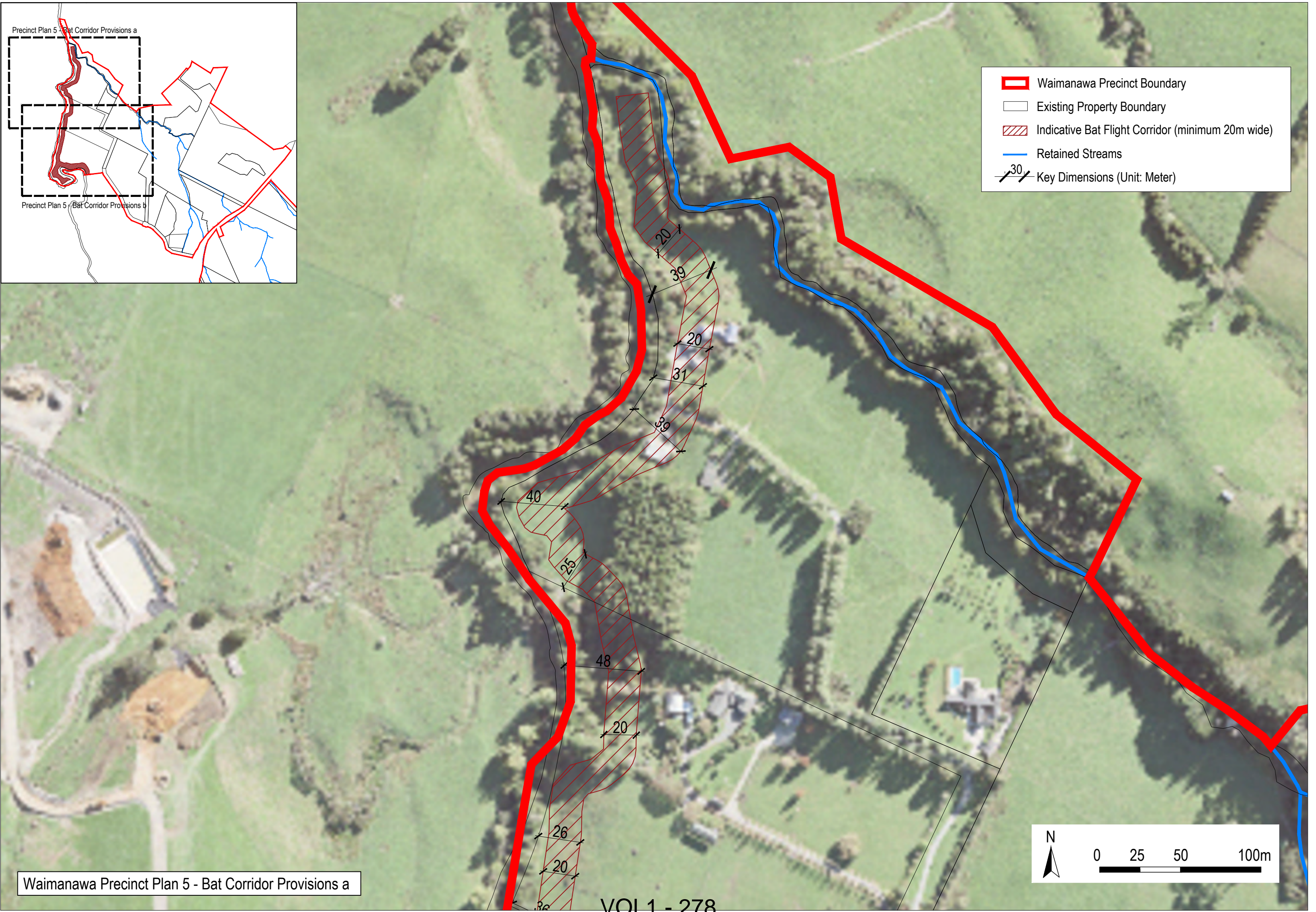
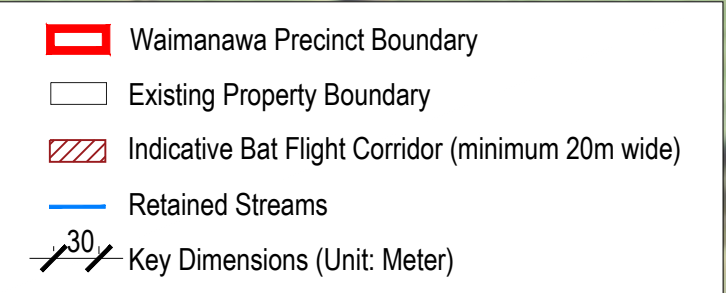
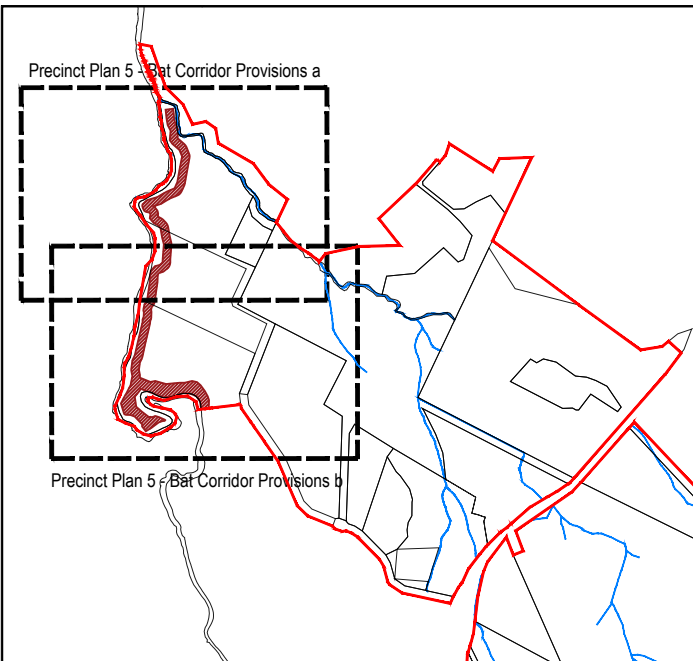


- Waimanawa Precinct Boundary
- Retained Streams
- Indicative Location of Open Space
- Open Space - Conservation
- Open Space - Informal Recreation
- Open Space - Sports and Active Recreation (Suburban Park)

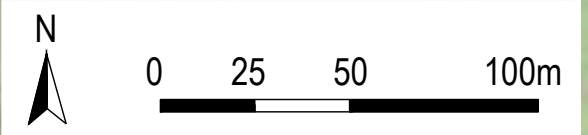
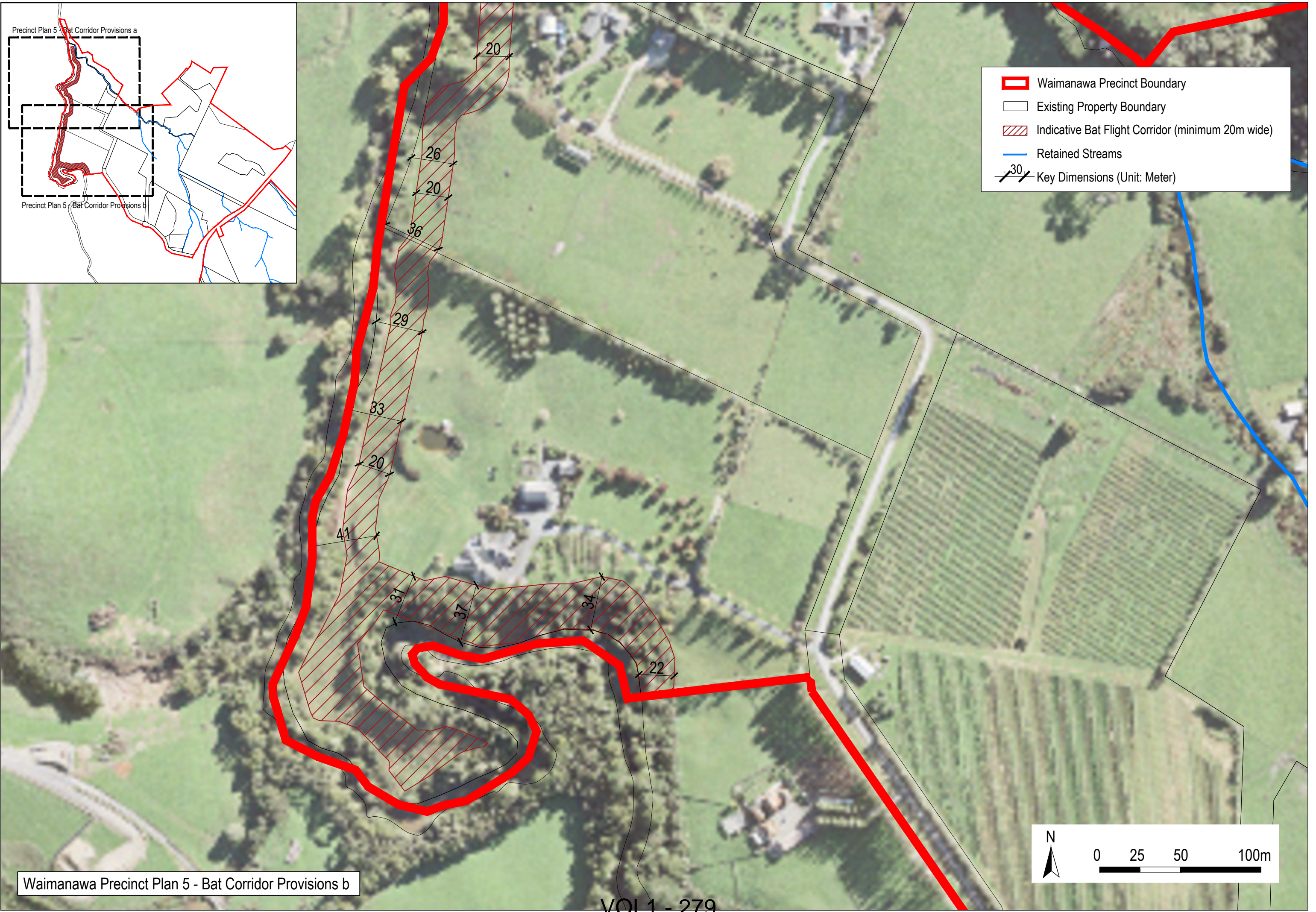
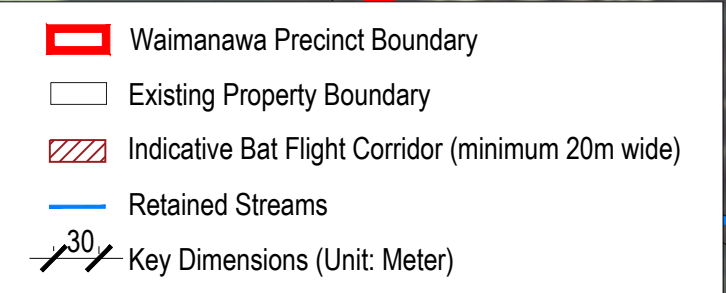
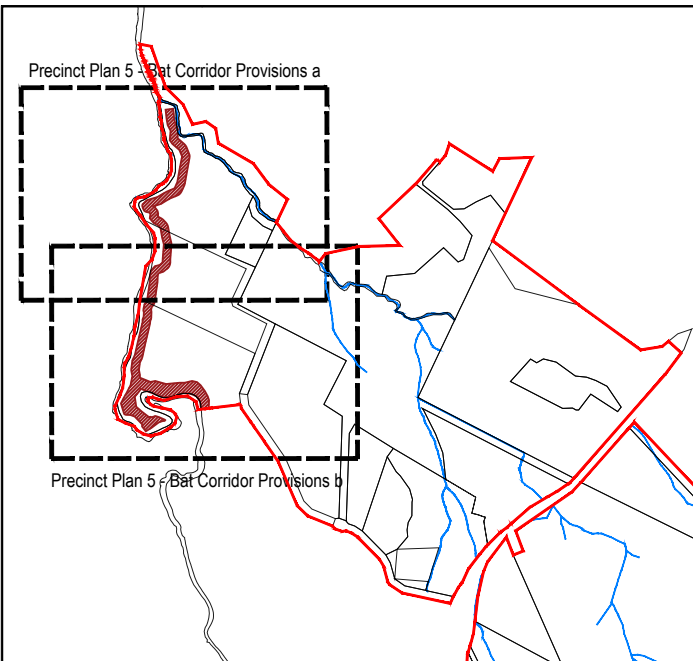
Waimanawa Precinct Plan 4 - Indicative Open Spaces



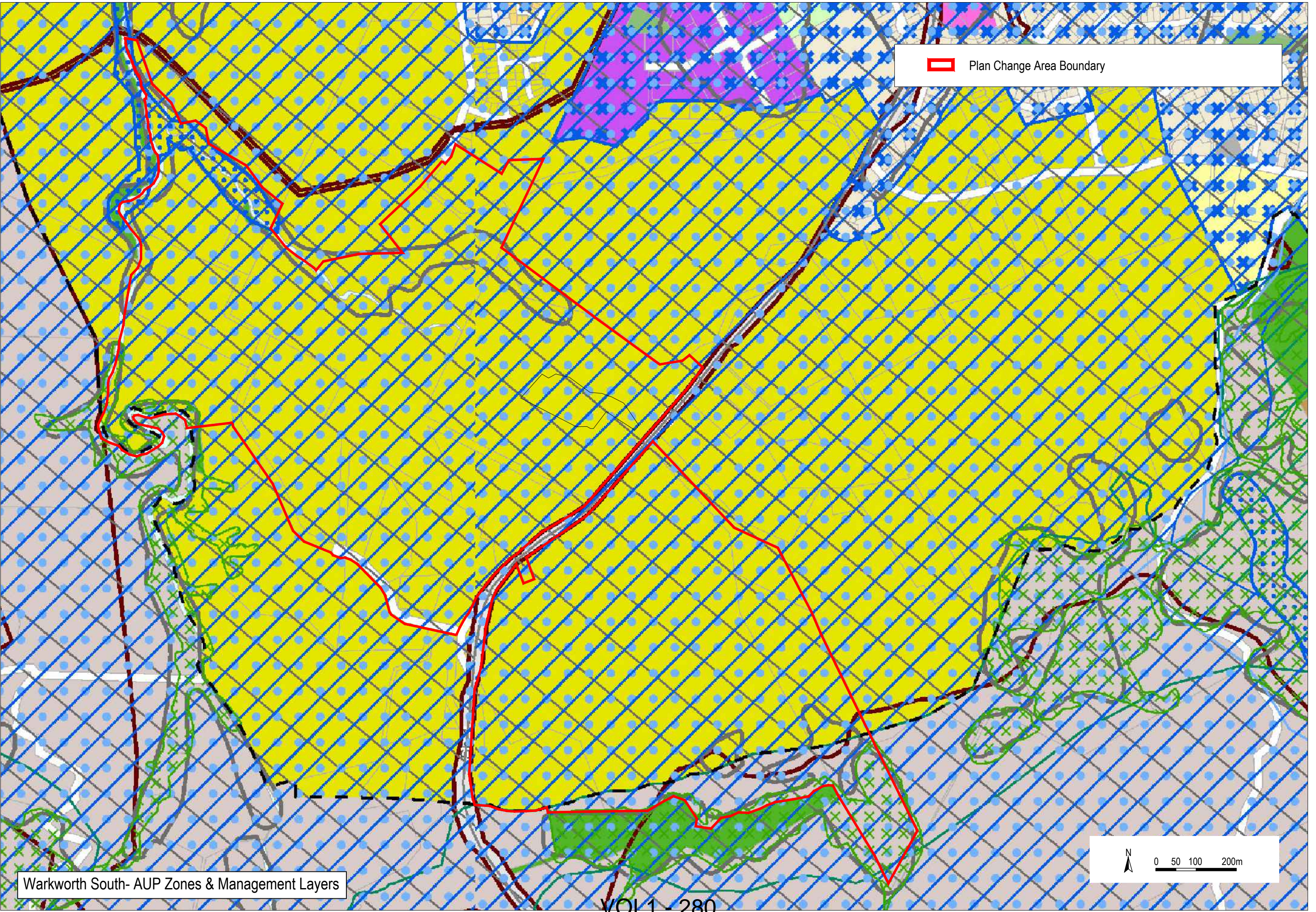







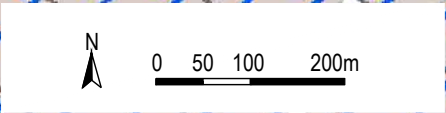




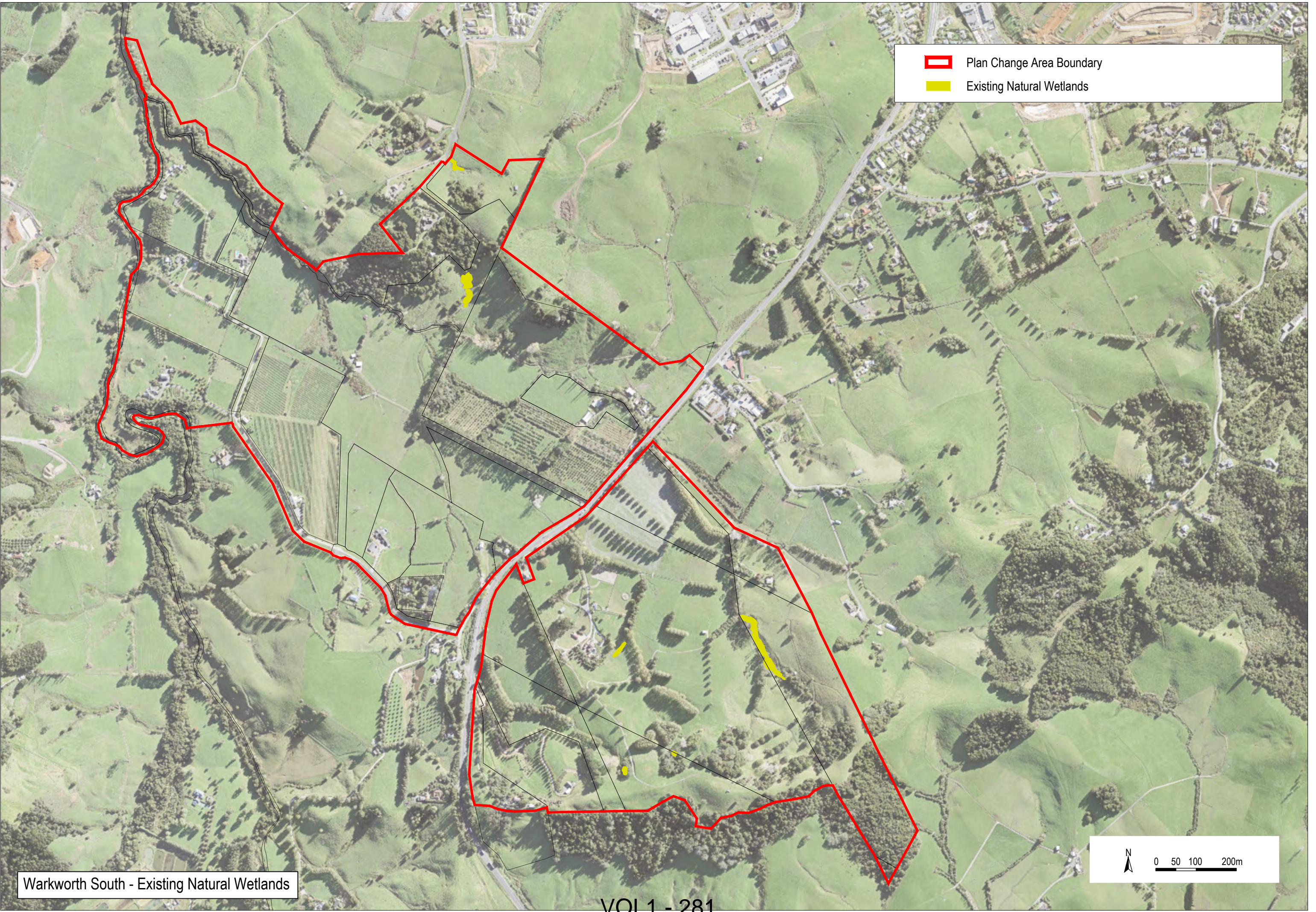


 Plan Change Area Boundary

Warkworth South- AUP Zones & Management Layers



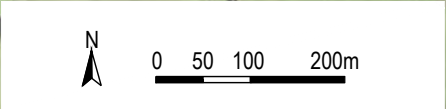




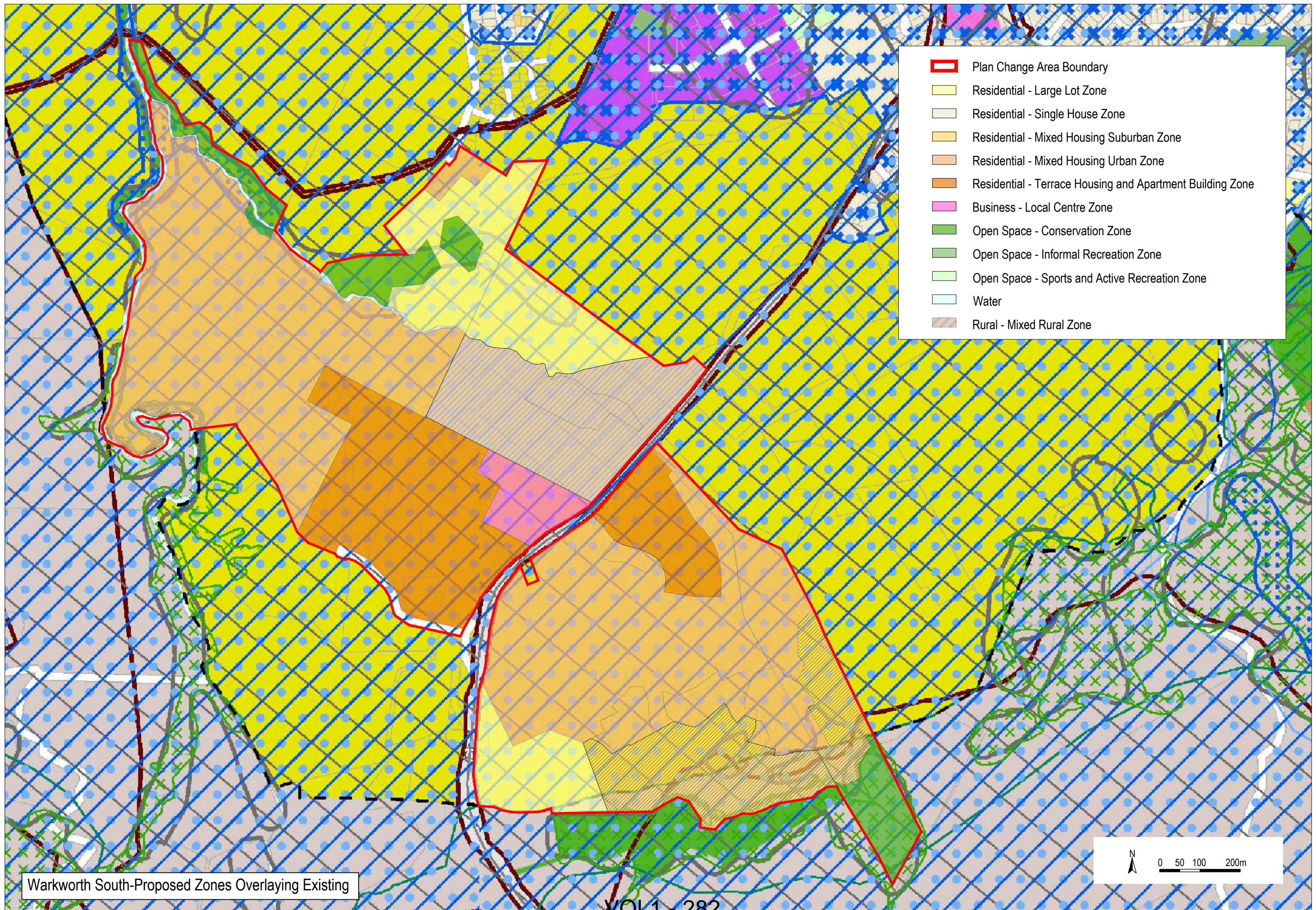
Plan Change Area Boundary

Existing Natural Wetlands

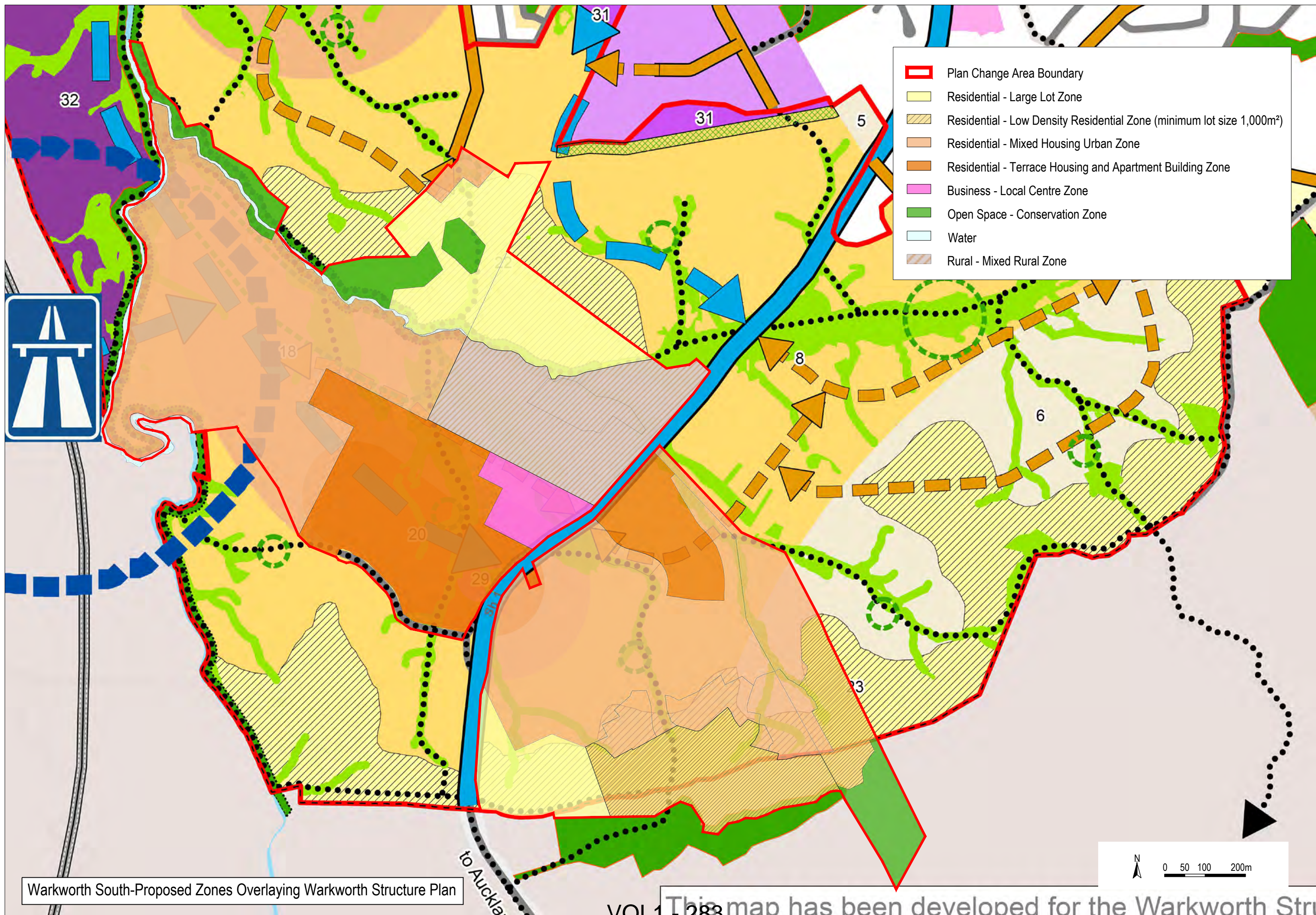
Warkworth South - Existing Natural Wetlands















# **ATTACHMENT 5**

## **APPENDIX 2 URBAN DESIGN REPORT**





# WARKWORTH SOUTH PLAN CHANGE - WAIMANAWA

## URBAN DESIGN REPORT

On behalf of KA-Waimanawa Limited Partnership & Stepping Towards Far Limited

May 2023





# Contents

<b>1. INTRODUCTION</b>	<b>2</b>	5.4 Residential Yield	22	7.8 Landscape Approach	69
1.1 Overall	2	5.5 Open Space Provisions	23	<b>8. WAIMANAWA HILLS(B) MASTERPLAN</b>	<b>76</b>
1.2 Scope and Report Structure	2	5.6 Street Network	24	8.1 Existing Site Features	77
1.3 Masterplan Area	2	<b>6. WAIMANAWA VALLEY MASTERPLAN</b>	<b>25</b>	8.2 Proposed Masterplan	78
<b>2. CONTEXT INFORMATION</b>	<b>5</b>	6.1 Existing Site Features	26	8.3 Proposed Zoning	79
2.1 Strategic context	5	6.2 Site Constraints & Opportunities	29	8.4 Transport & Open Space	80
2.2 Planning Context	6	6.3 Key Moves	31	8.5 Landscape Approach	81
2.3 Structure Plan	7	6.4 Indicative Masterplan	34		
<b>3. SITE ANALYSIS</b>	<b>8</b>	6.5 Land Uses	36		
3.1 Site Location	8	6.6 Open Space Strategy	38		
3.2 Wider Context	9	6.7 Street Network	39		
3.3 Warkworth Context	10	6.8 Walking & Cycling Network	42		
3.4 Surrounding Context	11	6.9 Landscape Approach	43		
<b>4. MASTERPLAN VISION</b>	<b>14</b>	<b>7. WAIMANAWA HILLS(A) MASTERPLAN</b>	<b>51</b>		
4.1 Vision	14	7.1 Location Plan	53		
4.2 Overarching Goals	15	7.2 Existing Site Plans	54		
<b>5. URBAN DESIGN STRUCTURE</b>	<b>16</b>	7.3 Proposed Masterplan	56		
5.1 Design Principles	16	7.4 Proposed Zoning	61		
5.2 Design Strategies	17	7.5 Natural Features	62		
5.3 Zoning Concept Plan	20	7.6 Transport	65		
5.4 Indicative Masterplan	21	7.7 Lot Configuration	66		

Document Status:				
Revision	Status	Date	Author	Reviewed by
A	Draft	22/04/2022	JZ, NR	GF
B	Final Draft	17/06/2022	JZ, NR	GF
C	Final Draft	15/07/2022	JZ, NR	GF
D	Final Draft	30/09/2022	JZ, NR	GF
E	Final Review	16/12/2022	JZ, NR	GF
F	Soft Lodgement	11/01/2023	JZ, NR	GF
G	Final	02/05/2023	JZ, NR	GF

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<https://reseturban.co.nz>

# 1. INTRODUCTION

## 1.1 Overall

Reset Urban Design has been engaged by KA-Waimanawa Limited Partnership and Stepping Towards Far Limited to provide a masterplan for a proposed Private Plan Change for the site known as Waimanawa in Warkworth. The site comprises a number of properties on the southern side of the township of Warkworth. Together with Osbornehay, Tattico, Maven Associates, Traffic Planning Consultants and other expert consultants, our multi-discipline team has been working collaboratively to develop a comprehensive masterplan that demonstrates the feasibility of the proposed urban development.

Preliminary consultation meetings have been held over a 18 month period with Auckland Council, Supporting Growth, Ngati Manuhiri - the Mana Whenua, the local community board and the adjoining landowners as part of the consultation process.

## 1.2 Scope and Report Structure

The purpose of this document is to provide a thorough design process and an indicative masterplan layout for the site. It is intended to outline the design rationale and demonstrate a possible subdivision layout to assist in demonstrating the suitability of zoning for the site and the urban structure proposed.

A comprehensive approach is undertaken to conduct masterplanning process throughout the Plan Change area. Building on the vision of being site responsive, this report sets out the relevant planning and strategic context from an urban design perspective. Followed by a series of site analyses, Section 4 sets out the vision and overarching goals, with Section 5 providing an urban design framework for Waimanawa including key design principles, structure of the masterplan and an overall masterplan.

The masterplan has been illustrated through two separate sections that provides key design rationale and details on masterplan layout.

## 1.3 Masterplan Area

The masterplan area ('the site') incorporates all the land identified as 'Waimanawa' subject to the Private Plan Change. The site comprises two main parts, being 'Waimanawa Valley' to the west of State Highway 1 and 'Waimanawa Hills' to the east of State Highway 1. (Figure 2 shows the area subject to the plan change request)

Waimanawa Valley comprises approximately 99.5 hectare of land stretching along the upper reaches of Mahurangi River (right branch) between State Highway 1 and Valerie Close. Morrison Heritage Orchard is identified as part of Waimanawa Valley for the purpose of this report and is not to be subject to any form of urban development in respect of this masterplan.

Waimanawa Hills incorporates 65.5 hectare of land between SH1 and Avice Miller Reserve. For the purpose of this report, Waimanawa Hills is further referred as Waimanawa Hills(a), Waimanawa Hills(b) and Waimanawa Hills(c). (Refer to Figure 3)

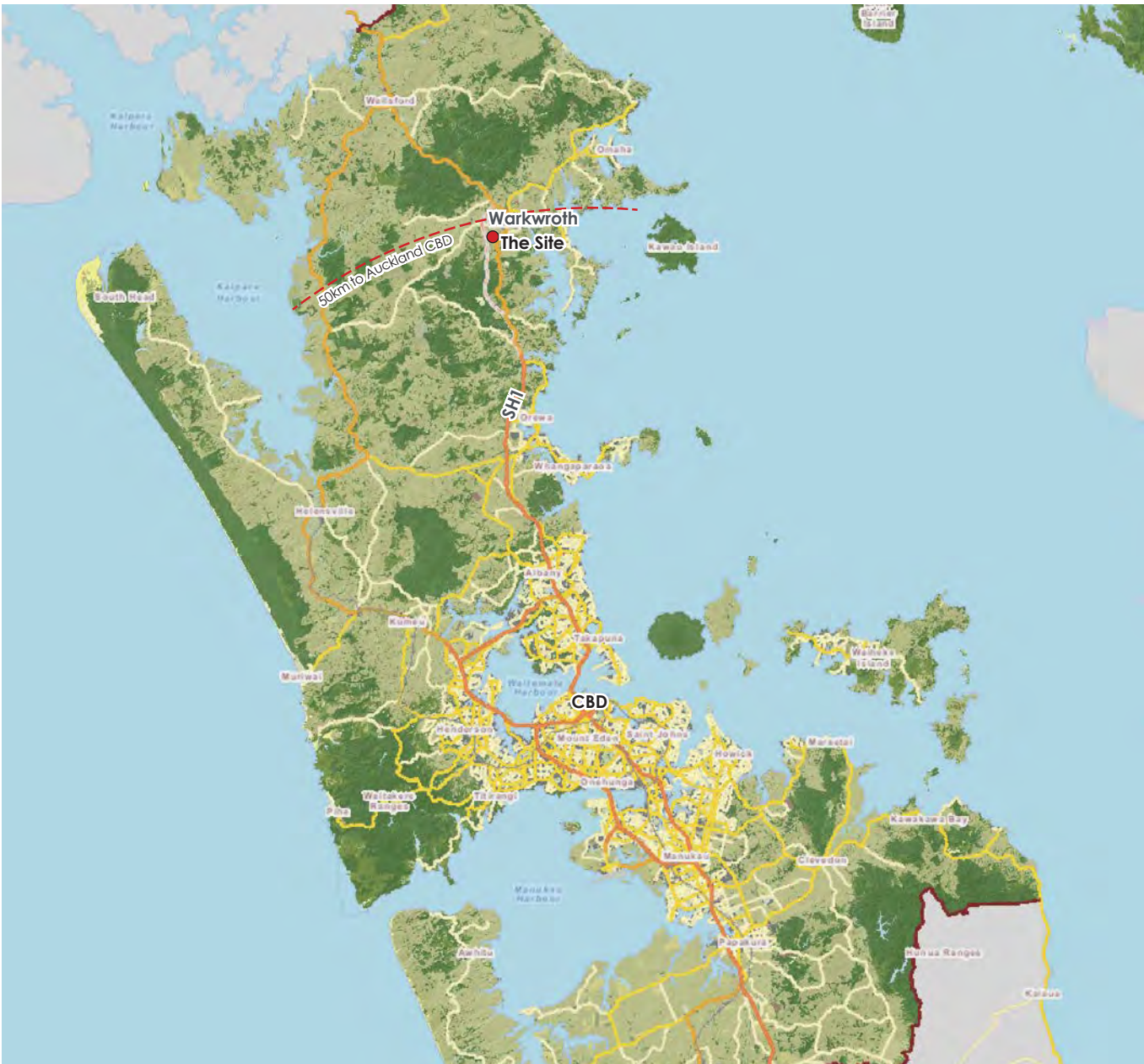


Figure 1 - Plan Change Site Location



Land Subject to the Proposed Plan Change

- Waimanawa Hills(a)
- Waimanawa Hills(b)
- Waimanawa Hills(c)

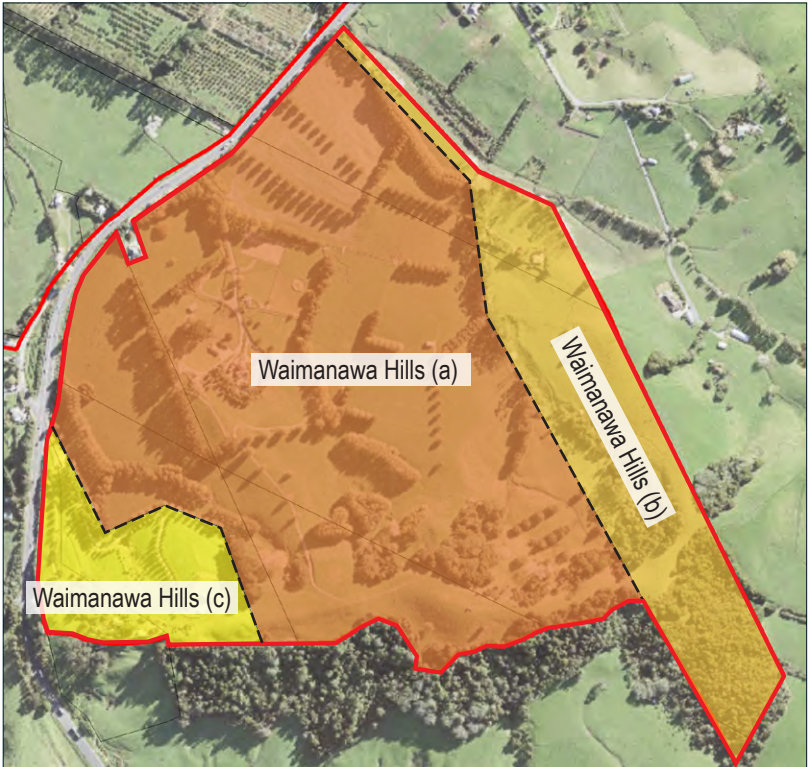


Figure 3 - Waimanawa Hills Areas



Figure 2 - Plan Change Extent



Properties included in the Proposed Plan Change



Figure 4 - Properties included in Warkworth South Plan Change (by Parallax Surveyors and Planners)



# 2. CONTEXT INFORMATION

## 2.1 Strategic context

### The Auckland Plan 2050

The Auckland Plan 2050 (June 2018) sets the long-term strategic directions and spatial planning for Auckland to grow over the next 30 years.

Most of Auckland’s planned urban growth will have occurred within existing and future urban areas to limit expansion into the rural hinterland. The planned future urban areas will take a quality compact approach to growth and development to ensure these areas are developed in an efficient, cost-effective and sustainable way.

Warkworth, a town in the north of Auckland, will act as a satellite township to provide a range of services to its surrounding rural communities, and also support significant business and residential growth.

With 1100 hectares of land identified for future urban development in Warkworth, significant residential and employment growth is expected in the area. This has the potential to accommodate approximately 7,500 new dwellings.

Figure 7 (below) from the Auckland Plan provides an indicative sequencing for development in Warkworth. The proposed timing for the future urban area in Warkworth South to be development ready is sequenced on the first half of Decade Two (2028-2032), while Warkworth North will be development ready from 2022.

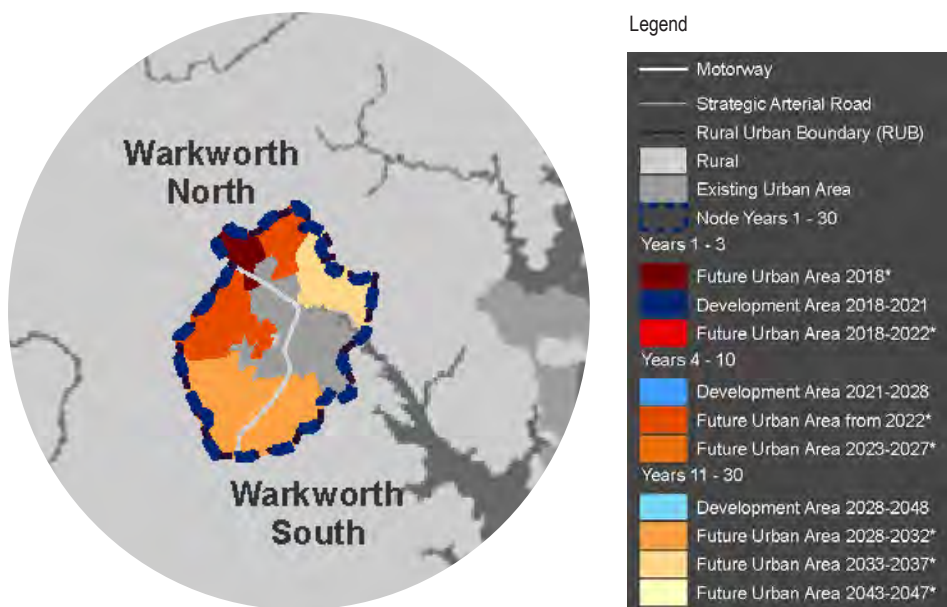


Figure 5 - Sequencing of Future Urban Areas in Warkworth (Source: The Auckland Plan 2050)

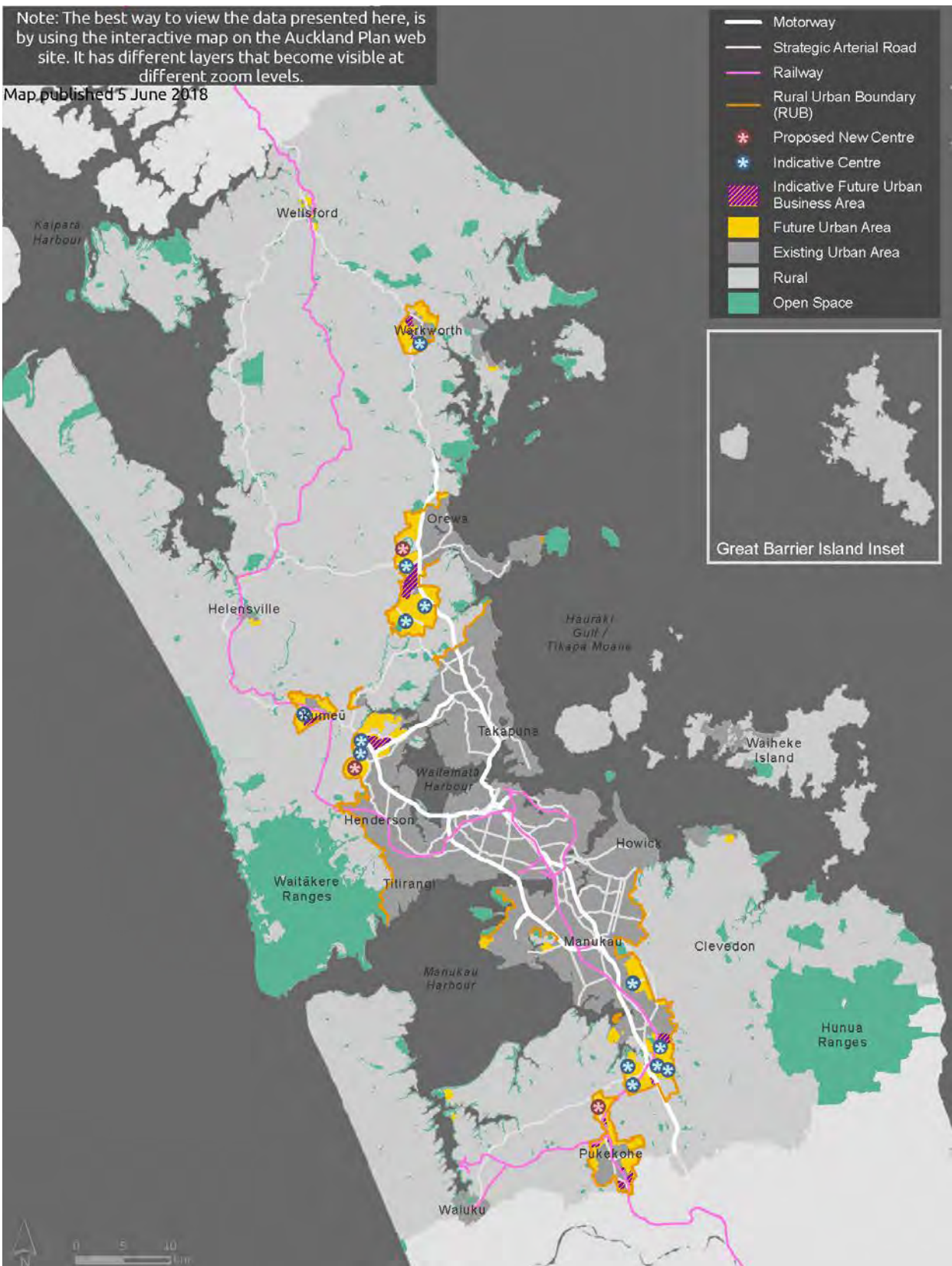


Figure 6 - Auckland Future Urban Areas (Source: The Auckland Plan 2050)



## 2.2 Planning Context

### Auckland Unitary Plan Operative in part (AUP)

#### Regional Policy Statement

Chapter B2 of the AUP sets out a number of objectives and policies in relation to urban growth and form seeking to achieve a quality compact urban form and provide for a quality built environment.

In particular, the provisions in section B2.2, B2.3, B2.4 and B2.7 are relevant to this plan change in urban design terms.

Policy B2.2.2.(7) sets out that the rezoning of future urban land need to: (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure.

In terms of residential growth, the objectives and policies in section B2.4 set out the overarching goal and high-level guide to the residential development within the plan change area. These are summarised below:

- Provide for residential intensification as a primary focus where it is in close proximity to centres, public transport corridors, key social facilities, open spaces and employment opportunities.
- Provide for a range of built forms and housing types and to meet the diverse demands.
- Residential developments respond to the existing natural and physical environment and is in keeping with the planned neighbourhood characters.

#### Zoning & Overlays

Under the AUP, the area within the Rural Urban Boundary is currently zoned Future Urban Zone with a small section adjacent to the stream identified as Open Space - Conservation. The portion of land beyond the RUB is zoned Rural - Rural Production Zone. (Refer to zoning map below)

The site is not subject to any outstanding natural features, landscapes or character layers. There are no scheduled trees within the site.

The designation of a new State Highway (Ara Tūhono - Pūhoi to Wellsford Road: Pūhoi to Warkworth Section) runs north south to the west of site along the Rural Urban Boundary.

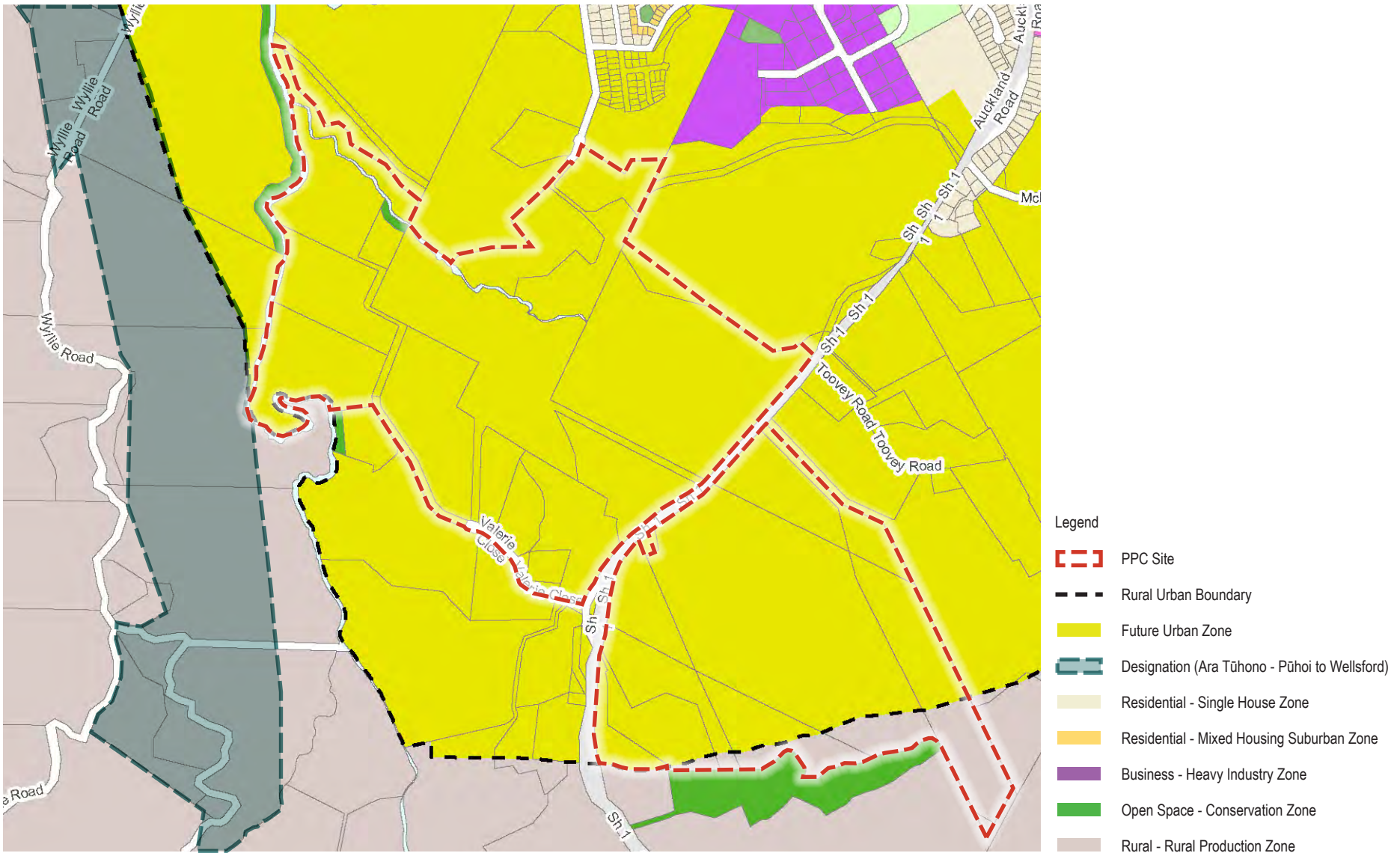


Figure 7 - Auckland Unitary Plan Zones & Designations (Information sourced from Auckland Unitary Plan - Operative in part)



2.3 Structure Plan

Warkworth Structure Plan (June 2019)

The Warkworth Structure Plan ('WSP'), which was adopted in June 2019, sets out the pattern of land use and the supporting infrastructure network for the Future Urban areas in Warkworth. The WSP was produced by Auckland Council through a consultative process involving the public, landowners, Mana Whenua, Auckland Transport, Watercare and Waka Kotahi NZTA.

The vision proposed for Warkworth is :

*"Warkworth is a Satellite Town that retains its rural, natural, and cultural character. It is centred around the Mahurangi River and has easy walking and cycling access around the town. There are a variety of high-quality residential neighbourhoods. Warkworth is largely self-sufficient with plenty of employment, education, shopping and recreation opportunities. Transport and other infrastructure are sequenced to support Warkworth's planned growth."*

In terms of the masterplan site, some of the key findings identified in the WSP are summarised below:

- New residential areas for more intensive developments (terrace houses and low-rise apartments) are proposed in Warkworth South;
- A new arterial road (Wider Western Link 'WWL') is proposed to connect the existing Stage Highway 1 (SH1) with Woodcocks Road;
- Along with a public transport hub, a new Local Centre ('LC') in the south is located in the vicinity of the intersection of the existing SH1 and the new arterial road;
- Protection areas in Warkworth south primarily include esplanade reserves along the Mahurangi River or tributaries of the river, wetlands, Significant Ecological Areas and covenanted bush.
- Create 'green corridor' across the urban development to provide protection to the existing natural and ecological values, particularly alongside the Mahurangi River and its tributaries;
- Protect Morrison's Heritage Orchard from subdivision and remains as a rural feature of Warkworth.

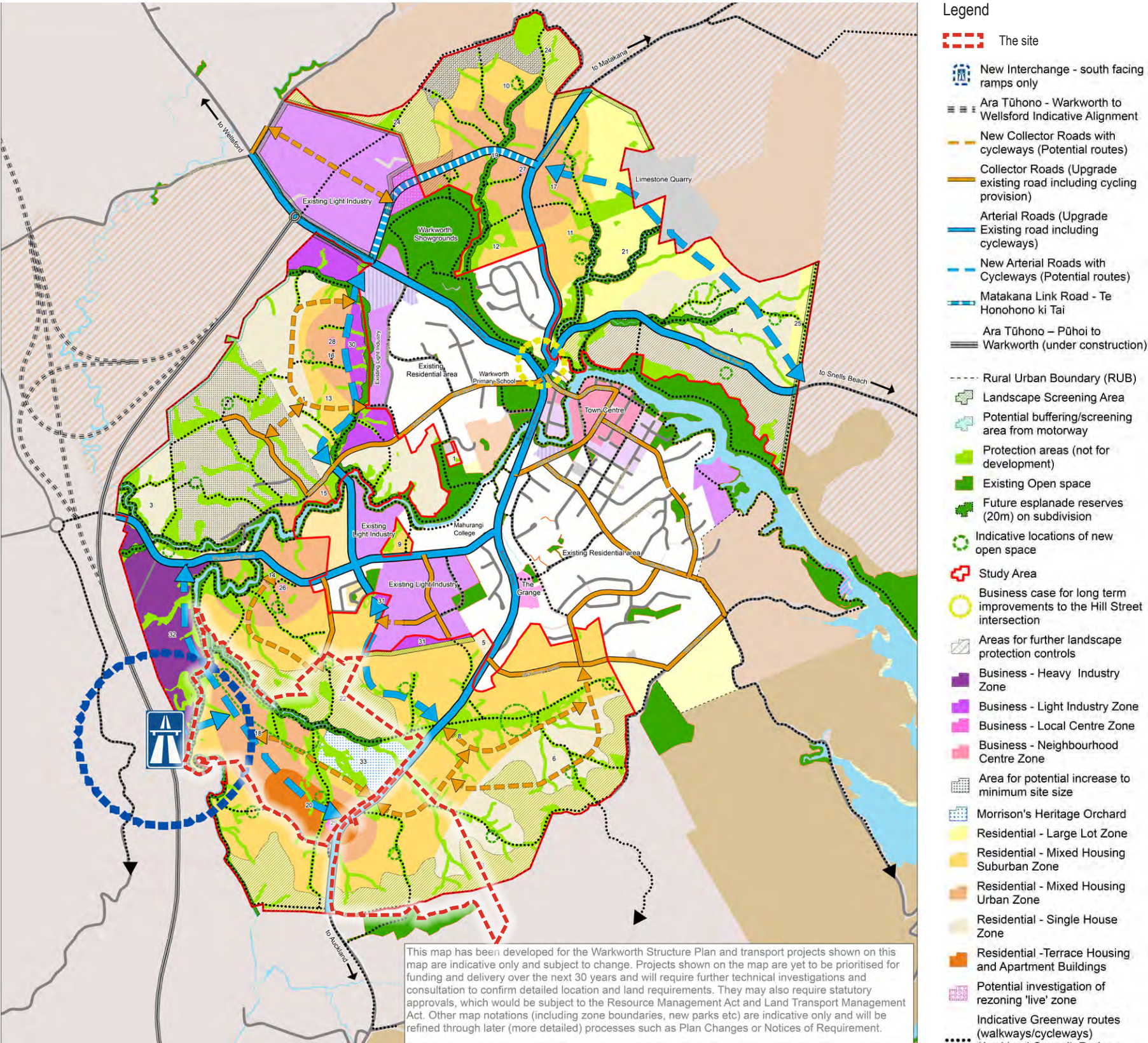


Figure 8 - Warkworth Structure Plan- Land use plan with PPC extent overlaid (Source: Warkworth Structure Plan)



# 3. SITE ANALYSIS

## 3.1 Site Location

The Masterplan Site is located near the southern end of Warkworth which is approximately 50km north of central Auckland. The site sits 3km from the Warkworth Town Centre and has convenient access to the existing State Highway 1 that is immediately adjacent.

The Warkworth town centre has been historically formed around the Mahurangi River which creates a unique natural and built form character of Warkworth.

The western site is currently accessed off Valerie Close from the existing State Highway 1 while the eastern site has direct access from SH1 through two separate driveways. Valerie Close together with Avice Miller Reserve defines the southern boundary of the site. A branch of Mahurangi River borders the site to the west with numerous minor tributaries across the entire site. The northernmost part of the site provides for a physical link to the existing urban fabric in the vicinity of Mason Heights.

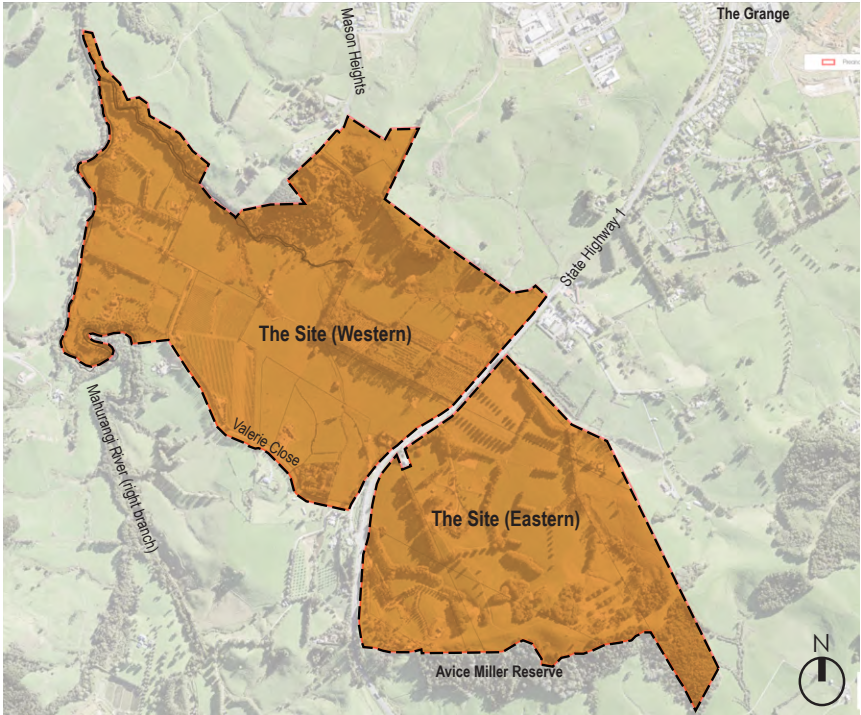


Figure 10 - Site Boundary

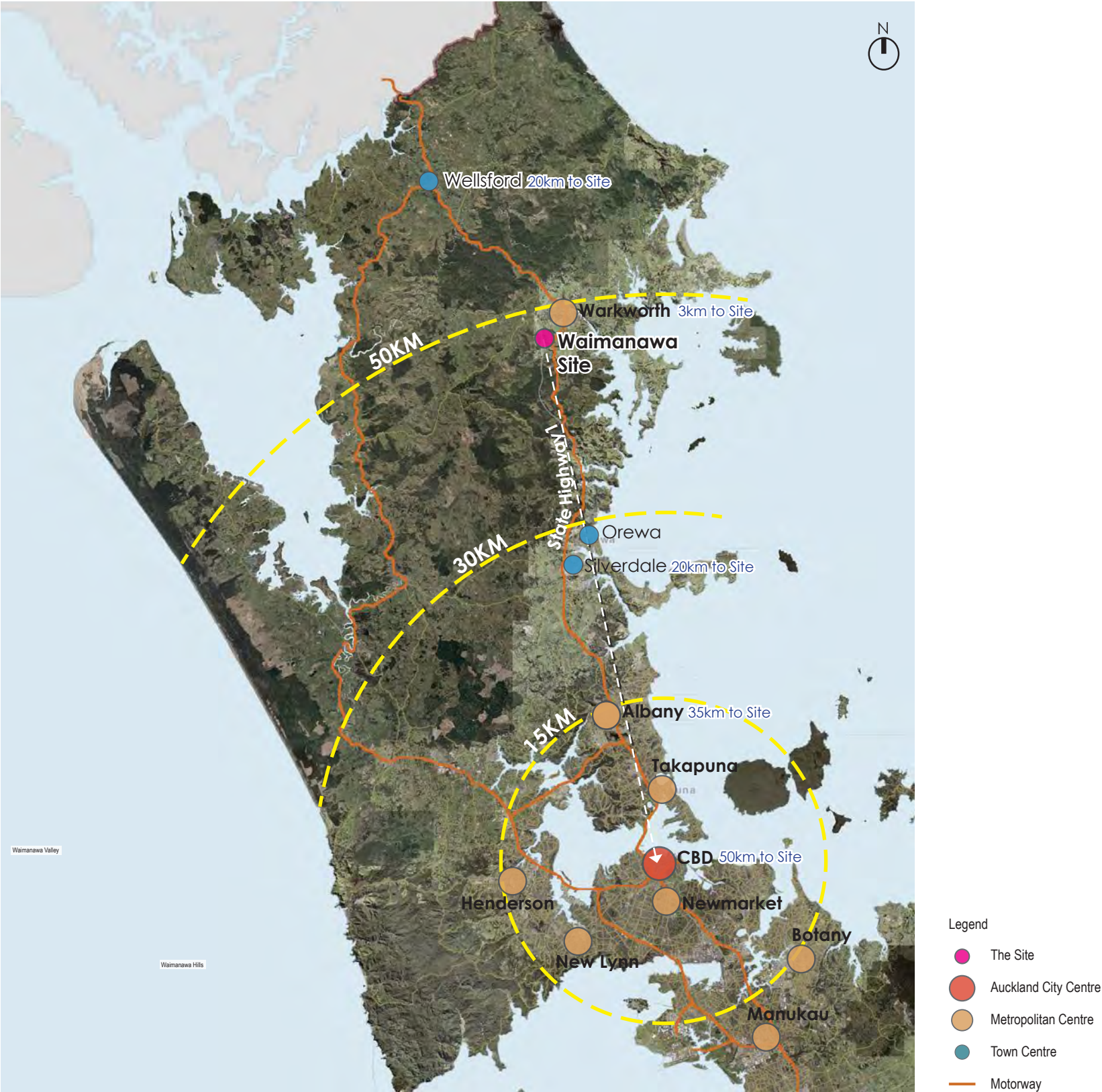


Figure 9 - Site Location Map



3.2 Wider Context

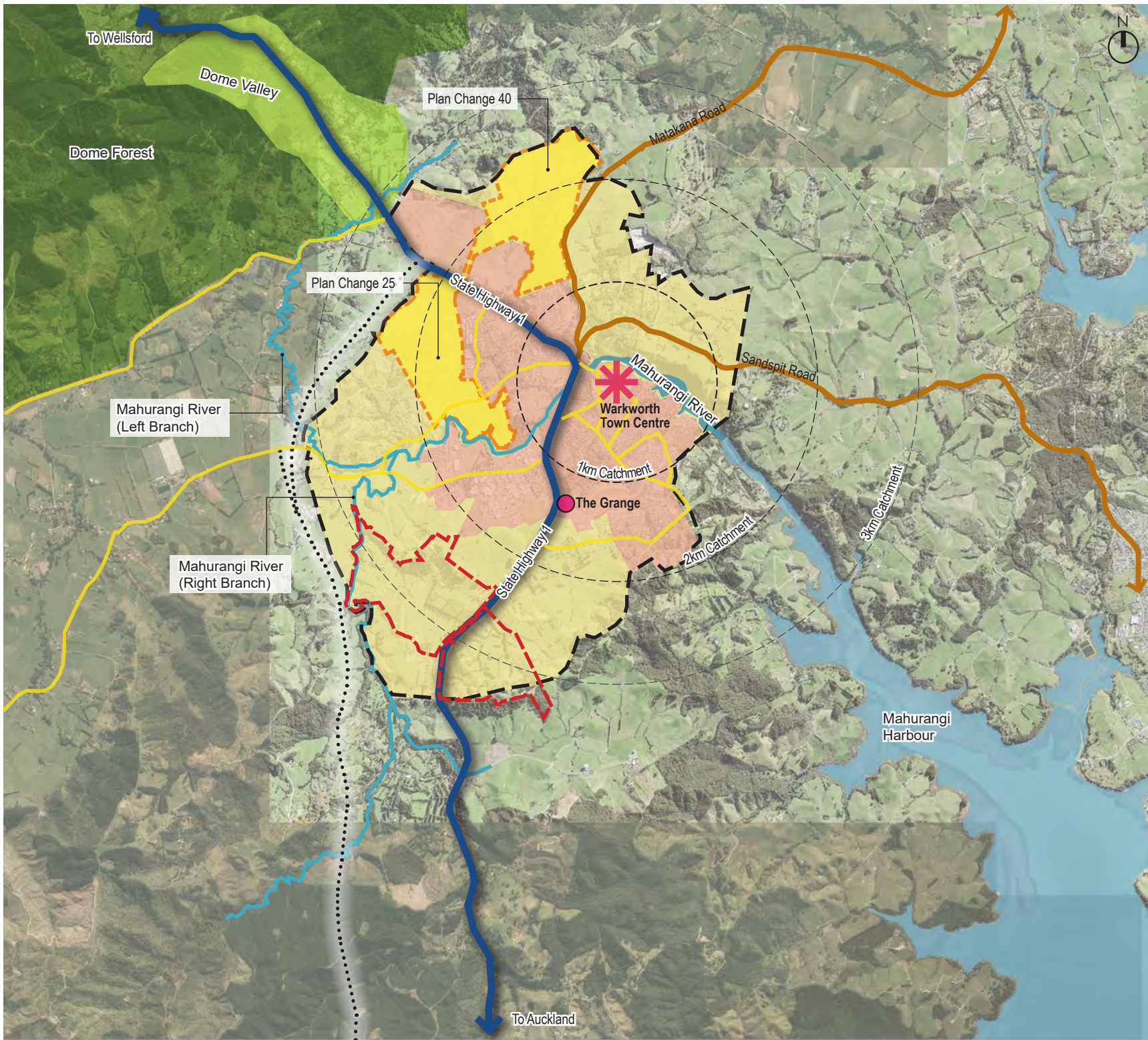
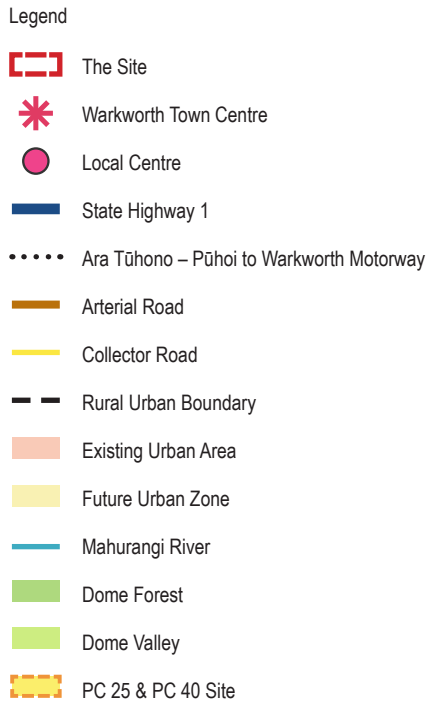


Figure 11 - Warkworth Context Plan

Currently, Warkworth is the largest rural town within the northern Auckland region, providing a wide range of services and employment opportunities to the surrounding small towns, rural hinterland and coastal areas. Warkworth also acts as a gateway to a number of small towns, particular to the east to the coastal settlements and tourist destinations such as Matakana, Snells Beach, Leigh and Omaha.

The Warkworth Town Centre sits on the edge of Mahurangi River estuary where it meets the northern reaches of Mahurangi Harbour. State Highway 1 traverses through Warkworth in a north-south direction and heads westwards to Dome Valley. The current urban area including the Town Centre is concentrated around the Mahurangi River and the State Highway corridor.

Around 1,000 ha of currently rural land immediately surrounding Warkworth has been zoned Future Urban in the AUP. In particular, Warkworth South contains the largest area of Future Urban land due to its flat land, planned local centre, a public transport hub and the future connection to Ara Tūhono – Pūhoi to Warkworth. Comprising around 493 ha of land, Warkworth South will accommodate approximately 3,700 additional dwellings in the future.





### 3.3 Warkworth Context

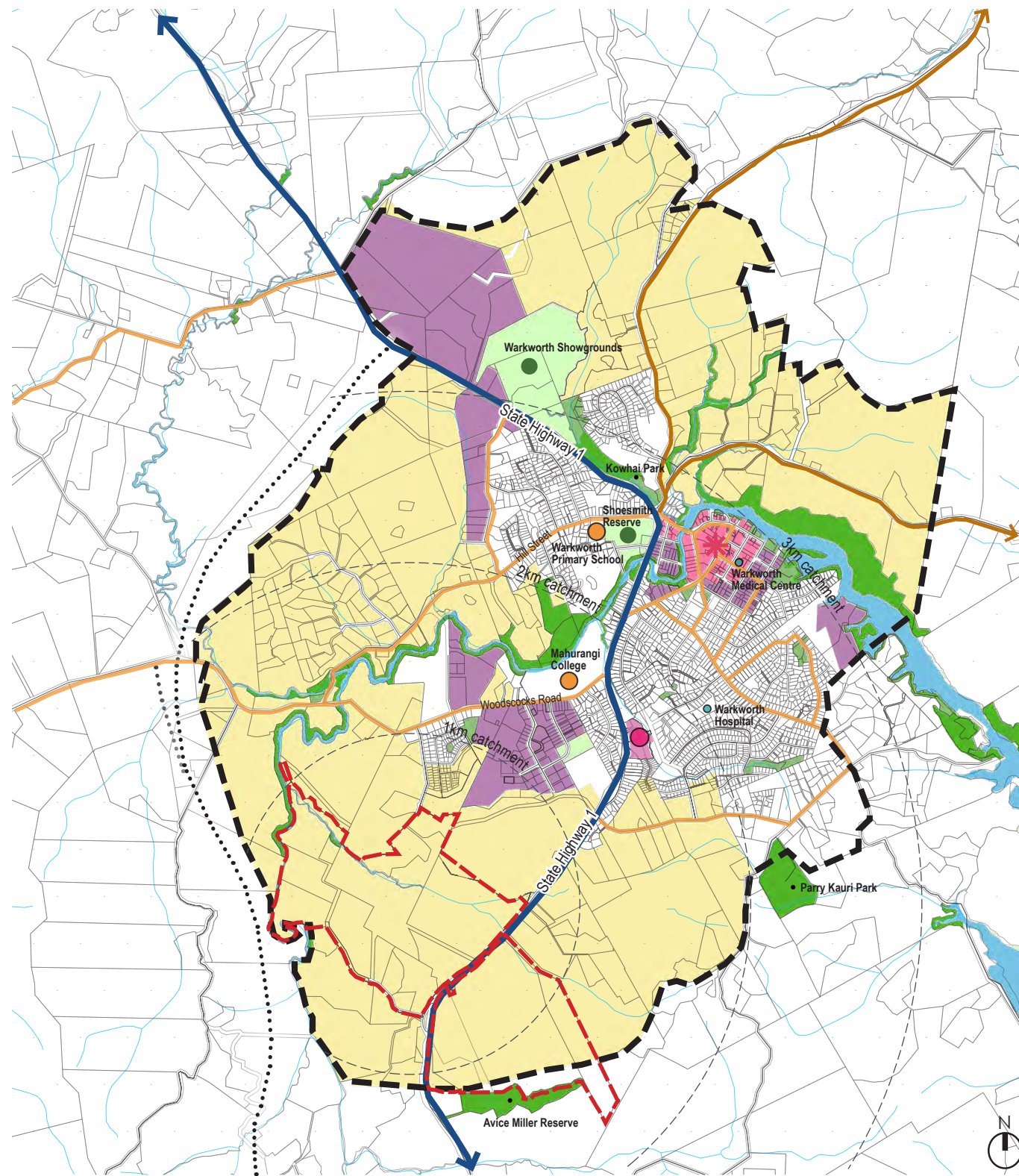


Figure 12 - Local Context Plan

The site sits strategically on a generally low to gentle-contoured valley within the wider Future Urban area in South Warkworth, with the surrounding area currently dominated by pastoral and rural lifestyle activities.

Within the existing urban footprint, residential uses are predominant around the town centre and along the SH1 corridor. In terms of built form, low density 1-2 storey detached residential dwellings are laid out relatively evenly amongst a mixture of basins and stream valleys. Pockets of light industrial land are present in the outskirts of the existing urban areas. The light industrial area along Woodcocks Road 1.5km north of the site provides both industrial uses and large format retail.

A series of esplanade reserves and riparian margins are provided along the main branches of Mahurangi River and some of its tributaries. The nearest conservation reserve is the Avice Miller Reserve located beyond the Rural Urban Boundary to the east of SH1. Within the entire Warkworth, majority of the open spaces are associated with esplanade, native bush reserves, sports fields and community green infrastructure. However, Warkworth is lack of park or open spaces for recreational purposes.

Mahurangi College is located 1.5km north of the site on Woodcocks Road and Warkworth Primary School is 2.5km to the north on Hill Street. As noted in the WSP, two further primary schools and a secondary school are liked to be required in the medium to long term, however, the location of these schools are still under investigation by the Ministry of Education.

The Kowhai Surgery and the Warkworth Medical Centre are located in Town Centre providing general practitioner services for Warkworth. The privately funded Rodney Surgical Centre is located 1km north of the site.

#### Legend

- |   |  |
|---|--|
| <span style="border: 2px dashed red; padding: 2px;"> </span> The Site   | <span style="background-color: #4CAF50; width: 15px; height: 10px; display: inline-block;"></span> Open Spaces- Conservation           |
| <span style="color: red; font-size: 20px;">✱</span> Warkworth Town Centre   | <span style="background-color: #8BC34A; width: 15px; height: 10px; display: inline-block;"></span> Open Spaces- Informal Recreation    |
| <span style="background-color: #E91E63; width: 10px; height: 10px; display: inline-block; border-radius: 50%;"></span> The Grange | <span style="background-color: #9C27B0; width: 15px; height: 10px; display: inline-block;"></span> Employment Area                     |
| <span style="background-color: #00008B; width: 15px; height: 10px; display: inline-block;"></span> State Highway 1                | <span style="background-color: #FFF176; width: 15px; height: 10px; display: inline-block;"></span> Future Urban Zone                   |
| <span style="color: black; font-size: 10px;">.....</span> Ara Tūhono – Pūhoi to Warkworth   | <span style="background-color: #4CAF50; width: 10px; height: 10px; display: inline-block; border-radius: 50%;"></span> Sports Fields   |
| <span style="background-color: #D9534F; width: 15px; height: 10px; display: inline-block;"></span> Arterial Road                  | <span style="background-color: #FF9800; width: 10px; height: 10px; display: inline-block; border-radius: 50%;"></span> Schools         |
| <span style="background-color: #FFB74D; width: 15px; height: 10px; display: inline-block;"></span> Collector Road                 | <span style="background-color: #00BCD4; width: 10px; height: 10px; display: inline-block; border-radius: 50%;"></span> Medical Centres |
| <span style="border-top: 2px dashed black; width: 15px; display: inline-block;"></span> Rural Urban Boundary                      |  |



3.4 Surrounding Context

Uses

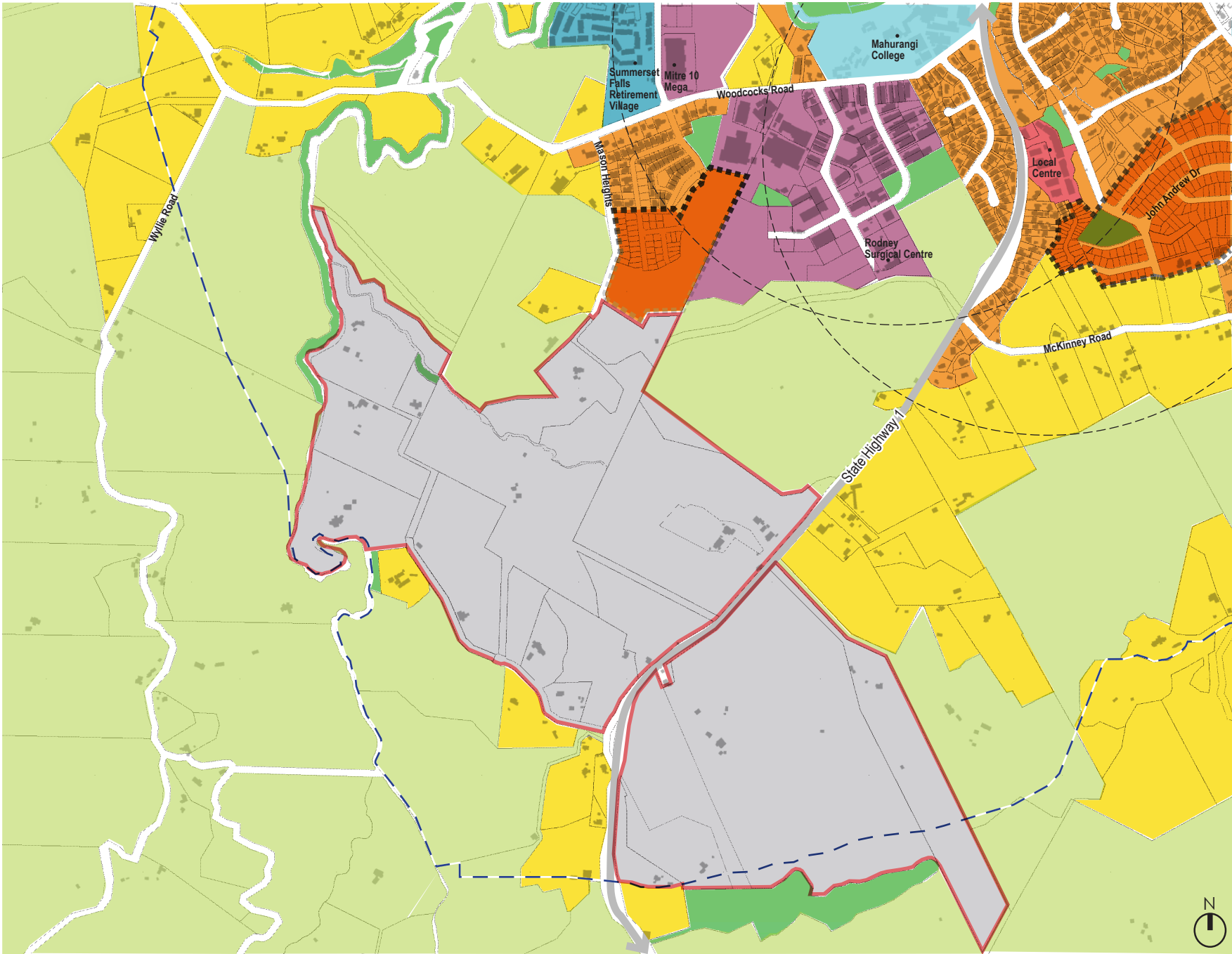


Figure 13 - Warkworth South Context - Uses

The Future Urban land within Warkworth South comprises a broad area of 493 ha of land with predominantly pastoral and rural lifestyle activities. The northern section of Warkworth South area has a strong connection with the adjoining urban activities as a number of recently built residential developments are emerging towards the fringe of urban areas and growing into the Future Urban land (Refer to diagram to the left).

- Legend
- The Site

Commercial

Retail / Light Industry

Residential

Retirement Village

Education

Rural Lifestyle Block

Open Space

Pasture Farm

Most Recent Subdivisions

10-Min Walking Radius (800m)

Rural-Urban Boundary (Indicative)

Movement Network

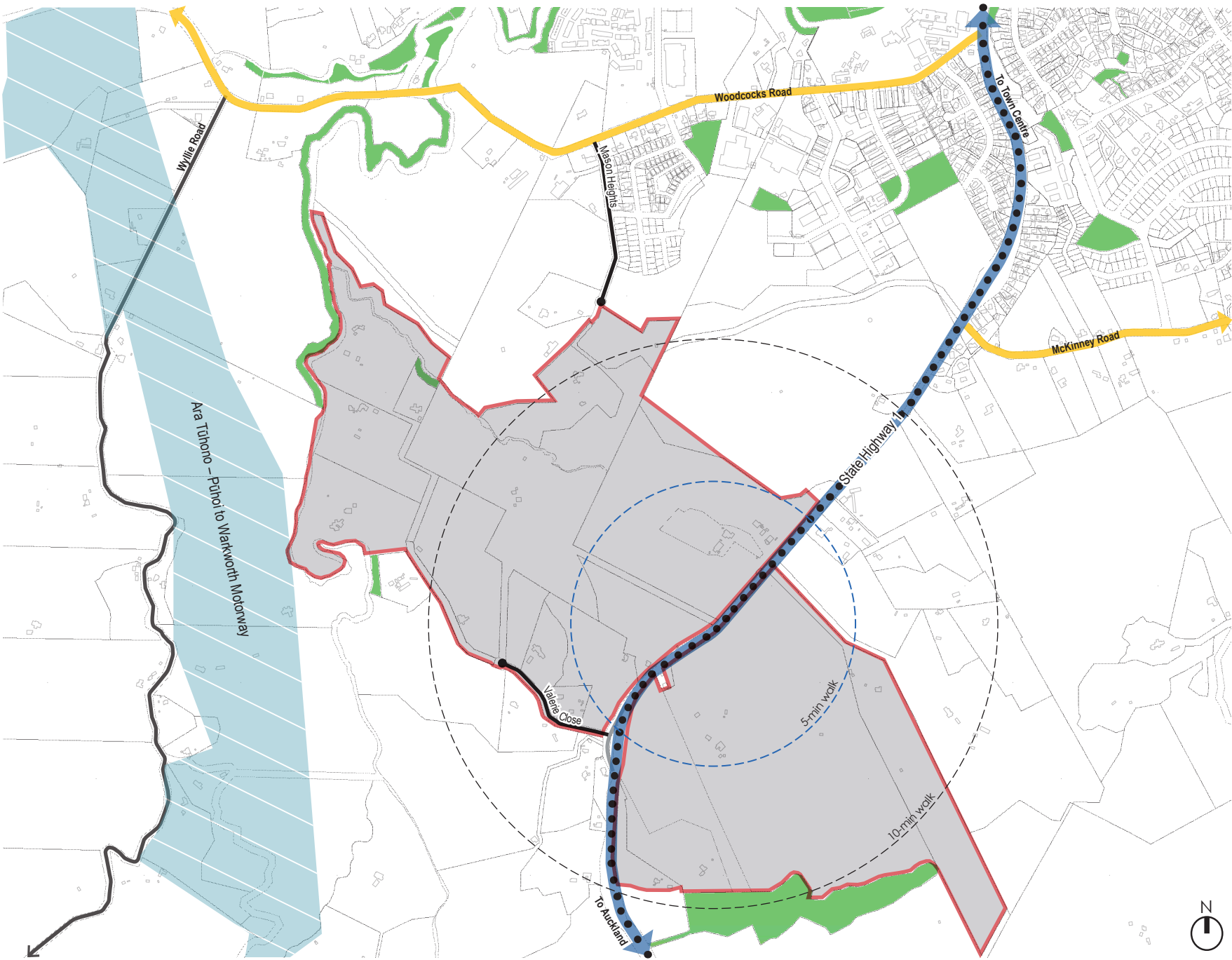


Figure 14 - Warkworth South Context - Movement Network

As with the bulk of the town, Warkworth South is currently split by the existing SH1 travelling north south. SH1 provides primary access to the sites alongside the motorway. Woodcocks Road is a main collector road accessed off SH1 which provides access to the existing urban areas and the future urban land to the west of SH1 in Warkworth South. The site can be accessed from the north through Mason Heights, a local road linked to Woodcocks Road.

The new Ara Tūhono – Pūhoi to Warkworth Motorway is currently under construction which traverses on the periphery of the Warkworth future urban area to the west. The new motorway is expected to open in late 2022 at which time the current State Highway 1 will become an arterial road under the control of Auckland Transport.

- Legend
- The Site
  - Existing Motorway
  - Planned Motorway Corridor (under construction)
  - Collector
  - Local Road
  - Bus Route
  - 5-min Walking Radius (400m)
  - 10-min Walking Radius (800m)



Natural Environment

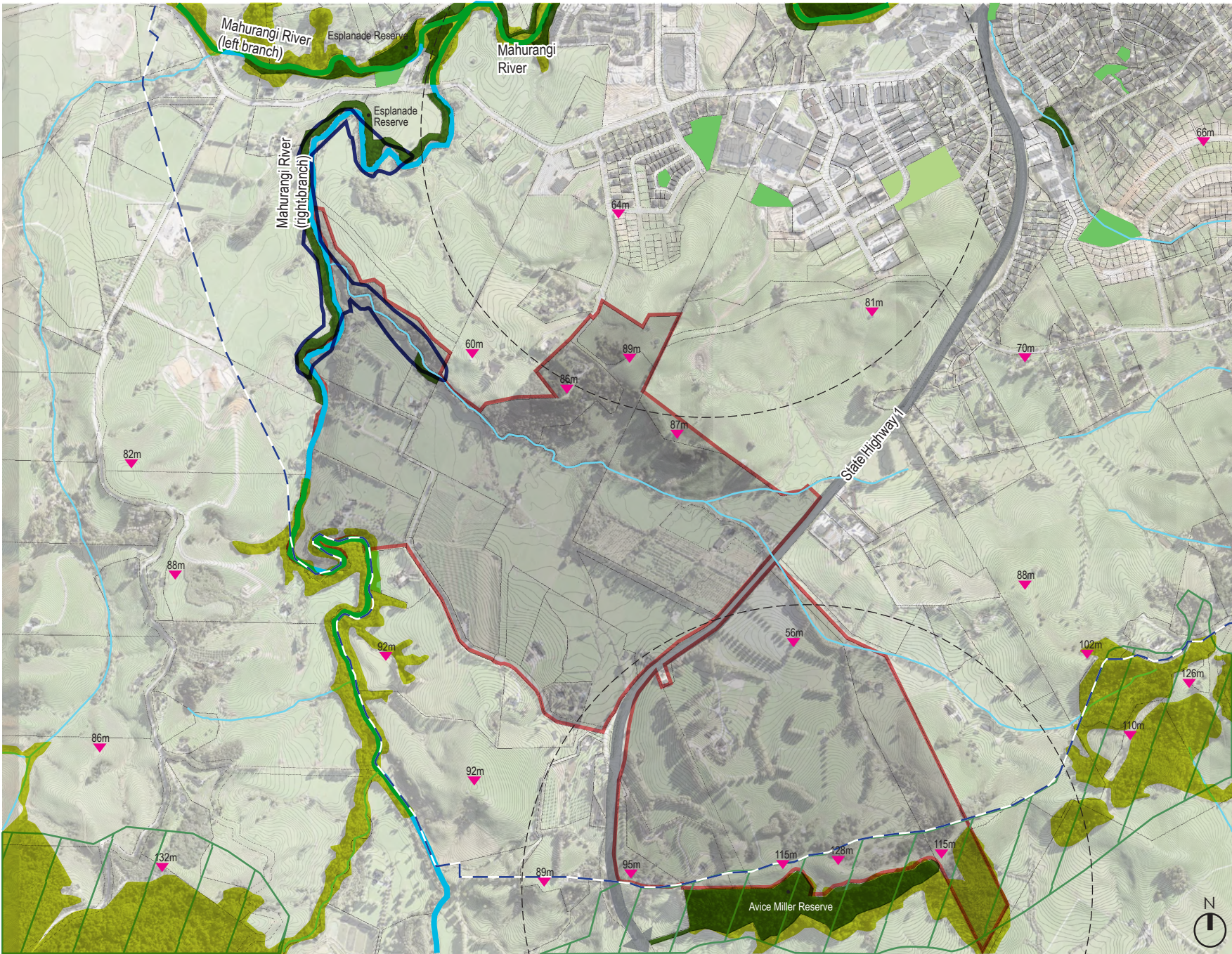
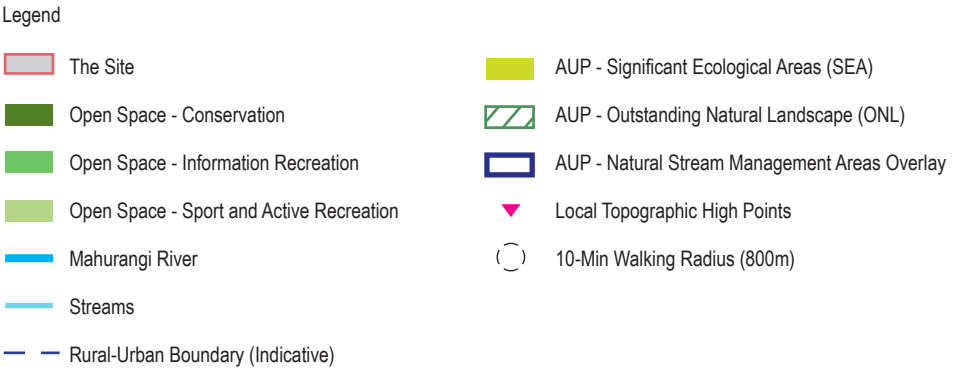


Figure 15 - Warkworth South Context - Natural Environment

In terms of natural land form, the Warkworth South area is broadly framed by a series of elevated ridges and hill slopes to the south which define the outer edges of the future urban area within the Warkworth 'basin'. Within this catchment basin, a mixture of major streams, tributaries and more localised watercourse form a series of stream valleys and flood plains which are intermixed with a rolling matrix of spurs and hill slopes.

Avice Miller Scenic Reserve defines the southern boundary of the eastern site which is covered by predominantly indigenous species including podocarp trees, kauri, rimu, tōtara and kahikatea. These forest remnants extend further eastwards to the Thompson Road ridge, all of which are identified as Significant Ecological Areas under the AUP and form a large ONL wrapping along the ridges framing the future urban land in Warkworth South. SEA are also located along the right arm of the Mahurangi River from the southwestern corner of the site towards a major stand of bush to the south.

Currently, there are few public recreational reserves provided in Warkworth South and those that are function as stormwater attenuation and lack local/community parks for active recreational activities. A number of reserves for stormwater purposes to the south of Woodcocks Road are within 10-min walking distance from the northern end of the site.





## 4. MASTERPLAN VISION

### 4.1 Vision

*Creating a welcoming residential community  
with a range of engaging facilities set upon a series of parks  
along the southern reaches of the Mahurangi River.*



Example of recreational walkway with riparian planting



Example of suburban residential frontage



Example of Local Centre



Example of stormwater park



## 4.2 Overarching Goals





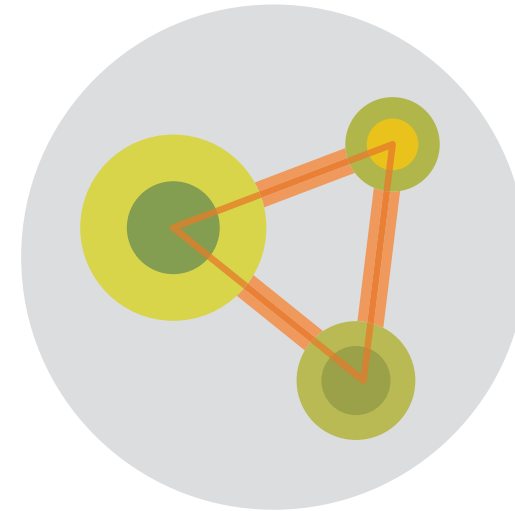
# 5. URBAN DESIGN STRUCTURE

## 5.1 Design Principles

To achieve the overarching vision and the goals, a set of high-level design principles and key design strategies has been developed to provide a meaning guide for the masterplan layout.



Enhance the existing ecosystem and natural landscape features



Create a high quality public realm that is connected and accessible to all



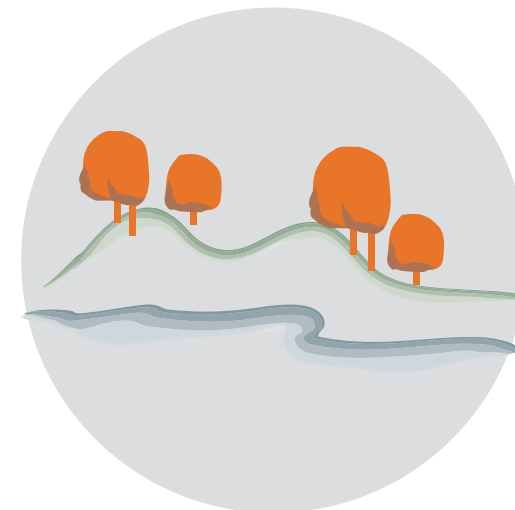
Create a healthy and sustainable community for people of all ages



Provide for a legible network of roads, local streets, lanes and walking and cycling routes



Promote efficient use of land

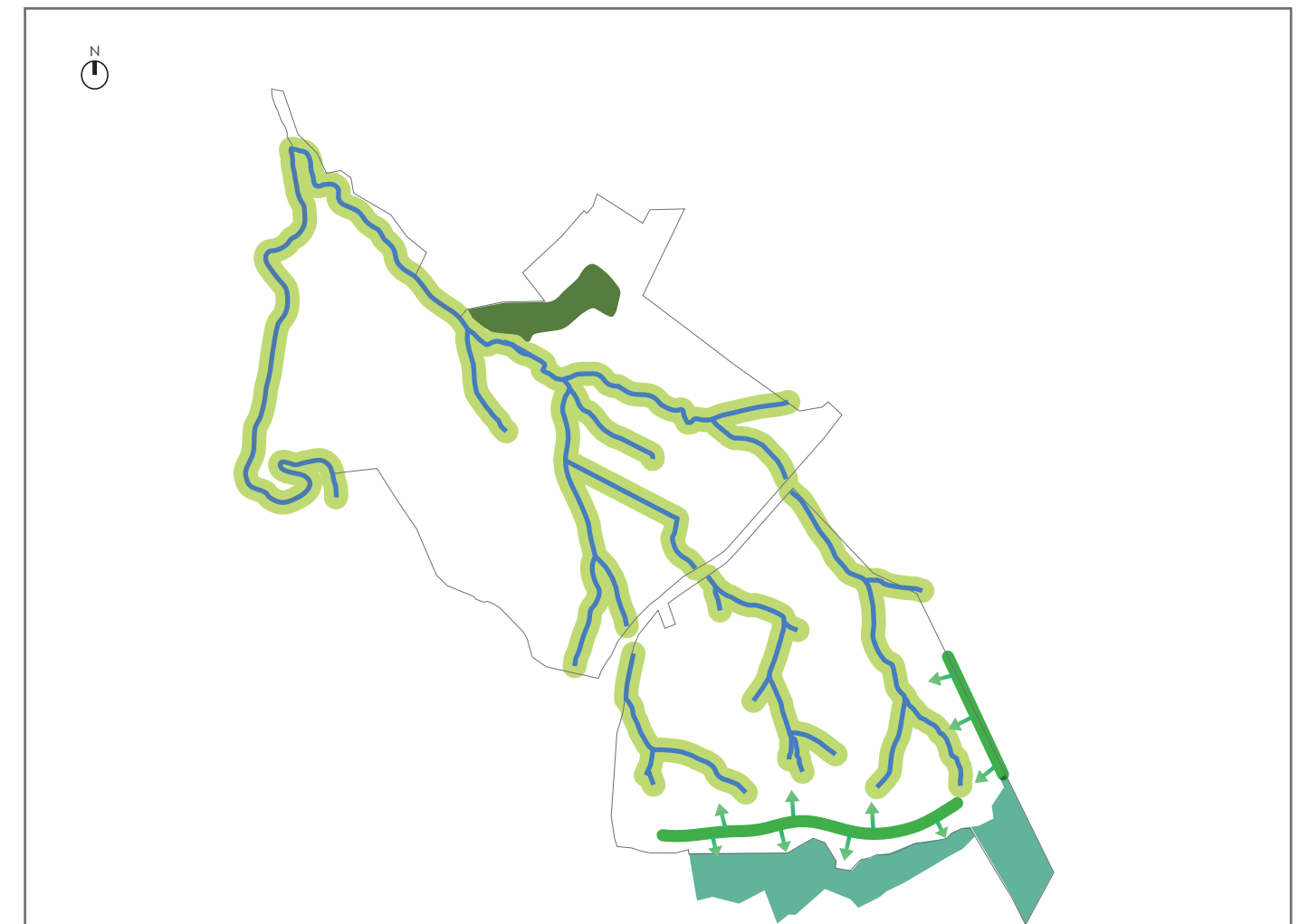


Celebrate the unique identity of Warkworth South and create a sense of place

## 5.2 Design Strategies

On the basis of the high-level principles, a series of site-responsive design strategies are developed to help establish a welcoming residential community with a high level of connectivity and quality amenity spaces.

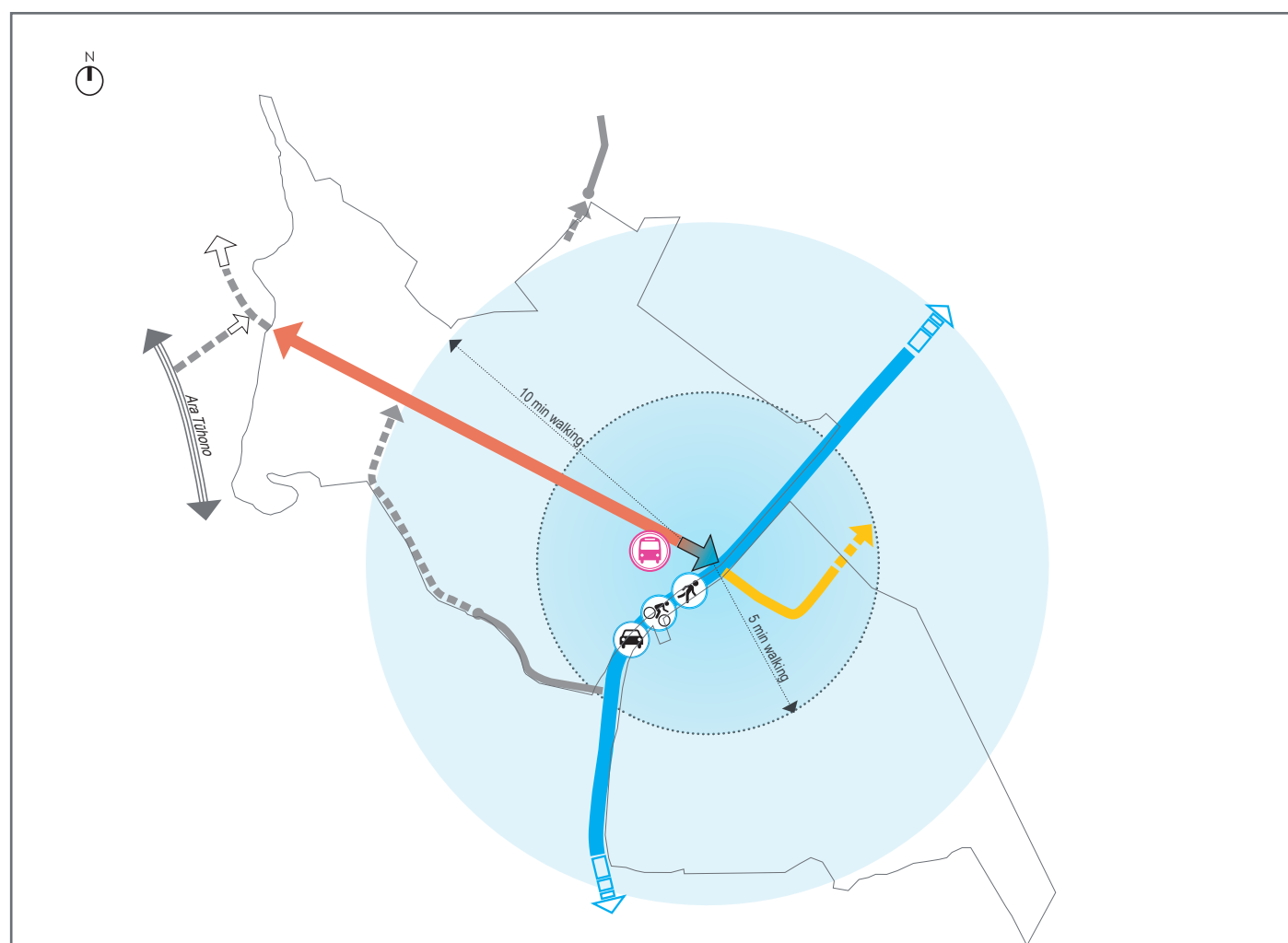
### Ecology



- Protect the existing natural watercourses and enhance ecological corridors
- Maintain and enhance significant indigenous forests and natural wetlands
- Protect the landscape character of Avice Miller Scenic Reserve and escarpments

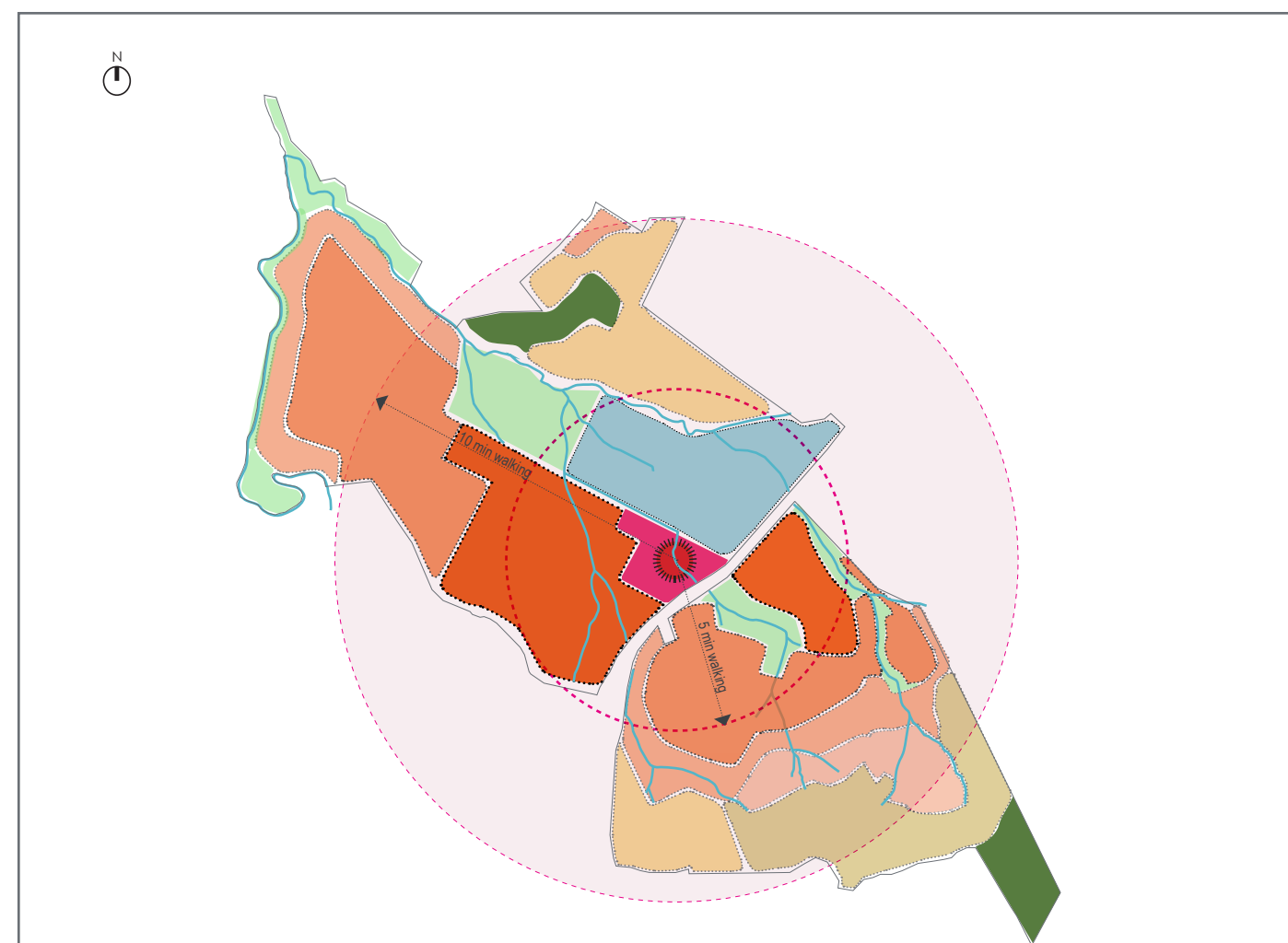


## Transport



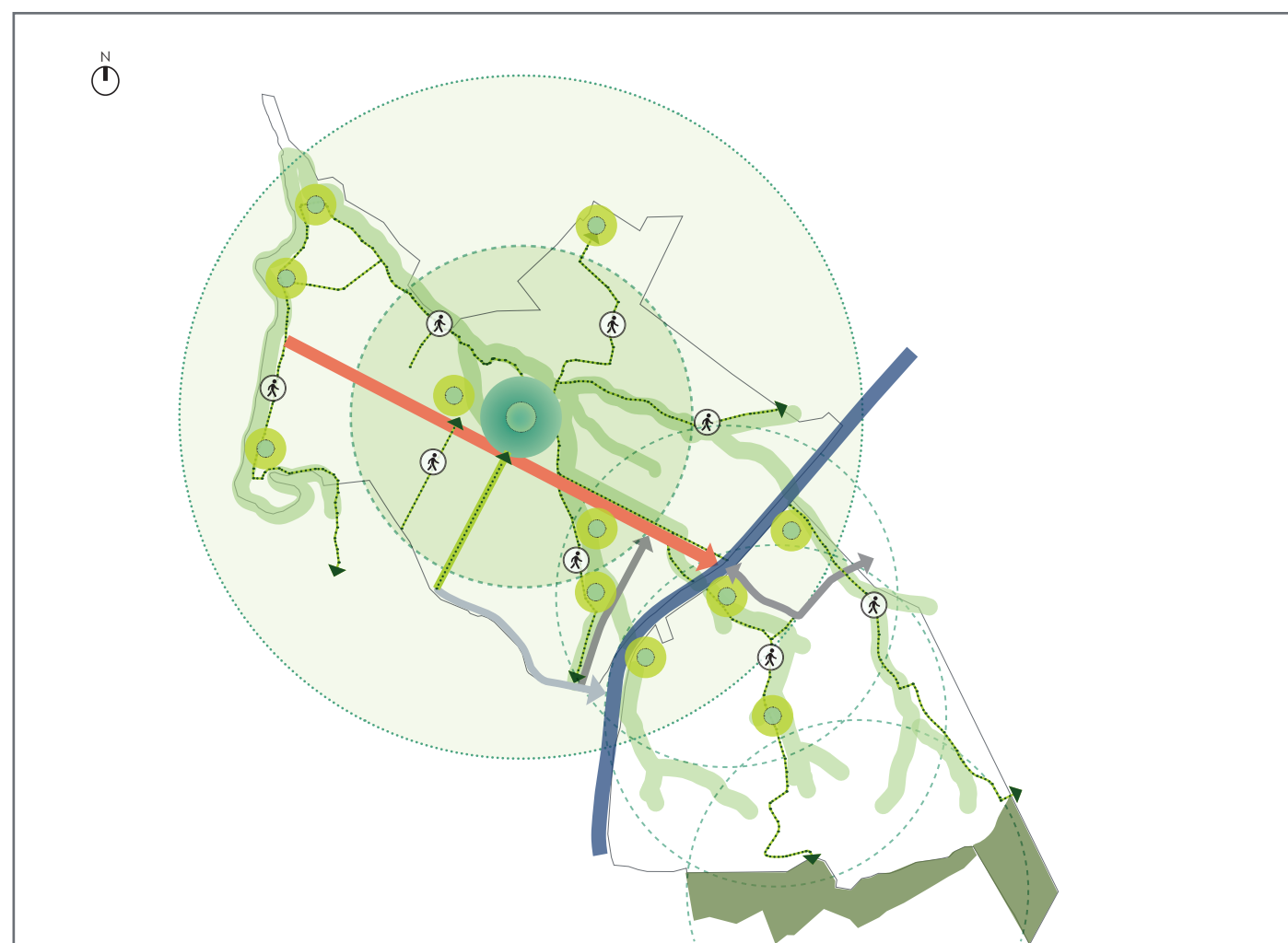
- Connect to the existing motorway and enhance the arterial connection to the Warkworth town centre
- Create a direct and efficient indicative route for Wider Western Link Road across the areas with gentle contours
- Locate future public transport interchange near the key intersection of urban arterial roads (SH1 & WWLR)

## Urban Form



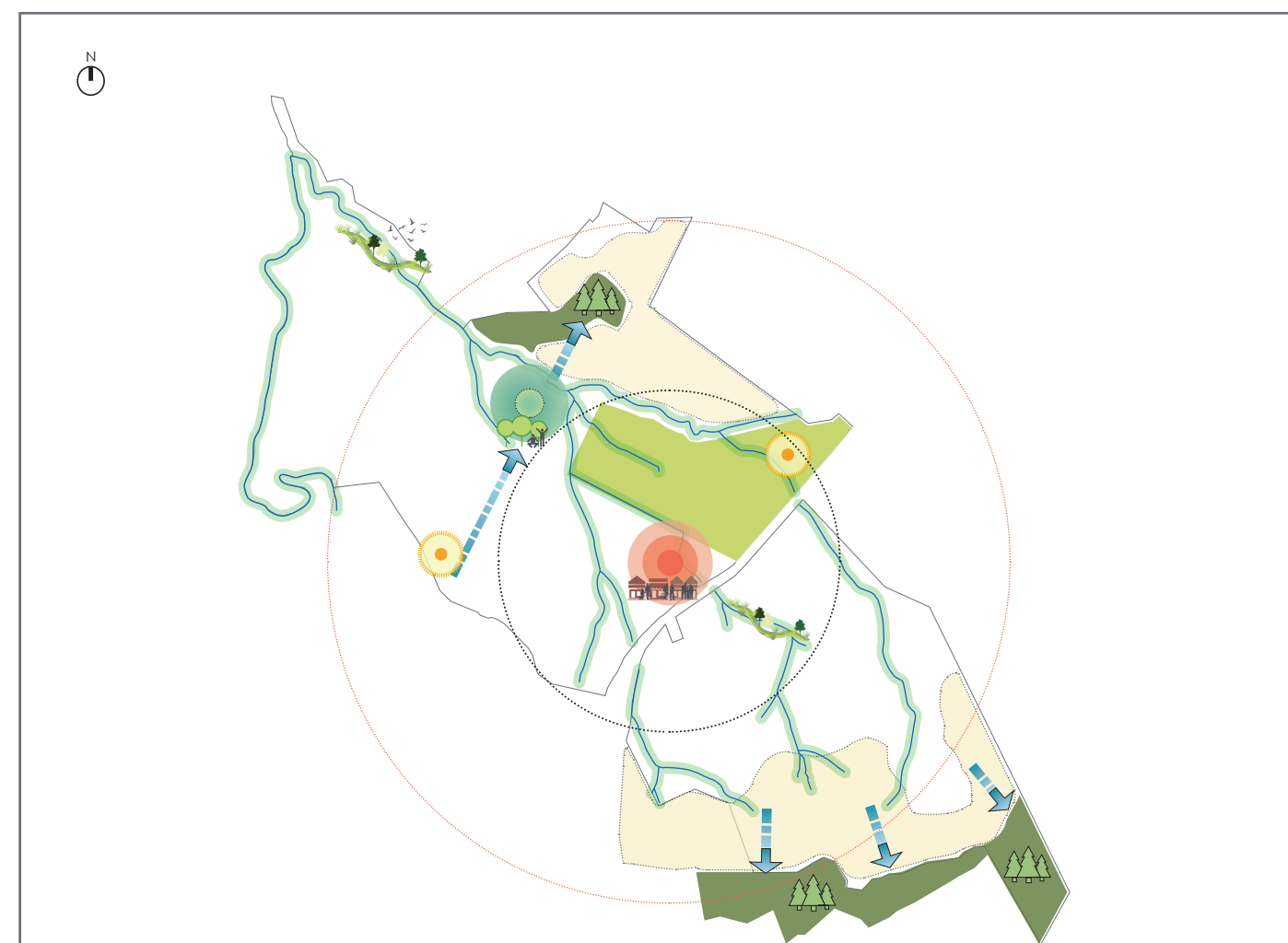
- Place a local centre that serves a wide catchment in south Warkworth area
- Fit in a sympathetic urban form following natural contours and provide for suitable residential uses and density transitions
- Locate higher density residential around the local centre and key transport corridors
- Provide reduced urban density transitions along the main stream corridors and local ridges at the perimeter of the site

## Open Space



- Create a generously-sized suburb park as a key open space for the entire community
- Establish a series of open spaces along the stream corridors to provide both amenity and infrastructure
- Provide green links for pedestrians and cyclists across the site and to wider areas

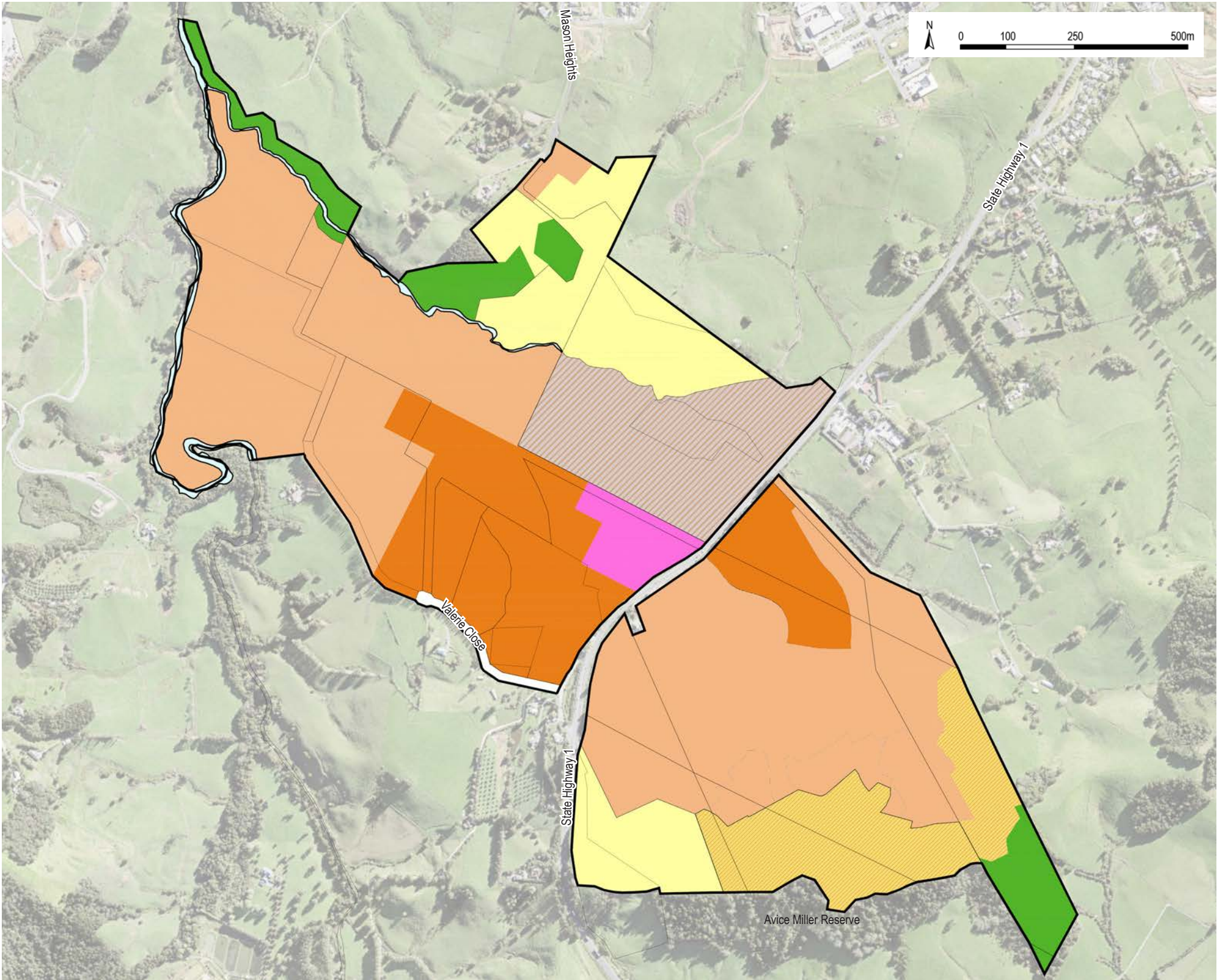
## Identity



- Morrison Heritage Orchard retains its rural character contributing to the local identity
- Enhance the ecological values along the natural streams through riparian planting
- Provide key physical and visual connections to the patches of indigenous forest and promote native re-vegetation across the local ridges adjacent to Avic Miller Scenic Reserve to strengthen the landscape character in Warkworth south



5.3 Zoning Concept Plan



- Legend
- Plan Change Extent
  - Residential- Large Lot Zone
  - Residential- Low Density Residential Zone (minimum lot size 1,000m<sup>2</sup>)
  - Residential- Mixed Housing Urban Zone
  - Residential- Terrace Housing and Apartment Building Zone
  - Business- Local Centre Zone
  - Open Space- Conservation Zone
  - Rural-Mixed Rural Zone

Figure 16 - Warkworth South Zoning Concept Plan



5.4 Indicative Masterplan

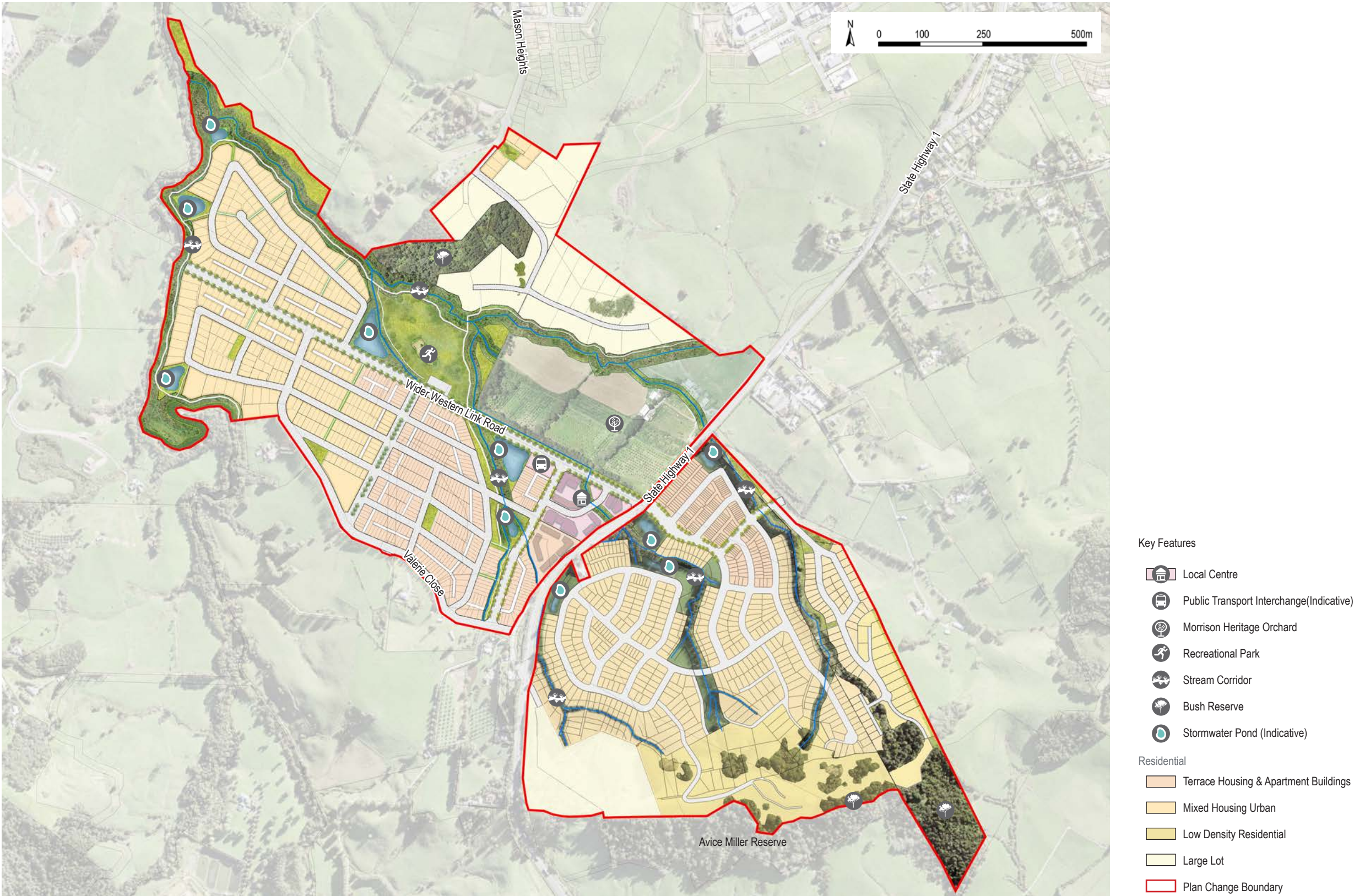


Figure 17 - Warkworth South Indicative Masterplan



5.4 Residential Yield

The proposed masterplan identifies a logical land use pattern which supports efficiency, appropriate balance of land use distribution and diversity of residential opportunities. The key land use and yield metrics identified by the indicative masterplan are outlined in the chart below.

The proposed masterplan will provide approximately 1433 residential lots and 173 apartment units with 82% of the site area being zoned residential. The location and extent of THAB zones respond to the natural topography and the walkable catchment relative to the local centre and public transport hub. Mixed Housing Urban zones are predominantly provided across the gentle valley floor and the lower slopes in the east. Low Density Residential zoned land with spatial control is provided across the eastern escarpment and the local ridgeline in the northeast to minimise the impacts on the immediate and wider landscape. Large lot areas are located in the vicinity of the northern escarpment to help enhance a portion of Warkworth's rural character which is largely retained within the Morrison Heritage Orchard. To the east, the southwestern corner of Waimanawa Hills site will provide for large lot development to respond to the limited access from SH1 and provide further protection to Avice Miller Scenic Reserve and Outstanding Natural Landscape to the south.

		Waimanawa Valley (Land West of SH1)			Waimanawa Hills (Land East of SH1)			Entire Plan Change Site			
Zoning		Land Area (Hectare)	Percentage of Total Site Area	Residential Yield	Land Area (Hectare)	Percentage of Total Site Area	Residential Yield	Land Area (Hectare)	Percentage of Total Site Area	Residential Yield	Indicative Open Space Provisions (Hectare)
Residential	Terrace housing and Apartment Buildings	19.600	11.88%	367 lots + 105 Apartments	5.778	3.50%	183 lots	25.378	15.38%	550 lots + 105 Apartments	1.171
	Mixed Housing Urban	38.393	23.27%	352 lots	35.847	21.73%	455 lots	74.240	45.00%	807 lots	15.093
	Low Density Residential	0.000	0.00%	-	14.476	22.10%	41 lots	14.476	8.77%	41 lots	0
	Large Lot	14.654	8.88%	23 lots	6.015	9.18%	12 lots	20.669	12.53%	35 lots	0
	Sub-total	72.647	44.03%	742 lots + 105 Apartments	62.116	37.65%	691 lots	134.763	81.68%	1433 lots + 105 Apartments	16.264
Business	Local Centre	3.415	2.07%	68 Apartments	0.000	0.00%	-	3.415	2.07%	68 Apartments	0
	Sub-total	3.415	2.07%	68 Apartments	0.000	0.00%	-	3.415	2.07%	68 Apartments	0
Open Space	Open Space - Conservation	5.718	3.47%	-	3.378	2.05%	-	9.096	5.51%	-	9.096
	Sub-total	5.718	3.47%	-	3.378	2.05%	-	9.096	5.51%	-	9.096
Rural	Rural-Mixed Rural	15.233	9.23%	-	0.000	0.00%	-	15.233	9.23%	-	0
	Sub-total	15.233	9.23%	-	0.000	0.00%	-	15.233	9.23%	-	0
	Others (Existing road/streams/watercourses/possible landtake)	2.480	1.50%	-	0.000	0.00%	-	2.480	1.50%	-	0
	Total	99.49	60.31%	742 lots + 173 Apartments	65.49	39.70%	691 lots	164.98	100.00%	1433 lots + 173 Apartments	25.36

Figure 18 - Warkworth South Land Use Metrics & Yield Chart

5.5 Open Space Provisions

Open spaces are generously provided within the Plan Change area and primarily include the following:

- A large suburb park functions as a key open space providing a range of recreational activities for the entire community
- A series of smaller open spaces including neighbourhood and pocket parks are provided along the stream corridors
- Existing bush reserves and covenanted areas will be retained
- All protected streams will be enhanced by various provisions of riparian yard

The indicative open spaces identified in the proposed masterplan align with the Green Network Plan of Warkworth Structure Plan (WSP) for the following reasons:

- The large open space shown in the WSP is enabled by the proposed suburb park with a proximate location
- 20m Riparian yards are provided in alignment with the 'future esplanade reserve(20m) on subdivision' identified in the WSP
- The proposed masterplan indicates more open spaces on both western and eastern sites than that is proposed by the WSP.



Figure 19 - Indicative Location & Extent of Key Open Spaces

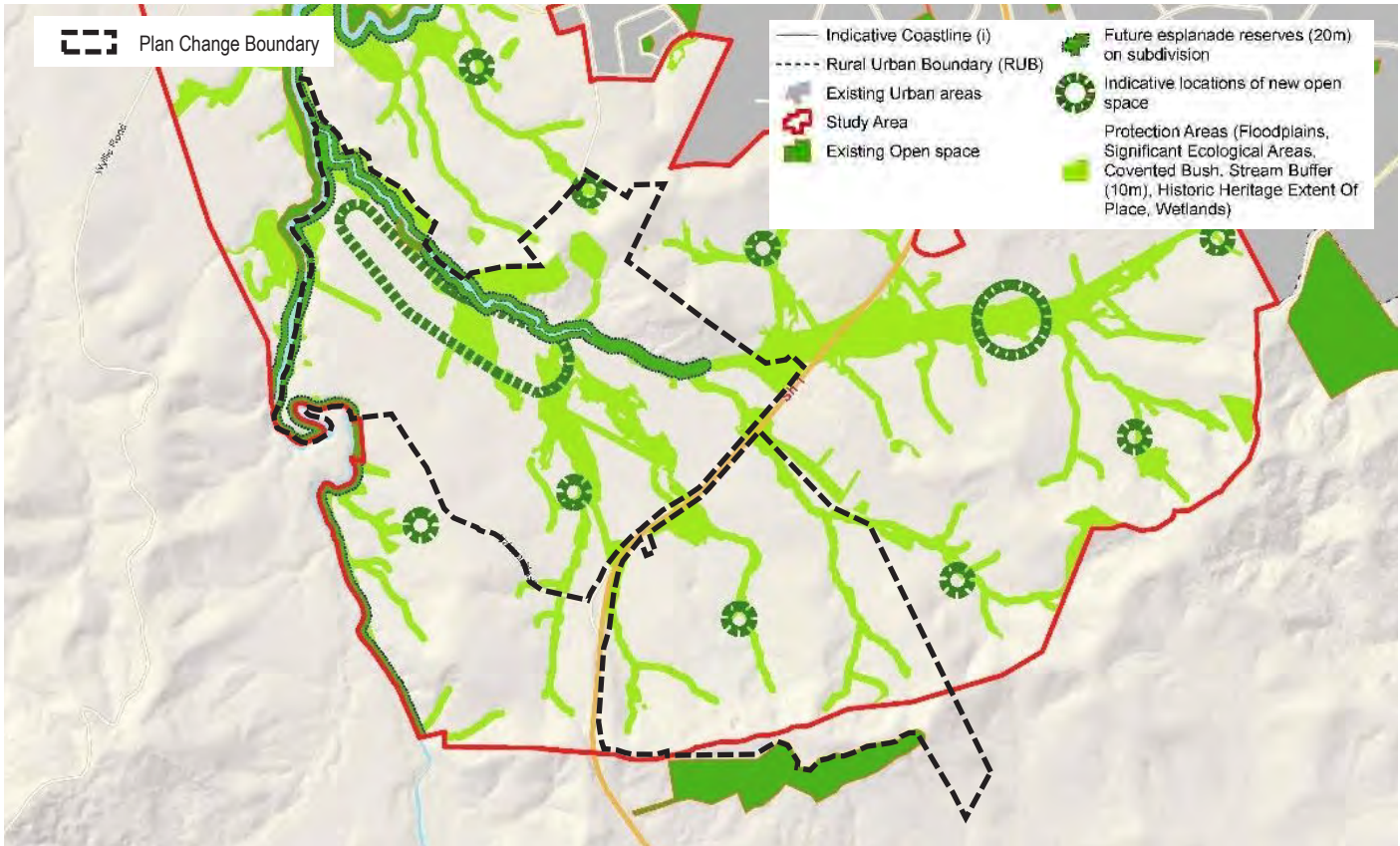


Figure 20 - Warkworth Structure Plan - Green Network Plan



# 5.6 Street Network



Figure 21 - Indicative Street Network

The street network will provide a legible pattern for all users within the Plan Change area, including

- Create the Wider Western Link Road in the most direct and efficient way that links SH1 with the south-western growth area and the Southern Interchange
- The proposed intersection of SH1 and WWLR will enable key vehicular, pedestrian and cyclist access to both Waimanawa Valley and Waimanawa Hills
- The proposed green avenue and the road between WWLR and Valerie Close through the new local centre will provide good north-south connectivity from/onto the arterial routes within the Waimanawa Valley and these streets will be constructed to collector road standards
- The proposed collector road within Waimanawa Hills enables key access from SH1 and provides a linkage to the future developments north of the site
- A safe crossing point for pedestrians and cyclists between the western and eastern sites is proposed at the intersection of SH1 & WWLR
- The arrangement of local roads considers the natural topography and supports functional connectivity and efficient land-use
- Separate cycle lanes will be provided along WWLR, the green avenue and new collector road
- Pedestrian paths are essentially provided within the street network
- Off-road recreational pedestrian and cycling links are broadly provided throughout the site with good connectivity to reserves, parks and open spaces associated with the stream corridors
- Park edge roads are provided in practical locations where the adjoining stream edges are not subject to Bat Flight Corridor/ sections of multiple small ownerships and result in improved public amenity than those open spaces(riparian yards) suitably integrated into subdivision
- Road connections constructed to local road standards through the developments across northern and eastern escarpment areas are limited so as to achieve roading efficiency and practical gradients and avoid creating high retaining walls on either side of the road





## 6. WAIMANAWA VALLEY MASTERPLAN



6.1 Existing Site Features

Topography and Landform

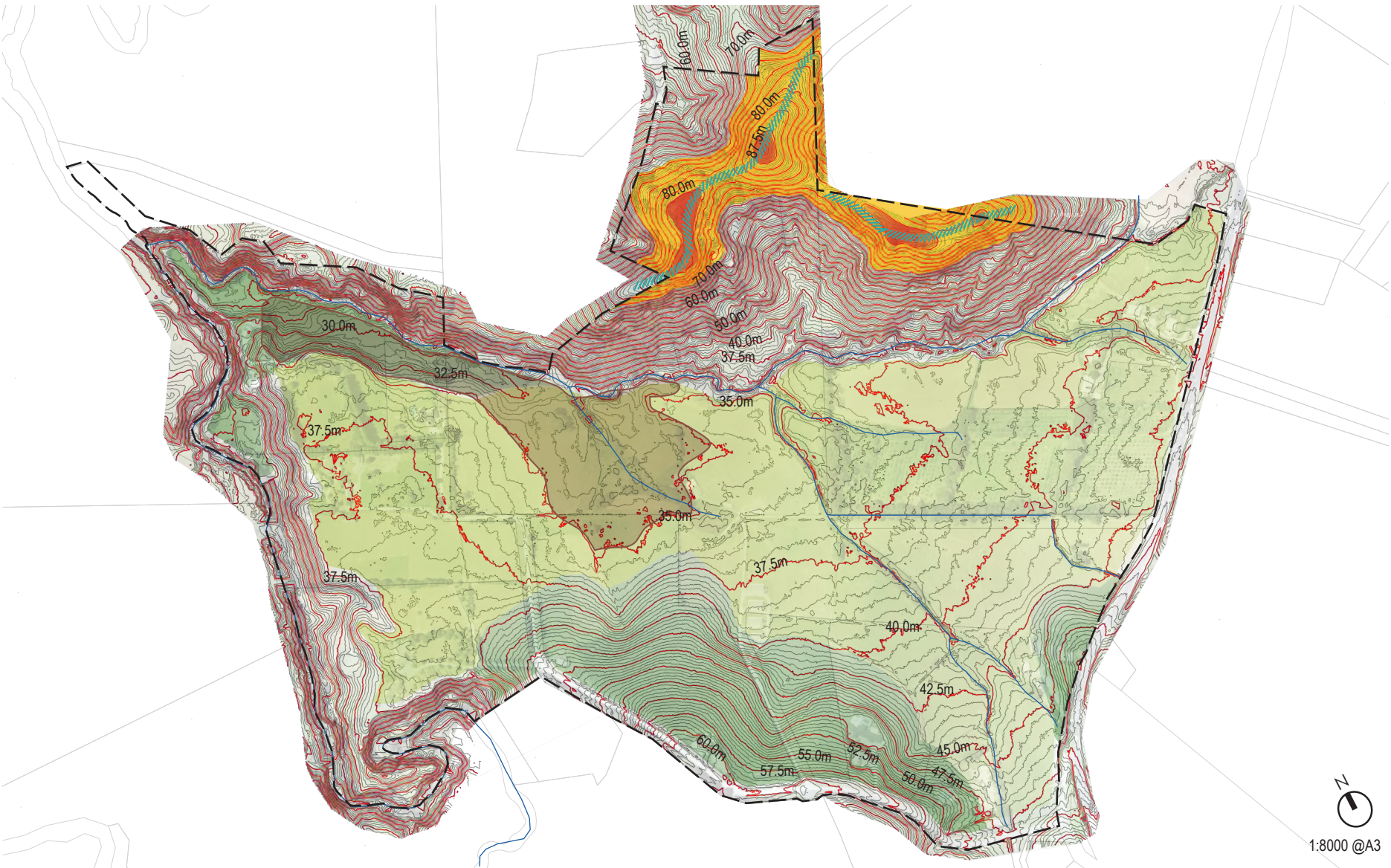


Figure 22 - Existing Site Features- Natural Features



View of flat valley floor towards south



View from southeastern corner towards northern escarpments



View of gently sloped land towards Valerie Close

The site is topographically characterised by a gently-contoured valley in the south and a primary ridgeline with several spurs extending along the northernmost portion of the site. The ridge in the north runs in a southwest-northeast direction and ascends to a high point of 87.5m near the northeast corner. Extended off the ridge to the east, is a spur running toward the SH1 which defines the eastern part of the northern boundary. The ridgeline together with the associated spurs visually contains the site from the north.

Within the valley floor, the site generally falls towards the north and west from Valerie Close and SH1. Extending centrally from Valerie Close is a gentle slope with 20m fall (approx.) that forms an elevated feature along the southern boundary.

The land adjacent to the western boundary has a more undulated contour as it intermixes with riparian margins of Mahurangi River.

- Legend
- Major Contour (2.5m)
  - Intermediate Contour (0.5m)
  - Ridge
  - Area above RL 70.0m
  - Hill Tops
  - Flat Area (slope < 1 in 20 )
  - Easy-Contour Area (slope between 1 in 20 to 1 in 9.5)
  - Alluvial Lowlands



Natural Features



Figure 23 - Existing Site Features- Natural Features

The right arm of the Mahurangi River runs in a north-south direction along the site's western boundary. A primary tributary of this river extends across the site in the middle following a west-east direction which provides a physical separation between the stream valley and the northern hill feature. Within the eastern portion of the site, a number of minor tributaries collect the complex drainage patterns falling from the south and the east as well as those further beyond the site on the other side of Valerie Close and SH1. These minor tributaries cut through the stream valley in a incised manner. A short watercourse exists in the central area of the site where it drains a pocket of constructed wetland.

The southwestern corner of the site features a corridor of indigenous vegetation consisting predominantly of mature native trees including kānuka (*Kunzea ericoides*) and pōhutukawa (*Metrosideros excelsa*). Along the north-western and northern boundaries of the site following the streams, the riparian margin is dominated by kānuka forest which extends uphill to cover 3.3ha(approx.) of land. A smaller stand of mature vegetation sits 150m east of the extensive kānuka forest and features a mixture of native podocarp and broadleaved trees, some of which are in poor health condition. A small patch of natural wetland exists at the base of a gully between the ridges and is dominated by mercer grass.

- Legend
- |                             |  |
|-----------------------------|--|
| Permanent Stream            | Indigenous Vegetation - Kanuka Forest                  |
| Intermittent Stream         | Indigenous Vegetation - Puriri Forest                  |
| Ephemeral Flow Path         | Other Significant Vegetation - Mixed Native and Exotic |
| Artificial Watercourse      | Shelter Belt   |
| Natural Wetland             | Amenity Planting                                       |
| Constructed Wetland         | Plan Change Area                                       |
| Morrison's Heritage Orchard |  |



Mahurangi River



Kanuka Forest



Riparian Planting



Constructed Wetland



Built Environment



Figure 24 - Existing Site Features- Natural Features

The site's built environment is characterised by rural residential and pastoral grazing activities. Residential dwellings are dispersed along the existing SH1, Valerie Close and streams corridors to the west. Complemented by a series of concrete/gravel lanes, Valerie Close provides primary access to the properties in the southern part of the site. The previous Ransom Winery buildings sits on a relatively high point west to the end of Valerie Close.

A number of temporary workers accommodation sheds are located adjacent to SH1 and the former Ransom Winery building.

Access to the Morrison's Heritage Orchard is via SH1. The properties in the northern portion of the site are accessed off Mason Heights.

Overall, the site's built environment has an unremarkable pattern featuring scattered residential dwellings, farm buildings and temporary structures connected by loose roading network, which is a reflection of the typical hinterland of rural settlements within the Auckland region.



State Highway 1



Valerie Close



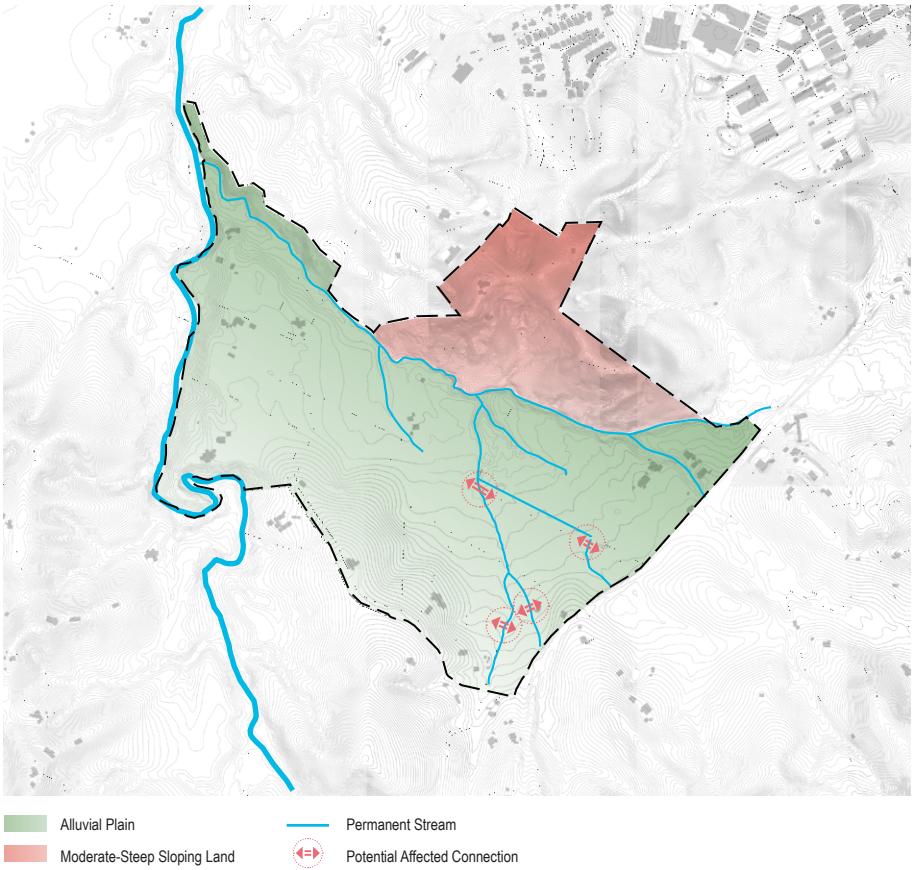
Existing Vineyard

- Legend
- |                                 |                    |
|---------------------------------|--------------------|
| Residential Building            | Public Road        |
| Ransom Winery Building          | Driveway           |
| Farm Building/ Structure        | Formed Path/ Track |
| Temporary Workers Accommodation | Plan Change Site   |
| Vineyard                        | Property Boundary  |
| State Highway 1                 |                    |



## 6.2 Site Constraints & Opportunities

### Watercourses & Landforms



- The site lies to the south of a main tributary of the Mahurangi River and is largely flat with gentle slopes towards Valerie Close which makes this area well suited for medium to high density development.
- A number of minor tributaries that run through the alluvial plain in the southeastern part of the site may require additional engineering in terms of providing continuous road connections.
- The steeply-contoured bush clad in the northern part of the site is less suitable for intensive urban subdivision and provides a visual break to the developments in the south.

### Uses



- The northern area of the site's proximity to the most recent subdivision development on Mason Heights suggests a logical connection to the existing urban fabric in Warkworth.
- The site's strategic location and direct access from motorway indicate its strong ability to provide local services, various urban uses and open spaces to a wide catchment in Warkworth South
- Morrison's Heritage Orchard and its potential complementary activities enables the opportunity to act as a key destination in Warkworth South whilst continuing to contribute to the local rural character.

### Open Spaces & Ecology

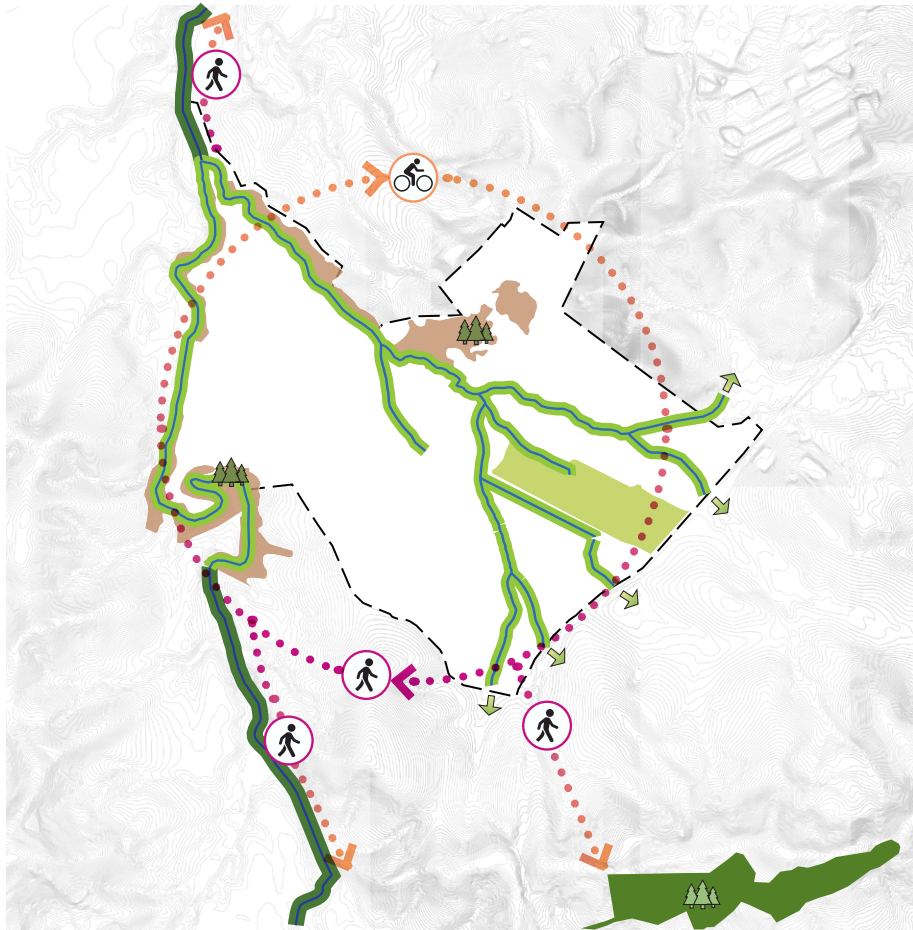
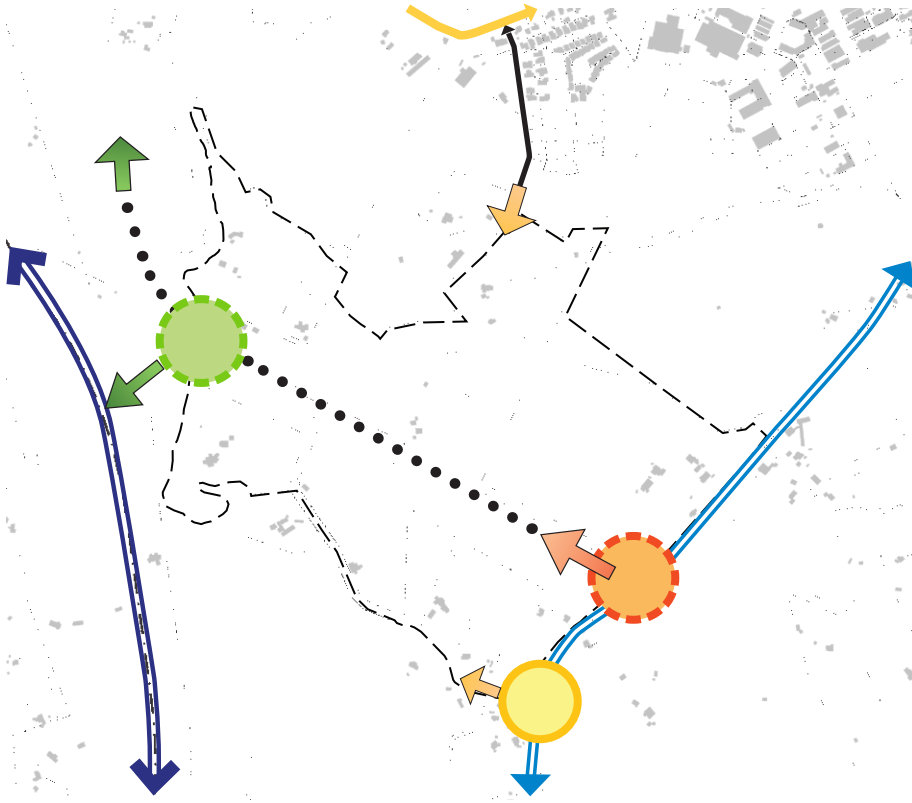


Figure 25 - Constraints & Opportunities Diagrams A

- The right arm of the Mahurangi River and its tributaries offer opportunity for natural amenity and highly-connected open spaces which form an integral part of the ecological system in Warkworth South
- The existing Kānuka forest along the north-western boundary of the site presents a natural landscape feature on the hill slopes which contributes to the broader landscape in Warkworth

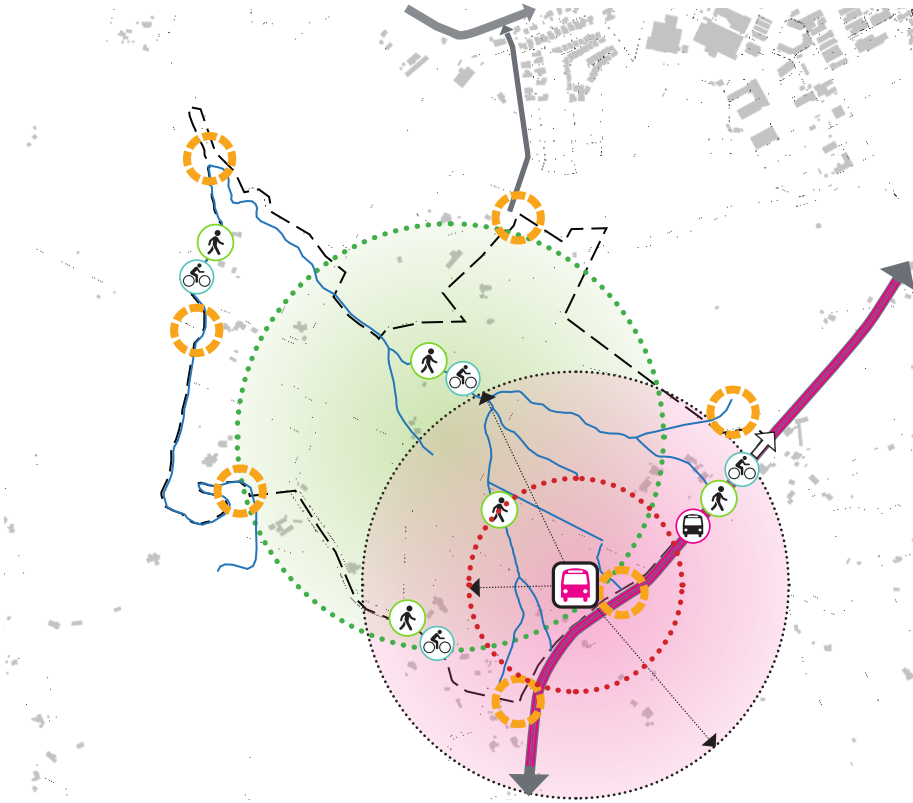


Access & Connectivity



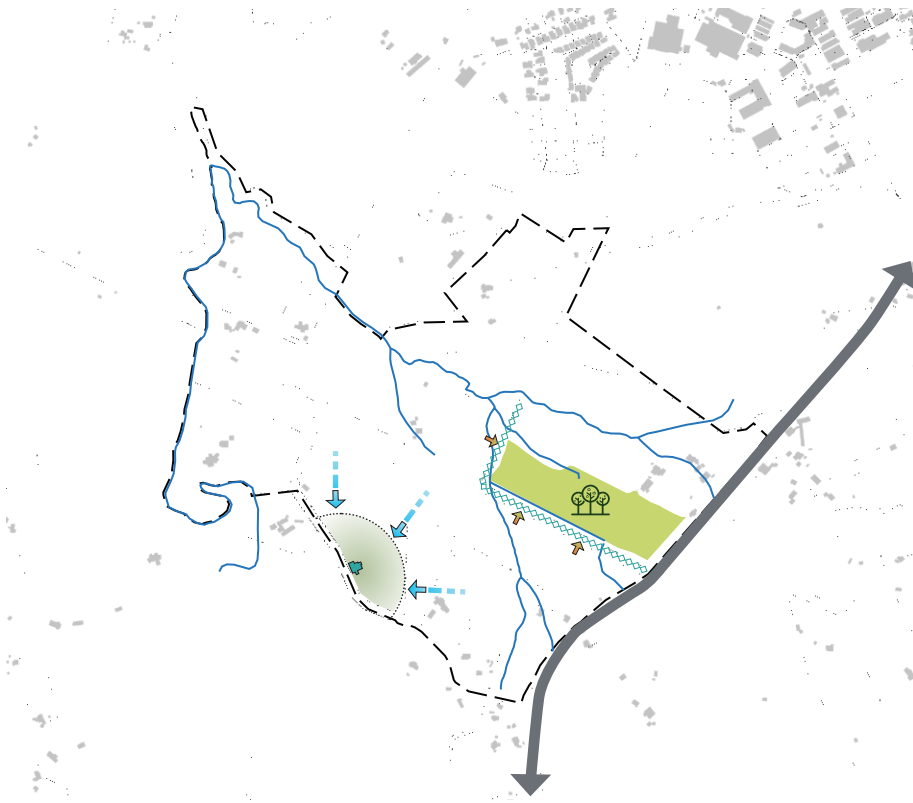
- The site is in close proximity to the existing SH1 along its eastern boundary
- With future connections from its western boundary, the site has convenient access to the new motorway and the proposed Wider Western Link Road
- Currently, Valerie Close and Mason Heights provide direct access to the site from SH1 and Woodcocks road respectively which offers easy access to the Warkworth town centre and the employment area in the vicinity of Woodcocks Road
- The proposed Wider Western Link Road that traverses through the site is an urban arterial road with limited access points from both sides of this route

Active & Public Transport



- The proposed public transport interchange within the site supports a walkable neighbourhood and caters for an extensive walking and cycling network.
- The riparian margins of the permanent streams offer opportunity for off-road pedestrian and cyclist routes .

Heritage & Culture



- The site contains no archaeological site of significance or other historic heritage sites that may raise constraints to the proposed urban developments.
- Morrison's Heritage Orchard will continue acting as a destination with rural characters that reinforces the historic and cultural values within the site.
- The existing Ransom Winery building sits on an elevated location that overlooks the flat alluvial plain and the northern slopes. There is an opportunity to create enhanced visual and physical connections to these site features.

Figure 26 - Constraints & Opportunities Diagrams B

6.3 Key Moves

On the basis of the high-level principles, a series of specific and site-responsive moves are developed to help establish a welcoming residential community with good connections and quality amenity spaces.

The key moves are:

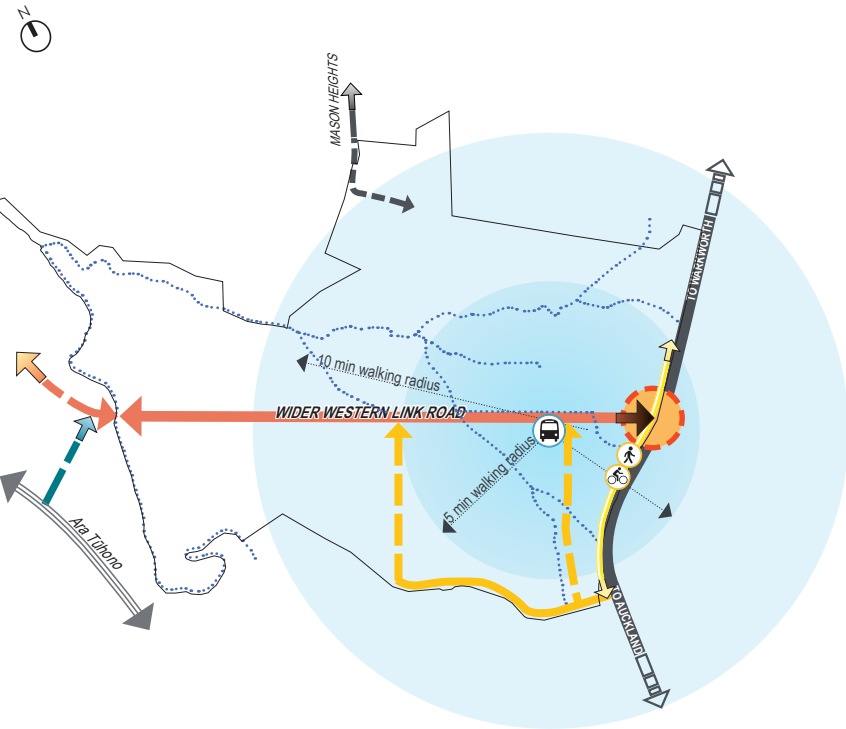
- Maintain and enhance the existing streams, forests and wetlands
- Connect to the larger arterial network
- Fit a sympathetic urban form onto the site
- Provide generous open spaces and infrastructure as the focus for the development
- Provide a local centre as a key destination for wider area in Warkworth South
- Maintain and enhance the landscape, historical and cultural values
- Provide for a dynamic mix of activities, densities and housing options

Move 1  
Maintain and enhance the existing streams, forests and wetlands



- Maintain all permanent streams and natural wetland
- Protect and enhance bush reserves along the ridges to the north
- Protect and restore the existing indigenous riparian vegetation within the south-western corner of the site
- Leverage the existing constructed wetland to integrate with stormwater management facilities
- Set development back from the natural interfaces of

Move 2  
Connect to the larger arterial network



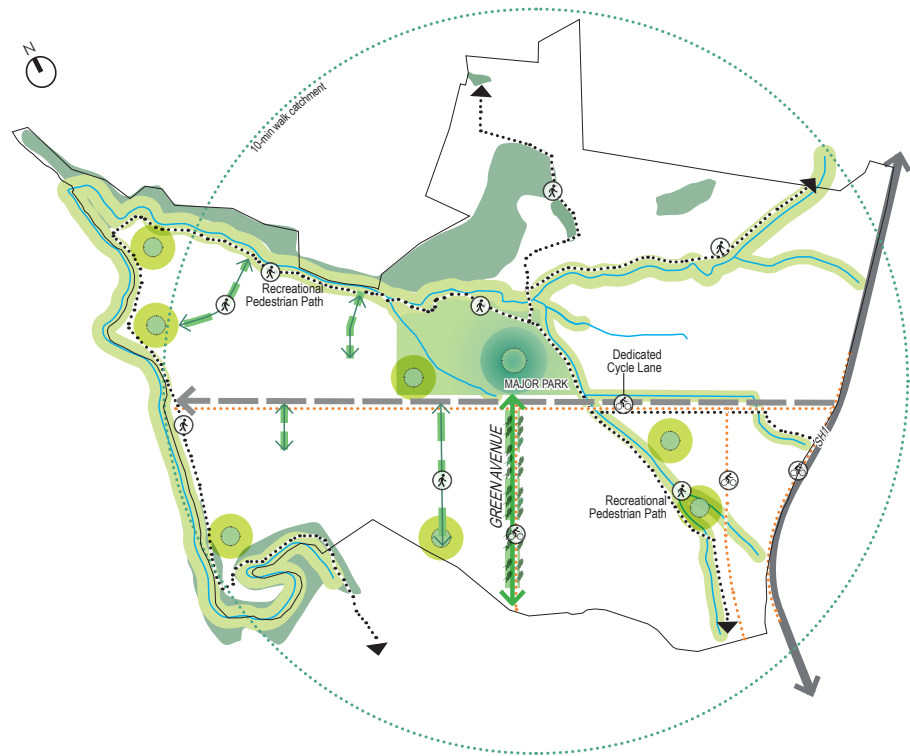
- Create the Wider Western Link Road in a most direct way which links SH1 with the south-western growth area and the Southern Interchange
- Locate the public transport interchange on the Wider Western Link road adjacent to SH1
- Provide the pedestrian and cycle linkage along SH1
- Provide key north-south connections between WWLR and Valerie Close
- Provide a key crossing for pedestrian and cyclist between the western and eastern sites at the intersection of SH1 & WWLR

Move 3  
Fit a sympathetic urban form onto the site



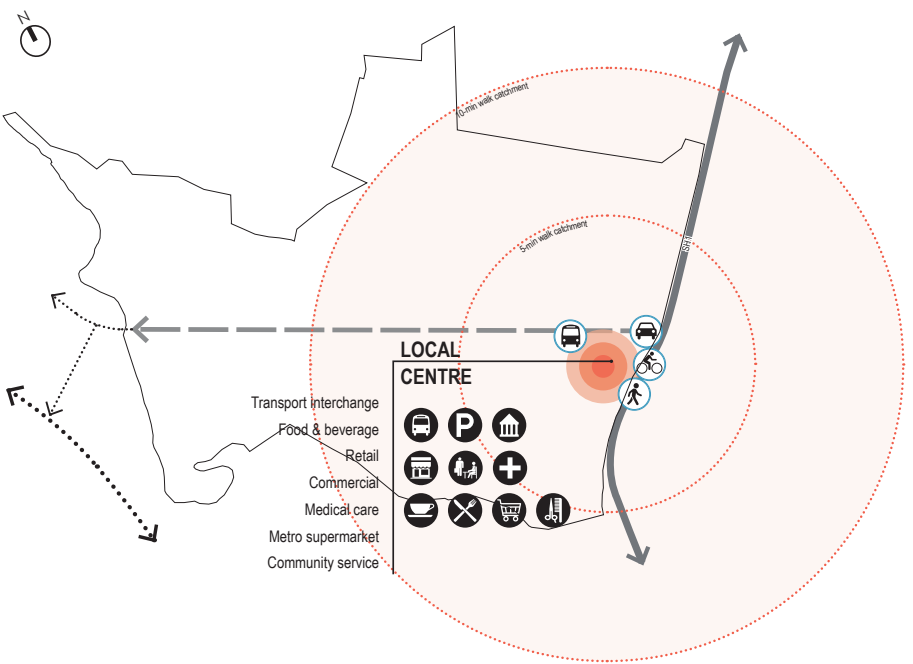
- Create street and subdivision patterns in a compact manner that fit comfortably with the existing contours
- Locate a mixed-use local centre along the Wider Western Link Road with good access to SH1 and the proposed Ara Tūhono
- Encourage greater housing density within the 5-min walk catchment of the proposed local centre and major park

Move 4  
Provide generous open spaces and infrastructure as the focus for the development



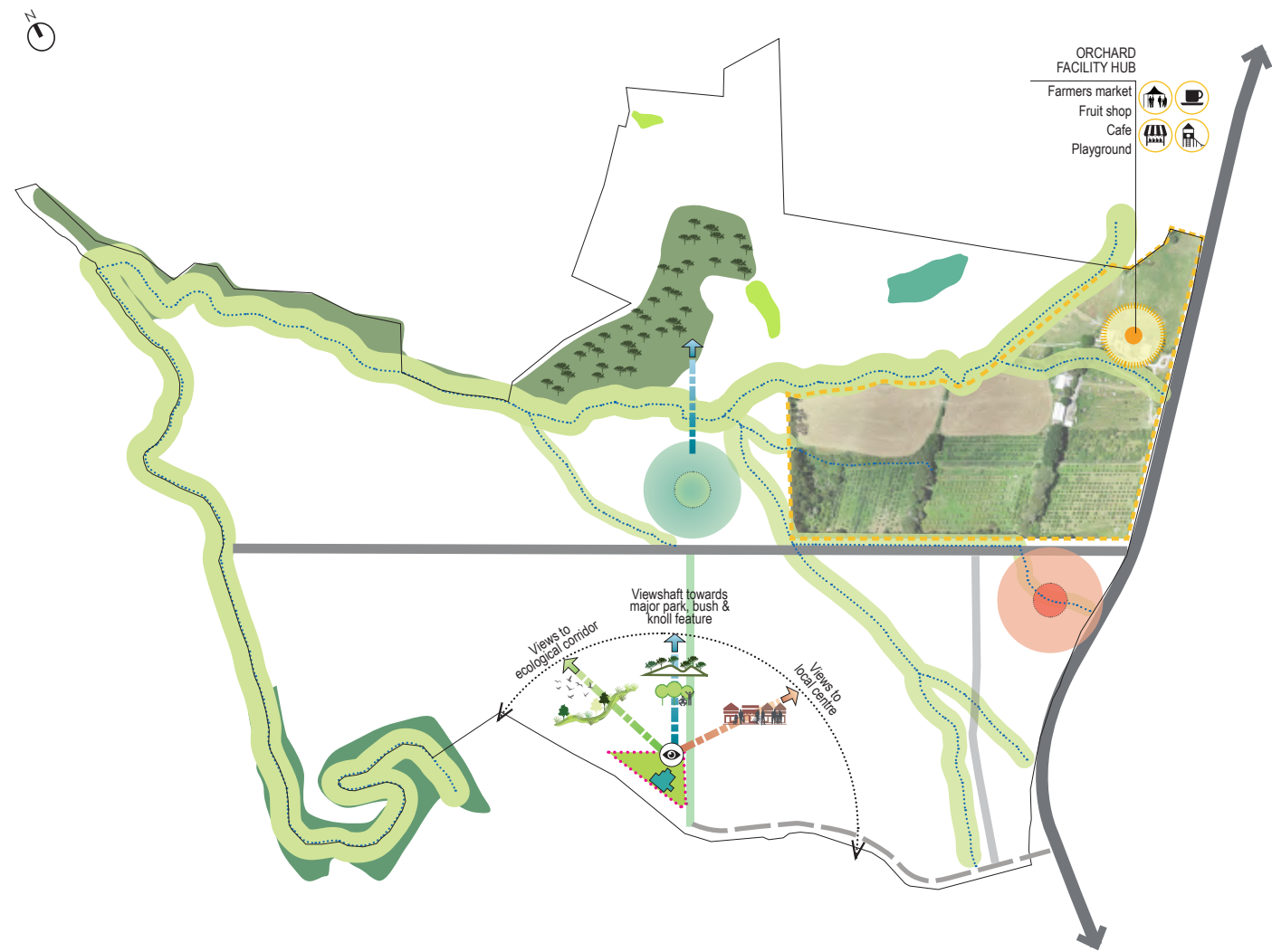
- Provide a generously-sized community park at a strategic location
- Create a linear series of parks alongside valley floor, the river and forest
- Link all reserves, parks and wetlands with recreational paths
- Provide pedestrian and cycle links across the entire site
- Integrate stormwater management areas with open spaces to provide for additional on-site amenity

Move 5  
Provide a local centre as a key destination for wider area in Warkworth South



- Provide for a local centre with presence and which supports a range of activities to meet the needs of local and broader community
- Integrate public transport interchange with the local centre
- Provide easy access to the local centre from the immediate neighbourhood, Warkworth Town Centre, wider Warkworth area and the planned transport corridor via various transport modes

Move 6  
Maintain and enhance the landscape, historical and cultural values



- Retain the Morrison's Heritage Orchard as a rural feature for Warkworth and enable additional complementary activities
- Orientate localised street views towards the remnant bush along the northern slopes

Move 7  
Provide for a dynamic mix of activities, densities and housing options



- Provide for the greatest residential density in close proximity to both local centre and transport interchange
- Create a dynamic mix of urban residential developments on the gently terraced slopes
- Provide reduced density of residential developments towards key stream corridors on the periphery
- Locate the low density large lot development over the local knoll feature in the north



6.4 Indicative Masterplan

1:5000 @A3



Figure 27 - Waimanawa Valley Illustrative Masterplan



The masterplan on the left demonstrates an indicative layout of the future development of the Waimanawa site. The illustrative plan sets out the urban design framework for the site which is intended to guide the subsequent subdivision development. The key urban design considerations that the masterplan highlights are:

- Locate an appropriately-sized local centre at the intersection of the existing SH1 and the proposed Wider Western Link Road
- Enable increased residential density around the local centre, the proposed public interchange and adjacent to the major park
- Enhance the Mahurangi River and its tributaries with a series of linear open spaces as a core structural element of the development
- Create a large park centrally-positioned within the site providing for sports fields and informal recreational activities
- Establish a clear visual corridor from Valerie Close to the central park to maintain the views towards the landscape on the northern slopes
- Provide a legible and efficient roading network with a clear hierarchy of arterial roads, secondary links, local accessway and private lanes
- Enable continuous walking and cycling links both within the road reserves and “off-road” alongside the riparian margins and through mid-blocks
- Propose lower density residential development with large section sizes over the knoll and elevated hills within the northern portion of the site
- Protect the existing pūriri and kānuka forests and ensure weed management and additional infill vegetation



Example of residential development



Example of mixed use local centre



Example of riparian margin



## 6.5 Land Uses

Building on the site's opportunities and constraints and the key design considerations, the configuration of the land use aims to optimise opportunities for high quality urban residential, create extensive open spaces, aid maintenance of landscape features and ecological values.

The proposed land uses respond to the land use plan set out in the Warkworth Structure Plan which provides for predominantly residential uses, a local centre and a series of open spaces associated with natural streams and local landscape features.

The Local Centre zone is located immediately adjoining the SH1 and the Wider Western Link Road to ensure that the new centre serves a wider catchment area within Warkworth South.

The area in close proximity to the local centre provides for the greatest residential density- Terrace Housing and Apartment Zone. This high density residential area aims to efficiently utilise the land that has convenient access to local services, retail, public transport and key open spaces.

Radiating from the local centre and the high density residential area, Mixed Housing Urban Zone extends across the low lying lands on the valley floor. To the west, the residential density of MHU transits down to address the stream edge of the right arm of Mahurangi River. This transition of residential density supports a compact urban form around the growth node in Warkworth South whilst enabling a mix of medium-density residential uses with high amenities.

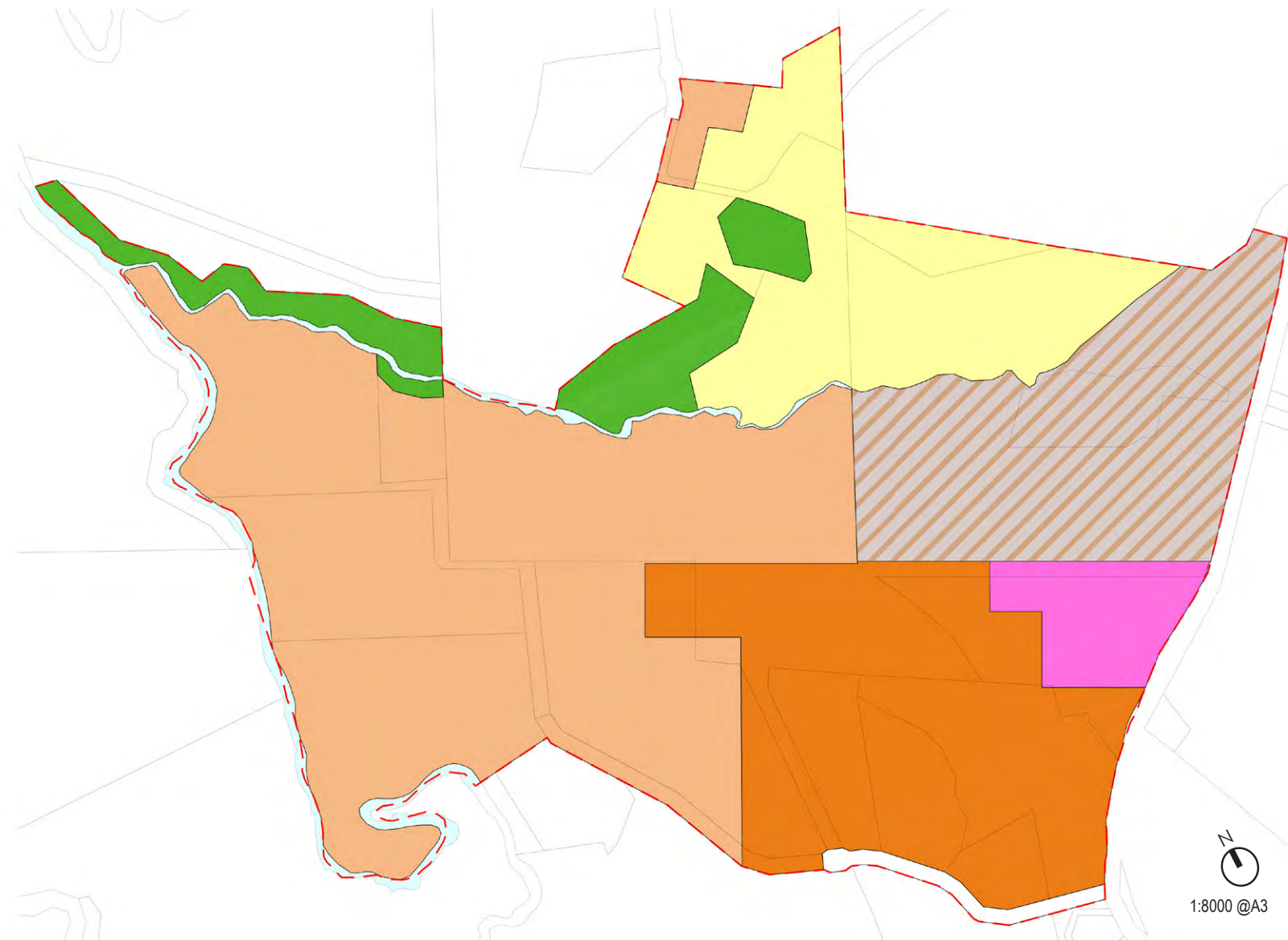


Figure 28 - Zoning Plan

### Legend

--- Plan Change Boundary

### Residential

- Residential - Large Lot Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing & Apartment Buildings Zone

### Business

- Business - Local Centre Zone

### Open Space

- Open Space - Conservation Zone

### Rural

- Rural-Mixed Rural Zone

Land Use Metrics & Yield

The proposed masterplan identifies a logic land use pattern which supports efficiency, appropriate balance of land use distribution and diversity of residential opportunities.

The key land use and yield metrics identified by the indicative masterplan are outlined in the chart on the right. As such the land use pattern:

- Contributes to the residential needs and supports a compact urban form
- The appropriate mix of residential zones enables the ability to provide for a wide range of housing choices
- Supports a functional local centre to provide for convenience needs for the residential areas of the site and the wider community within the southern growth area in Warkworth
- Allows the retention of significant ecological areas, remnant bush and more localised landscape features to be integral part of the development
- Ensure high amenity open spaces are generously provided throughout the development

Zoning		Land Area (Hectare)	Percentage of Total Site Area	Residential Yield	Indicative Open Space Provisions (Hectare)
Residential	Terrace housing and Apartment Buildings	19.600	19.70%	367 lots +105 Apartments	1.171
	Mixed Housing Urban	38.393	38.59%	352 lots	9.781
	Large Lot	14.654	14.73%	23 lots	0
	Sub-total	72.647	73.02%	742 lots +105 Apartments	10.952
Business	Local Centre	3.415	3.43%	68 Apartments	0
	Sub-total	3.415	3.43%	68 Apartments	0
Open Space	Open Space - Conservation	5.718	5.75%		5.718
	Sub-total	5.718	5.75%		5.718
Rural	Rural-Mixed Rural	15.233	15.31%		
	Sub-total	15.233	15.31%		
	Others (Existing road/streams/ watercourses/ possible landtake)	2.480	2.49%		
	Total	99.49	100.00%	742 lots +173 Apartments	16.67

Figure 29 - Land Use Metrics and Yields



6.6 Open Space Strategy

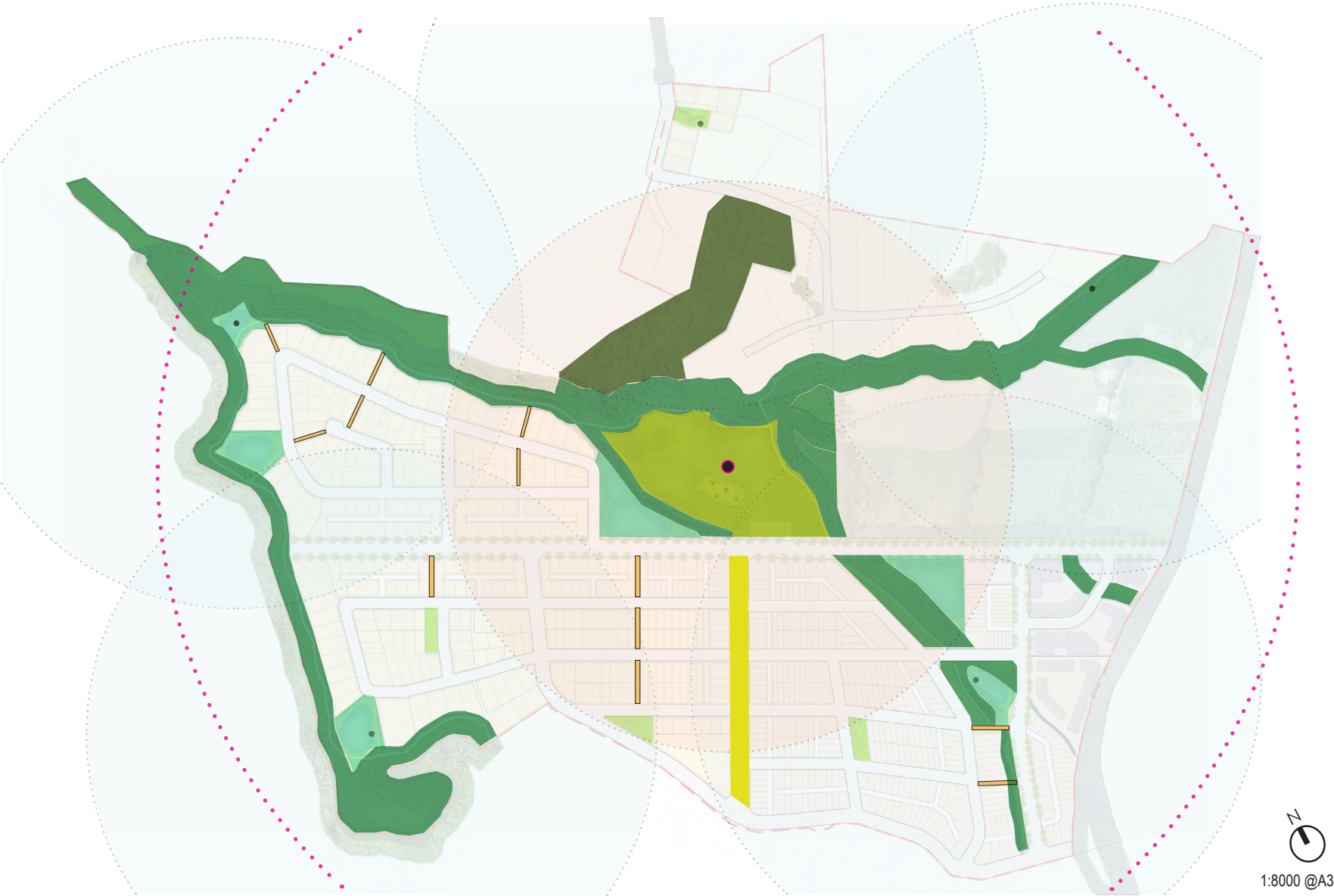


Figure 30 - Open Space Network

The proposed masterplan is based on providing for a variety of generous open spaces across the site to create an integrated network of parks and green links. The open space strategies aim to :

- Enhance the existing ecological corridors along the upper reaches of Mahurangi River and its primary tributaries through generally 20m wide riparian margins
- Create a significant suburb park that provides a variety of high amenity public spaces
- Create a central green avenue to connect Valerie Close with the major park and strengthen the key visual connections to the landscape on the northern hills
- Provide for a series of pocket parks within the urban grain of the residential areas
- Create linear green spaces that connects to the riparian corridors and parks
- Offer continuous, interlinked and safe routes for pedestrians and cyclists to all open spaces
- Integrate stormwater management facilities with public open spaces to enhance the ecological and amenity values of the development
- Protect and enhance the existing forest areas and Morrison's Heritage Orchard

Legend

- Riparian Corridor
- Suburb Park
- Stormwater Park
- Pocket Parks
- Green Avenue
- Linear Links
- Bush Reserves

- 400m Radius - 5-min Walk
- 800m Radius-10-min Walk

Examples of Open Spaces



Community Park



Stormwater Park



Pocket Park



Riparian Corridor



6.7 Street Network

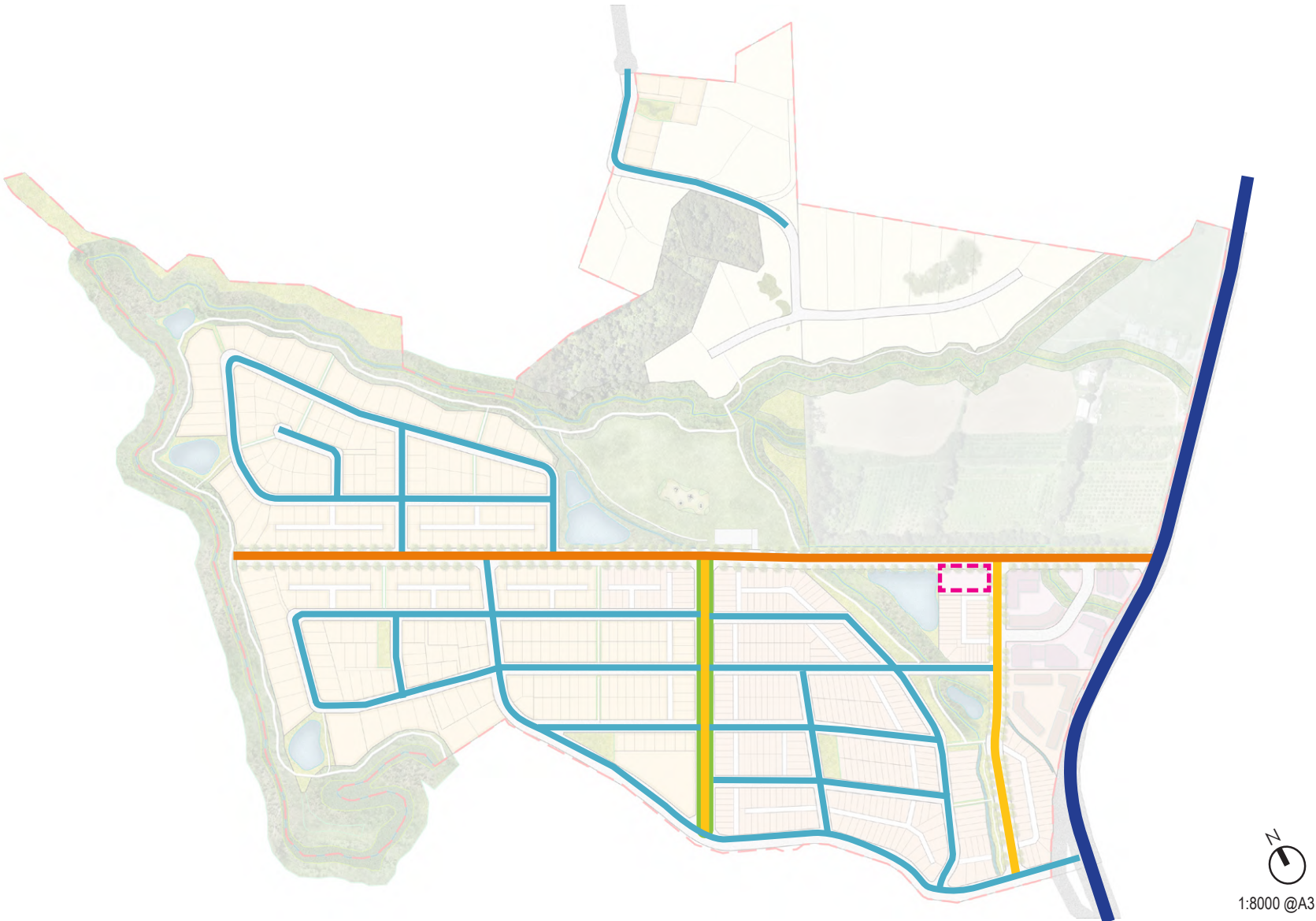


Figure 31 - Street Network

- Legend
- State Highway 1
  - Arterial Road (24m)
  - Collector Road
  - Green Avenue
  - Local Road
  - Proposed Public Transport Interchange

Examples of streets

Collector Road



Boulevard

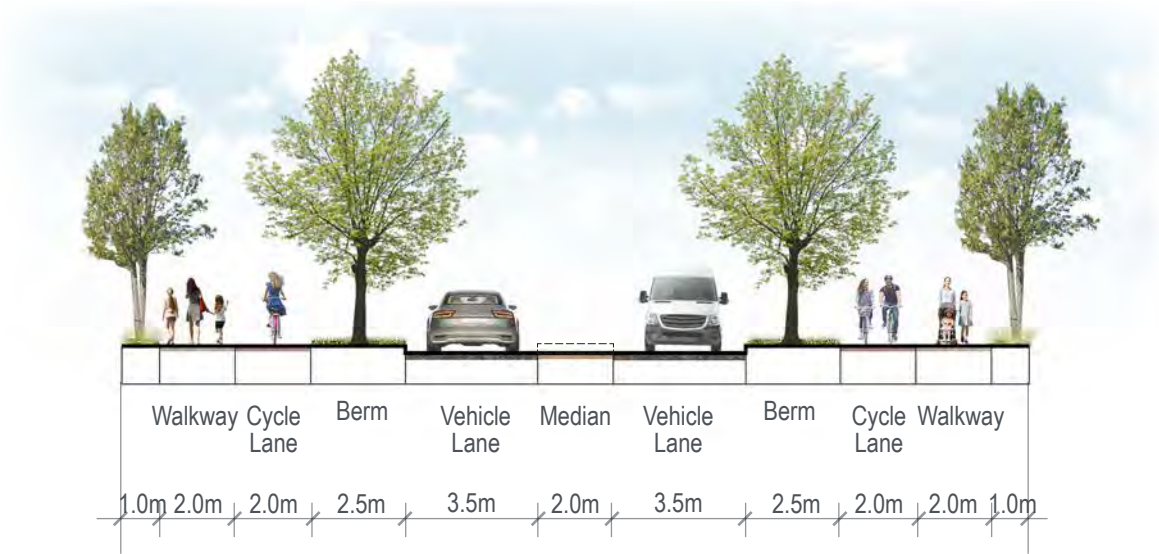


Local Road

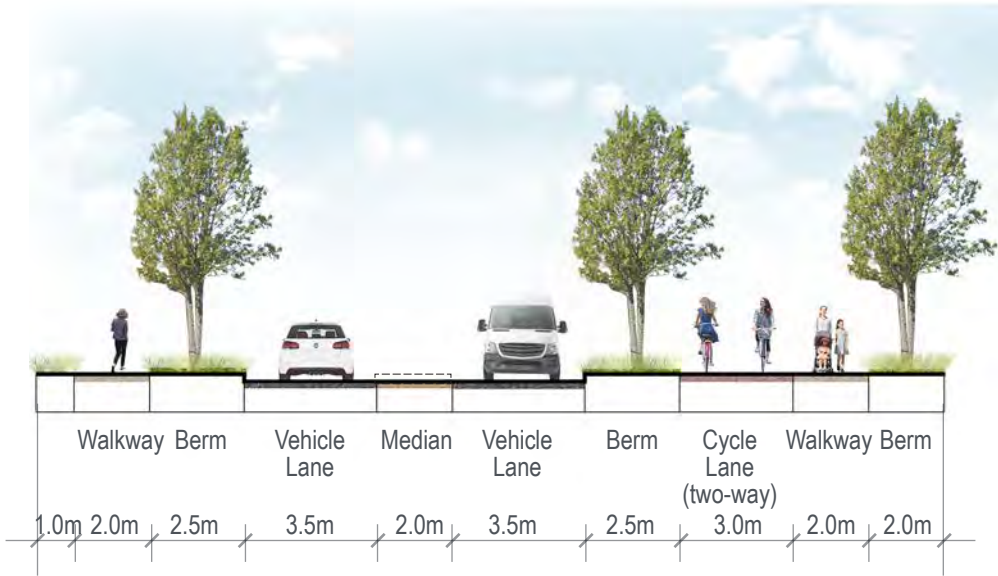


Indicative Road Cross-sections

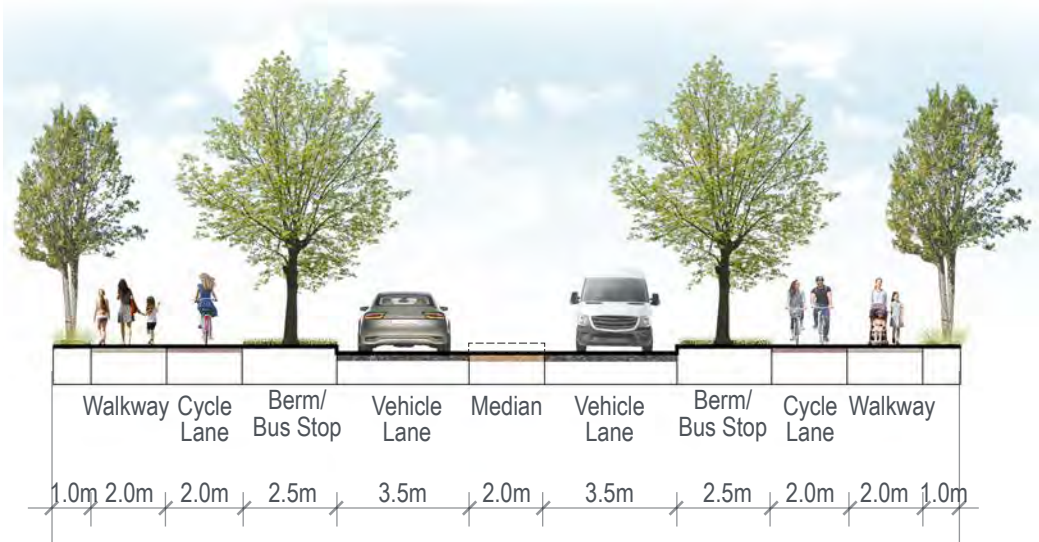
State Highway 1 (24m-2 Lanes)



Wider Western Link Road (24m) -Morrison Orchard Section



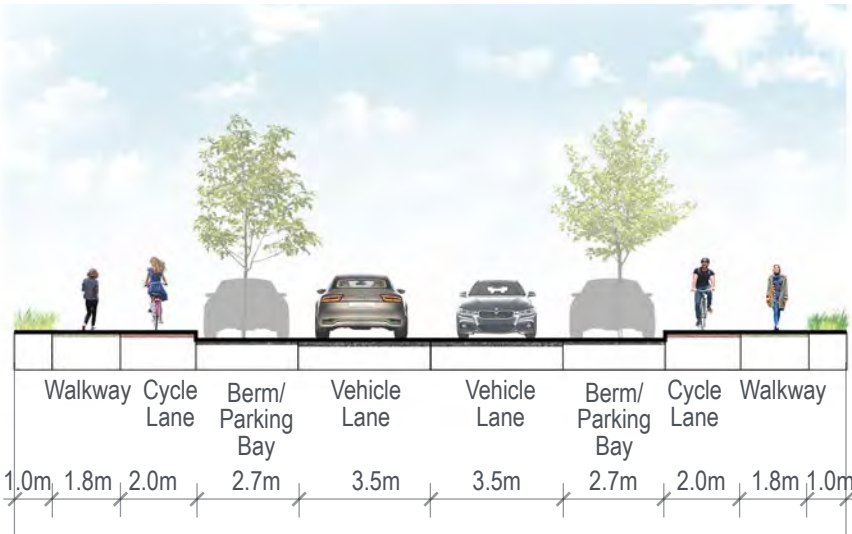
Wider Western Link Road (24m) -Western Section



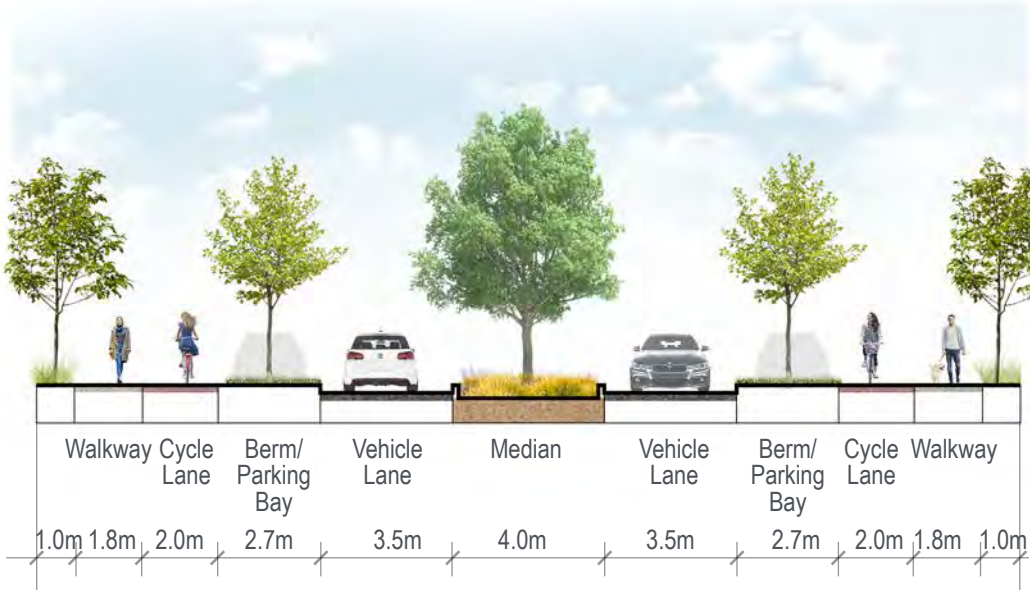


Indicative Road Cross-sections

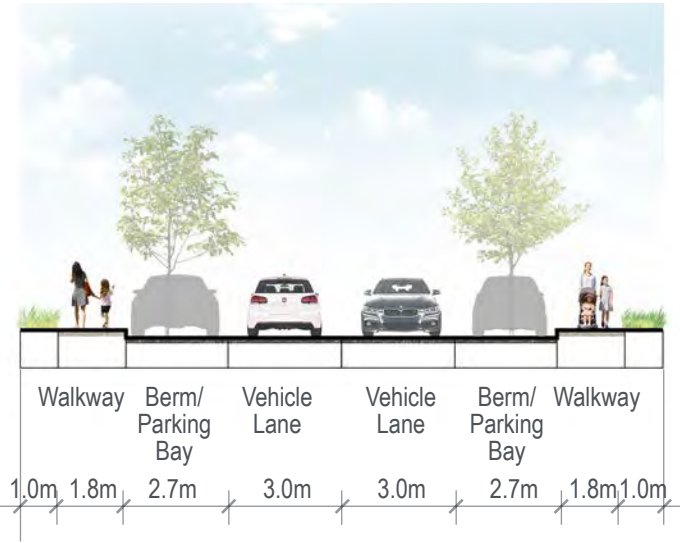
Collector Road (22m)



Green Avenue (26m)



Typical Local Road (17m)





6.8 Walking & Cycling Network



Figure 32 - Walking & Cycling Network

The Waimanawa masterplan places a strong emphasis on creating a walkable community.

Footpaths and on-road cycle routes are integrated within the road reserves to provide primary pedestrian and cycle access across the site. The routes are legible and offers direct connections to the local centre, public transport interchange and open spaces.

A pedestrian and cyclist crossing will be provided at the intersection of SH1 and WWLR to connect the western and eastern sites.

The open spaces within the masterplan area are interlinked and well connected with the proposed local centre and residential community through both on-road walking and cycling routes and off-road recreational paths.

A series of shared pedestrian and cycle paths are generously provided alongside Mahurangi River and its tributaries. The boulevard provides direct pedestrian and cycle linkages between the proposed WWLR and Valerie Close as well as visual connections towards the central park and bush reserves on the northern slopes.

- Legend
- Recreational Greenway Route (Shared Pedestrian & Cycle)
  - Recreational Pedestrian Path
  - Mid block Green Connection
  - Dedicated On-road Cycling Path
  - Pedestrian & Cyclist Crossing between Waimanawa Valley & Waimanawa Hills
  - Open Space
  - 400m Radius - 5-min Walk

Examples of walking & cycling paths



Shared Path



Recreational Pedestrian Path



Mid-block Green Link



On-road Cycle Path

## 6.9 Landscape Approach



Figure 33 - Landscape Concept

### Legend

Streetscape Planting		Amenity Planting	
<span style="color: blue;">■</span>	Arterial Road Planting	<span style="color: green;">a</span>	Riparian Planting
<span style="color: pink;">■</span>	Local Centre Planting	<span style="color: green;">b</span>	Suburb Park
<span style="color: green;">■</span>	Boulevard Planting	<span style="color: orange;">c</span>	Pocket Park
<span style="color: yellow;">■</span>	Collector Road Planting	<span style="color: green;">d</span>	Stormwater Pond
<span style="color: orange;">■</span>	Residential Street Planting	<span style="color: blue;">e</span>	Feature Planting
<span style="color: lightgreen;">■</span>	Low Density Street Planting	<span style="color: blue;">f</span>	Green Link
		<span style="color: brown;">g</span>	Bat Flight Corridor

### Planting Strategy

The natural valley setting of the Waimanawa site in south Warkworth, includes an existing necklace of wetland/riparian planting and well established native forest along the corridor of the central stream (a tributary of the upper reaches of the Mahurangi River).

The central intention of the landscape design for the site is to retain all established indigenous species, within both the riparian/wetland and forest areas and to extend these into the planned new wetlands, streams, reserve areas and streets.

The dominant tree species of the existing forest remnant and riparian vegetation are kanuka, pūriri, totara, rimu, kahikatea, kauri, pōhutukawa and many vines and epiphytes.

Recent landuse has been a mixture of pastoral farming, orchards, and vineyards.

Little care has been provided to the existing riparian and forest plantings. Pest plants existing within these areas, will require eradication and management prior to any infill or succession planting commences.

Expansion of the forest and wetlands into the new plantings in the reserves, wetland areas and streets will integrate the development with the existing landscape..

The proposed new stormwater ponds provide not only an opportunity to integrate with the existing riparian and wetland plantings, but to soften the transition to the residential community dwellings.

The planned reserve areas at the base of the valley feature extensive wetlands and provide additional opportunity to celebrate the past use of the land of food source, by integrating community gardens and fruit trees.

Open space of the planned reserve areas will allow for active use by the community, for play, sports, recreation and an active travel pathway.



All the streets will feature berm plantings of trees with a majority of indigenous species mixed with exotics chosen for their hardy and seasonal attributes.

The double planting of the heavy volume arterial road with large exotic plane tree species, will have instant scale impact, to provide the need to slow down for traffic, as it enters this community zone.

Large grade indigenous tree species, such as the Totara, Kowhai, and Pūriri will feature in the berms of the residential streets providing themed character to each street.

Future design guidelines will provide elements such as fencing, and amenity plantings, with pathways, allowing for clear visual access across plantings.

Plantings are also chosen to provide a diverse mix of both exotic for pollination of other plants, food source for birds, reptiles, insects, and frog species by wetland enhancement and expansion of riparian and forest species into the necklace of rich texture existing on the boundaries of the site.

Low riparian plants are specifically selected to maintain a clear corridor along the Mahurangi River for bats to flying through.

Example of Riparian Edge



Example of Stormwater Pond Landscape Treatment





Indicative Planting Palette

Streetscape Planting

Area	Category	Botanic Name	Common Name
Arterial Road	Specimen Trees	<i>Sophora chathamica</i>	Coastal kōwhai
		<i>Prunus yedoensis</i> 'Awanui'	Flowering Cherry
		<i>Liquidambar styraciflua</i> 'Worplesdon'	Sweet Gum
		<i>Vitex lucens</i>	Puriri
		<i>Platanus x acerifolia</i>	London Plane
	Amneity Planting	<i>Phormium cookianum</i> 'Emerald Green'	Dwarf Mountain Flax
		<i>Libertia grandiflora</i>	NZ Iris
		<i>Phormium</i> 'Dark Delight'	Ornamental Flax
		<i>Hebe species</i>	Hebe
		<i>Griselinia littoralis</i>	Kapuka / Broadleaf
		<i>Muehlenbeckia complexa</i>	Small-leaved Pohuehue
		<i>Carex secta</i>	Makura Sedge

Seclection of Aetrial Road Planting



*Sophora chathamica*  
Coastal kōwhai



*Prunus yedoensis* 'Awanui'  
Flowering Cherry



*Liquidambar styraciflua* 'Worplesdon'  
Sweet Gum



*Vitex lucens*  
Puriri



*Platanus x acerifolia*  
London Plane



*Phormium cookianum* 'Emerald Green'  
'Dwarf Mountain Flax



*Libertia grandiflora*  
NZ Iris



*Phormium* 'Dark Delight'  
'Ornamental Flax



*Hebe* 'Wiri Mist'  
Koromiko / Hebe



*Carex secta*  
'Makura Sedge



Indicative Planting Palette

Streetscape Planting

Area	Category	Botanic Name	Common Name
Local Centre	Specimen Trees	<i>Meryta sinclairii</i>	Puka/Pukanui
		<i>Rhopalostylis sapida 'Chathamica'</i>	Chatham Island Nikau
		<i>Rhapalostylis sapida</i>	Nikau Palm
		<i>Sophora chathamica</i>	Coastal kōwhai
		<i>Prunus yedoensis 'Awanui'</i>	Flowering Cherry
	Amneity Planting	<i>Pimelea prostrata</i>	NZ Daphne
		<i>Pseudopanax arboreus</i>	Five Finger
		<i>Pseudopanax ferox</i>	Fierce Toothed Lancewood
		<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
		<i>Tecomanthe speciosa</i>	Three Kings Vine
		<i>Pratia angulata</i>	Panakenake
		<i>Coprosma 'Taiko'</i>	Groundcover coprosma

Area	Category	Botanic Name	Common Name
Boulevard	Specimen Trees	<i>Prunus 'Tai Haku'</i>	Great White Flowering Cherry
		<i>Prunus yedoensis 'Awanui'</i>	Flowering Cherry
		<i>Rhopalostylis sapida 'Chathamica'</i>	Chatham Island Nikau
		<i>Alectryon grandis</i>	Three Kings titoki
		<i>Sophora microphylla</i>	South Island Kowhai
	Amneity Planting	<i>Muehlenbeckia complexa</i>	Small-leaved Pohuehue
		<i>Hebe species</i>	Hebe
		<i>Asplenium 'Maori Princess'</i>	Hybrid Fern
		<i>Coprosma 'Taiko'</i>	Groundcover coprosma
		<i>Dianella nigra</i>	Turutu
		<i>Libertia grandiflora</i>	NZ Iris
		<i>Pratia angulata</i>	Panakenake

Selection of Local Centre Planting



*Meryta sinclairii*  
Puka/Pukanui



*Rhopalostylis sapida 'Chathamica'*  
Chatham Island Nikau



*Pimelea prostrata*  
NZ Daphne



*Sophora molloyii 'Dragons Gold'*  
Ornamental Kowhai

Selection of Boulevard Planting



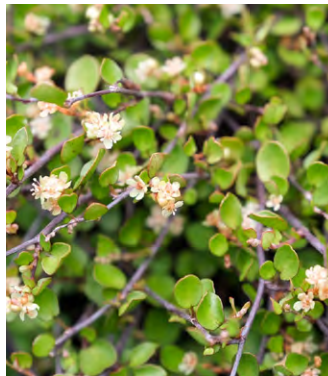
*Sophora microphylla*  
South Island Kowhai



*Alectryon grandis*  
Three Kings titoki



*Prunus 'Tai Haku'*  
Great White Flowering Cherry



*Muehlenbeckia complexa*  
Small-leaved Pohuehue



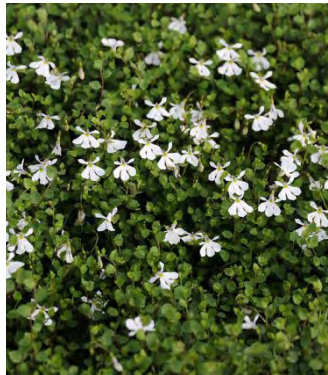
*Hebe salicifolia 'Snowdrift'*  
Koromiko / Hebe



*Dianella nigra*  
Turutu



*Asplenium 'Maori Princess'*  
Hybrid Fern



*Pratia angulata*  
Panakenake



Indicative Planting Palette

Streetscape Planting

Area	Category	Botanic Name	Common Name
Collector Road	Specimen Trees	<i>Podocarpus 'Matapouri Blue'</i>	Blue Totara
		<i>Phyllocladus trichomanoides</i>	Tanekaha
		<i>Vitex lucens</i>	Puriri
		<i>Carpodetus serratus</i>	Putaputaweta / Marble Leaf
		<i>Laurelia novae-zelandiae</i>	Pukatea
	Amneity Planting	<i>Phormium cookianum 'Emerald Green'</i>	Dwarf Mountain Flax
		<i>Phormium 'Dark Delight'</i>	Ornamental Flax
		<i>Choisya ternata</i>	Mexican Orange Blossom
		<i>Coprosma 'Prostrata'</i>	Groundcover coprosma
		<i>Hebe species</i>	Hebe
		<i>Pimelea prostrata</i>	NZ Daphne
		<i>Pittosporum 'Golf Ball'</i>	Dwarf Pittosporum

Area	Category	Botanic Name	Common Name
Residential Street	Specimen Trees	<i>Sophora tetraptera</i>	North Island Kowhai
		<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen Magnolia
		<i>Olea europaea</i>	Fruiting Olive
		<i>Apple tree</i>	Fruiting Apple
		<i>Apricot tree</i>	Fruiting Apricot
	Amneity Planting	<i>Trachelospermum jasminoides</i>	Star Jasmine
		<i>Buxus 'Green Gem'</i>	Dwarf Box Hedge
		<i>Buxus 'Graham Blandy'</i>	Upright Box
		<i>Rosmarinus 'Lockwood de Forest'</i>	Groundcover Rosemary
		<i>Acaena purpurea</i>	Purple Bidibidi
		<i>Ajuga reptans 'Jungle Beauty'</i>	Bugleherb
		<i>Pimelea prostrata</i>	NZ Daphne

Area	Category	Botanic Name	Common Name
Low Density Street	Specimen Trees	<i>Fraxinus angustifolia 'Raywoodii'</i>	Claret Ash
		<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen Magnolia
		<i>Prunus yedoensis 'Awanui'</i>	Flowering Cherry
	Amneity Planting	<i>Phormium cookianum 'Emerald Green'</i>	Dwarf Mountain Flax
		<i>Phormium 'Surfer'</i>	Ornamental Flax
		<i>Ajuga reptans 'Jungle Beauty'</i>	Bugleherb
		<i>Coprosma 'Prostrata'</i>	Groundcover coprosma

Selection of Collector Road Planting



*Podocarpus 'Matapouri Blue'*  
Blue Totara



*Phyllocladus trichomanoides*  
Tanekaha



*Choisya ternata*  
Mexican Orange Blossom



*Pittosporum 'Golf Ball'*  
Dwarf Pittosporum

Selection of Residential Street Planting



*Sophora tetraptera*  
North Island Kowhai



*Magnolia grandiflora 'Little Gem'*  
Evergreen Magnolia



*Trachelospermum jasminoides*  
Star Jasmine



*Buxus 'Green Gem'*  
Dwarf Box Hedge

Selection of Low Density Street Planting



*Fraxinus angustifolia 'Raywoodii'*  
Claret Ash



*Prunus yedoensis 'Awanui'*  
Flowering Cherry



*Phormium cookianum 'Emerald Green'*  
'Dwarf Mountain Flax



*Phormium 'Surfer'*  
Ornamental Flax



Stormwater Pond Planting

d	Category	Botanic Name	Common Name
SHURBS		<i>Carex secta</i>	Makura Sedge
		<i>Apodasmia similis</i>	Oioi
		<i>Phormium tenax</i>	Harakeke / NZ Flax
		<i>Coprosma robusta</i>	Karamu
		<i>Hebe salicifolia</i>	Koromiko / Hebe
		<i>Carex virgata</i>	Pukio / Swamp Sedge
		<i>Carex geminata</i>	Rautahi / Wetland Cutty Grass
		<i>Coprosma propinqua</i>	Mingimingi
		<i>Austroderia fulvida</i>	Toe Toe
		<i>Macropiper excelsum</i>	Kawakawa
		<i>Pseudopanax arboreus</i>	Five Finger
		<i>Aristotelia serrata</i>	Makomako / Wineberry
TREES		<i>Cordyline australis</i>	Cabbage Tree
		<i>Dacrycarpus dacrydioides</i>	kahikatea
		<i>Pittosporum tenuifolium</i>	Kohuhu / Black Matipo
		<i>Pittosporum crassifolium</i>	NZ Karo
		<i>Podocarpus totara</i>	Totara
		<i>Leptospermum scoparium</i>	Manuka
		<i>Kunzea ericoides</i>	Kanuka

Selection of Stormwater Pond Planting



Carex secta  
Makura Sedge



Apodasmia similis  
Oioi



Phormium tenax  
Harakeke / NZ Flax



Coprosma robusta  
Karamu



Carex virgata  
Pukio / Swamp Sedge



Pittosporum tenuifolium  
Kohuhu / Black Matipo



Aristotelia serrata  
Makomako / Wineberry



Austroderia fulvida  
Toe Toe



Cordyline australis  
Cabbage Tree



Pittosporum tenuifolium  
Kohuhu / Black Matipo



Leptospermum scoparium  
Manuka



Kunzea ericoides  
Kanuka



Riparian Planting

a	Category	Botanic Name	Common Name
	SHURBS	<i>Phormium tenax</i>	Harakeke / NZ Flax
		<i>Carex secta</i>	Makura Sedge
		<i>Apodasmia similis</i>	Oioi
		<i>Coprosma robusta</i>	Karamu
		<i>Carex virgata</i>	Pukio / Swamp Sedge
		<i>Austroderia fulvida</i>	Toe Toe
		<i>Macropiper excelsum</i>	Kawakawa
		<i>Pseudopanax arboreus</i>	Five Finger
		<i>Aristotelia serrata</i>	Makomako / Wineberry
		<i>Coprosma propinqua</i>	Mingimingi
		<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
		<i>Pseudopanax lessonii</i>	Native Five Finger
	TREES	<i>Cordyline australis</i>	Cabbage Tree
		<i>Dacrycarpus dacrydioides</i>	kahikatea
		<i>Pittosporum tenuifolium</i>	Kohuhu / Black Matipo
		<i>Pittosporum crassifolium</i>	NZ Karo
		<i>Podocarpus totara</i>	Totara
		<i>Leptospermum scoparium</i>	Manuka
		<i>Carpodetus serratus</i>	Putaputaweta / Marble Leaf

Parks & Common Areas Planting

b c e f	Category	Botanic Name	Common Name
	SHURBS	<i>Buxus 'Green Gem'</i>	Dwarf Box Hedge
		<i>Pittosporum 'Golf Ball'</i>	Dwarf Pittosporum
		<i>Hebe species</i>	Hebe
		<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
		<i>Phormium cookianum 'Emerald Green'</i>	Dwarf Mountain Flax
		<i>Phormium 'Dark Delight'</i>	Ornamental Flax
		<i>Phormium 'Surfer'</i>	Ornamental Flax
		<i>Rosmarinus 'Lockwood de Forest'</i>	Groundcover Rosemary
		<i>Trachelospermum jasminoides</i>	Star Jasmine
		<i>Griselinia littoralis</i>	Kapuka / Broadleaf
		<i>Camellia species</i>	Camellia
		<i>Muehlenbeckia complexa</i>	Small-leaved Pohuehue
	TREES	<i>Liquidambar styraciflua 'Worplesdon'</i>	Sweet Gum
		<i>Sophora tetraptera</i>	North Island Kowhai
		<i>Platanus x acerifolia</i>	London Plane
		<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen Magnolia
		<i>Apple tree</i>	Fruiting Apple
		<i>Apricot tree</i>	Fruiting Apricot
		<i>fig tree</i>	Fruiting Fig

Selection of Riparian Planting



*Podocarpus totara*  
Totara



*Carpodetus serratus*  
Putaputaweta / Marble Leaf



*Carex secta*  
Makura Sedge



*Sophora molloyii 'Dragons Gold'*  
Ornamental Kowhai

Selection of Common Area Planting



*Buxus 'Green Gem'*  
Dwarf Box Hedge



*Phormium 'Dark Delight'*  
'Ornamental Flax



*Platanus x acerifolia*  
London Plane



*Magnolia grandiflora 'Little Gem'*  
Evergreen Magnolia

Bat Flight Corridor Planting

9	Category	Botanic Name	Common Name
	GRASSES & SHURBS	<i>Phormium tenax</i>	Harakeke / NZ Flax
		<i>Carex secta</i>	Makura Sedge
		<i>Apodasmia similis</i>	Oioi
		<i>Hebe species</i>	Hebe
		<i>Carex virgata</i>	Pukio / Swamp Sedge
		<i>Austroderia fulvida</i>	Toe Toe
		<i>Macropiper excelsum</i>	Kawakawa
		<i>Astelia fragrans</i>	Kakaha / Bush Flax
		<i>Astelia nervosa "Westland"</i>	Bronze Bush Flax
		<i>Coprosma propinqua</i>	Mingimingi
		<i>Sophora molloyii "Dragons Gold"</i>	Ornamental Kowhai

Selection of Bat Flight Corridor Planting



*Astelia fragrans*  
Kakaha / Bush Flax



*Hebe 'Wiri Mist'*  
Koromiko / Hebe



*Carex secta*  
Makura Sedge



*Sophora molloyii 'Dragons Gold'*  
Ornamental Kowhai





## 7. WAIMANAWA HILLS(A) MASTERPLAN





Drawing List	
SK-010	Location Plan
SK-014	Existing Site Plan - Aerial
SK-015	Existing Site Plan - Existing Zones
SK-100	Proposed Masterplan - Aerial
SK-103	Proposed Masterplan - Overall
SK-105	Proposed Masterplan - North
SK-106	Proposed Masterplan - South
SK-110	Proposed Masterplan - Existing Structure Plan Overlay
SK-111	Proposed Masterplan - Proposed Zoning Overlay
SK-120	Proposed Masterplan - Natural Features
SK-121	Proposed Masterplan - Tree Retention Classification Overlay - North
SK-122	Proposed Masterplan - Tree Retention Classification Overlay - South
SK-125	Proposed Masterplan - Proposed Transport
SK-130	Proposed Area Plan - North
SK-131	Proposed Area Plan - South
SK-132	Proposed Area Schedule
Grand total: 16	

Project Name:

Warkworth - South

Project Address:

Client Name:

NZPC

Project Number: 2114

Project Date: March 2021

SKHY Level 4,  
38 Khyber Pass Road,  
Grafton, Auckland  
09 302 3689  
PO Box 44376  
Point Chevalier  
Auckland 1022  
www.astudioarchitects.com

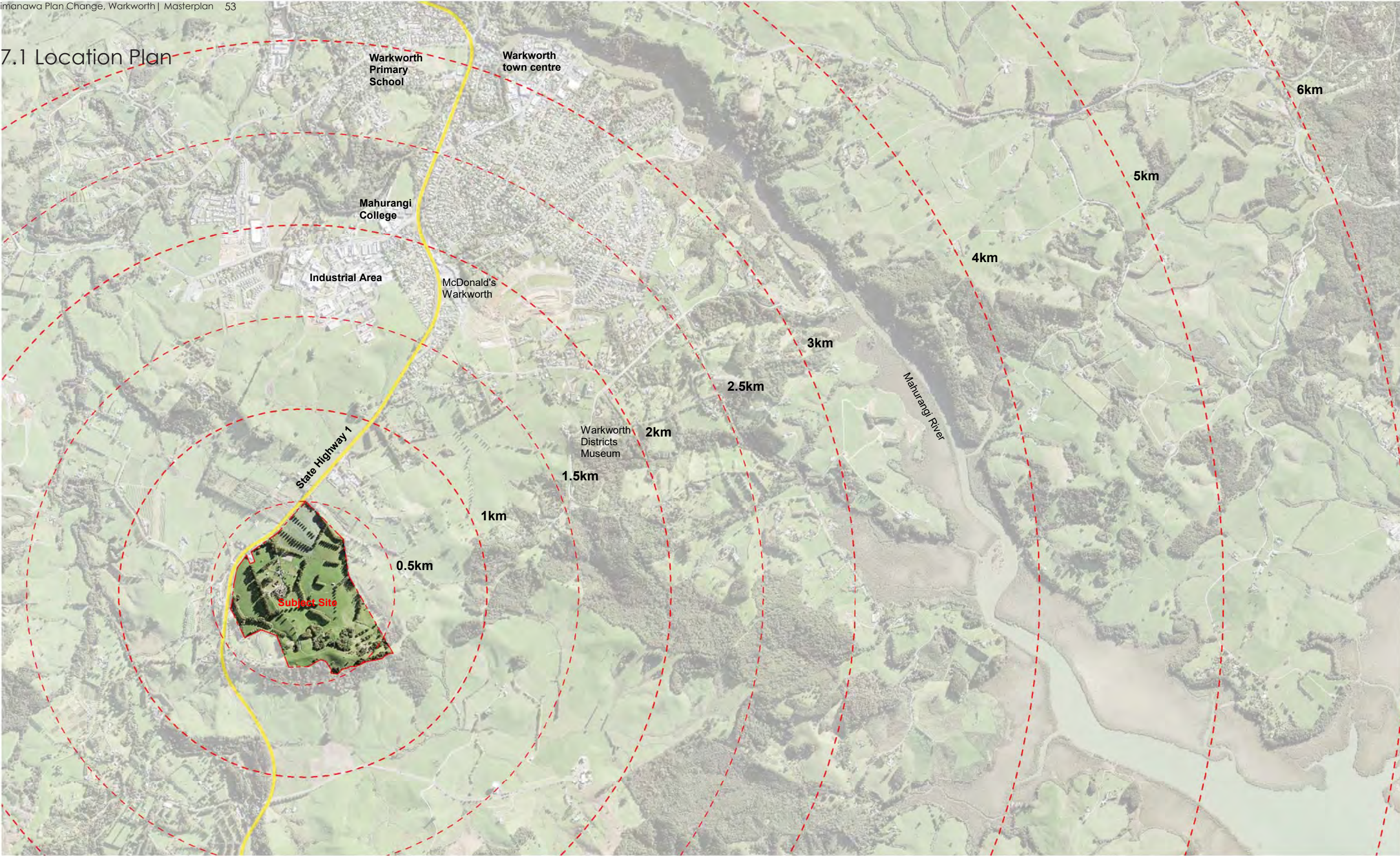
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FEASIBILITY

Revision & Date	
◦A Feasibility	2021-03-18
◦B Feasibility	2021-08-31
◦C Feasibility	2021-10-14
◦D Feasibility	2021-11-03
◦E Feasibility	2021-12-14
◦F Feasibility	2022-02-22
◦G Feasibility	2022-03-24
◦H Feasibility	2023-05-01



7.1 Location Plan



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approval and consents

1 1 : 10000 Plan  
Location Plan

half scales @ A3  
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Scale: 1:20000 @ A3

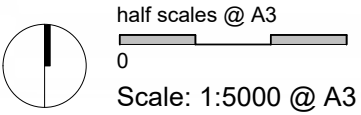


7.2 Existing Site Plans

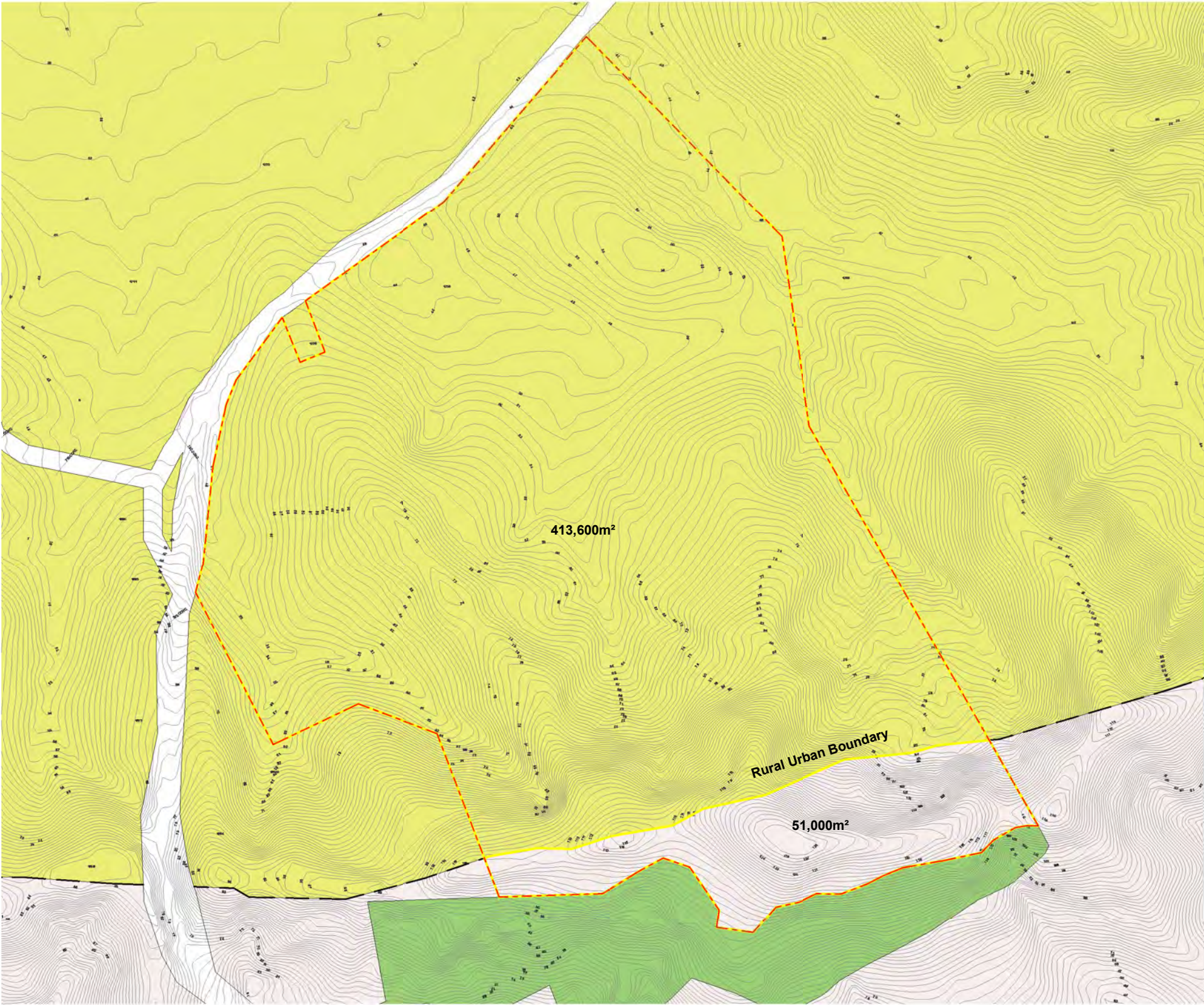


Lot Area = 473,300m <sup>2</sup>	
##	Existing levels from GIS

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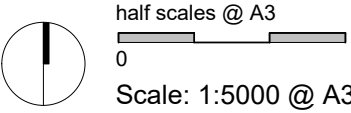




Zoning Legend	
<div></div>	Future urban
<div></div>	Open Space - Conservation Zone
<div></div>	Rural - Rural Production Zone

Note: Contour lines at 1m interval

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7.3 Proposed Masterplan



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Phone: 09 302 3689

**Warkworth - South**  
NZPC

**Proposed Masterplan - Aerial**  
**VOL1 - 343**

half scales @ A3  
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Scale: 1:5000 @ A3

Drawing No:  
**SK-100**  
Project No: 2114

Revision  
**G**

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- Proposed open space
- Existing trees to be retained
- Storm water shown indicatively
- Stream
- Stream 20m offset
- Stream 10m offset

Proposed plan is shown overlaid with existing contours, shown at 1m interval.

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half scales @ A3

Scale: 1:2500 @ A3





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- |  |   |
|--|---|
| New Interchange - south facing ramps only                                | Ara Tuhono - Puhoi to Warkworth (under construction)  |
| Ara Tuhono - Warkworth to Wellsford Indicative Alignment                 | Rural Urban Boundary (RUB)                            |
| New Collector Roads with cycleways (Potential routes)                    | Landscape Screening Area                              |
| Collector Roads (Upgrade existing road including cycling provision)      | Potential buffering/screening area from motorway      |
| Arterial Road (Upgrade Existing road including cycleways)                | Protection areas (not for development)                |
| New Arterial Roads with Cycleways (Potential routes)                     | Existing Open sapce                                   |
| Matakana Link Road - Te Honohono ki Tai                                  | Future esplanade reserves (20m) on subdivision        |
| Study Area   | Indicative locations of new open space                |
| Business case for long term improvements to the Hill Street intersection | Morrison's Heritage Orchard                           |
| Areas for further landscape protection controls                          | Residential - Large Lot Zone                          |
| Business - Heavy Industry Zone   | Residential - Mixed Housing Suburban Zone             |
| Business - Light Industry Zone   | Residential - Mixed Housing Urban Zone                |
| Business - Local Centre Zone   | Residential - Single House Zone                       |
| Business - Neighbourhood Centre Zone                                     | Residential - Terrace Housing and Apartment Buildings |
| Area for potential increase to minimum site size                         | Potential investigation of rezoning 'live' zone       |
|  | Indicative Greenway routes (walkways/cycleways)       |

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**Warkworth - South**  
NZPC

**Proposed Masterplan - Existing Structure Plan Overlay**  
**VOL1 - 347**

Drawing No:  
**SK-110**  
Project No: 2114

Revision  
**C**

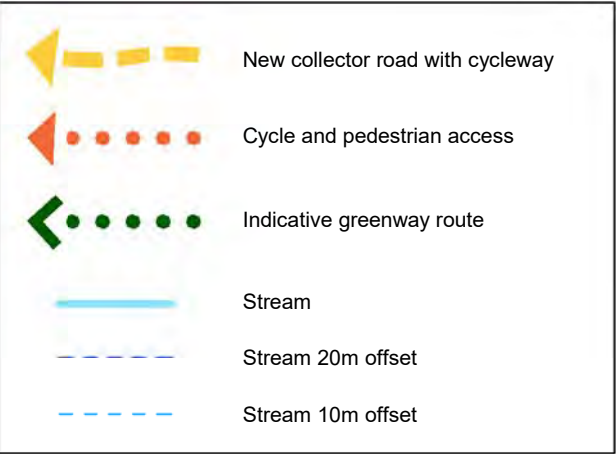
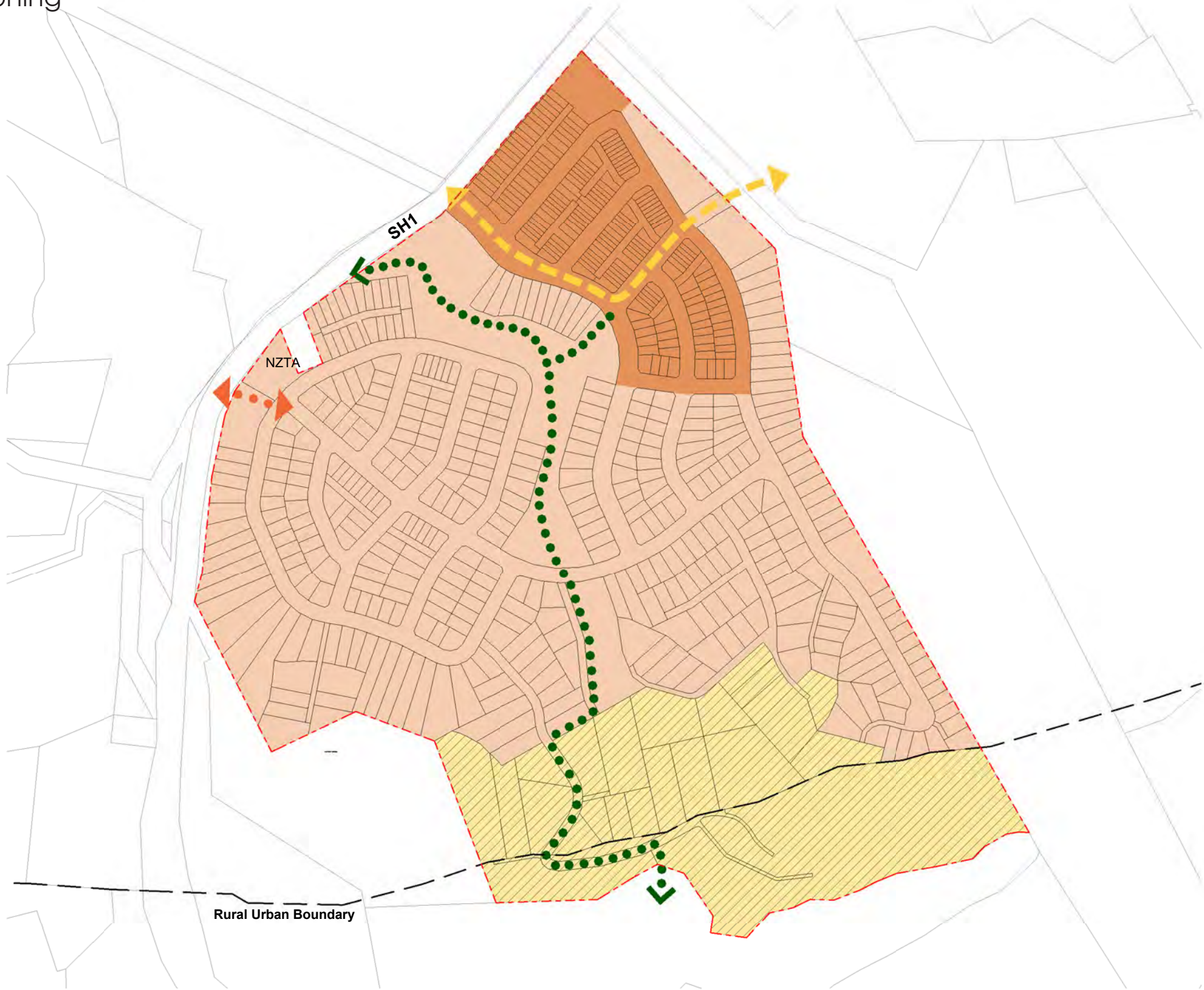
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Scale: 1:5000 @ A3




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7.4 Proposed Zoning



Zoning Summary		
	<b>Low Density Residential Zone</b> Minimum lot size 1000m <sup>2</sup>	23
	<b>Mixed Housing Urban Zone</b>	396
	<b>Terrace Housing and Apartment Buildings Zone</b>	183
<b>Total</b>		<b>602</b>

Zoning Area Percentage		
Zone	Area	Percentage
Terrace Housing and Apartment Building Zone	57785.7 m <sup>2</sup>	12.4%
Mixed Housing Urban Zone	302215.8 m <sup>2</sup>	65.0%
Low Density Residential Zone - Minimum lot size 1000m <sup>2</sup>	104684.6 m <sup>2</sup>	22.5%
		464686.1 m <sup>2</sup> 100.0%

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7.5 Natural Features



Existing trees to be retained

Site with covenant to be planted

Stream as identified by Maven

Stream 20m offset as identified by Maven

Stream 10m offset as identified by Maven

##

Tree numbers from the Arborist Report

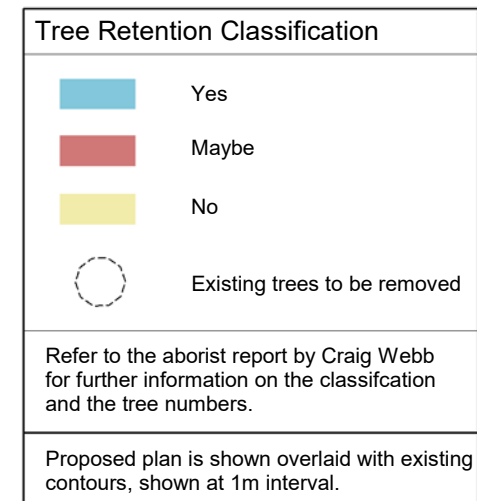
Existing trees to be removed

Refer to **SK-121 & 122** for the classification of the existing trees to be retained

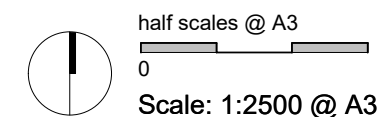
Proposed plan is shown overlaid with existing contours, shown at 1m interval.

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## Warkworth - South

NZPC

### Proposed Masterplan - Tree Retention Classification Overlay - North

VOL1 - 350

Drawing No:  
**SK-121**

Project No: 2114

Revision  
B

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Tree Retention Classification

Yes

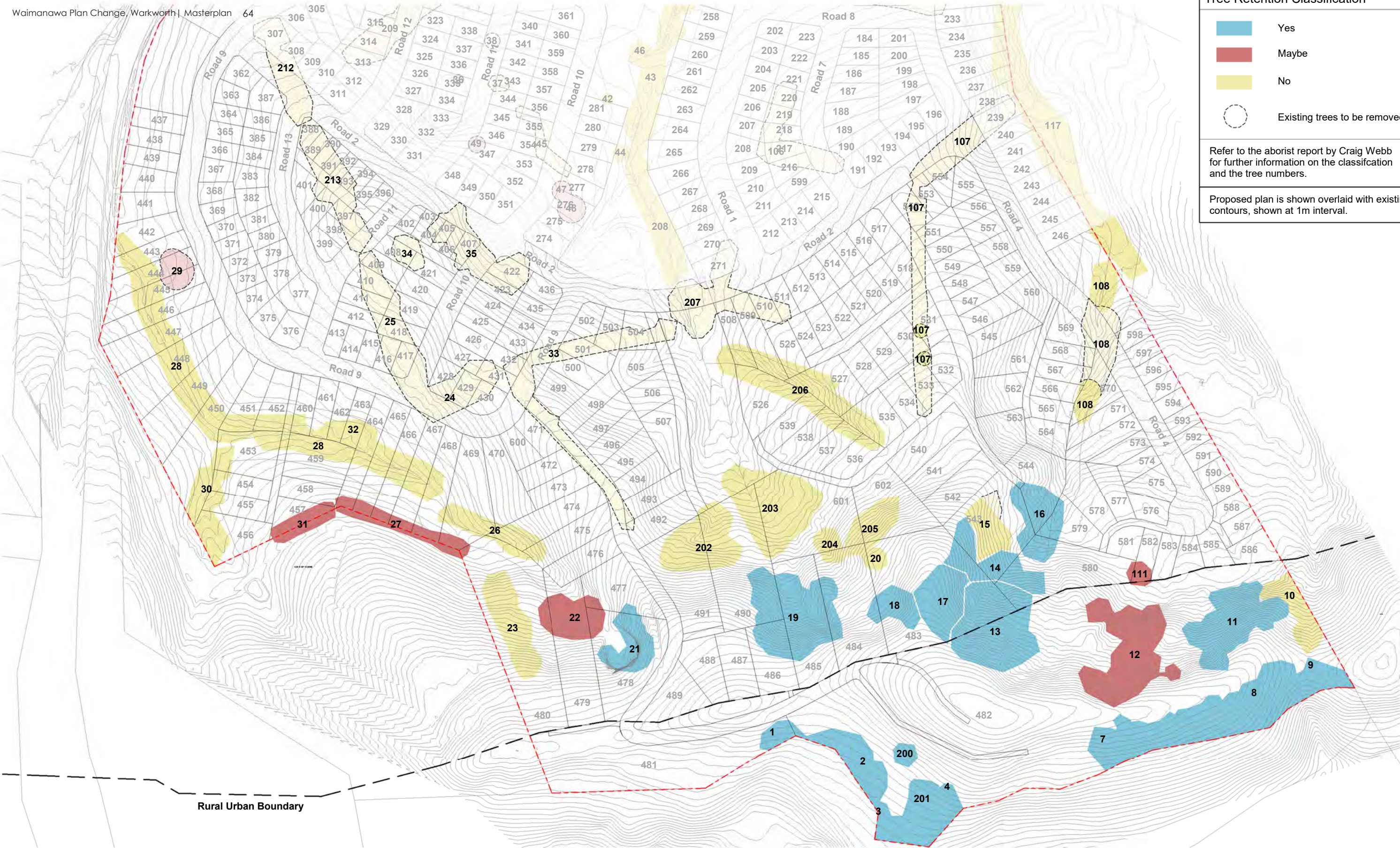
Maybe

No

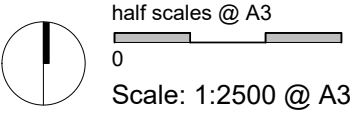
Existing trees to be removed

Refer to the arborist report by Craig Webb for further information on the classification and the tree numbers.

Proposed plan is shown overlaid with existing contours, shown at 1m interval.



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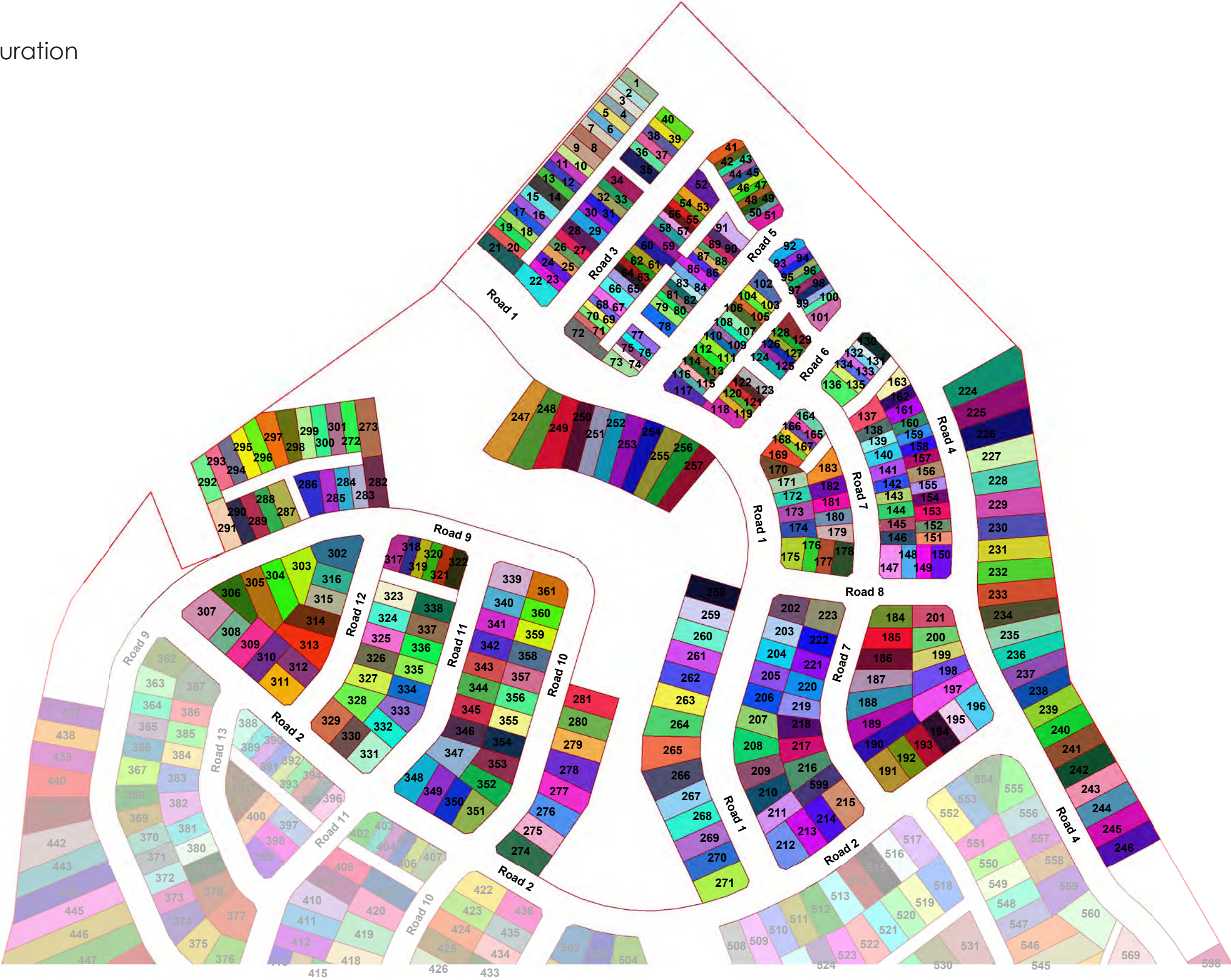
7.6 Transport



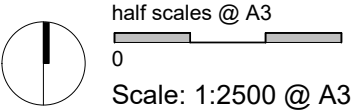
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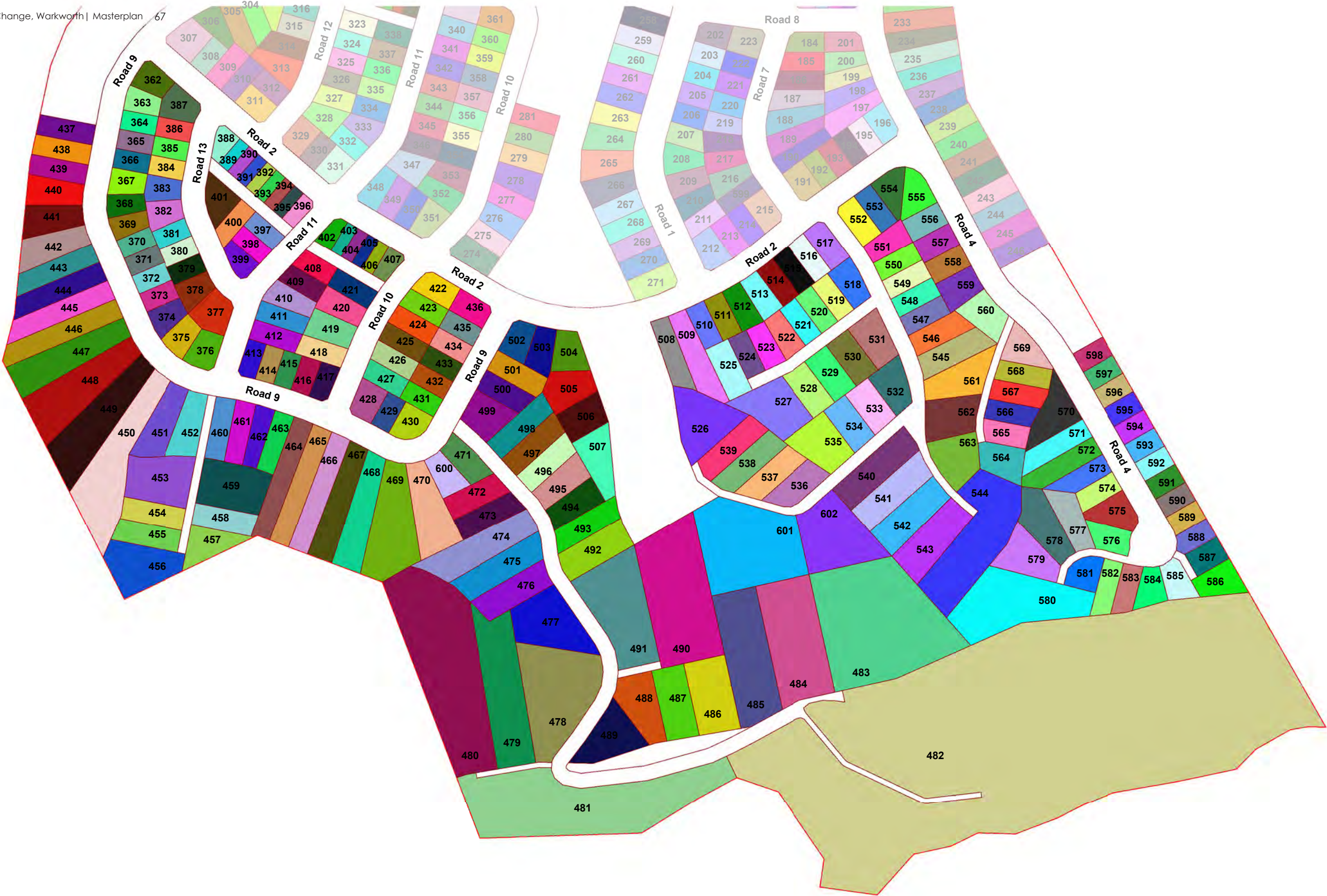
7.7 Lot Configuration



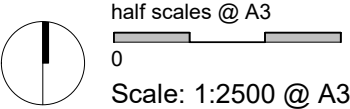
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indicative only and are subject  
to further civil design,  
geotechnical input, and council  
approval and consents





Lot #	Area
Lot 1	196.7 m <sup>2</sup>
Lot 2	147.9 m <sup>2</sup>
Lot 3	148.2 m <sup>2</sup>
Lot 4	148.6 m <sup>2</sup>
Lot 5	148.9 m <sup>2</sup>
Lot 6	149.2 m <sup>2</sup>
Lot 7	149.6 m <sup>2</sup>
Lot 8	199.9 m <sup>2</sup>
Lot 9	200.4 m <sup>2</sup>
Lot 10	150.7 m <sup>2</sup>
Lot 11	151.0 m <sup>2</sup>
Lot 12	151.3 m <sup>2</sup>
Lot 13	151.7 m <sup>2</sup>
Lot 14	202.7 m <sup>2</sup>
Lot 15	203.3 m <sup>2</sup>
Lot 16	152.9 m <sup>2</sup>
Lot 17	153.2 m <sup>2</sup>
Lot 18	153.5 m <sup>2</sup>
Lot 19	153.9 m <sup>2</sup>
Lot 20	154.1 m <sup>2</sup>
Lot 21	279.3 m <sup>2</sup>
Lot 22	323.1 m <sup>2</sup>
Lot 23	144.0 m <sup>2</sup>
Lot 24	144.0 m <sup>2</sup>
Lot 25	144.0 m <sup>2</sup>
Lot 26	144.0 m <sup>2</sup>
Lot 27	144.0 m <sup>2</sup>
Lot 28	192.0 m <sup>2</sup>
Lot 29	192.0 m <sup>2</sup>
Lot 30	144.0 m <sup>2</sup>
Lot 31	144.0 m <sup>2</sup>
Lot 32	144.0 m <sup>2</sup>
Lot 33	144.0 m <sup>2</sup>
Lot 34	216.0 m <sup>2</sup>
Lot 35	216.0 m <sup>2</sup>
Lot 36	144.0 m <sup>2</sup>
Lot 37	144.0 m <sup>2</sup>
Lot 38	144.0 m <sup>2</sup>
Lot 39	144.0 m <sup>2</sup>
Lot 40	192.0 m <sup>2</sup>
Lot 41	148.6 m <sup>2</sup>
Lot 42	99.0 m <sup>2</sup>
Lot 43	99.0 m <sup>2</sup>
Lot 44	99.0 m <sup>2</sup>
Lot 45	99.0 m <sup>2</sup>
Lot 46	99.0 m <sup>2</sup>
Lot 47	99.1 m <sup>2</sup>
Lot 48	99.2 m <sup>2</sup>
Lot 49	99.3 m <sup>2</sup>
Lot 50	99.4 m <sup>2</sup>
Lot 51	150.6 m <sup>2</sup>
Lot 52	237.7 m <sup>2</sup>
Lot 53	132.0 m <sup>2</sup>
Lot 54	99.0 m <sup>2</sup>
Lot 55	99.0 m <sup>2</sup>
Lot 56	99.0 m <sup>2</sup>
Lot 57	99.0 m <sup>2</sup>
Lot 58	132.0 m <sup>2</sup>
Lot 59	196.0 m <sup>2</sup>
Lot 60	196.2 m <sup>2</sup>

Lot #	Area
Lot 61	132.0 m <sup>2</sup>
Lot 62	99.0 m <sup>2</sup>
Lot 63	99.0 m <sup>2</sup>
Lot 64	99.0 m <sup>2</sup>
Lot 65	132.0 m <sup>2</sup>
Lot 66	176.0 m <sup>2</sup>
Lot 67	132.0 m <sup>2</sup>
Lot 68	99.0 m <sup>2</sup>
Lot 69	99.0 m <sup>2</sup>
Lot 70	99.0 m <sup>2</sup>
Lot 71	99.0 m <sup>2</sup>
Lot 72	298.7 m <sup>2</sup>
Lot 73	167.3 m <sup>2</sup>
Lot 74	99.0 m <sup>2</sup>
Lot 75	99.0 m <sup>2</sup>
Lot 76	99.0 m <sup>2</sup>
Lot 77	133.1 m <sup>2</sup>
Lot 78	176.0 m <sup>2</sup>
Lot 79	132.0 m <sup>2</sup>
Lot 80	99.0 m <sup>2</sup>
Lot 81	99.0 m <sup>2</sup>
Lot 82	99.0 m <sup>2</sup>
Lot 83	99.0 m <sup>2</sup>
Lot 84	152.2 m <sup>2</sup>
Lot 85	152.0 m <sup>2</sup>
Lot 86	99.0 m <sup>2</sup>
Lot 87	99.0 m <sup>2</sup>
Lot 88	99.0 m <sup>2</sup>
Lot 89	99.0 m <sup>2</sup>
Lot 90	132.0 m <sup>2</sup>
Lot 91	202.9 m <sup>2</sup>
Lot 92	154.2 m <sup>2</sup>
Lot 93	100.4 m <sup>2</sup>
Lot 94	100.4 m <sup>2</sup>
Lot 95	100.4 m <sup>2</sup>
Lot 96	100.4 m <sup>2</sup>
Lot 97	100.4 m <sup>2</sup>
Lot 98	100.4 m <sup>2</sup>
Lot 99	100.4 m <sup>2</sup>
Lot 100	100.4 m <sup>2</sup>
Lot 101	205.1 m <sup>2</sup>
Lot 102	190.4 m <sup>2</sup>
Lot 103	99.0 m <sup>2</sup>
Lot 104	99.0 m <sup>2</sup>
Lot 105	99.0 m <sup>2</sup>
Lot 106	132.0 m <sup>2</sup>
Lot 107	143.0 m <sup>2</sup>
Lot 108	99.0 m <sup>2</sup>
Lot 109	99.0 m <sup>2</sup>
Lot 110	99.0 m <sup>2</sup>
Lot 111	132.0 m <sup>2</sup>
Lot 112	132.0 m <sup>2</sup>
Lot 113	99.0 m <sup>2</sup>
Lot 114	99.0 m <sup>2</sup>
Lot 115	99.0 m <sup>2</sup>
Lot 116	99.0 m <sup>2</sup>
Lot 117	221.2 m <sup>2</sup>
Lot 118	204.4 m <sup>2</sup>
Lot 119	99.0 m <sup>2</sup>
Lot 120	99.0 m <sup>2</sup>

Lot #	Area
Lot 121	99.0 m <sup>2</sup>
Lot 122	99.0 m <sup>2</sup>
Lot 123	132.0 m <sup>2</sup>
Lot 124	132.0 m <sup>2</sup>
Lot 125	99.0 m <sup>2</sup>
Lot 126	99.0 m <sup>2</sup>
Lot 127	99.0 m <sup>2</sup>
Lot 128	99.0 m <sup>2</sup>
Lot 129	164.7 m <sup>2</sup>
Lot 130	159.0 m <sup>2</sup>
Lot 131	99.0 m <sup>2</sup>
Lot 132	99.0 m <sup>2</sup>
Lot 133	99.0 m <sup>2</sup>
Lot 134	99.0 m <sup>2</sup>
Lot 135	132.0 m <sup>2</sup>
Lot 136	244.8 m <sup>2</sup>
Lot 137	251.8 m <sup>2</sup>
Lot 138	160.5 m <sup>2</sup>
Lot 139	160.5 m <sup>2</sup>
Lot 140	206.4 m <sup>2</sup>
Lot 141	199.3 m <sup>2</sup>
Lot 142	167.6 m <sup>2</sup>
Lot 143	165.4 m <sup>2</sup>
Lot 144	201.6 m <sup>2</sup>
Lot 145	160.5 m <sup>2</sup>
Lot 146	181.1 m <sup>2</sup>
Lot 147	266.6 m <sup>2</sup>
Lot 148	189.0 m <sup>2</sup>
Lot 149	189.0 m <sup>2</sup>
Lot 150	251.6 m <sup>2</sup>
Lot 151	160.3 m <sup>2</sup>
Lot 152	159.3 m <sup>2</sup>
Lot 153	204.9 m <sup>2</sup>
Lot 154	159.3 m <sup>2</sup>
Lot 155	159.3 m <sup>2</sup>
Lot 156	204.9 m <sup>2</sup>
Lot 157	159.3 m <sup>2</sup>
Lot 158	159.3 m <sup>2</sup>
Lot 159	159.3 m <sup>2</sup>
Lot 160	159.3 m <sup>2</sup>
Lot 161	204.9 m <sup>2</sup>
Lot 162	159.3 m <sup>2</sup>
Lot 163	188.6 m <sup>2</sup>
Lot 164	137.6 m <sup>2</sup>
Lot 165	99.0 m <sup>2</sup>
Lot 166	99.0 m <sup>2</sup>
Lot 167	99.0 m <sup>2</sup>
Lot 168	99.0 m <sup>2</sup>
Lot 169	198.9 m <sup>2</sup>
Lot 170	201.3 m <sup>2</sup>
Lot 171	203.7 m <sup>2</sup>
Lot 172	197.2 m <sup>2</sup>
Lot 173	221.7 m <sup>2</sup>
Lot 174	213.5 m <sup>2</sup>
Lot 175	263.4 m <sup>2</sup>
Lot 176	188.7 m <sup>2</sup>
Lot 177	188.6 m <sup>2</sup>
Lot 178	257.0 m <sup>2</sup>
Lot 179	213.5 m <sup>2</sup>
Lot 180	197.4 m <sup>2</sup>

Lot #	Area
Lot 181	195.6 m <sup>2</sup>
Lot 182	216.5 m <sup>2</sup>
Lot 183	258.4 m <sup>2</sup>
Lot 184	332.1 m <sup>2</sup>
Lot 185	359.4 m <sup>2</sup>
Lot 186	405.4 m <sup>2</sup>
Lot 187	424.1 m <sup>2</sup>
Lot 188	493.6 m <sup>2</sup>
Lot 189	460.7 m <sup>2</sup>
Lot 190	436.0 m <sup>2</sup>
Lot 191	391.5 m <sup>2</sup>
Lot 192	300.0 m <sup>2</sup>
Lot 193	300.0 m <sup>2</sup>
Lot 194	300.0 m <sup>2</sup>
Lot 195	300.0 m <sup>2</sup>
Lot 196	363.1 m <sup>2</sup>
Lot 197	510.5 m <sup>2</sup>
Lot 198	416.8 m <sup>2</sup>
Lot 199	323.2 m <sup>2</sup>
Lot 200	330.7 m <sup>2</sup>
Lot 201	320.1 m <sup>2</sup>
Lot 202	329.6 m <sup>2</sup>
Lot 203	308.0 m <sup>2</sup>
Lot 204	308.0 m <sup>2</sup>
Lot 205	308.0 m <sup>2</sup>
Lot 206	308.0 m <sup>2</sup>
Lot 207	344.2 m <sup>2</sup>
Lot 208	435.0 m <sup>2</sup>
Lot 209	398.3 m <sup>2</sup>
Lot 210	360.0 m <sup>2</sup>
Lot 211	341.5 m <sup>2</sup>
Lot 212	449.1 m <sup>2</sup>
Lot 213	360.6 m <sup>2</sup>
Lot 214	353.3 m <sup>2</sup>
Lot 215	412.0 m <sup>2</sup>
Lot 216	389.9 m <sup>2</sup>
Lot 217	327.7 m <sup>2</sup>
Lot 218	319.3 m <sup>2</sup>
Lot 219	305.2 m <sup>2</sup>
Lot 220	302.6 m <sup>2</sup>
Lot 221	308.0 m <sup>2</sup>
Lot 222	308.0 m <sup>2</sup>
Lot 223	403.6 m <sup>2</sup>
Lot 224	860.6 m <sup>2</sup>
Lot 225	689.3 m <sup>2</sup>
Lot 226	641.4 m <sup>2</sup>
Lot 227	610.9 m <sup>2</sup>
Lot 228	597.0 m <sup>2</sup>
Lot 229	599.2 m <sup>2</sup>
Lot 230	557.3 m <sup>2</sup>
Lot 231	579.0 m <sup>2</sup>
Lot 232	596.9 m <sup>2</sup>
Lot 233	603.6 m <sup>2</sup>
Lot 234	538.2 m <sup>2</sup>
Lot 235	544.9 m <sup>2</sup>
Lot 236	507.0 m <sup>2</sup>
Lot 237	464.4 m <sup>2</sup>
Lot 238	427.9 m <sup>2</sup>
Lot 239	454.2 m <sup>2</sup>
Lot 240	458.8 m <sup>2</sup>

Lot #	Area
Lot 241	464.9 m <sup>2</sup>
Lot 242	470.9 m <sup>2</sup>
Lot 243	476.9 m <sup>2</sup>
Lot 244	483.0 m <sup>2</sup>
Lot 245	489.0 m <sup>2</sup>
Lot 246	495.0 m <sup>2</sup>
Lot 247	683.7 m <sup>2</sup>
Lot 248	645.3 m <sup>2</sup>
Lot 249	583.8 m <sup>2</sup>
Lot 250	412.3 m <sup>2</sup>
Lot 251	415.6 m <sup>2</sup>
Lot 252	424.8 m <sup>2</sup>
Lot 253	435.4 m <sup>2</sup>
Lot 254	448.5 m <sup>2</sup>
Lot 255	455.7 m <sup>2</sup>
Lot 256	455.0 m <sup>2</sup>
Lot 257	453.5 m <sup>2</sup>
Lot 258	422.2 m <sup>2</sup>
Lot 259	424.7 m <sup>2</sup>
Lot 260	427.1 m <sup>2</sup>
Lot 261	429.6 m <sup>2</sup>
Lot 262	430.7 m <sup>2</sup>
Lot 263	439.2 m <sup>2</sup>
Lot 264	515.8 m <sup>2</sup>
Lot 265	593.7 m <sup>2</sup>
Lot 266	547.3 m <sup>2</sup>
Lot 267	430.4 m <sup>2</sup>
Lot 268	425.7 m <sup>2</sup>
Lot 269	423.9 m <sup>2</sup>
Lot 270	422.0 m <sup>2</sup>
Lot 271	495.9 m <sup>2</sup>
Lot 272	279.0 m <sup>2</sup>
Lot 273	420.0 m <sup>2</sup>
Lot 274	487.1 m <sup>2</sup>
Lot 275	373.8 m <sup>2</sup>
Lot 276	423.3 m <sup>2</sup>
Lot 277	420.9 m <sup>2</sup>
Lot 278	509.5 m <sup>2</sup>
Lot 279	418.5 m <sup>2</sup>
Lot 280	418.5 m <sup>2</sup>
Lot 281	418.5 m <sup>2</sup>
Lot 282	368.9 m <sup>2</sup>
Lot 283	232.7 m <sup>2</sup>
Lot 284	230.1 m <sup>2</sup>
Lot 285	231.0 m <sup>2</sup>
Lot 286	322.1 m <sup>2</sup>
Lot 287	297.0 m <sup>2</sup>
Lot 288	243.0 m <sup>2</sup>
Lot 289	243.0 m <sup>2</sup>
Lot 290	243.0 m <sup>2</sup>
Lot 291	340.6 m <sup>2</sup>
Lot 292	283.4 m <sup>2</sup>
Lot 293	232.2 m <sup>2</sup>
Lot 294	251.3 m <sup>2</sup>
Lot 295	270.5 m <sup>2</sup>
Lot 296	289.7 m <sup>2</sup>
Lot 297	349.1 m <sup>2</sup>
Lot 298	327.4 m <sup>2</sup>
Lot 299	279.0 m <sup>2</sup>
Lot 300	279.0 m <sup>2</sup>

Lot #	Area
Lot 301	279.0 m <sup>2</sup>
Lot 302	491.7 m <sup>2</sup>
Lot 303	444.4 m <sup>2</sup>
Lot 304	433.4 m <sup>2</sup>
Lot 305	473.2 m <sup>2</sup>
Lot 306	387.0 m <sup>2</sup>
Lot 307	521.0 m <sup>2</sup>
Lot 308	324.0 m <sup>2</sup>
Lot 309	405.0 m <sup>2</sup>
Lot 310	375.0 m <sup>2</sup>
Lot 311	383.3 m <sup>2</sup>
Lot 312	317.3 m <sup>2</sup>
Lot 313	490.3 m <sup>2</sup>
Lot 314	403.1 m <sup>2</sup>
Lot 315	310.5 m <sup>2</sup>
Lot 316	313.1 m <sup>2</sup>
Lot 317	219.0 m <sup>2</sup>
Lot 318	164.3 m <sup>2</sup>
Lot 319	166.9 m <sup>2</sup>
Lot 320	167.1 m <sup>2</sup>
Lot 321	167.1 m <sup>2</sup>
Lot 322	234.2 m <sup>2</sup>
Lot 323	312.0 m <sup>2</sup>
Lot 324	312.0 m <sup>2</sup>
Lot 325	312.0 m <sup>2</sup>
Lot 326	313.9 m <sup>2</sup>
Lot 327	332.4 m <sup>2</sup>
Lot 328	403.2 m <sup>2</sup>
Lot 329	388.9 m <sup>2</sup>
Lot 330	310.5 m <sup>2</sup>
Lot 331	376.8 m <sup>2</sup>
Lot 332	310.9 m <sup>2</sup>
Lot 333	350.7 m <sup>2</sup>
Lot 334	312.0 m <sup>2</sup>
Lot 335	312.0 m <sup>2</sup>
Lot 336	312.0 m <sup>2</sup>
Lot 337	312.0 m <sup>2</sup>
Lot 338	312.0 m <sup>2</sup>
Lot 339	391.5 m <sup>2</sup>
Lot 340	324.0 m <sup>2</sup>
Lot 341	324.0 m <sup>2</sup>
Lot 342	324.0 m <sup>2</sup>
Lot 343	324.0 m <sup>2</sup>
Lot 344	324.0 m <sup>2</sup>
Lot 345	324.0 m <sup>2</sup>
Lot 346	332.0 m <sup>2</sup>
Lot 347	460.8 m <sup>2</sup>
Lot 348	404.7 m <sup>2</sup>
Lot 349	348.5 m <sup>2</sup>
Lot 350	332.4 m <sup>2</sup>
Lot 351	397.8 m <sup>2</sup>
Lot 352	401.3 m <sup>2</sup>
Lot 353	357.5 m <sup>2</sup>
Lot 354	324.0 m <sup>2</sup>
Lot 355	324.0 m <sup>2</sup>
Lot 356	324.0 m <sup>2</sup>
Lot 357	324.0 m <sup>2</sup>
Lot 358	324.0 m <sup>2</sup>
Lot 359	324.0 m <sup>2</sup>
Lot 360	324.0 m <sup>2</sup>

Lot #	Area
Lot 361	378.7 m <sup>2</sup>
Lot 362	424.9 m <sup>2</sup>
Lot 363	352.2 m <sup>2</sup>
Lot 364	312.0 m <sup>2</sup>
Lot 365	312.0 m <sup>2</sup>
Lot 366	312.0 m <sup>2</sup>
Lot 367	383.6 m <sup>2</sup>
Lot 368	350.5 m <sup>2</sup>
Lot 369	344.3 m <sup>2</sup>
Lot 370	312.0 m <sup>2</sup>
Lot 371	312.0 m <sup>2</sup>
Lot 372	312.0 m <sup>2</sup>
Lot 373	312.3 m <sup>2</sup>
Lot 374	403.7 m <sup>2</sup>
Lot 375	429.3 m <sup>2</sup>
Lot 376	475.9 m <sup>2</sup>
Lot 377	565.6 m <sup>2</sup>
Lot 378	407.5 m <sup>2</sup>
Lot 379	312.0 m <sup>2</sup>
Lot 380	312.0 m <sup>2</sup>
Lot 381	312.4 m <sup>2</sup>
Lot 382	402.5 m <sup>2</sup>
Lot 383	381.3 m <sup>2</sup>
Lot 384	312.0 m <sup>2</sup>
Lot 385	312.0 m <sup>2</sup>
Lot 386	312.8 m <sup>2</sup>
Lot 387	490.5 m <sup>2</sup>
Lot 388	267.5 m <sup>2</sup>
Lot 389	176.0 m <sup>2</sup>
Lot 390	176.0 m <sup>2</sup>
Lot 391	176.0 m <sup>2</sup>
Lot 392	176.0 m <sup>2</sup>
Lot 393	176.0



7.8 Landscape Approach

Landscape Design typologies



Legend

- Riparian Corridor
- Community Park
- Pocket Park
- Stormwater Pond
- Native Revegetation

N  
1:5000 @A3

Open Space Strategy

The proposed masterplan provides a variety of open spaces across the site to create an integrated network of parks and green links. The open space strategies aim to :

- Enhance the existing ecological corridors along the upper reaches of Mahurangi River and its primary tributaries through riparian planting
- Create a series of central community parks that provides a variety of high amenity public spaces
- Create a central green spine connecting the development to the Avice Miller Scenic Reserve on the southern boundary.
- Highlighting the existing tributaries and native tree stands on site
- Offer continuous, interlinked, and safe routes for pedestrians and cyclists to all open spaces
- Integrate stormwater management facilities with public open spaces to enhance the ecological and amenity values of the development
- Protect and enhance the Avice Miller Scenic Reserve, create community connection

Examples of Open Spaces



Community Park



Stormwater Park



Pocket Park



Riparian Corridor



Landscape Design typologies



- Legend
- Streetscape Planting
  - Main Road Planting
  - Collector Road Planting
  - Residential Street Planting
  - JOAL Planting

N  
1:5000 @A3

Streetscape Planting Strategy

Collector Road Planting: The collector roads within the development are typified by the large scale native and exotic species selected. The large deciduous exotic species assist in preserving the rural character of the Site and provide seasonal change and scale to the wide roads. The native species selected reflect the endemic species of the Site and provide habitat for native fauna.

Main Road Planting: A largely native tree palette is utilised along the main roads within the development, relating to the endemic species of the Site, providing year round greenery and shade to the streets whilst providing habitat for native fauna, and connection to the Avice Miller Scenic Reserve.

Residential Street Planting: A mix of medium sized native and exotic trees species line the residential streets providing a mix of colours and textures. Fruit species provide a link to the Historic Morrisons Orchard across State Highway 1 in addition to seasonal change and edible fruit to the residential streets. Selected native species relate to those identified on site by the arborist providing habitat for native fauna, and connection to the Avice Miller Scenic Reserve.

JOAL Planting: Native and exotic trees species line the residential streets providing a mix of colours and textures. Deciduous exotic species assist in preserving the rural character of the Site and provide seasonal change. Selected native species relate to those identified on site by the arborist providing habitat for native fauna, and connection to the Avice Miller Scenic Reserve.



Landscape Design typologies



- Legend
- Amenity Planting
  - (a) Riparian Planting
  - (b) Central Park
  - (c) Pocket Park
  - (d) Stormwater Pond
  - (e) Native Revegetation

Native Enhancement Planting Strategy

The large site contains open farmland, a large number of shelter belts and agro-forestry plantings, native bush-clad areas, and a centrally located homestead surrounded by amenity plantings. The site has gentle gradients over much of the area, but rises steeply towards a ridgeline to the south. Three tributaries of the Upper reaches of the Mahurangi River incise the site and are buffered by largely exotic species.

The intention of the landscape design is to retain all established stands of indigenous species and largely remove all exotic species unless they provide significant rural value to the Site. Indigenous stands should be enhanced through native revegetation planting of existing riparian/wetland and forest areas and extend into the planned new wetlands, streams, reserve areas and streets.

The dominant tree species of the existing forest remnant and riparian vegetation are pūriri, totara, rimu, kahikatea, kauri, pōhutukawa and associated vines and epiphytes.

Recent landuse has been a mixture of pastoral farming, and horse stables.

Existing riparian and forest areas have been neglected. Pest plants existing within these areas, will require eradication and management prior to any infill or succession planting commences.

Expansion of the forest and wetlands into the new reserves, wetland areas and streets will integrate and enhance the existing landscape.

The proposed new stormwater ponds provide an opportunity to integrate with the existing riparian and wetland areas softening the transition to the residential community dwellings.

Open space of the planned reserve areas will allow for active use by the community, for play, sports, recreation and an active travel pathway.



Indicative Planting Palette

Streetscape Planting

Area	Category	Botanic Name	Common Name
Collector Road	Specimen Trees	<i>Podocarpus totara</i>	Totara
		<i>Knightia excelsa</i>	Rewarewa
		<i>Liquidambar styraciflua 'Worplesdon'</i>	Sweet Gum
		<i>Vitex lucens</i>	Puriri
		<i>Platanus acerifolia</i>	London Plane
	Amenity Planting	<i>Phormium green dwarf</i>	Dwarf Mountain Flax
		<i>Libertia sp.</i>	NZ Iris
		<i>Phormium 'Dark delight'</i>	Hybrid Flax
		<i>Hebe sp.</i>	Kiromiko
		<i>Griselinia littoralis</i>	Kapuka
		<i>Muehlenbeckia complexa</i>	Pohuehue
		<i>Carex secta</i>	Sedge



Area	Category	Botanic Name	Common Name
Main Road	Specimen Trees	<i>Podocarpus totara</i>	Totara
		<i>Dacrycarpus dacrydioides</i>	Kahikatea
		<i>Vitex lucens</i>	Puriri
		<i>Sophora microphylla</i>	Kowhai
		<i>Lourelia novae-zealandiae</i>	Pukatea
	Amenity Planting	<i>Phormium dwarf green</i>	Dwarf Mountain Flax
		<i>Phormium dark delight</i>	Hybrid Flax
		<i>Muehlenbeckia astonii</i>	Shrubby Tororaro
		<i>Coprosma prostrata</i>	Ground cover coprosma
		<i>Hebe sp.</i>	Kiromiko
		<i>Pimelea prostrata</i>	NZ daphne ground cover
		<i>Pittosporum golf ball</i>	dwarf pittosporum hybrid

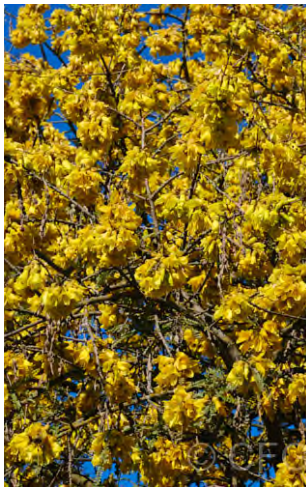




Indicative Planting Palette

Streetscape Planting

Area	Category	Botanic Name	Common Name
Residential Street	Specimen Trees	<i>Olea europaea</i>	Olive
		<i>Malus 'Domestica'</i>	Apple
		<i>Prunus armeniaca</i>	Apricot
		<i>Sophora tetraptera</i>	Kowhai
		<i>Magnolia grandiflora little gem</i>	Magnolia
	Amenity Planting	<i>Muehlenbeckia axillaris</i>	Pohuehue
		<i>Coprosma repens 'Poor Knights'</i>	Taupata
		<i>Libertia Sp.</i>	NZ Iris
		<i>Carex virgata</i>	Pukio
		<i>Acaena inermis purpures</i>	Purple Bidibidi
		<i>Astelia chathamica 'Silver Spear'</i>	Hybrid Astelia
		<i>Pimelia prostrate</i>	NZ daphne



Area	Category	Botanic Name	Common Name
JOAL	Specimen Trees	<i>Meryta sinclarii</i>	Puka
		<i>Rhopalostylis sapida 'chathamica'</i>	Chatham Island nikau
		<i>Acer palmatum 'Senkaki'</i>	Coral Bark Maple
		<i>Sophora chathamica</i>	Chatham Island Kowhai
		<i>Prunus yedoensis 'Awanui'</i>	Yoshino Cherry
	Amenity Planting	<i>Pimelia prostrata</i>	NZ Daphne
		<i>Pseudopanax arboreus</i>	NZ five finger
		<i>Psuedopanax ferrox</i>	Lancewood
		<i>Sophora dragons gold</i>	Hybrid Kowhai
		<i>Tecomanthe speciosa</i>	Three Kings Climber
		<i>Lobelia angulata</i>	Panakenake
		<i>Coprosma taiko</i>	Groundcover coprosma





Indicative Planting Palette

Parks & Common Areas Planting

(b)

(c)

(e)

(f)

Category	Botanic Name	Common Name
SHURBS	<i>Buxus 'Green Gem'</i>	Dwarf Box Hedge
	<i>Pittosporum 'Golf Ball'</i>	Dwarf Pittosporum
	<i>Hebe species</i>	Hebe
	<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
	<i>Phormium cookianum 'Emerald Green'</i>	Dwarf Mountain Flax
	<i>Phormium 'Dark Delight'</i>	Ornamental Flax
	<i>Phormium 'Surfer'</i>	Ornamental Flax
	<i>Rosmarinus 'Lockwood de Forest'</i>	Groundcover Rosemary
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Griselinia littoralis</i>	Kapuka / Broadleaf
	<i>Camellia species</i>	Camellia
	<i>Muehlenbeckia complexa</i>	Small-leaved Pohuehue
TREES	<i>Liquidambar styraciflua 'Worplesdon'</i>	Sweet Gum
	<i>Sophora tetraptera</i>	North Island Kowhai
	<i>Platanus x acerifolia</i>	London Plane
	<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen Magnolia
	Apple tree	Fruiting Apple
	Apricot tree	Fruiting Apricot
	fig tree	Fruiting Fig



Stormwater Pond Planting

(d)

Category	Botanic Name	Common Name
SHURBS	<i>Carex secta</i>	Makura Sedge
	<i>Apodasmia similis</i>	Oioi
	<i>Phormium tenax</i>	Harakeke / NZ Flax
	<i>Coprosma robusta</i>	Karamu
	<i>Hebe salicifolia</i>	Koromiko / Hebe
	<i>Carex virgata</i>	Pukio / Swamp Sedge
	<i>Carex geminata</i>	Rautahi / Wetland Cutty Grass
	<i>Coprosma propinqua</i>	Mingimingi
	<i>Austroderia fulvida</i>	Toe Toe
	<i>Macropiper excelsum</i>	Kawakawa
	<i>Pseudopanax arboreus</i>	Five Finger
	<i>Aristotelia serrata</i>	Makomako / Wineberry
TREES	<i>Cordyline australis</i>	Cabbage Tree
	<i>Dacrycarpus dacrydioides</i>	kahikatea
	<i>Pittosporum tenuifolium</i>	Kohuhu / Black Matipo
	<i>Pittosporum crassifolium</i>	NZ Karo
	<i>Podocarpus totara</i>	Totara
	<i>Leptospermum scoparium</i>	Manuka
	<i>Kunzea ericoides</i>	Kanuka





Indicative Planting Palette

Riparian Planting

a	Category	Botanic Name	Common Name
	SHURBS	<i>Phormium tenax</i>	Harakeke / NZ Flax
		<i>Carex secta</i>	Makura Sedge
		<i>Apodasmia similis</i>	Oioi
		<i>Coprosma robusta</i>	Karamu
		<i>Carex virgata</i>	Pukio / Swamp Sedge
		<i>Austroderia fulvida</i>	Toe Toe
		<i>Macropiper excelsum</i>	Kawakawa
		<i>Pseudopanax arboreus</i>	Five Finger
		<i>Aristotelia serrata</i>	Makomako / Wineberry
		<i>Coprosma propinqua</i>	Mingimingi
		<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
		<i>Pseudopanax lessonii</i>	Native Five Finger
	TREES	<i>Cordyline australis</i>	Cabbage Tree
		<i>Dacrycarpus dacrydioides</i>	kahikatea
		<i>Pittosporum tenuifolium</i>	Kohuhu / Black Matipo
		<i>Pittosporum crassifolium</i>	NZ Karo
		<i>Podocarpus totara</i>	Totara
		<i>Leptospermum scoparium</i>	Manuka
		<i>Carpodetus serratus</i>	Putaputaweta / Marble Leaf



Riparian Planting



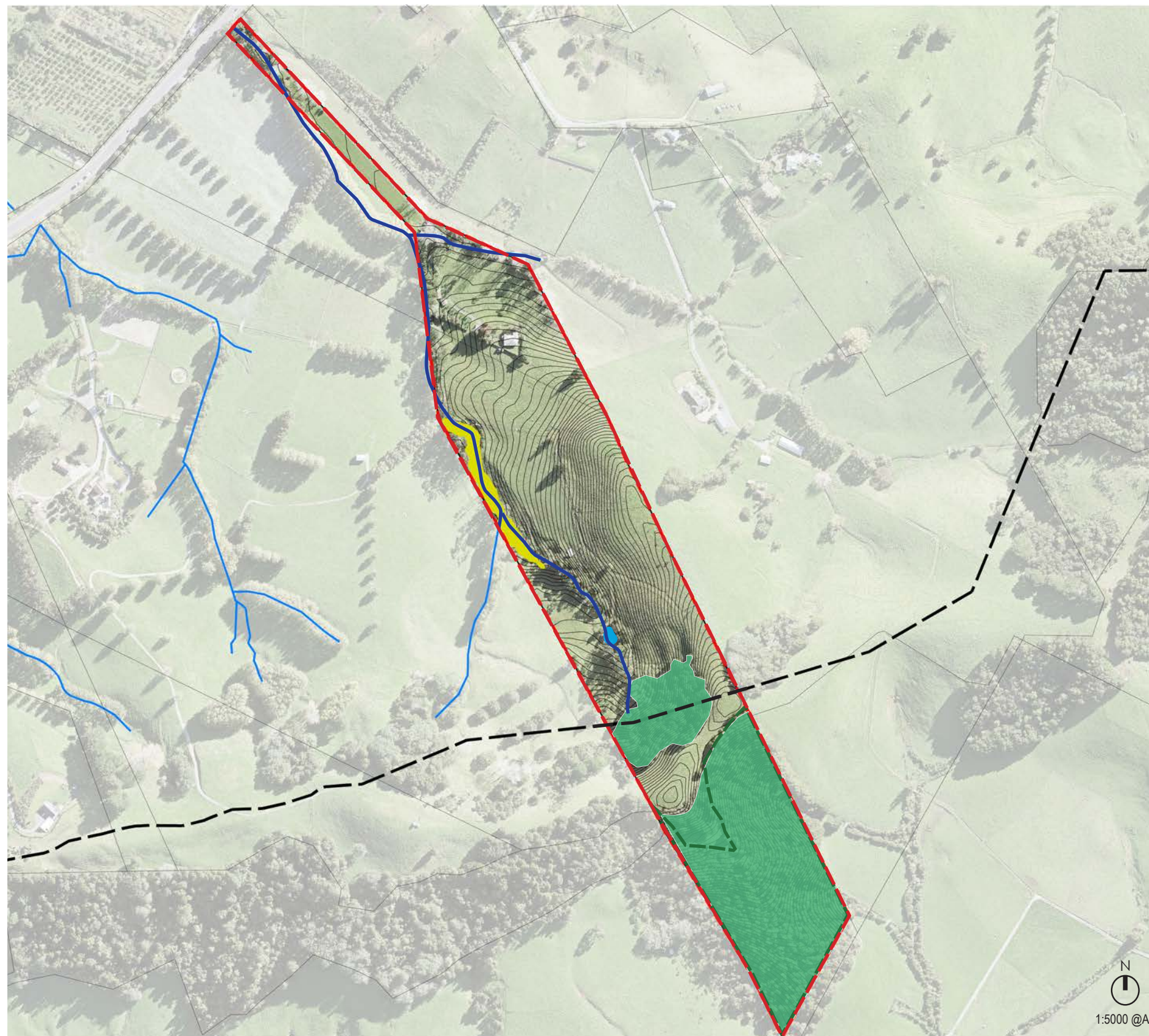


An aerial sketch of the Waimanawa Hills, showing a dense network of roads and buildings. The sketch is rendered in white lines on a blue background. A semi-transparent white box is overlaid on the center of the image, containing the text "8. WAIMANAWA HILLS(B) MASTERPLAN".

## 8. WAIMANAWA HILLS(B) MASTERPLAN



## 8.1 Existing Site Features



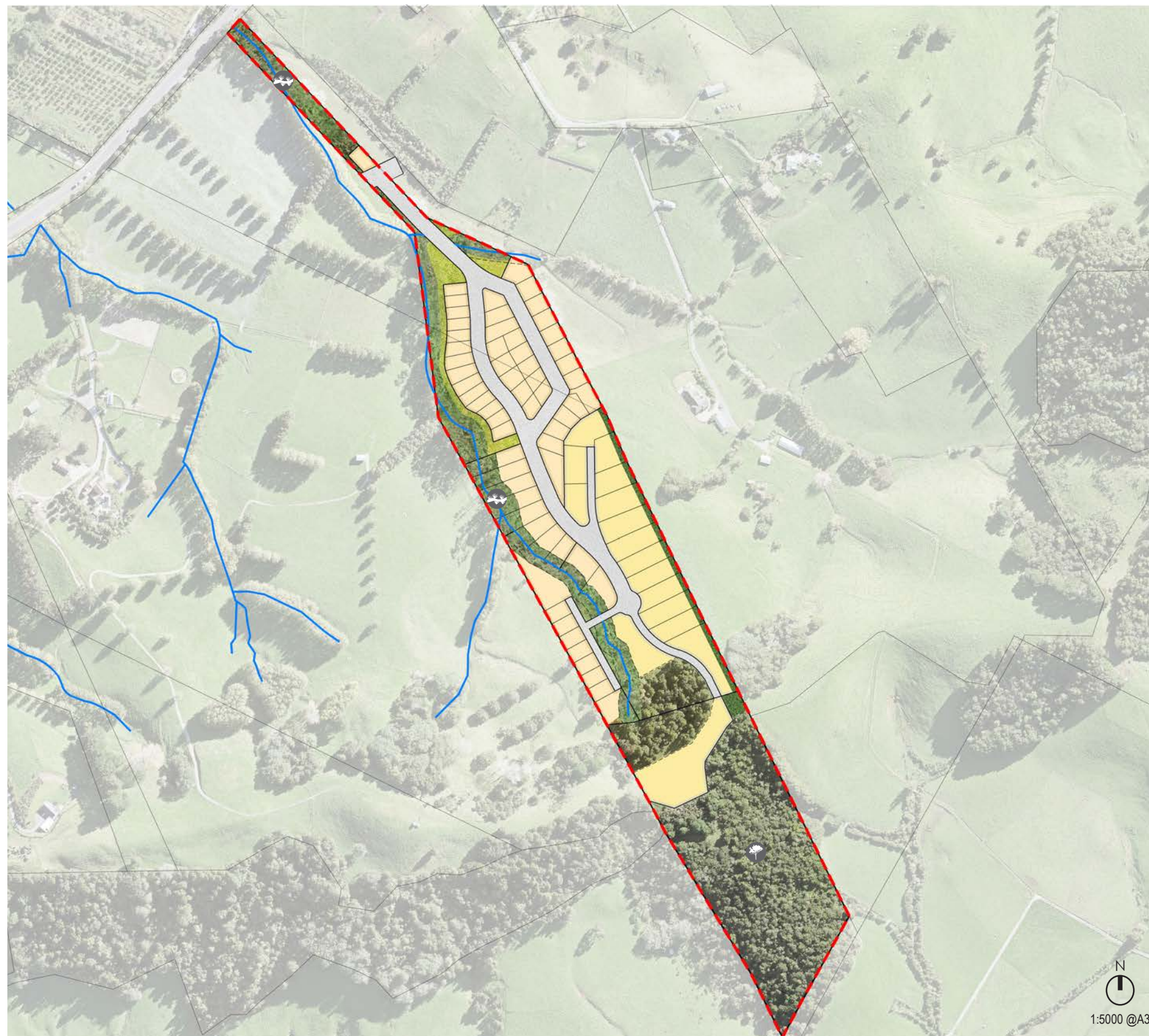
### Legend

- ▬ Waimanawa Hills(b) Site Boundary
- - - Rural Urban Boundary
- ▬ Permanent Stream
- ▬ Wetland
- ▬ Indigenous Tree Land
- Farm Pond
- ▬ Significant Ecological Area
- ▬ 1m Contours

Figure 34 - Waimanawa Hills(b) Existing Site Features



## 8.2 Proposed Masterplan



### Key Features






-  Stream Corridor
-  Bush Reserve
- Residential
  -  Mixed Housing Urban
  -  Low Density Residential
-  Waimanawa Hills(b) Site Boundary

Figure 35 - Waimanawa Hills(b) Illustrative Masterplan



# 8.3 Proposed Zoning

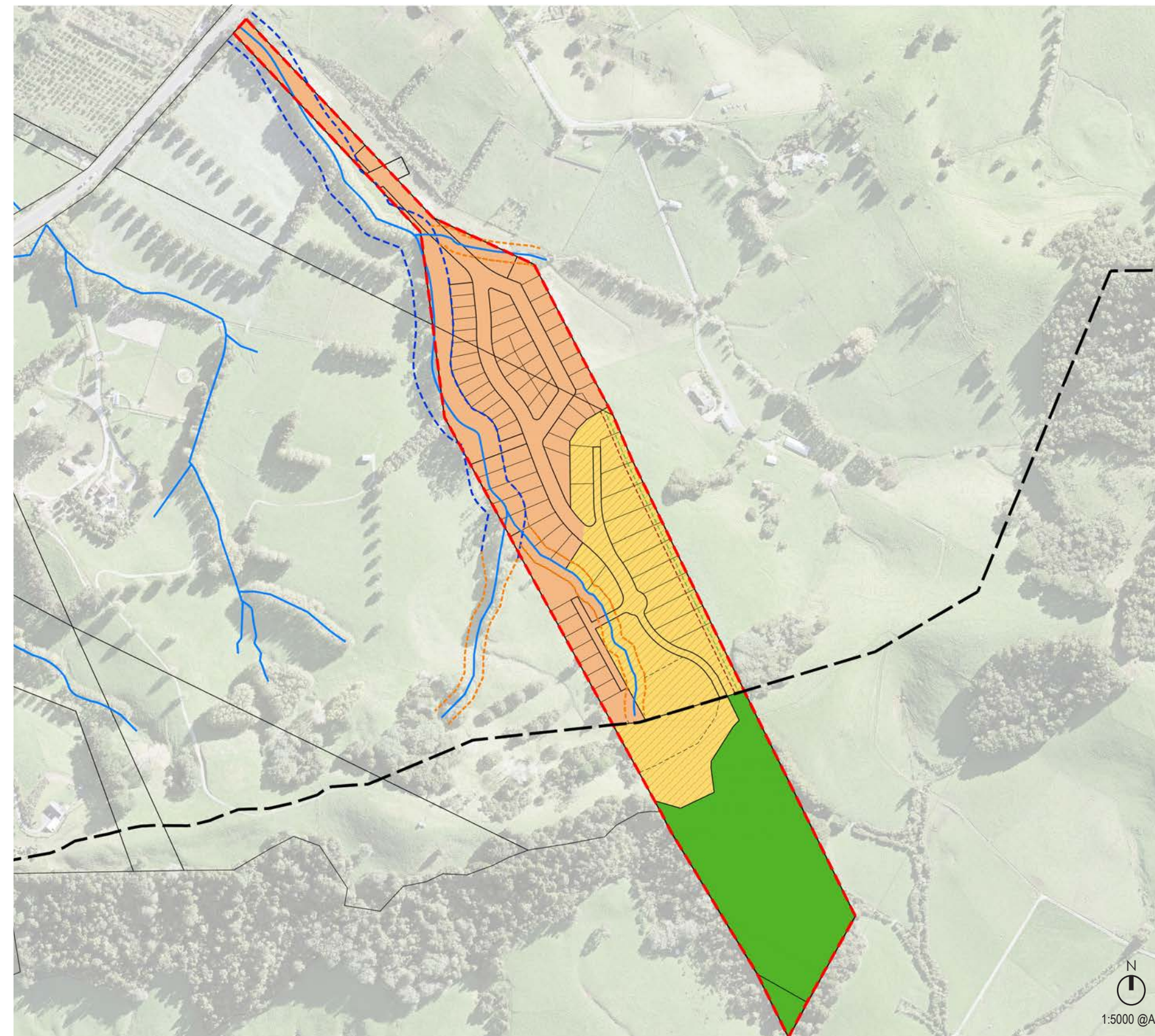
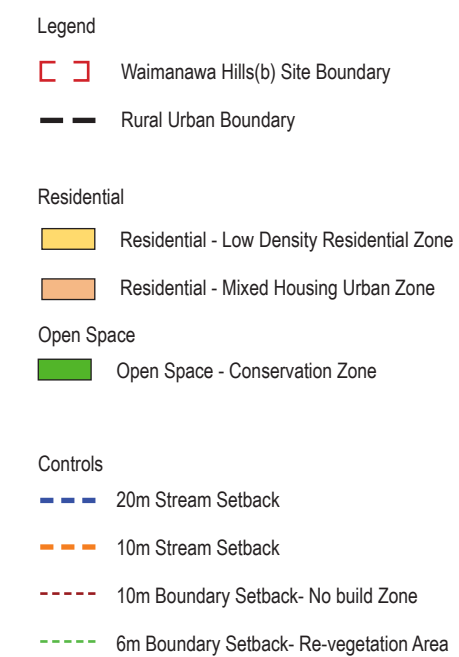


Figure 36 - Waimanawa Hills(b) Zoning Plan

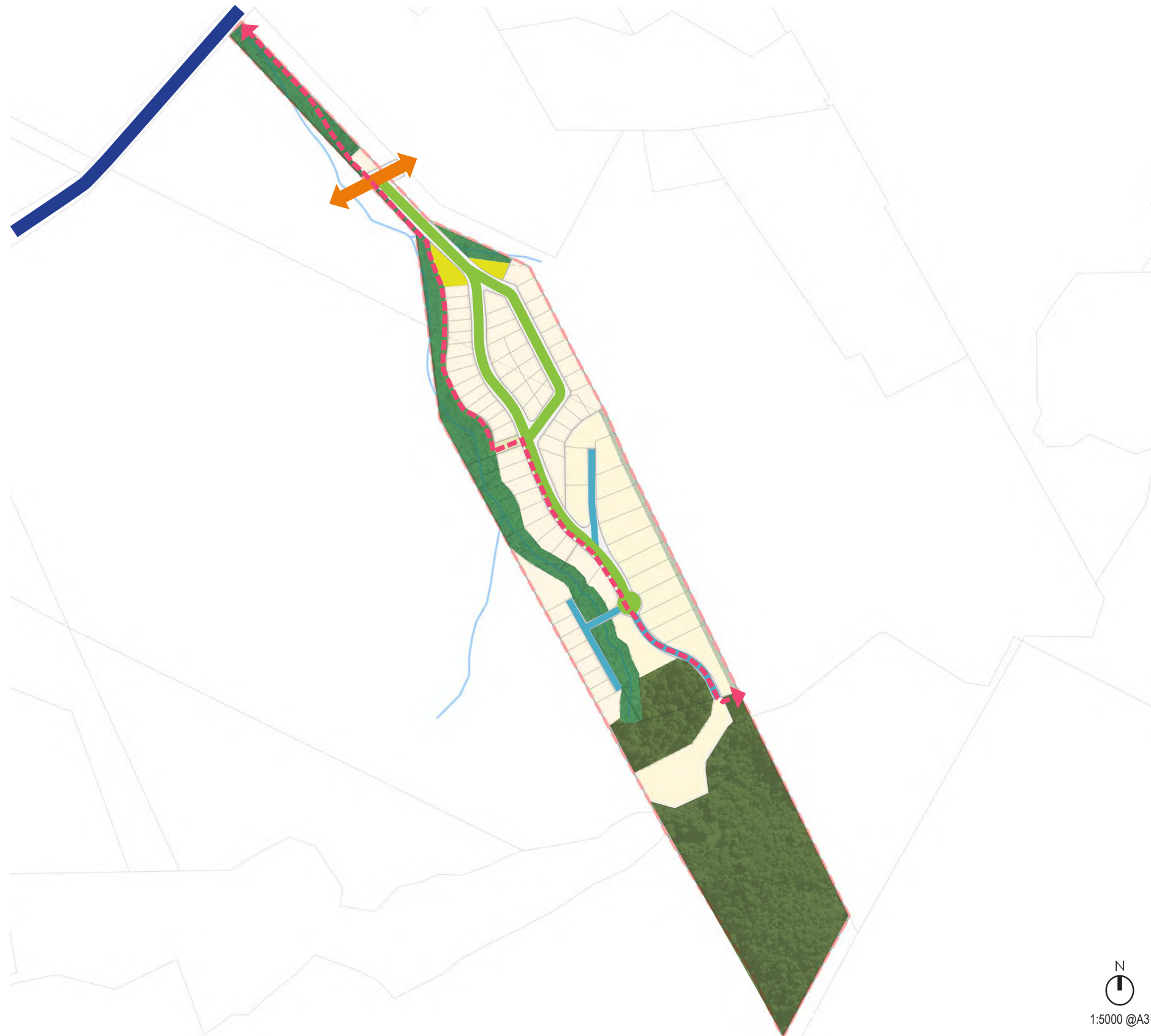


Zoning		Land Area (Hectare)	Percentage
Residential	Mixed Housing Urban	5.628	43.23%
	Low Density Residential	4.012	30.82%
	Sub-total	9.640	74.05%
Open Space	Open Space - Conservation	3.378	25.95%
	Sub-total	3.378	25.95%
Total		13.02	100.00%

Figure 37 - Waimanawa Hills(b) Zoning Metrics



## 8.4 Transport & Open Space



### Legend









- |  |   |
|--|---|
|  State Highway 1    |  Riparian Corridor |
|  Collector Road     |  Pocket Parks      |
|  Local Road         |  Bush Reserves     |
|  JOAL/ Private Lane |  Recreational Path |

Figure 38 - Waimanawa Hills(b) Road & Open Space Network

## 8.5 Landscape Approach



Figure 39 - Waimanawa Hills(b) Streetscape Planting

## Streetscape Planting Strategy

**Collector Road Planting:** The collector roads within the development are typified by the large scale native and exotic species selected. The large deciduous exotic species assist in preserving the rural character of the Site and provide seasonal change and scale to the wide roads. The native species selected reflect the endemic species of the Site and provide habitat for native fauna.

**Residential Street Planting:** A mix of medium sized native and exotic trees species line the residential streets providing a mix of colours and textures. Fruit species provide a link to the Historic Morrisons Orchard across State Highway 1 in addition to seasonal change and edible fruit to the residential streets. Selected native species relate to those identified on site by the arborist providing habitat for native fauna, and connection to the Avic Miller Scenic Reserve.

**JOAL Planting:** Native and exotic trees species line the residential streets providing a mix of colours and textures. Deciduous exotic species assist in preserving the rural character of the Site and provide seasonal change. Selected native species relate to those identified on site by the arborist providing habitat for native fauna, and connection to the Avic Miller Scenic Reserve.



## Open Space Strategy

The proposed masterplan provides a variety of open spaces across the site to create an integrated network of parks and green links. The open space strategies aim to :

- Enhance the existing ecological corridors along the upper reaches of Mahurangi River and its primary tributaries through riparian planting
- Create a coupling of pocket parks that provides a variety of high amenity public spaces
- Highlighting the existing tributaries and native tree stands on site
- Offer continuous, interlinked, and safe routes for pedestrians and cyclists to all open spaces
- Protect and enhance the Avice Miller Scenic Reserve, create community connection



Figure 40 - Waimanawa Hills(b) Open Space

### Examples of Open Spaces



Pocket Park



Riparian Corridor



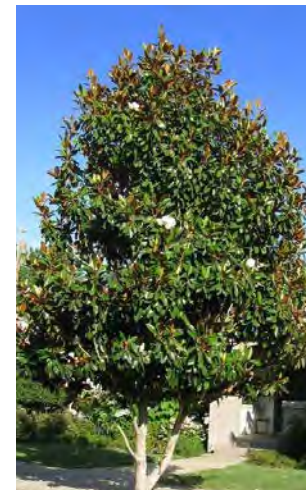
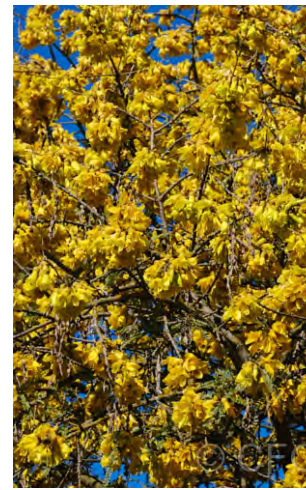
Indicative Planting Palette

Streetscape Planting

Collector Road	Area	Category	Botanic Name	Common Name
	Specimen Trees		<i>Podocarpus totara</i>	Totara
			<i>Knightia excelsa</i>	Rewarewa
			<i>Liquidambar styraciflua 'Worplesdon'</i>	Sweet Gum
			<i>Vitex lucens</i>	Puriri
			<i>Platanus acerifolia</i>	London Plane
	Amenity Planting		<i>Phormium green dwarf</i>	Dwarf Mountain Flax
			<i>Libertia sp.</i>	NZ Iris
			<i>Phormium 'Dark delight'</i>	Hybrid Flax
			<i>Hebe sp.</i>	Kiromiko
			<i>Griselinia littoralis</i>	Kapuka
			<i>Muehlenbeckia complexa</i>	Pohuehue
			<i>Carex secta</i>	Sedge



Area	Category	Botanic Name	Common Name
Residential Street	Specimen Trees	<i>Olea europaea</i>	Olive
		<i>Malus 'Domestica'</i>	Apple
		<i>Prunus armeniaca</i>	Apricot
		<i>Sophora tetraptera</i>	Kowhai
		<i>Magnolia grandiflora little gem</i>	Magnolia
	Amenity Planting	<i>Muehlenbeckia axillaris</i>	Pohuehue
		<i>Coprosma repens 'Poor Knights'</i>	Taupata
		<i>Libertia Sp.</i>	NZ Iris
		<i>Carex virgata</i>	Pukio
		<i>Acaena inermis purpures</i>	Purple Bidibidi
		<i>Astelia chathamica 'Silver Spear'</i>	Hybrid Astelia
		<i>Pimelia prostrate</i>	NZ daphne



Area	Category	Botanic Name	Common Name
JOAL	Specimen Trees	<i>Meryta sinclarii</i>	Puka
		<i>Rhopalostylis sapida 'chathamica'</i>	Chatham Island nikau
		<i>Acer palmatum 'Senkaki'</i>	Coral Bark Maple
		<i>Sophora chathamica</i>	Chatham Island Kowhai
		<i>Prunus yedoensis 'Awanui'</i>	Yoshino Cherry
	Amenity Planting	<i>Pimelia prostrata</i>	NZ Daphne
		<i>Pseudopanax arboreus</i>	NZ five finger
		<i>Psuedopanax ferrox</i>	Lancewood
		<i>Sophora dragons gold</i>	Hybrid Kowhai
		<i>Tecomanthe speciosa</i>	Three Kings Climber
		<i>Lobelia angulata</i>	Panakenake
		<i>Coprosma taiko</i>	Groundcover coprosma





Indicative Planting Palette

Parks & Common Areas Planting

Category	Botanic Name	Common Name
SHURBS	<i>Buxus 'Green Gem'</i>	Dwarf Box Hedge
	<i>Pittosporum 'Golf Ball'</i>	Dwarf Pittosporum
	<i>Hebe species</i>	Hebe
	<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
	<i>Phormium cookianum 'Emerald Green'</i>	Dwarf Mountain Flax
	<i>Phormium 'Dark Delight'</i>	Ornamental Flax
	<i>Phormium 'Surfer'</i>	Ornamental Flax
	<i>Rosmarinus 'Lockwood de Forest'</i>	Groundcover Rosemary
	<i>Trachelospermum jasminoides</i>	Star Jasmine
	<i>Griselinia littoralis</i>	Kapuka / Broadleaf
	<i>Camellia species</i>	Camellia
	<i>Muehlenbeckia complexa</i>	Small-leaved Pohuehue
TREES	<i>Liquidambar styraciflua 'Worplesdon'</i>	Sweet Gum
	<i>Sophora tetraptera</i>	North Island Kowhai
	<i>Platanus x acerifolia</i>	London Plane
	<i>Magnolia grandiflora 'Little Gem'</i>	Evergreen Magnolia
	<i>Apple tree</i>	Fruiting Apple
	<i>Apricot tree</i>	Fruiting Apricot
	<i>fig tree</i>	Fruiting Fig

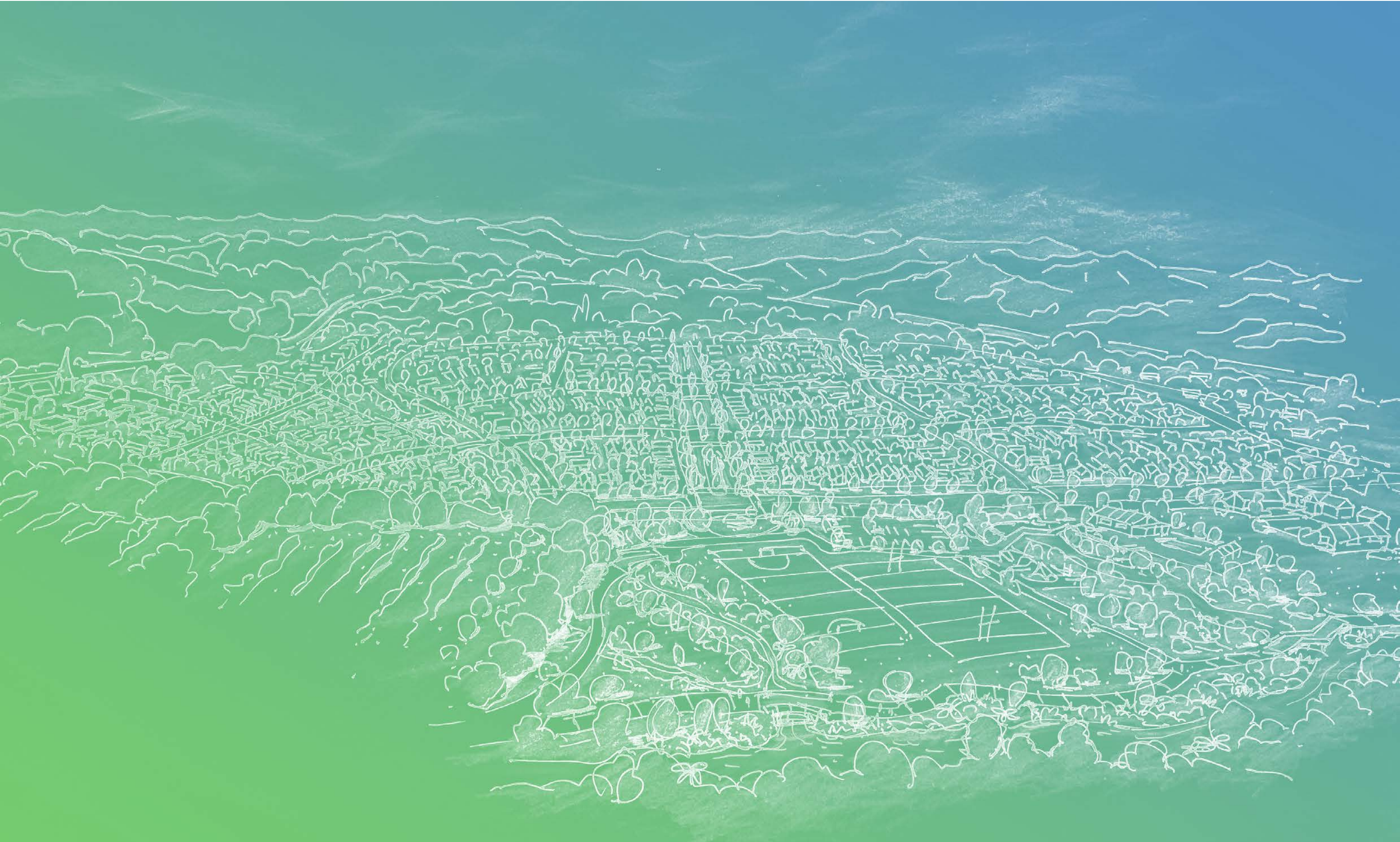


Riparian Planting

Category	Botanic Name	Common Name
SHURBS	<i>Phormium tenax</i>	Harakeke / NZ Flax
	<i>Carex secta</i>	Makura Sedge
	<i>Apodasmia similis</i>	Oioi
	<i>Coprosma robusta</i>	Karamu
	<i>Carex virgata</i>	Pukio / Swamp Sedge
	<i>Austroderia fulvida</i>	Toe Toe
	<i>Macropiper excelsum</i>	Kawakawa
	<i>Pseudopanax arboreus</i>	Five Finger
	<i>Aristotelia serrata</i>	Makomako / Wineberry
	<i>Coprosma propinqua</i>	Mingimingi
	<i>Sophora molloyii 'Dragons Gold'</i>	Ornamental Kowhai
	<i>Pseudopanax lessonii</i>	Native Five Finger
TREES	<i>Cordyline australis</i>	Cabbage Tree
	<i>Dacrycarpus dacrydioides</i>	kahikatea
	<i>Pittosporum tenuifolium</i>	Kohuhu / Black Matipo
	<i>Pittosporum crassifolium</i>	NZ Karo
	<i>Podocarpus totara</i>	Totara
	<i>Leptospermum scoparium</i>	Manuka
	<i>Carpodetus serratus</i>	Putaputaweta / Marble Leaf







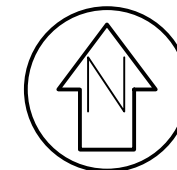


# **ATTACHMENT 6**

## **APPENDIX 3 LANDHOLDINGS DETAILS**







NOTES:  
 1. This plan has been prepared for consent purposes only and is not to be used for any other purpose.  
 2. See Sheet 2 for parcel descriptions.



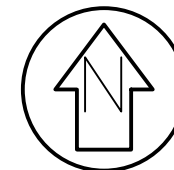
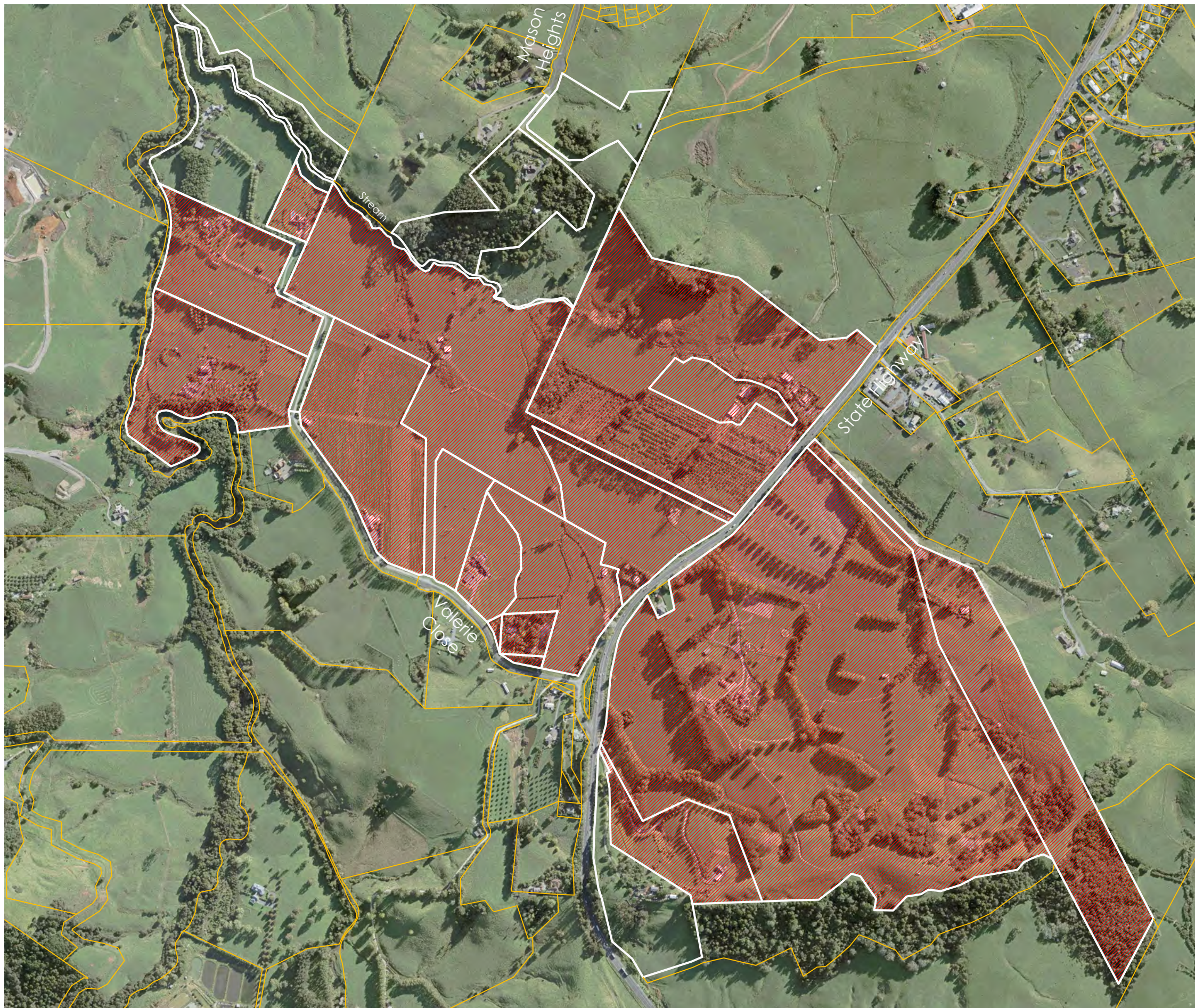
# PRIMARY PARCELS

<u>Parcel</u>	<u>Legal Description</u>	<u>Address</u>	<u>RT</u>	<u>Owner</u>
P1	Lot 7 DP 150976	49 Mason Heights, Warkworth	NA90A/260	Lynda Joslyn Maddock
P2	Lot 6 DP 150976	Lot 6 Mason Heights, Warkworth	NA90A/259	Jung Ja Park
P3	Lot 1 DP 563173	1773 State Highway 1, Warkworth	1000428	Robyn June Morrison & Thomas Douglas Morrison
P4	Lot 3 DP 539629	40 Valerie Close, Warkworth	902781	Endeans Farm Limited
P5	Lot 2 DP 539629	1723 State Highway 1, Warkworth	902780	KA Waimanawa Limited Partnership
P6	Lot 1 DP 539629	11 State Highway 1, Warkworth	902779	Endeans Farm Limited
P7	Lot 6 DP 353748	8 Valerie Close, Warkworth	219708	D L Morgan Limited & D O Morgan Limited
P8	Lot 4 DP 353748	8 Valerie Close, Warkworth	219708	D L Morgan Limited & D O Morgan Limited
P9	Lot 5 DP 353748	8 Valerie Close, Warkworth	219708	D L Morgan Limited & D O Morgan Limited
P10	Lot 2 DP 451512	30 Valerie Close, Warkworth	575619	Linda Crosswell & Raymond Reginald Crosswell
P11	Lot 4 DP 539629	36 Valerie Close, Warkworth	902782	Endeans Farm Limited
P12	Lot 3 DP 155544	46 Valerie Close, Warkworth	NA92D/742	Endeans Farm Limited
P13	Lot 5 DP 155544	83 Valerie Close, Warkworth	NA92D/744	John William Gowing & Louisa Elsie Gowing
P14	Lot 6 DP 155544	123 Valerie Close, Warkworth	NA92D/745	Christine Heather Endean & William Arthur Endean
P15	Lots 2 and 4 DP 344489	125 Valerie Close, Warkworth	182623	Alan Farnell & YRW Trustees 2010 Limited
P16	Lot 1 DP 344489	127 Valerie Close, Warkworth	182622	Alastair John Miles, Hamish Gregory Miles & Fishers Business Trustees No.2 Limited
P17	Lot 3 DP 344489	No Details Available	182624	Auckland Council (Esplanade Reserve)
P18	Lot 5 DP 150976	43 Mason Heights, Warkworth	NA90A/258	Aimin Huang & Qingquan Zheng
P19	Lot 1 DP 568727	1738 State Highway 1, Warkworth	1029181	Thriving Development Limited
P20	Lot 1 DP 578389	1768 State Highway 1, Warkworth	1075364	Karen Garland Richardson & Stefan Nigel Richardson
P21	Lot 2 DP 119449	1684A State Highway 1, Warkworth	NA68C/987	John Andrew Gray, Francis Ashley Hames and Kenneth Charles Hames
P22	Lot 1 DP 119449	1684 State Highway 1, Warkworth	NA68C/986	Anthony Thomas Snowden & Jacqueline Anne Snowden
P23	Lot 2 DP 563173	1765 State Highway 1, Warkworth	1000429	Robyn June Morrison & Thomas Douglas Morrison

## Environmental Protection Parcels

<u>Parcel</u>	<u>Legal Description</u>	<u>Burdened Parcel</u>	<u>Created By</u>
P1-G	AREA G DP 150976	Lot 7 DP 150976	BOND C388235.5
P1-F	AREA H DP 150976	Lot 7 DP 150976	BOND C388235.5
P2-S	AREA S LT 514515	Lot 6 DP 150976	Covenant 10888032.2
P4-T	AREA T LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P4-U	AREA U LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P4-V	AREA V LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P4-W	AREA W LT 514515	Lot 3 DP 539629	Covenant 10888032.1
P15-F	AREA F DP 344489	Lot 2 DP 344489	Consent Notice 6291643.2
P15-G	AREA G DP 344489	Lot 2 DP 344489	Consent Notice 6291643.2
P15-G	AREA H DP 344489	Lot 4 DP 344489	Consent Notice 6291643.2





Land owned by applicants  
and/or cooperating  
landowners

NOTES:  
1. This plan has been prepared for consent  
purposes only and is not to be used for any  
other purpose.









**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1075364  
**Land Registration District** North Auckland  
**Date Issued** 03 March 2023

**Prior References**  
NA1008/250

---

**Estate** Fee Simple  
**Area** 13.2558 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 578389  
**Registered Owners**  
Stefan Nigel Richardson and Karen Garland Richardson

---

**Interests**

Appurtenant hereto is a right of way created by Conveyance 233624 (R215/571)  
464508.1 Gazette Notice (NZ Gazette 3 November 1977 p. 2868) pursuant to Section 4 Public Works Amendment Act 1963 declaring the adjoining State Highway to be a limited access road - 29.11.1977 at 1.47 pm  
12056929.2 Mortgage to ASB Bank Limited - 14.4.2021 at 11:30 am



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1029181**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 April 2022

**Prior References**  
NA67B/483

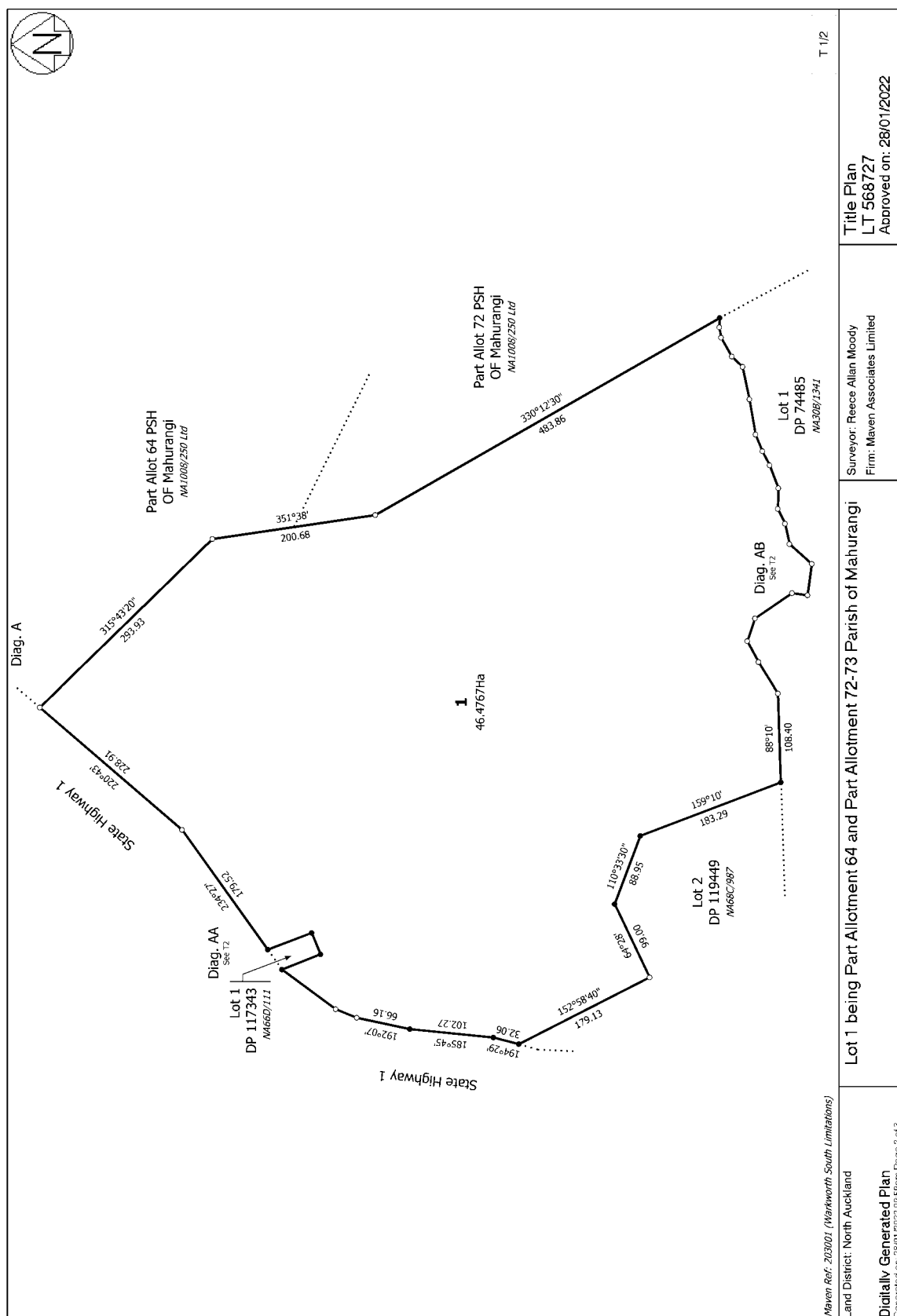
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**Estate** Fee Simple  
**Area** 46.4767 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 568727  
**Registered Owners**  
Thriving Development Limited

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**Interests**

Subject to Section 36 (4) Counties Amendment Act 1961  
Subject to Section 59 Land Act 1948(affects part)  
Subject to Section 8 Coal Mines Amendment Act 1950(affects part)  
Appurtenant hereto is a right of way created by Conveyance 233624 (affects part Allotment 64 Parish of Mahurangi) - 17.8.1929 at 11:10 am  
Appurtenant hereto is a right of way created by Transfer 191332.4 - 18.9.1975 at 2:11 pm  
The easements created by Transfer 191332.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961  
464508.1 Gazette Notice (N.Z. Gazette No. 112 3.11.1877 2868) declaring the adjoining State Highway No:1 to be a limited access road - 28.11.1988 at 1.47 pm







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA90A/260**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 1992

**Prior References**  
NA35B/379      NA49C/1413

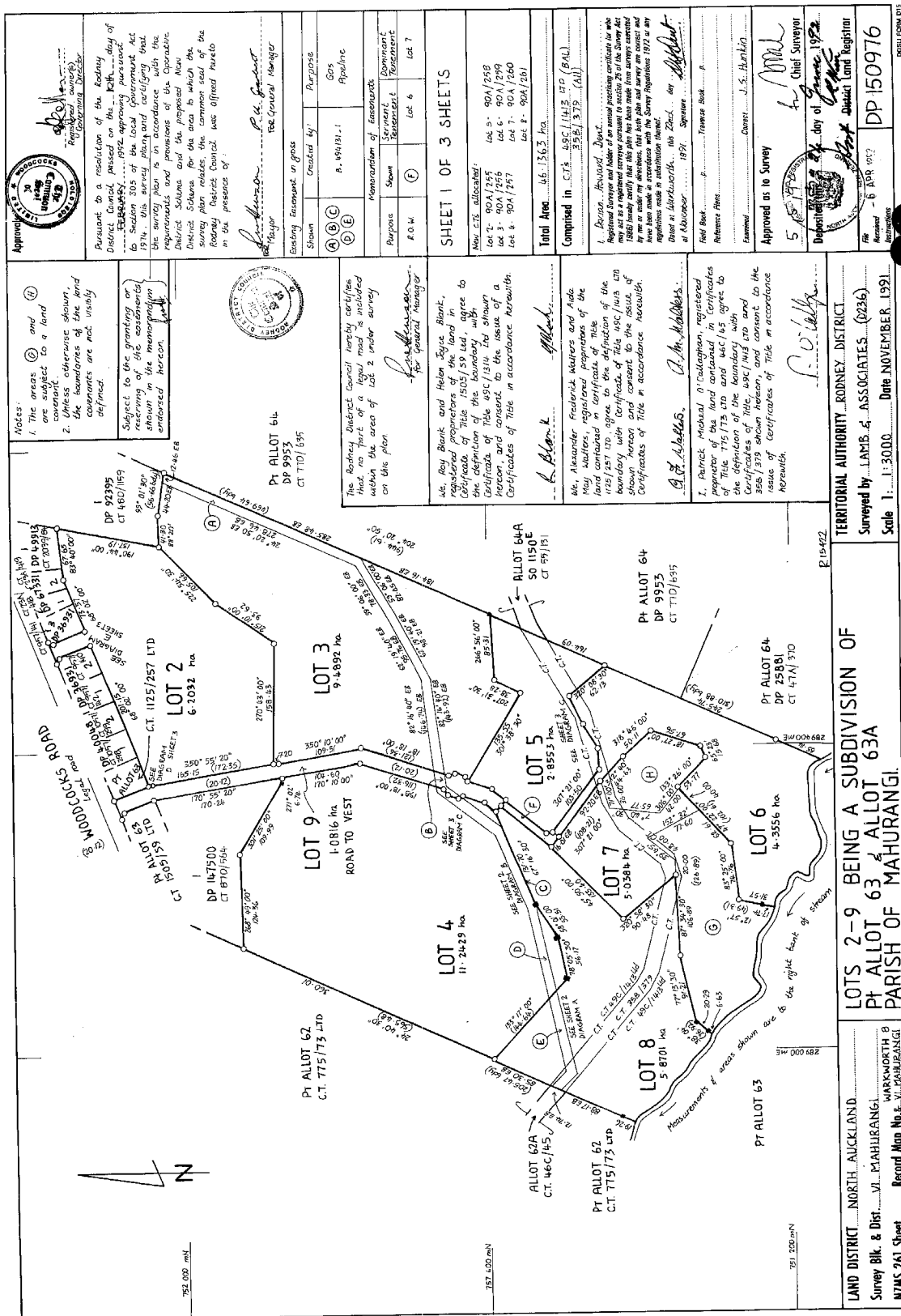
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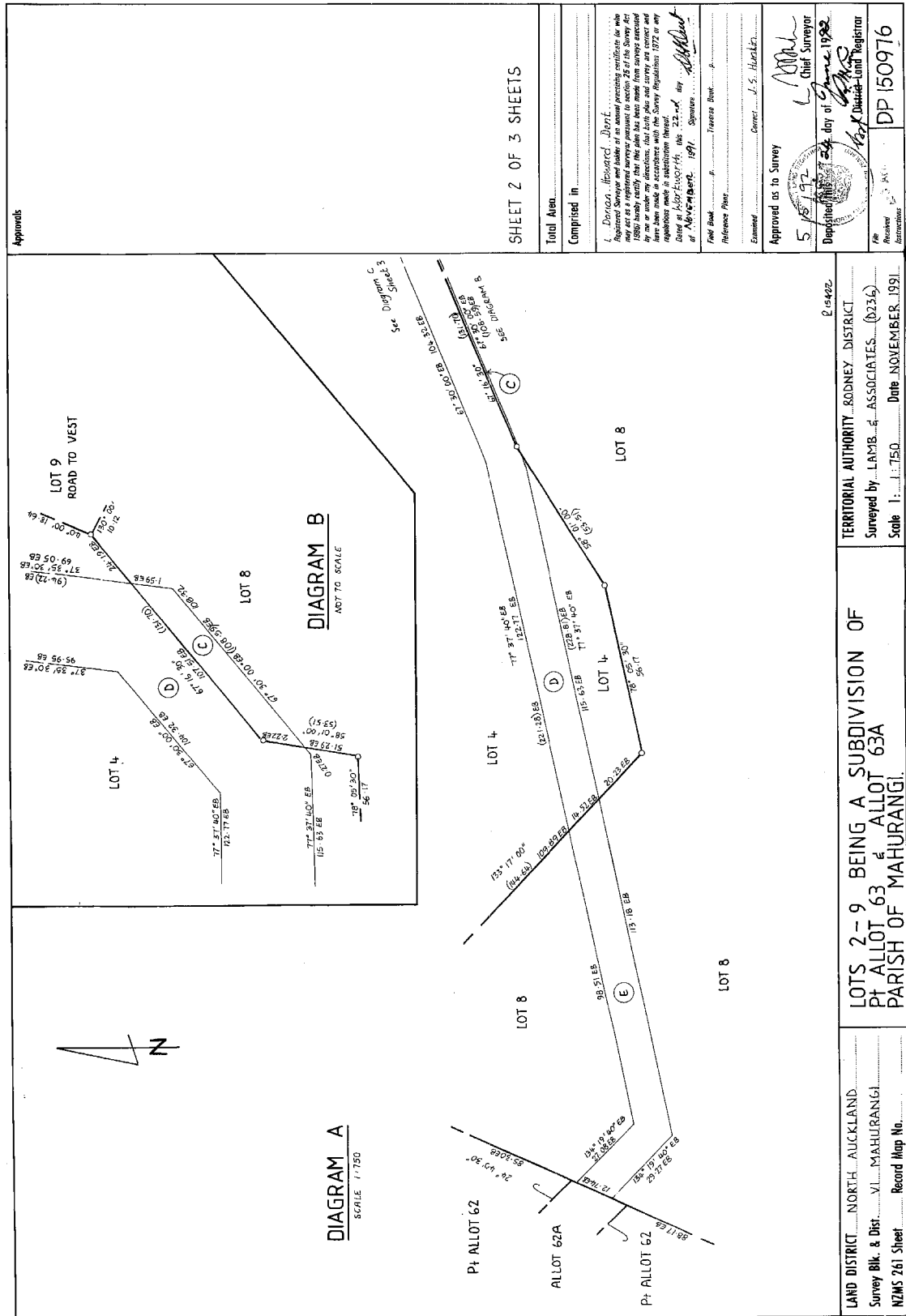
**Estate** Fee Simple  
**Area** 5.0384 hectares more or less  
**Legal Description** Lot 7 Deposited Plan 150976  
**Registered Owners**  
Lynda Joslyn Maddock

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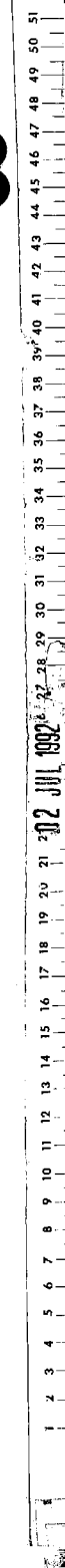
**Interests**

Appurtenant hereto is a right of way specified in Easement Certificate C388235.4 - 24.6.1992 at 10.26 am  
The easements specified in Easement Certificate C388235.4 are subject to Section 309 (1) (a) Local Government Act 1974  
C388235.5 Bond under Part XX Local Government Act 1974 - 24.6.1992 at 10.26 am  
Land Covenant in Transfer C404733.2 - 17.8.1992 at 10.25 am











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UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA90A/259**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 1992

**Prior References**  
NA35B/379      NA49C/1413

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**Estate** Fee Simple  
**Area** 4.3556 hectares more or less  
**Legal Description** Lot 6 Deposited Plan 150976  
**Registered Owners**  
Jung Ja Park

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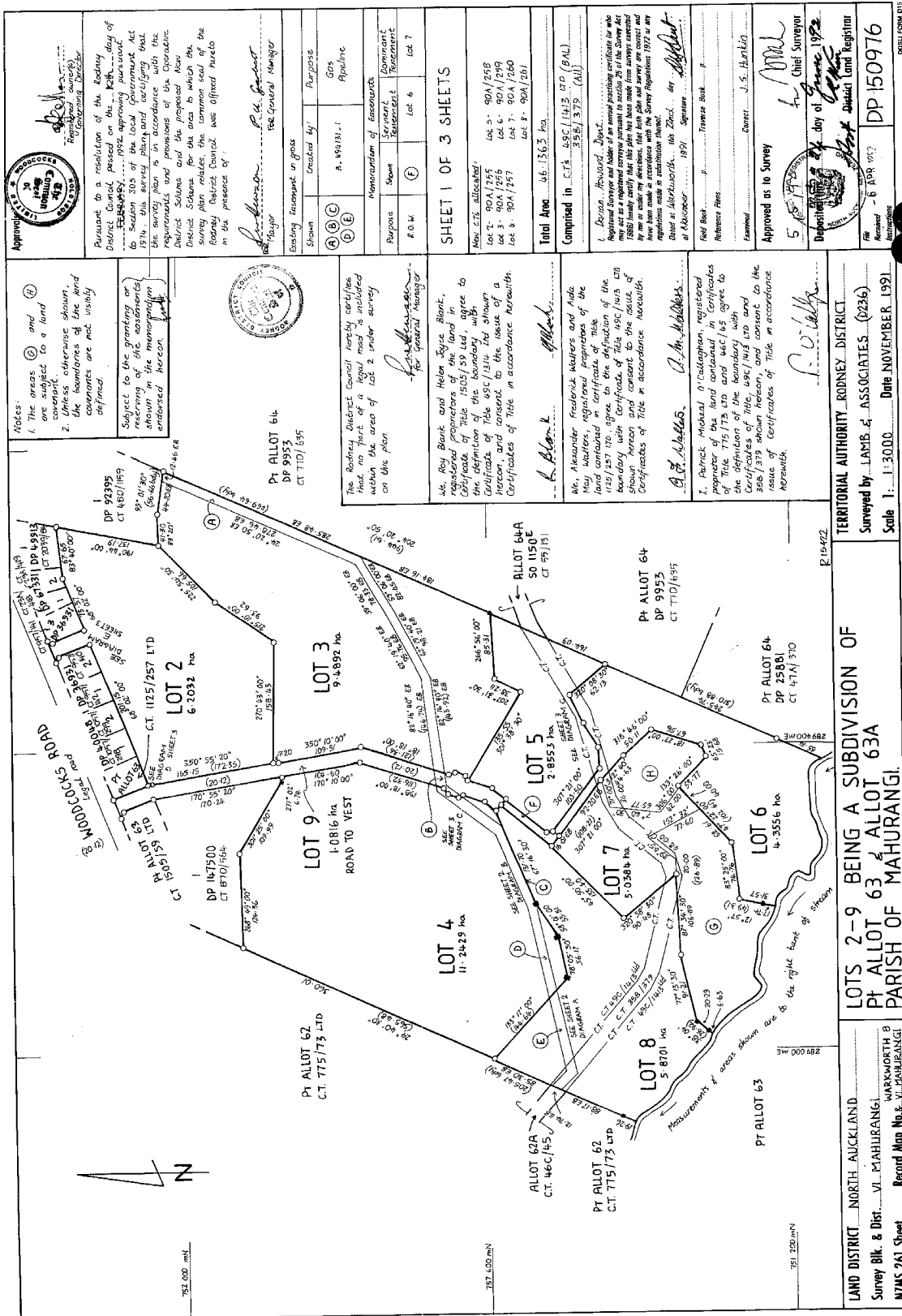
**Interests**

Subject to a right of way over part marked F on Plan 150976 specified in Easement Certificate C388235.4 - 24.6.1992 at 10.26 am

The easements specified in Easement Certificate C388235.4 are subject to Section 309 (1) (a) Local Government Act 1974  
Land Covenant in Transfer C433500.2 - 23.11.1992 at 2.22 pm

9657841.2 Mortgage to Bank of New Zealand - 3.3.2014 at 5:36 pm

10888032.2 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm

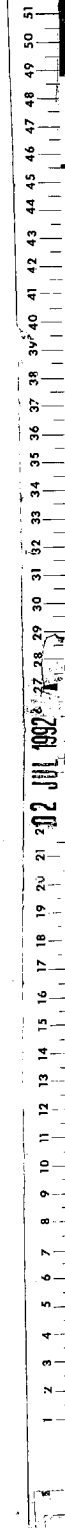


**LOTS 2-9 BEING A SUBDIVISION OF PT ALLOT 63 & ALLOT 63A PARISH OF MAHURANGI.**

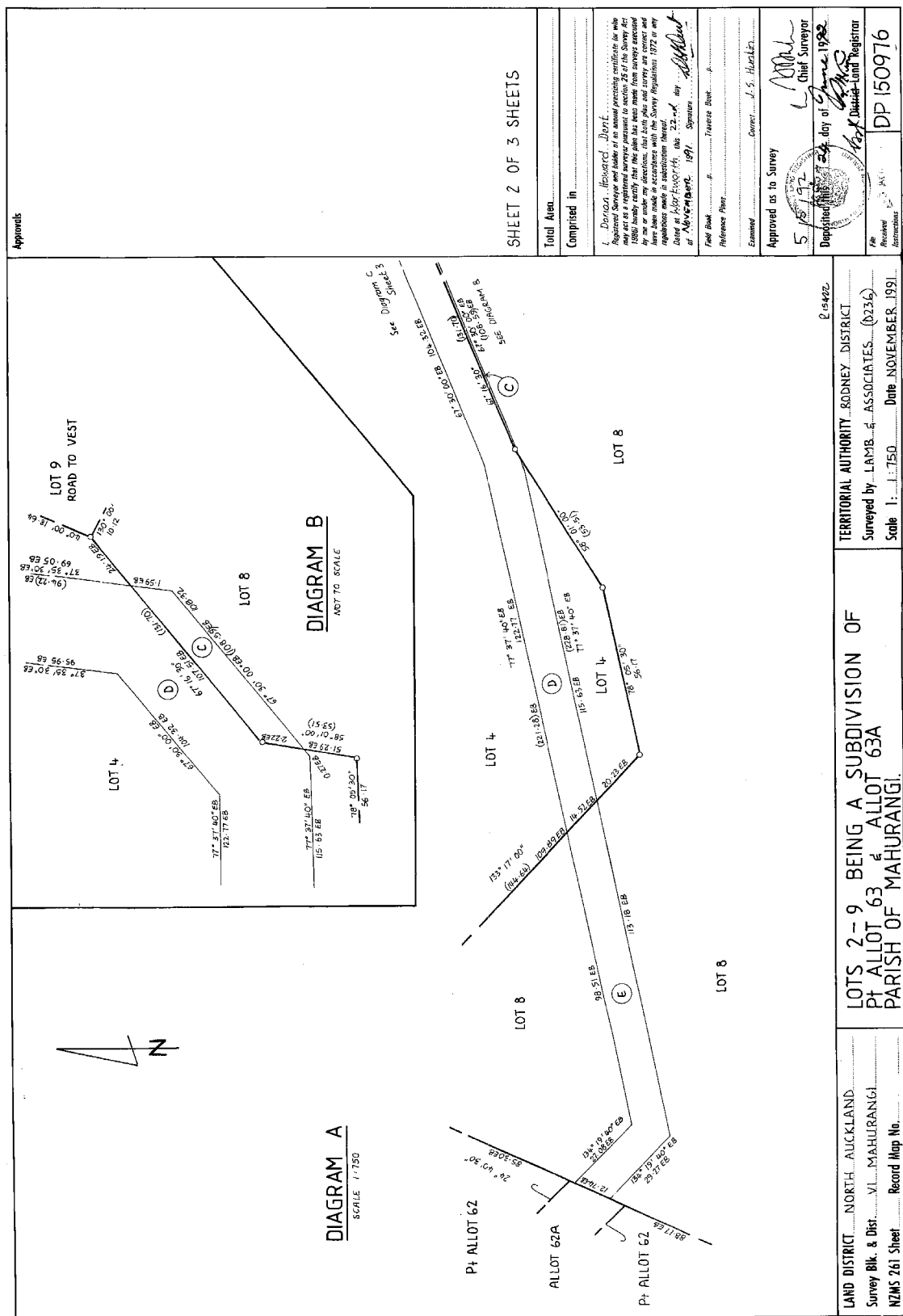
**LAND DISTRICT NORTH AUCKLAND**  
**Survey Bk. & Dist. VI. MAHURANGI HARBOR NORTH B**  
**NZMS 261 Sheet**

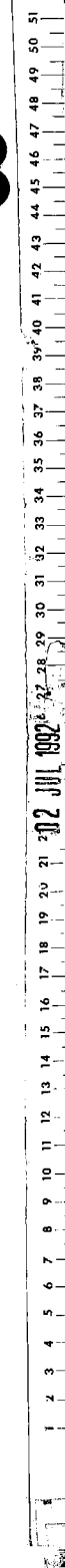
**TERRITORIAL AUTHORITY: KODNEY DISTRICT**  
**Surveyed by: LAMB & ASSOCIATES (2036)**  
**Scale: 1:3000 Date: NOVEMBER 1991**

<b>APPROVED</b>  Approved as to Survey 5/11/92 Chief Surveyor Department of Lands and Survey Date of issue: 5/11/92 DP 150976	
Pursuant to a resolution of the Rodney District Council passed on the 10th day of February 1992 approving pursuant to Section 305 of the Local Government Act 1974 the survey shown on this plan and the boundaries of the land defined are not visibly defined.	
The survey plan relates the common seal of the Rodney District Council was affixed hereto in the presence of: [Signature] For General Manager	
Shown A (B) (C) (D) (E)	Created by: A. W. H. H. 1.1 GOS Pipeline
Purpose R.O.W. (F) Lot 6 Lot 7	Memorandum of easements Shown Servient Tenement Lot 6 Lot 7
<b>SHEET 1 OF 3 SHEETS</b> Map CTS allocated: Lot 2: 90A/245 Lot 3: 90A/256 Lot 4: 90A/257 Lot 5: 90A/248 Lot 6: 90A/299 Lot 7: 90A/260 Lot 8: 90A/261	
Total Area: 46.1363 ha Comprised in CTS: 49C/1413 LTD (BAL) 358/379 (ALL)	
I, Bernard Howard Deane, Registered Surveyor and holder of an annual practicing certificate in the Survey Act 1974, do hereby certify that this plan has been made from surveys conducted by me or under my direction, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 in any regulations made in substitution thereof. Chief at Auckland, 18th Dec. 1991 Signature: [Signature]	
Field Book Reference File Examined Approved as to Survey 5/11/92 Chief Surveyor	Donee: J.S. Hurlin Date: 5/11/92











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FREEHOLD  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** 1000428  
**Land Registration District** North Auckland  
**Date Issued** 18 November 2022

**Prior References**  
NA47A/370

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**Estate** Fee Simple  
**Area** 2.0300 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 563173

**Registered Owners**

Thomas Douglas Morrison as to a 1/2 share  
Robyn June Morrison as to a 1/2 share

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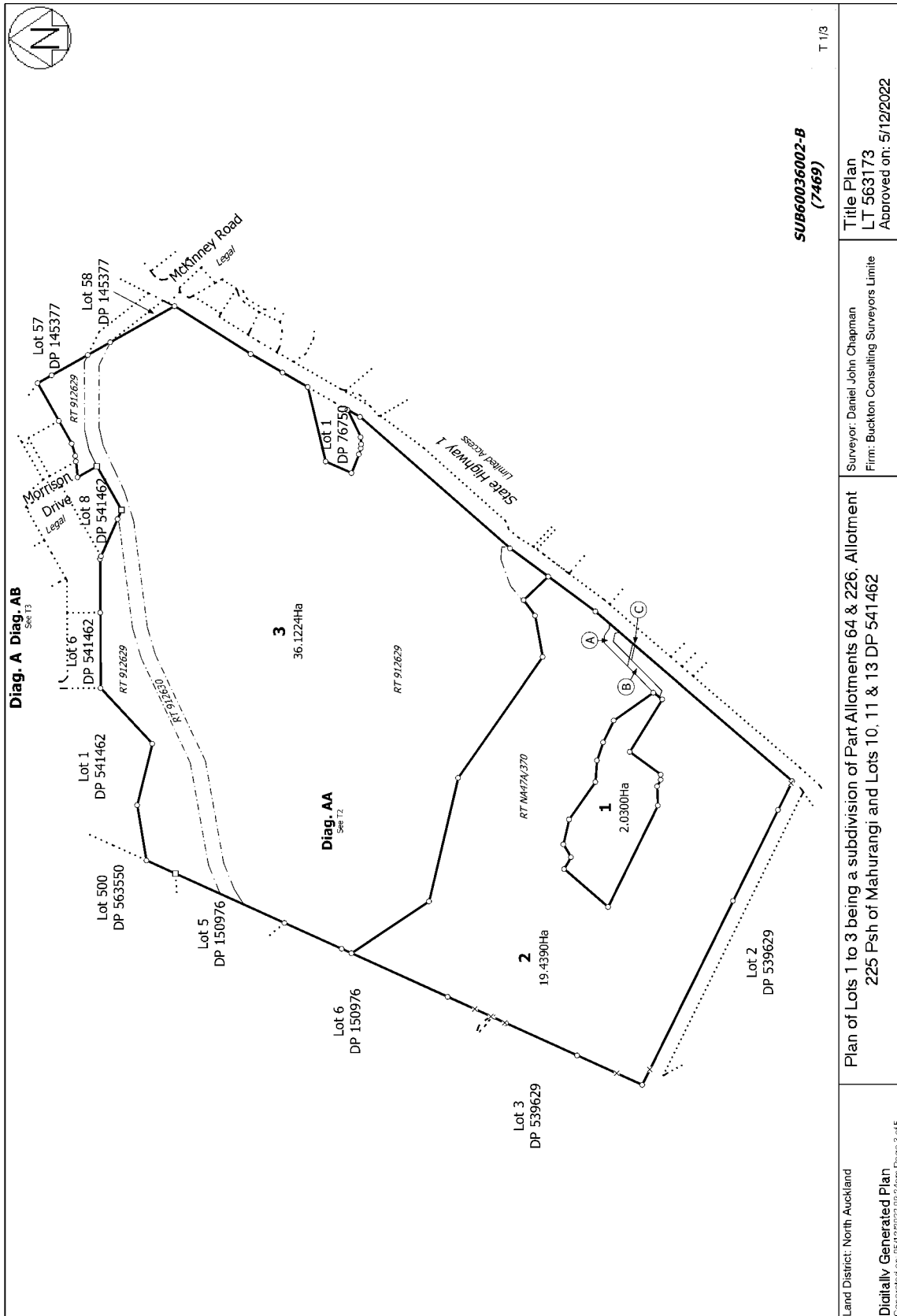
**Interests**

464508.1 Gazette Notice (N.Z. Gazette 3.11.1977 p. 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Appurtenant hereto is a right of way, right to convey electricity and telecommunications created by Easement Instrument 12603100.3 - 18.11.2022 at 3:04 pm

Some of the easements created by Easement Instrument 12603100.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 563173)







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UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **902781**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 August 2020

**Prior References**

575618                      575620                      575621

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**Estate** Fee Simple  
**Area** 16.3450 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 539629  
**Registered Owners**  
Endeans Farm Limited

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**Interests**

464508.1 Gazette Notice (1977 p 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right (in gross) to convey electricity over part marked BA on DP 539629 in favour of Vector Limited created by Easement Instrument 7938889.3 - Produced 17.9.2008 at 9:00 am and Entered 21.10.2008 at 9:00 am

Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lot 1 DP 353748)

10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm (affects part formerly Lots 3-4 DP 451512)

11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am

Subject to a right of way and a right to convey electricity and telecommunications over parts marked BA and K on DP 539629 created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

Appurtenant hereto is a right to convey water created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

The easements created by Easement Instrument 11674745.6 are subject to Section 243 (a) Resource Management Act 1991

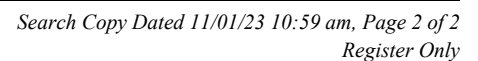
11674745.8 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902782 and NA92D/742 ) - 13.8.2020 at 10:55 am

11674745.8 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902782 and NA92D/742 ) - 13.8.2020 at 10:55 am

Subject to a right of way over part marked A on DP 557603 created by Easement Instrument 12005357.2 - 12.2.2021 at 11:37 am

Subject to a right to drain water over part marked A on DP 564661 created by Easement Instrument 12171145.1 - 11.10.2021 at 4:15 pm

12269848.7 Mortgage to KA Waimanawa Limited Partnership - 1.11.2021 at 4:05 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** **902780**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 August 2020

**Prior References**

575620 NA12D/906

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**Estate** Fee Simple  
**Area** 5.0128 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 539629  
**Registered Owners**  
KA Waimanawa Limited Partnership

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**Interests**

464508.1 Gazette Notice (1977 p 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right (in gross) to convey electricity over part marked CA on DP 539629 in favour of Vector Limited created by Easement Instrument 7938889.3 - Produced 17.9.2008 at 9:00 am and Entered 21.10.2008 at 9:00 am

Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lot 1 DP 353748)

10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm (affects part formerly Lot 3 DP 451512)

11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am

Subject to a right to convey electricity over part marked F, G and I and a right to convey water over part marked F, H, R and S all on DP 539629 created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

Appurtenant hereto is a right of way and a right to convey electricity and telecommunications created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am

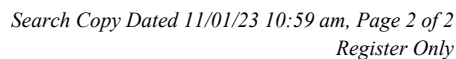
The easements created by Easement Instrument 11674745.6 are subject to Section 243 (a) Resource Management Act 1991

11674745.7 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902779 ) - 13.8.2020 at 10:55 am

11674745.7 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902779 ) - 13.8.2020 at 10:55 am

Fencing Covenant in Transfer 12269848.6 - 1.11.2021 at 4:05 pm

12269848.8 Mortgage to Guardians of New Zealand Superannuation as the manager and administrator of the New Zealand Superannuation Fund - 1.11.2021 at 4:05 pm





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UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** 902779  
**Land Registration District** North Auckland  
**Date Issued** 13 August 2020

**Prior References**  
575620

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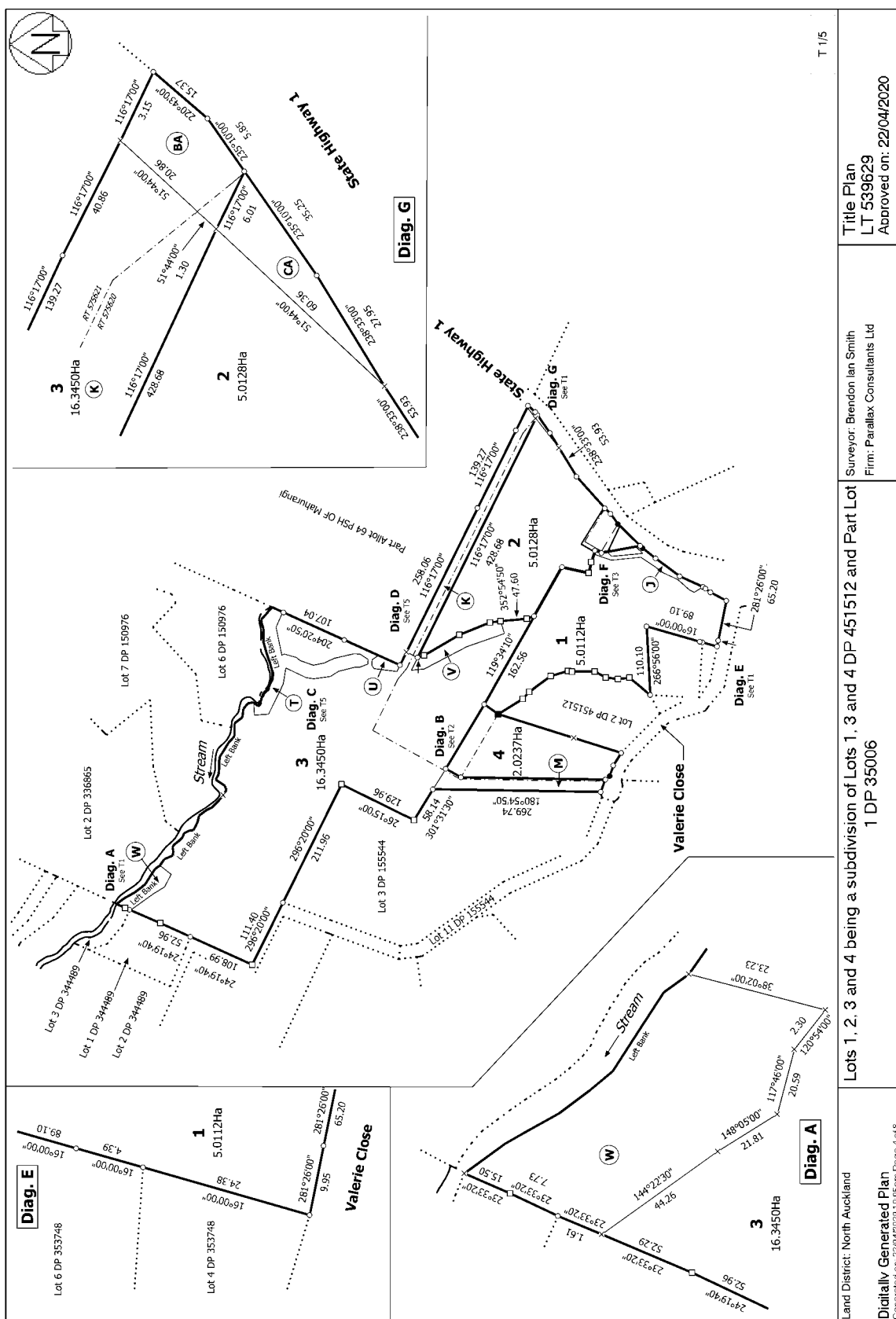
**Estate** Fee Simple  
**Area** 5.0112 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 539629  
**Registered Owners**  
KA Waimanawa Limited Partnership

---

**Interests**

464508.1 Gazette Notice (1977 p 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm  
Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lots 1-3 DP 353748)  
10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm  
11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am  
Subject to a right of way over part marked J and P and a right to convey water over part marked P and Q all on DP 539629 created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am  
Appurtenant hereto is a right to convey electricity created by Easement Instrument 11674745.6 - 13.8.2020 at 10:55 am  
The easements created by Easement Instrument 11674745.6 are subject to Section 243 (a) Resource Management Act 1991  
11674745.7 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902780 ) - 13.8.2020 at 10:55 am  
11674745.7 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902780 ) - 13.8.2020 at 10:55 am  
Fencing Covenant in Transfer 12269848.6 - 1.11.2021 at 4:05 pm  
12269848.8 Mortgage to Guardians of New Zealand Superannuation as the manager and administrator of the New Zealand Superannuation Fund - 1.11.2021 at 4:05 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** 219708  
**Land Registration District** North Auckland  
**Date Issued** 07 November 2005

**Prior References**

NA101A/115 NA1819/14

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**Estate** Fee Simple  
**Area** 1.0772 hectares more or less  
**Legal Description** Lot 4-6 Deposited Plan 353748

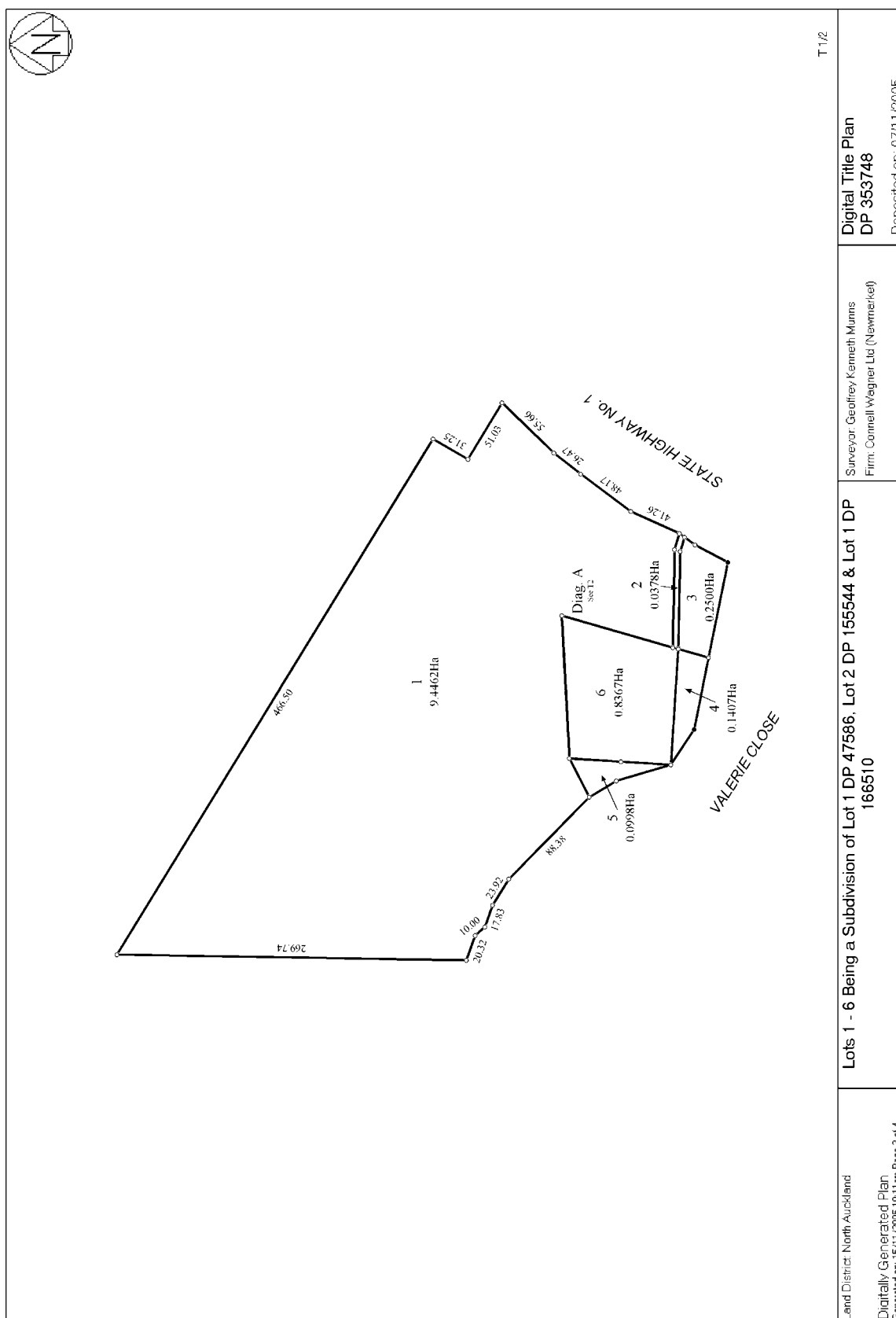
**Registered Owners**

D O Morgan Limited as to a 1/2 share  
D L Morgan Limited as to a 1/2 share

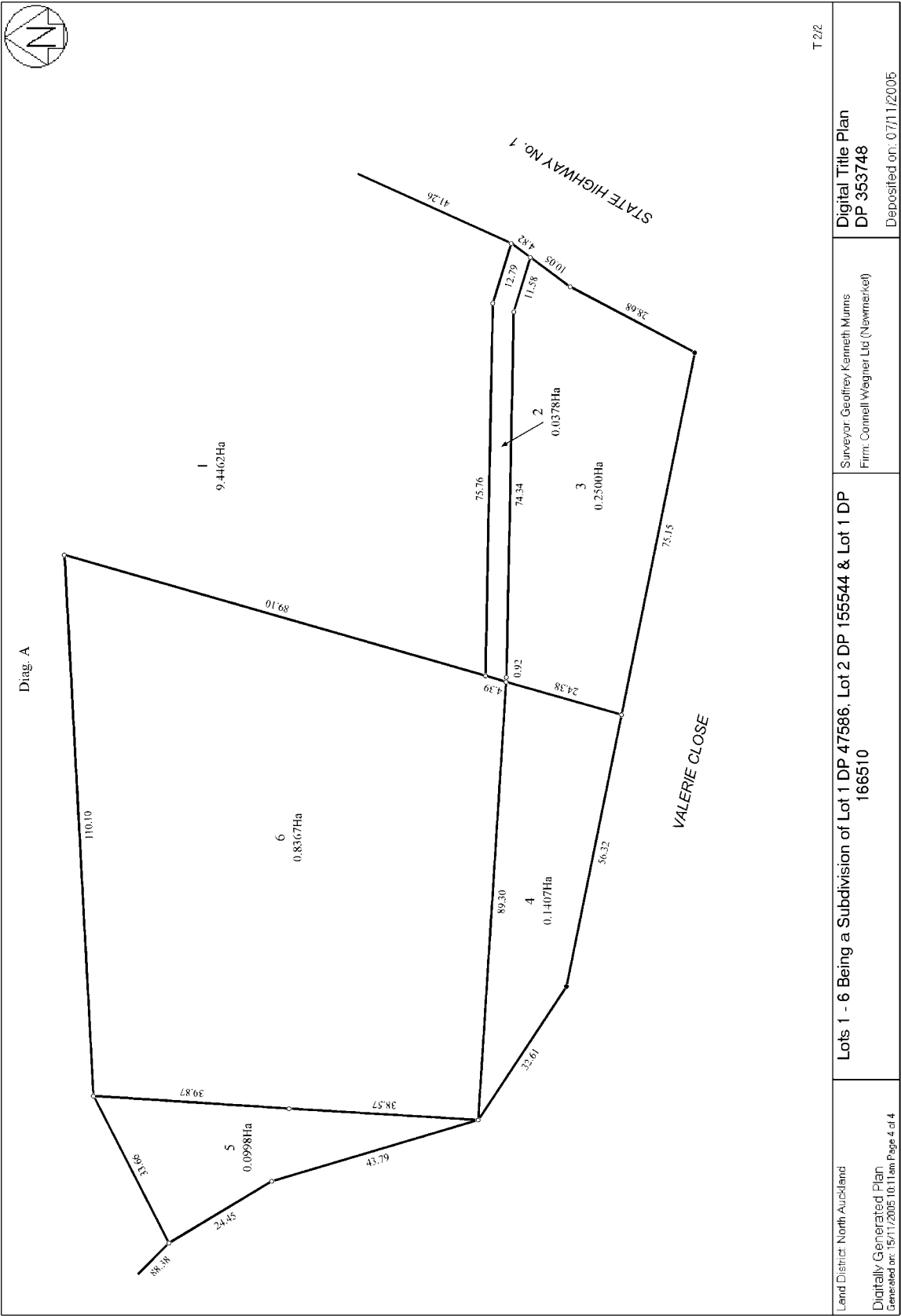
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**Interests**

Subject to Section 241(2) Resource Management Act 1991 (affects DP 353748)  
9901639.2 Mortgage to Bank of New Zealand - 28.11.2014 at 4:32 pm









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R.W. Muir  
Registrar-General  
of Land

**Identifier** **575619**  
**Land Registration District** **North Auckland**  
**Date Issued** 30 August 2012

**Prior References**  
441210

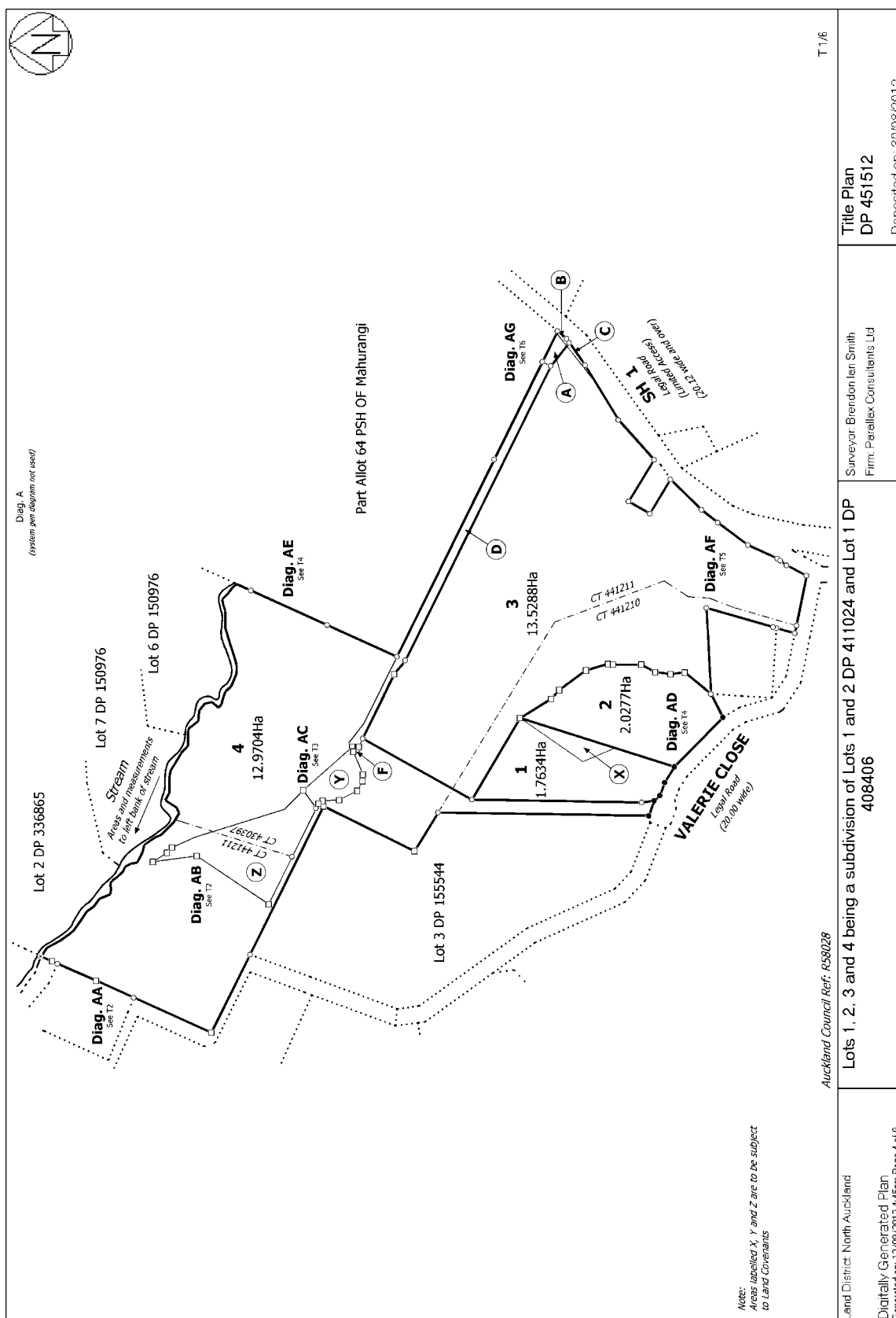
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**Estate** Fee Simple  
**Area** 2.0277 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 451512  
**Registered Owners**  
Raymond Reginald Crosswell and Linda Crosswell

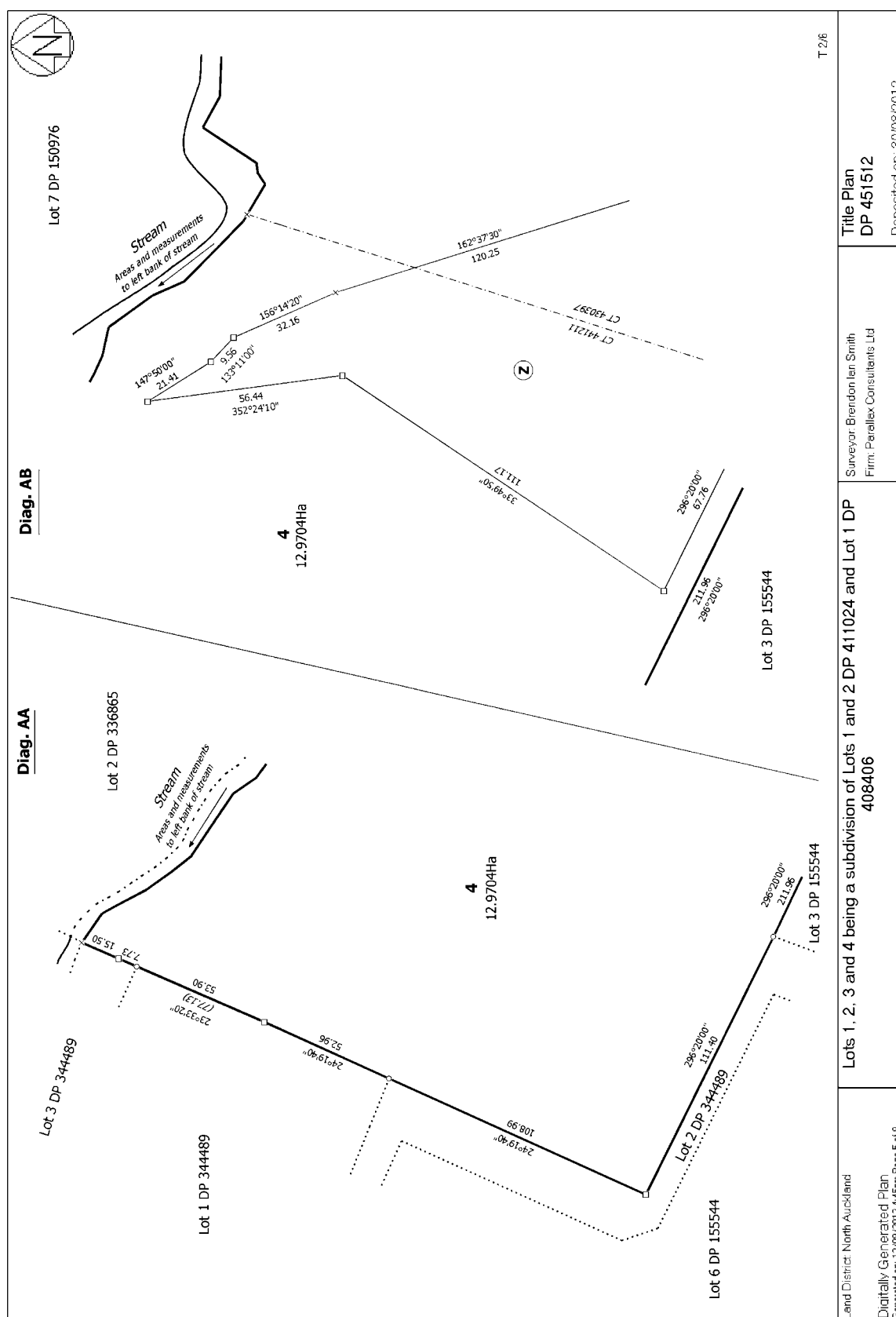
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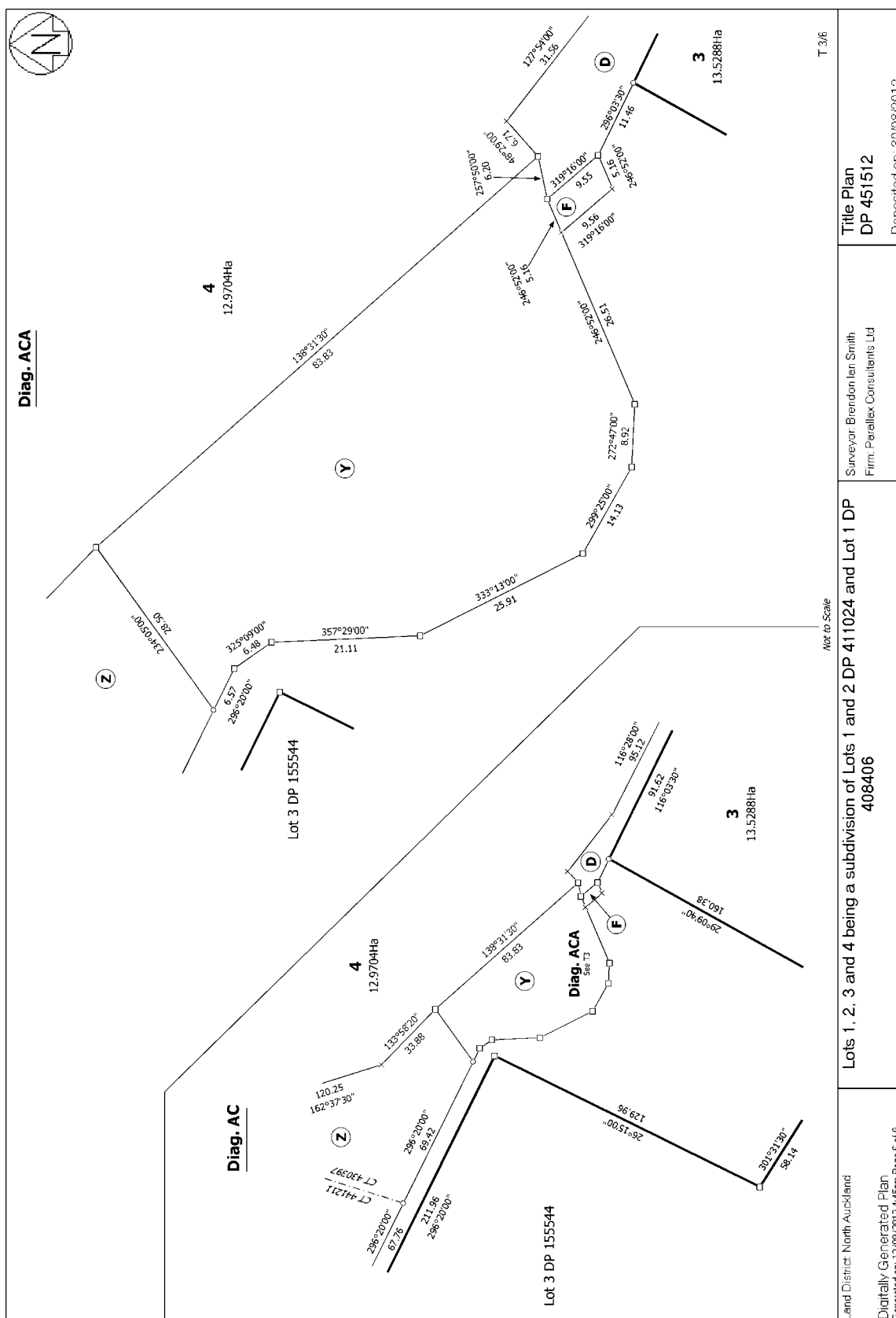
**Interests**

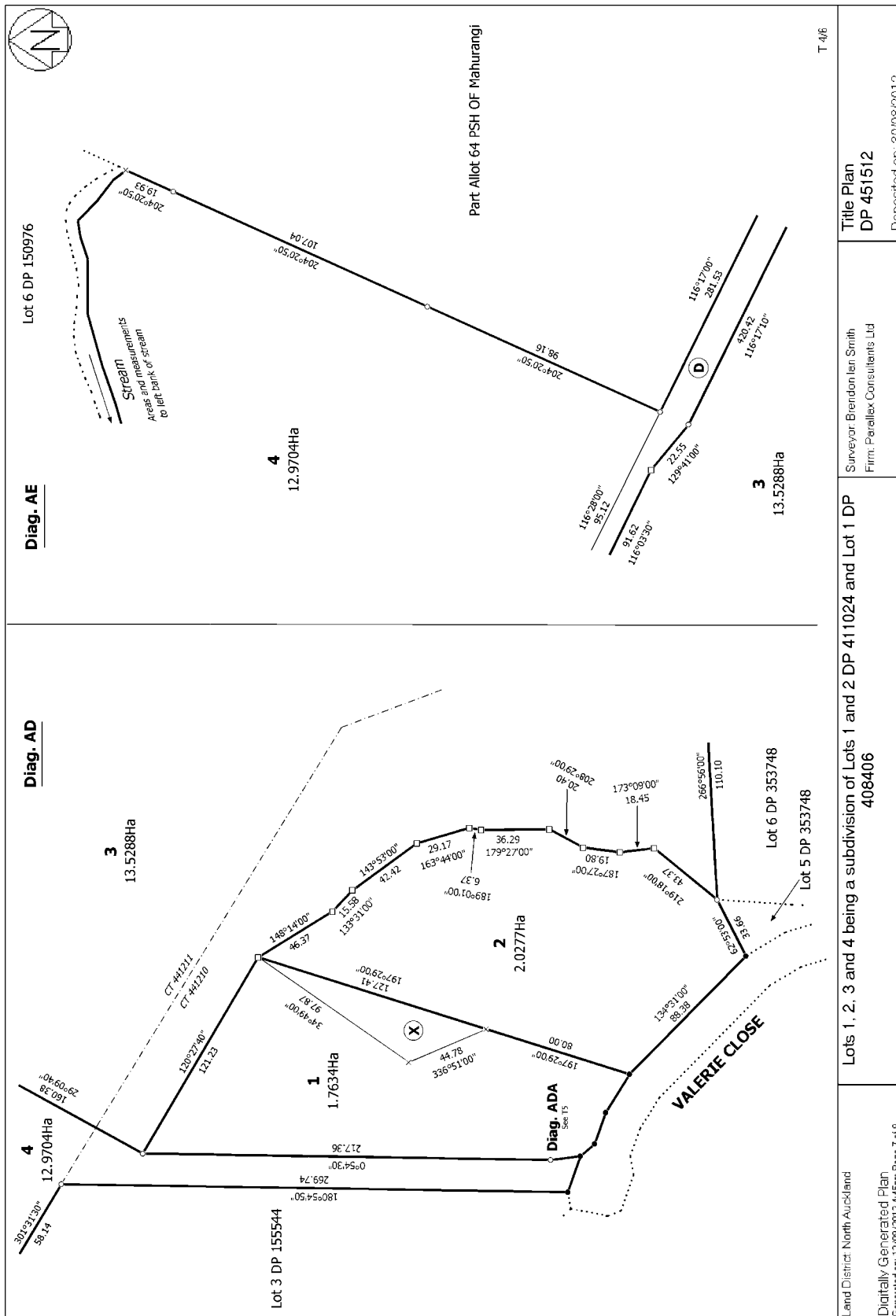
9169377.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.8.2012 at 10:32 am  
9182228.2 Mortgage to ANZ National Bank Limited - 21.9.2012 at 3:02 pm  
12340330.1 CAVEAT BY EVA CROSSWELL - 20.12.2021 at 3:33 pm



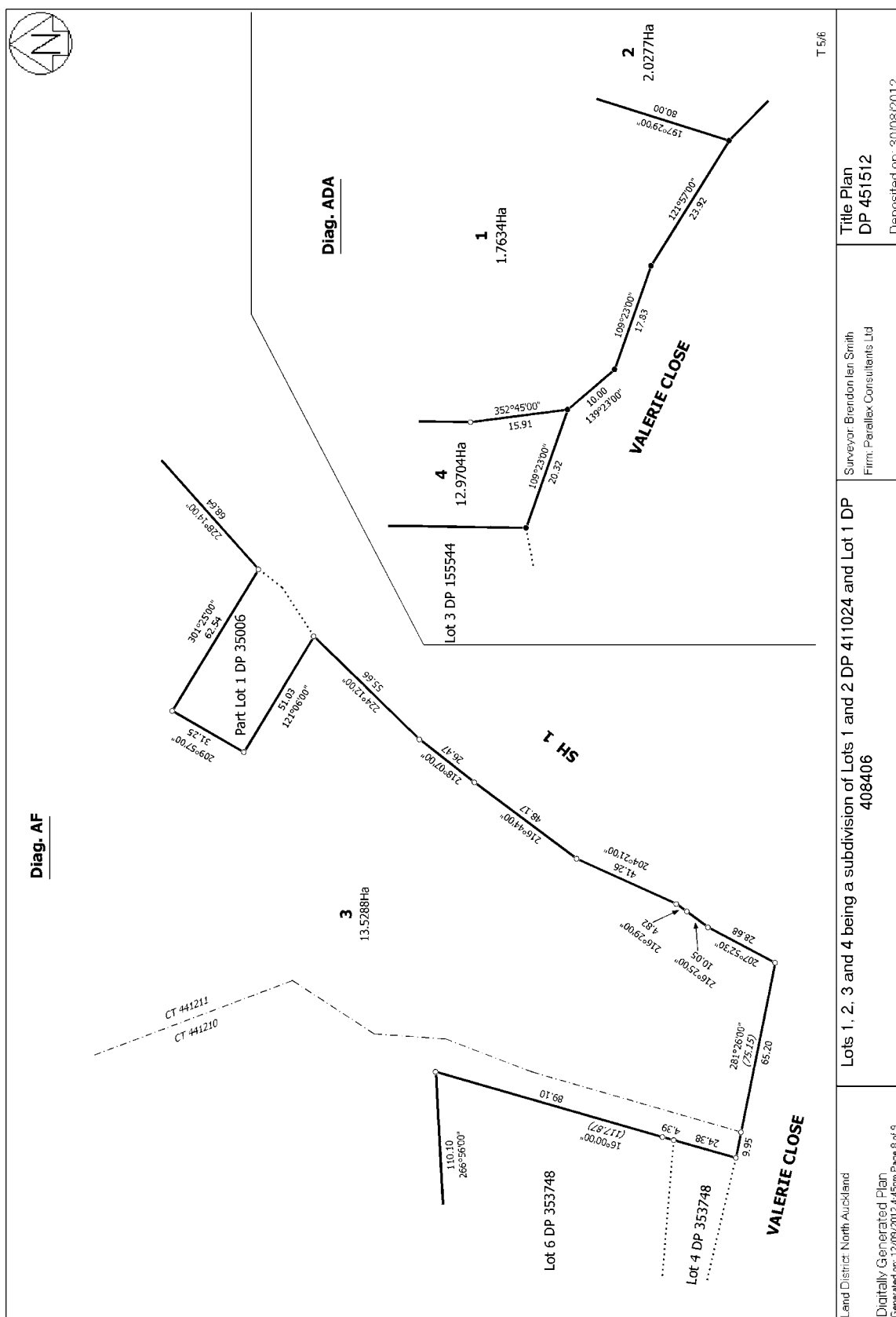


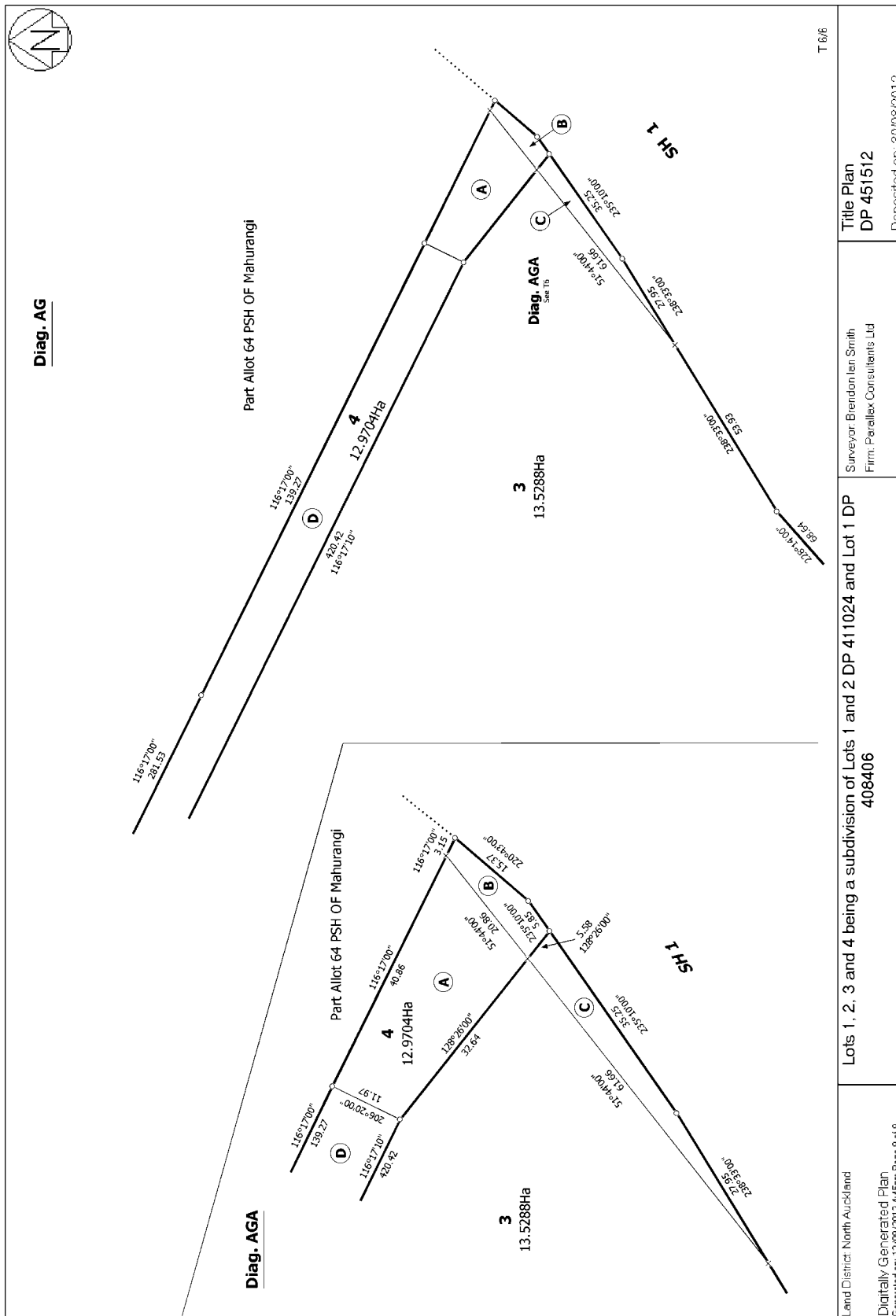














**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **902782**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 August 2020

**Prior References**

575618                      575620

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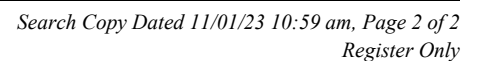
**Estate** Fee Simple  
**Area** 2.0237 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 539629  
**Registered Owners**  
Endeans Farm Limited

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**Interests**

Fencing Covenant in Transfer 7980607.2 - 12.11.2008 at 3:05 pm (affects part formerly Lot 1 DP 353748)  
10888032.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 11.9.2017 at 3:31 pm (affects part formerly Lot 3 DP 451512)  
11674745.5 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2020 at 10:55 am  
11674745.8 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902781 and NA92D/742 ) - 13.8.2020 at 10:55 am  
11674745.8 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902781 and NA92D/742 ) - 13.8.2020 at 10:55 am  
Appurtenant hereto is a right of way created by Easement Instrument 12005357.2 - 12.2.2021 at 11:37 am  
12269848.7 Mortgage to KA Waimanawa Limited Partnership - 1.11.2021 at 4:05 pm







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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA92D/742**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 1993

**Prior References**  
NA20B/107

---

**Estate** Fee Simple  
**Area** 8.0000 hectares more or less  
**Legal Description** Lot 3 Deposited Plan 155544  
**Registered Owners**  
Endeans Farm Limited

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**Interests**

Appurtenant hereto are rights of way specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm  
D631344.1 Variation of Easement Certificate C509598.5 - 15.8.2001 at 10.30 am  
11674745.8 CERTIFICATE PURSUANT TO SECTION 77 BUILDING ACT 2004 THAT THIS RECORD OF TITLE IS  
SUBJECT TO THE CONDITION IMPOSED UNDER SECTION 75(2) (ALSO AFFECTS 902781 and 902782 ) -  
13.8.2020 at 10:55 am  
11674745.8 Subject to Section 81(2) and 81(3) Building Act 2004 (also affects 902781 and 902782 ) - 13.8.2020 at 10:55  
am  
Appurtenant hereto is a right to drain water created by Easement Instrument 12171145.1 - 11.10.2021 at 4:15 pm  
12269848.7 Mortgage to KA Waimanawa Limited Partnership - 1.11.2021 at 4:05 pm

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 1 SEP 1993 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA92D/744**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 1993

**Prior References**  
NA20B/107

---

**Estate** Fee Simple  
**Area** 7.0000 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 155544  
**Registered Owners**  
John William Gowing and Louisa Elsie Gowing

---

**Estate** Fee Simple - 1/3 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544  
**Registered Owners**  
John William Gowing and Louisa Elsie Gowing

---

**Interests**

Subject to Section 308 (4) Local Government Act 1974

Subject to a right of way over part marked A on DP 155544 specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm (Affects Lot 11 DP 155544)

Appurtenant hereto is a right of way created by Transfer C599562.3 - 12.5.1994 at 1.31 pm

D631344.1 Variation of easement specified in Easement Certificate C509598.5 - 15.8.2001 at 10.30 am

Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)

Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991

[illegible]



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UNDER LAND TRANSFER ACT 2017  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA92D/745**  
**Land Registration District** **North Auckland**  
**Date Issued** 23 August 1993

**Prior References**

NA20B/107      NA771/238

---

**Estate** Fee Simple  
**Area** 5.6000 hectares more or less  
**Legal Description** Lot 6 Deposited Plan 155544  
**Registered Owners**  
William Arthur Endean and Christine Heather Endean

---

**Estate** Fee Simple - 1/3 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544  
**Registered Owners**  
William Arthur Endean and Christine Heather Endean

---

**Interests**

Subject to Section 308 (4) Local Government Act 1974

Subject to a right of way over part marked A on DP 155544 specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm (affects Lot 11 DP 155544)

Appurtenant hereto is a right of way specified in Easement Certificate C509598.5 - 23.8.1993 at 1.48 pm

Some of the easements specified in Easement Certificate C509598.5 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 155544)

Appurtenant hereto is a right of way created by Transfer C636064.3 - 2.8.1994 at 2.37 pm

D631344.1 Variation of Easement C509598.5 - 15.8.2001 at 10.30 am

Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)

Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991

10390398.2 Mortgage to ASB Bank Limited - 10.5.2016 at 12:33 pm



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 1 SEP 1993 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51



**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
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R.W. Muir  
Registrar-General  
of Land

**Identifier** **182623**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 2005

**Prior References**  
170935

---

**Estate** Fee Simple  
**Area** 8.6960 hectares more or less  
**Legal Description** Lot 2, 4 Deposited Plan 344489  
**Registered Owners**  
Alan Farnell and YRW Trustees 2010 Limited

---

**Estate** Fee Simple - 1/6 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544  
**Registered Owners**  
Alan Farnell and YRW Trustees 2010 Limited

---

**Interests**

Subject to a right of way over part Lot 11 marked A on DP 155544 and part Lot 2 marked B on DP 344489 specified in Easement Certificate C509598.5

The easements specified in Easement Certificate C509598.5 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way over part Lot 2 marked B on DP 344489 created by Transfer C599562.3

Subject to a right of way over part Lot 2 marked C on Plan 344489 created by Transfer C636064.3

D631344.1 Variation of the conditions of the easement specified in Easement Certificat C509598.5 - 15.8.2001 at 10.30 am

6291643.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.1.2005 at 9:00 am (affects Lots 2 and 4)

Subject to Section 241(2) Resource Management Act 1991 (affects DP 344489)

Subject to a right of way and right to convey electric power, telecommunications and computer media over parts Lot 2 marked B, C and D on DP 344489 created by Easement Instrument 6291643.4 - 27.1.2005 at 9:00 am

The easements created by Easement Instrument 6291643.4 are subject to Section 243 (a) Resource Management Act 1991

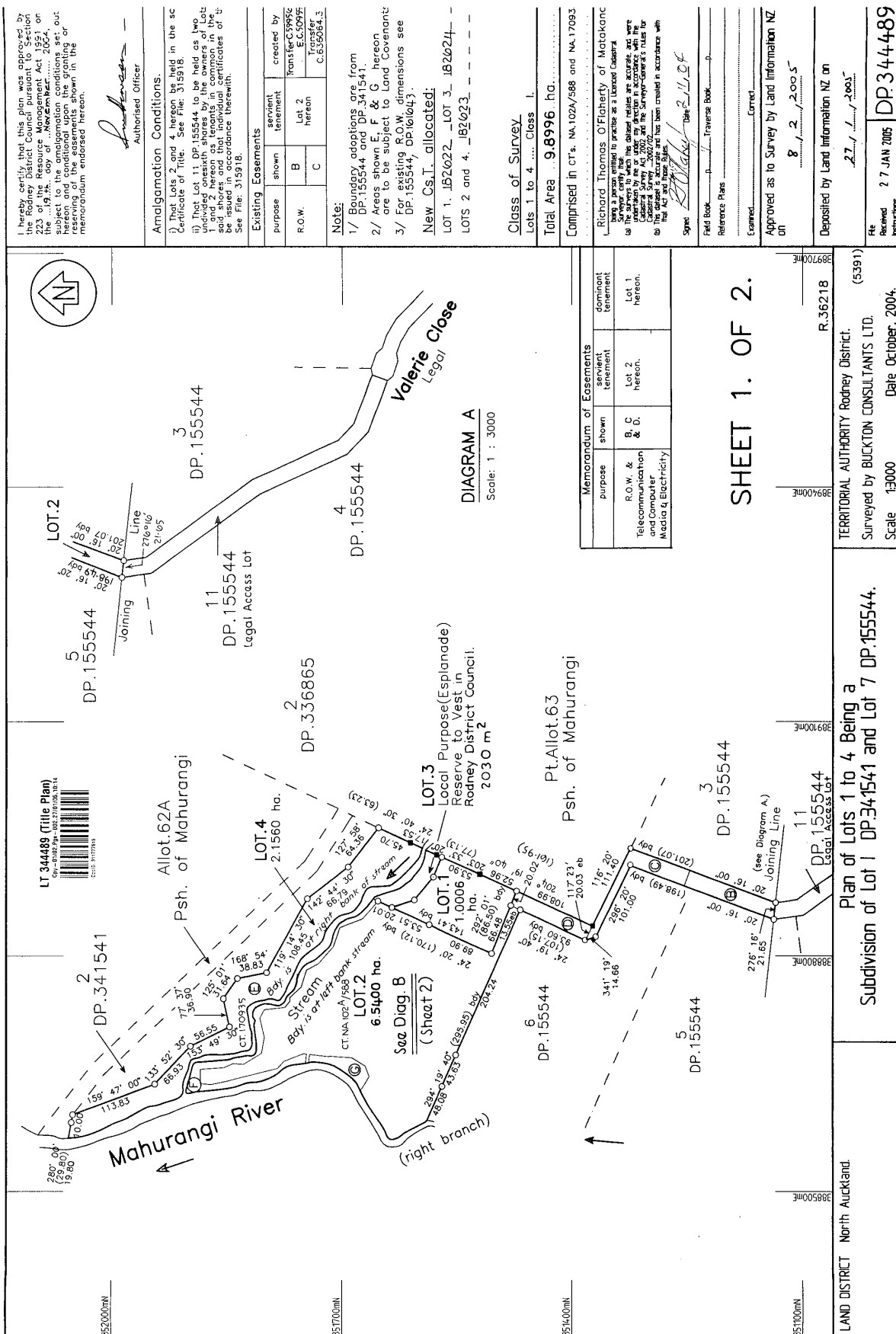
Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)

Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991

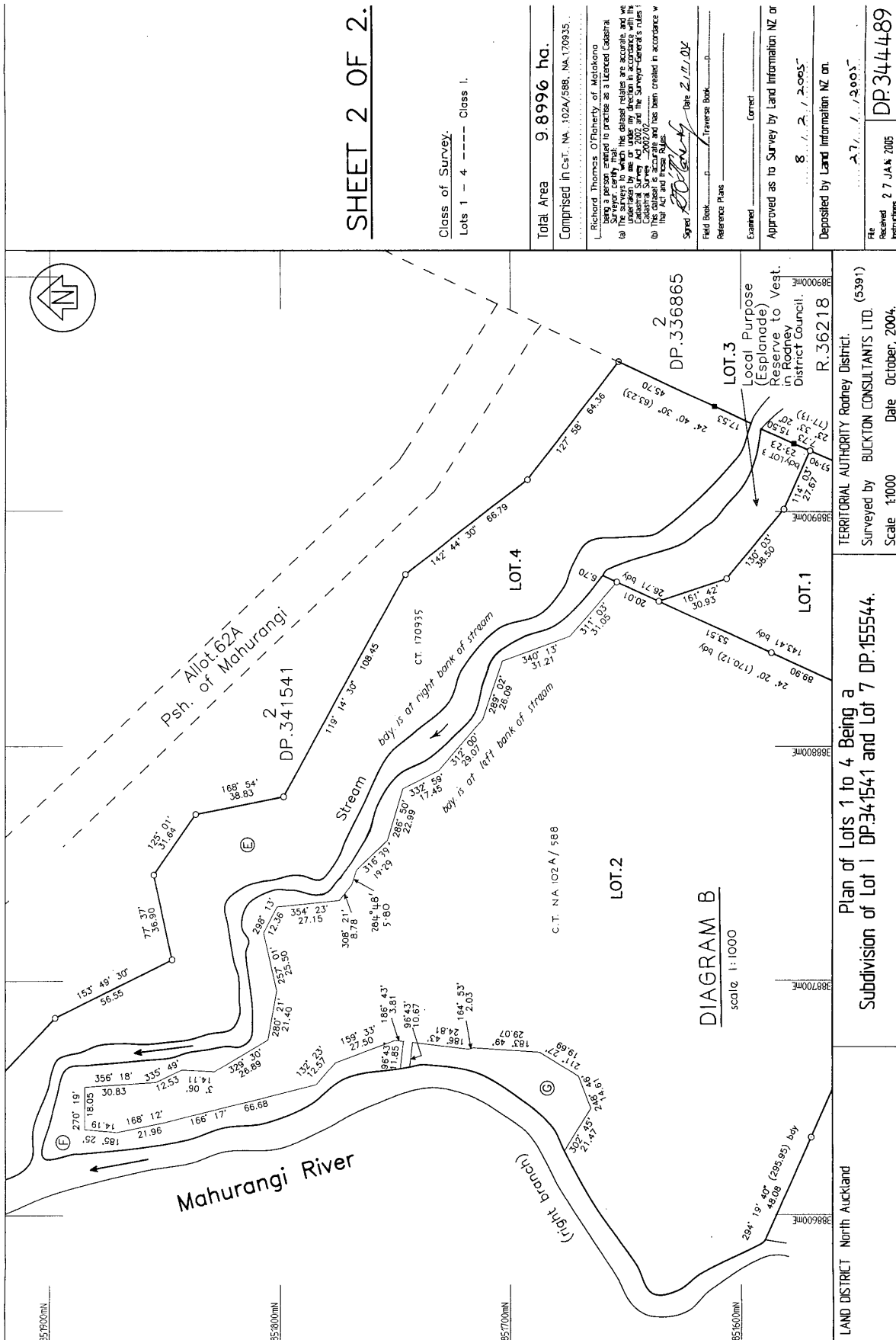
11467414.2 Mortgage to Westpac New Zealand Limited - 4.7.2019 at 9:19 am

12350908.1 CAVEAT BY REMUERA PROPERTY HOLDINGS LIMITED - 17.1.2022 at 8:45 am

4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 SEP 1993 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51









**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



R.W. Muir  
Registrar-General  
of Land

**Identifier** **182622**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 2005

**Prior References**  
170935

---

**Estate** Fee Simple  
**Area** 1.0006 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 344489  
**Registered Owners**  
Hamish Gregory Miles, Alastair John Miles and Fishers Business Trustees No.2 Limited

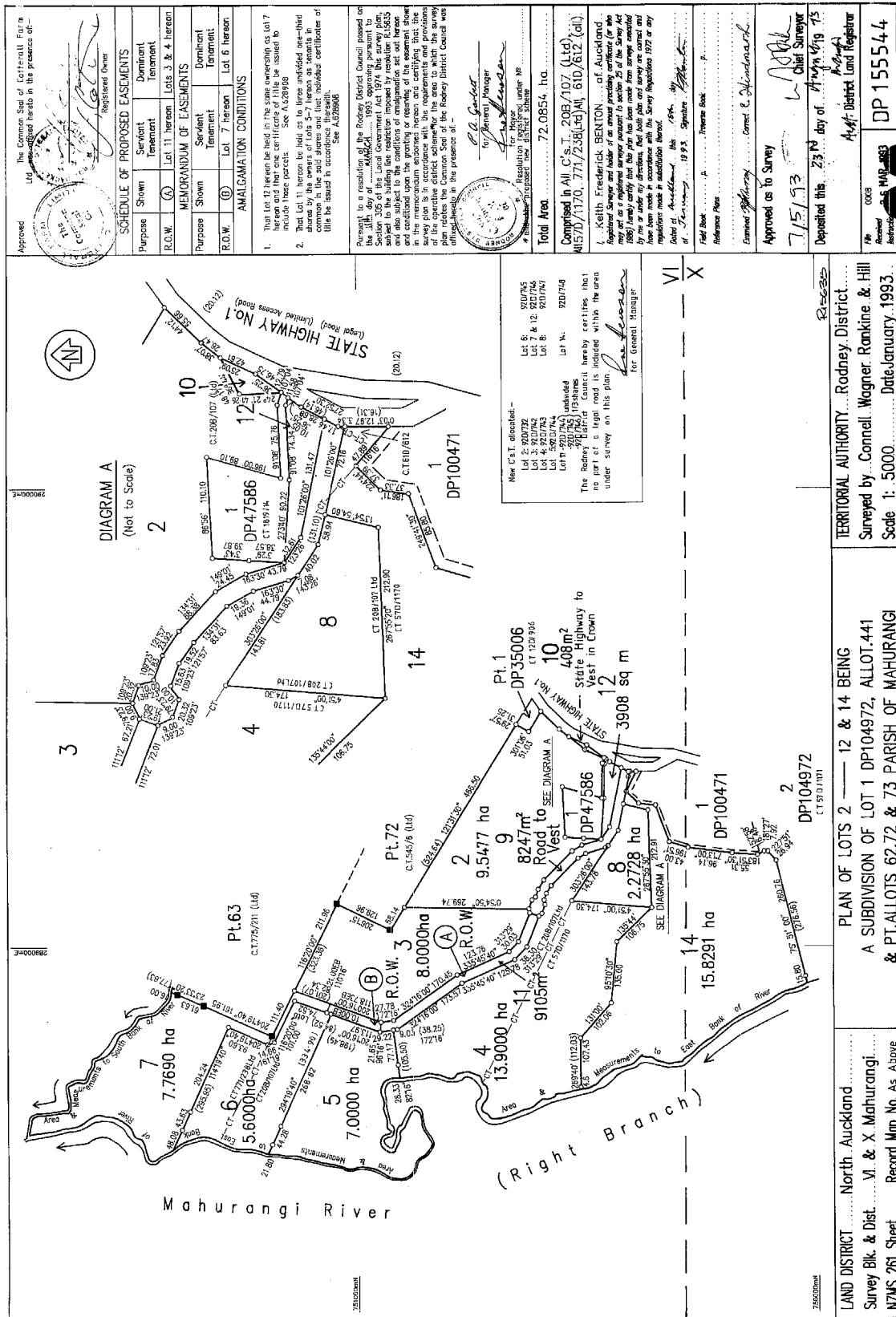
---

**Estate** Fee Simple - 1/6 share  
**Area** 9105 square metres more or less  
**Legal Description** Lot 11 Deposited Plan 155544  
**Registered Owners**  
Hamish Gregory Miles, Alastair John Miles and Fishers Business Trustees No.2 Limited

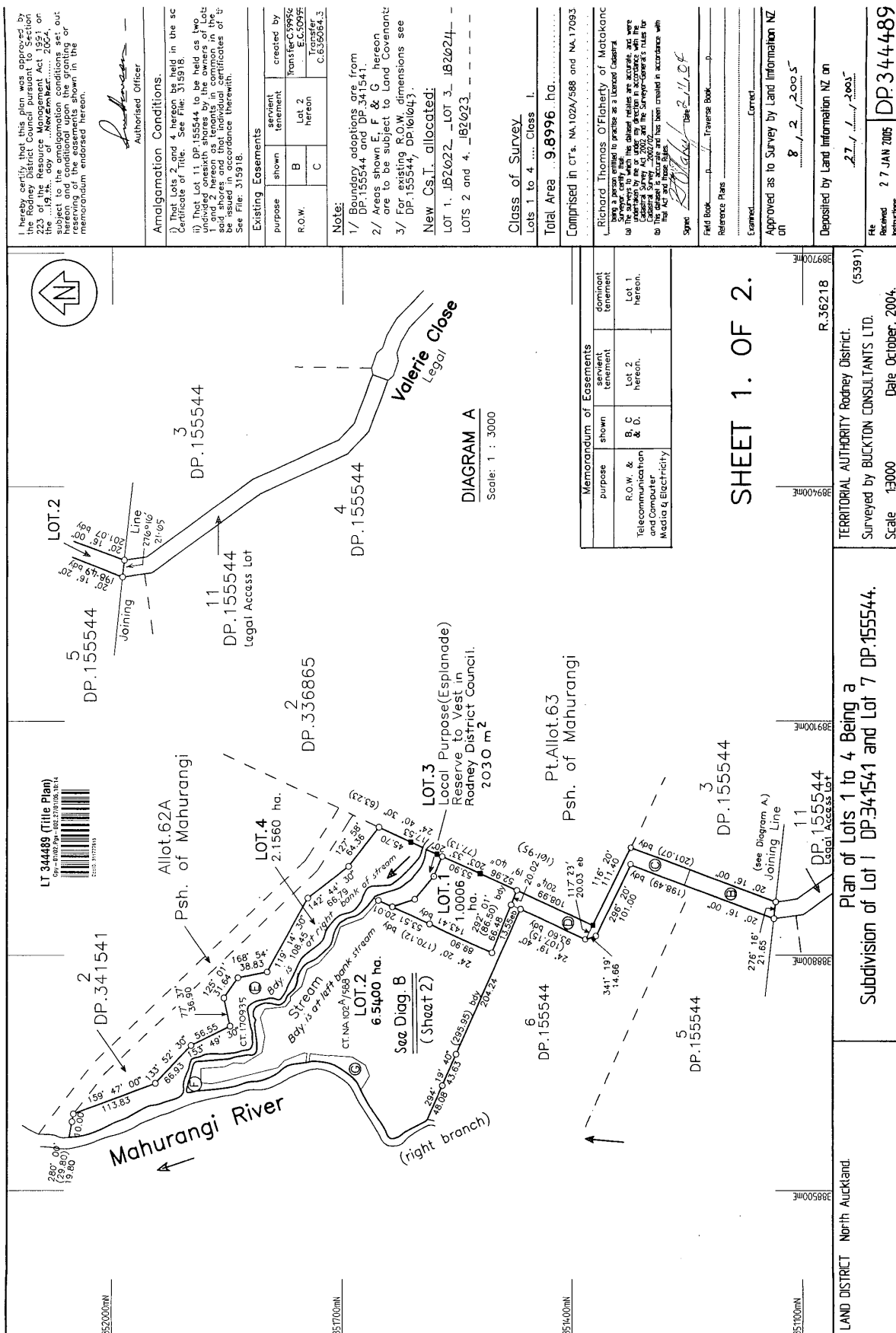
---

**Interests**

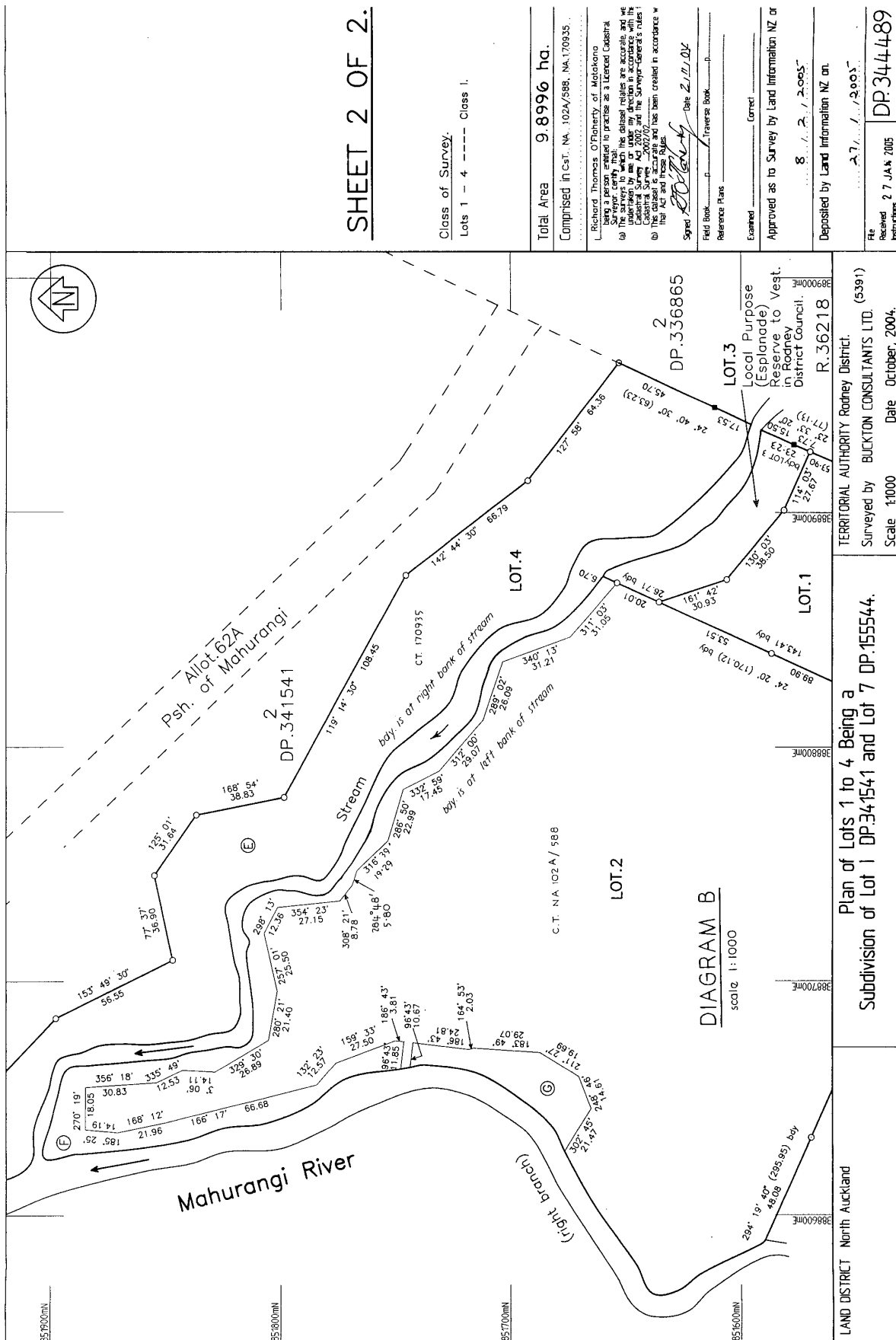
Subject to a right of way over part Lot 11 marked A on DP 155544 specified in Easement Certificate C509598.5  
The easements specified in Easement Certificate C509598.5 are subject to Section 309 (1) (a) Local Government Act 1974 D631344.1 Variation of the conditions of the easement specified in Easement Certificat C509598.5 - 15.8.2001 at 10.30 am  
Subject to Section 241(2) Resource Management Act 1991 (affects DP 344489)  
Appurtenant to Lot 1 hereto is a right of way and right to convey electric power, telecommunications and computer media created by Easement Instrument 6291643.4 - 27.1.2005 at 9:00 am  
The easements created by Easement Instrument 6291643.4 are subject to Section 243 (a) Resource Management Act 1991  
Subject to a right of way and right to transmit telecommunications and computer media and electricity over parts marked Y and Z on DP 342415 created by Easement Instrument 6423054.4 - 17.5.2005 at 9:00 am (affects Lot 11 DP 155544)  
Some of the easements created by Easement Instrument 6423054.4 are subject to Section 243 (a) Resource Management Act 1991  
9611269.3 Mortgage to ASB Bank Limited - 20.1.2014 at 2:09 pm



<p>Approved: [Signature]</p> <p>The Common Seal of the North Auckland District Council is hereunto affixed in the presence of:</p> <p>[Signature]</p>									
<p><b>SCHEDULE OF PROPOSED EASEMENTS</b></p> <table border="1"> <thead> <tr> <th>Purpose</th> <th>Shown</th> <th>Servient Tenement</th> <th>Dominant Tenement</th> </tr> </thead> <tbody> <tr> <td>R.O.W.</td> <td>(A)</td> <td>Lot 11 hereon, Lots 3 &amp; 4 hereon</td> <td>Lot 1 hereon</td> </tr> </tbody> </table>		Purpose	Shown	Servient Tenement	Dominant Tenement	R.O.W.	(A)	Lot 11 hereon, Lots 3 & 4 hereon	Lot 1 hereon
Purpose	Shown	Servient Tenement	Dominant Tenement						
R.O.W.	(A)	Lot 11 hereon, Lots 3 & 4 hereon	Lot 1 hereon						
<p><b>MEMORANDUM OF EASEMENTS</b></p> <table border="1"> <thead> <tr> <th>Purpose</th> <th>Shown</th> <th>Servient Tenement</th> <th>Dominant Tenement</th> </tr> </thead> <tbody> <tr> <td>R.O.W.</td> <td>(B)</td> <td>Lot 7 hereon</td> <td>Lot 6 hereon</td> </tr> </tbody> </table>		Purpose	Shown	Servient Tenement	Dominant Tenement	R.O.W.	(B)	Lot 7 hereon	Lot 6 hereon
Purpose	Shown	Servient Tenement	Dominant Tenement						
R.O.W.	(B)	Lot 7 hereon	Lot 6 hereon						
<p><b>AMALGAMATION CONDITIONS</b></p> <p>1. That Lot 12 hereon be held in the state ownership as Lot 7 hereon and that one certificate of title be issued to include these parcels. See A239930</p> <p>2. That Lot 1 hereon be held in the state ownership as Lot 1 hereon and that one certificate of title be issued to include these parcels. See A239930</p> <p>3. That the said parcels be held in the state ownership as Lot 1 hereon and that one certificate of title be issued to include these parcels. See A239930</p>									
<p>Pursuant to a resolution of the Rodney District Council passed on the 11th day of March 1993 approving pursuant to Section 305 of the Local Government Act 1974 this survey plan, and subject to the conditions of amalgamation set out hereon, and conditioned upon the granting or receiving of the easement shown in the memorandum enclosed hereon and certifying that the survey plan is a true and correct copy of the original survey plan of the operative district scheme, the area to which the survey plan relates the Common Seal of the Rodney District Council was affixed hereon in the presence of:</p> <p>[Signature]</p> <p>[Signature]</p>									
<p><b>Total Area</b> 72.0854 ha.</p> <p><b>Comprised in All C's T. 208/107 (14d)</b></p> <p><b>WSD/1170, 77/235(14d), 610/612 (all)</b></p> <p><b>Keith Frederick BENTON</b> of Auckland</p> <p>Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1976) has surveyed the land shown on this plan and has caused the same to be laid out and shown on this plan and has caused the same to be surveyed and shown on this plan in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Auckland this 18th day of February 1993.</p> <p>[Signature]</p> <p>Field Book [Blank]</p> <p>Reference Plan [Blank]</p> <p>Examined &amp; signed: [Signature]</p> <p>Approved on to Survey: [Signature]</p> <p>7/5/93</p> <p>Deposited this 23rd day of May 1993</p> <p>Asst. District Land Registrar</p> <p>DP 155544</p>									









**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **182624**  
**Land Registration District** **North Auckland**  
**Date Issued** 27 January 2005

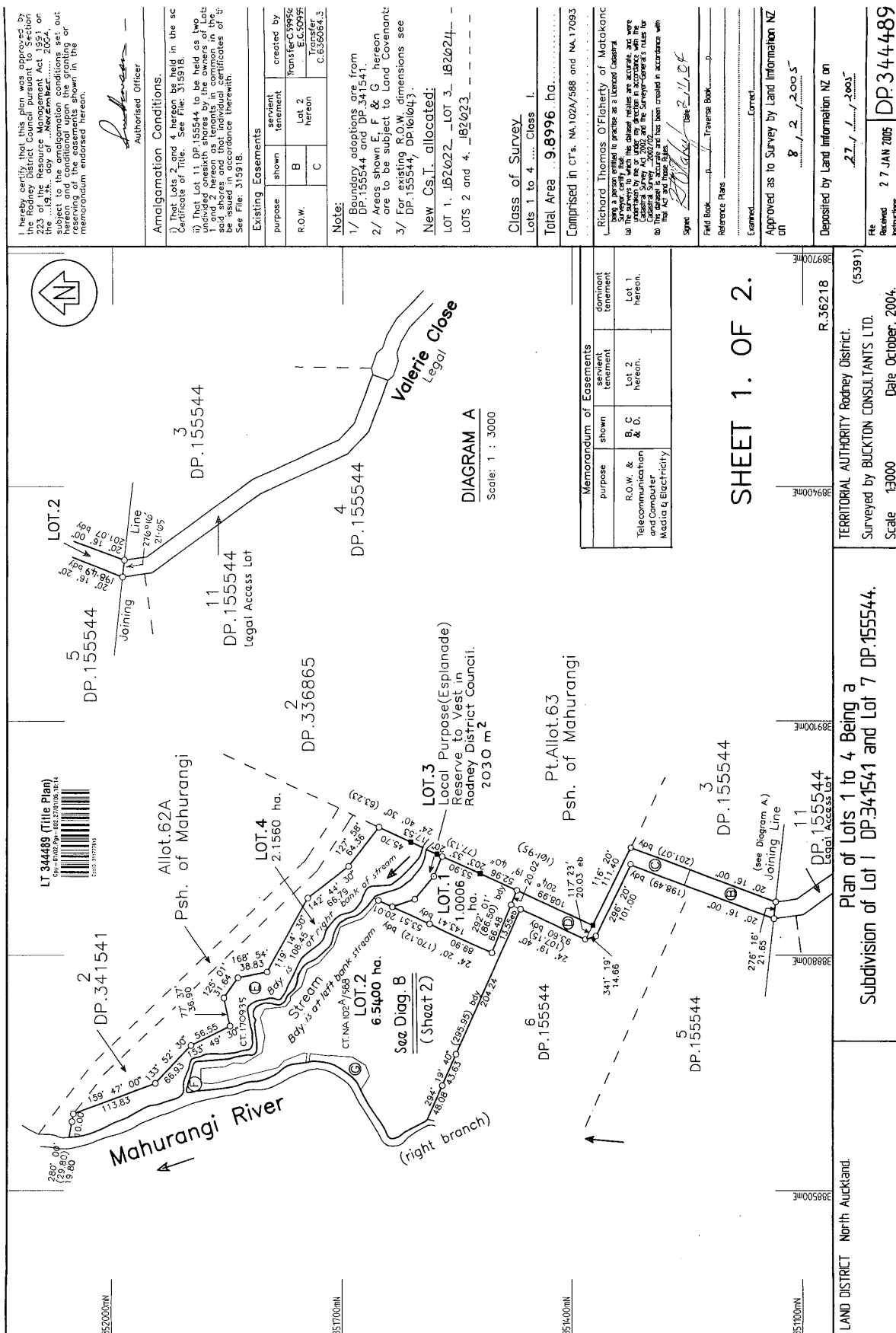
**Prior References**  
170935

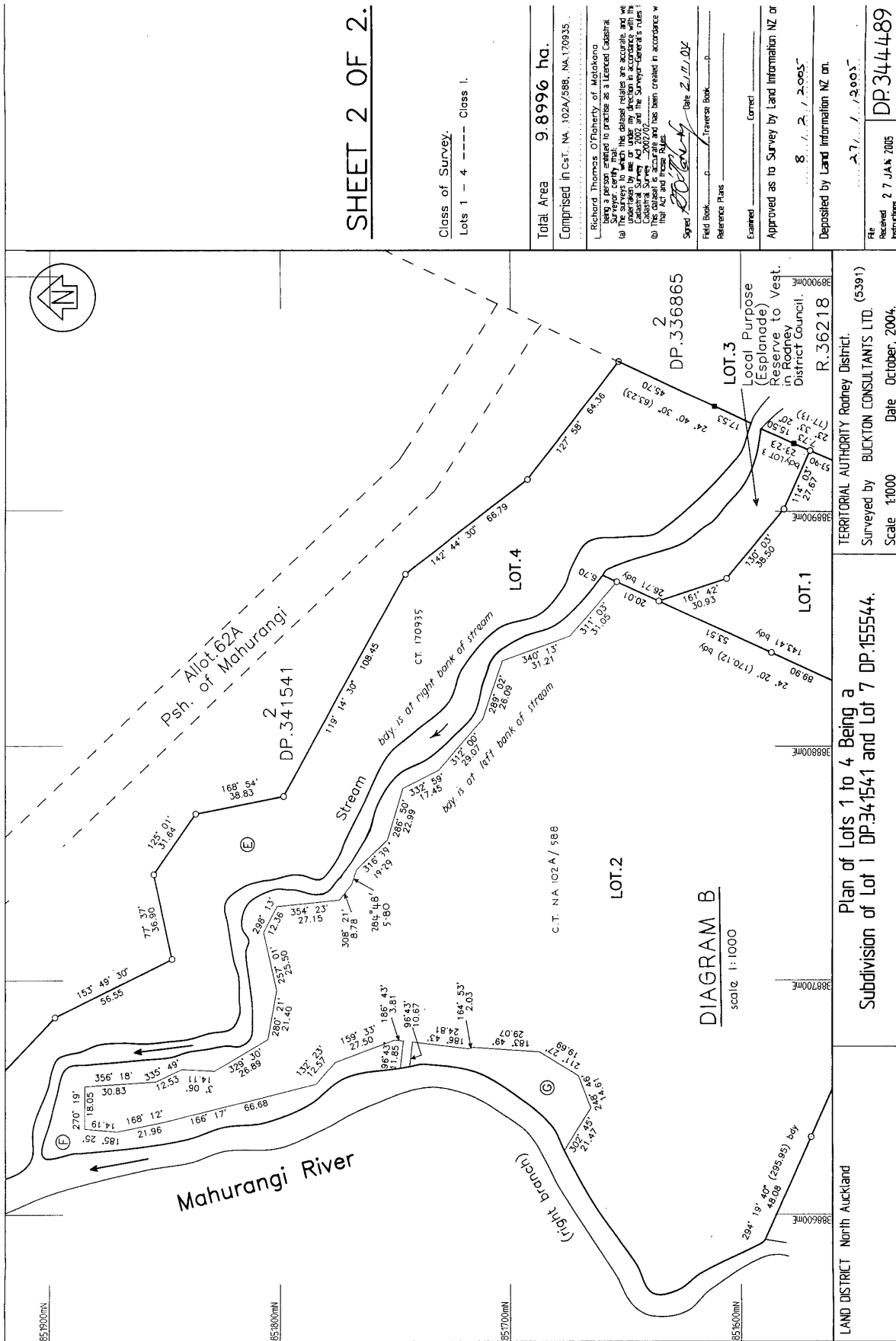
---

**Estate** Fee Simple  
**Area** 2030 square metres more or less  
**Legal Description** Lot 3 Deposited Plan 344489  
**Purpose** Local Purpose (Esplanade) Reserve  
**Registered Owners**  
Auckland Council

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**Interests**  
Subject to the Reserves Act 1977









**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA90A/258**  
**Land Registration District** **North Auckland**  
**Date Issued** 24 June 1992

**Prior References**  
NA35B/379      NA49C/1413

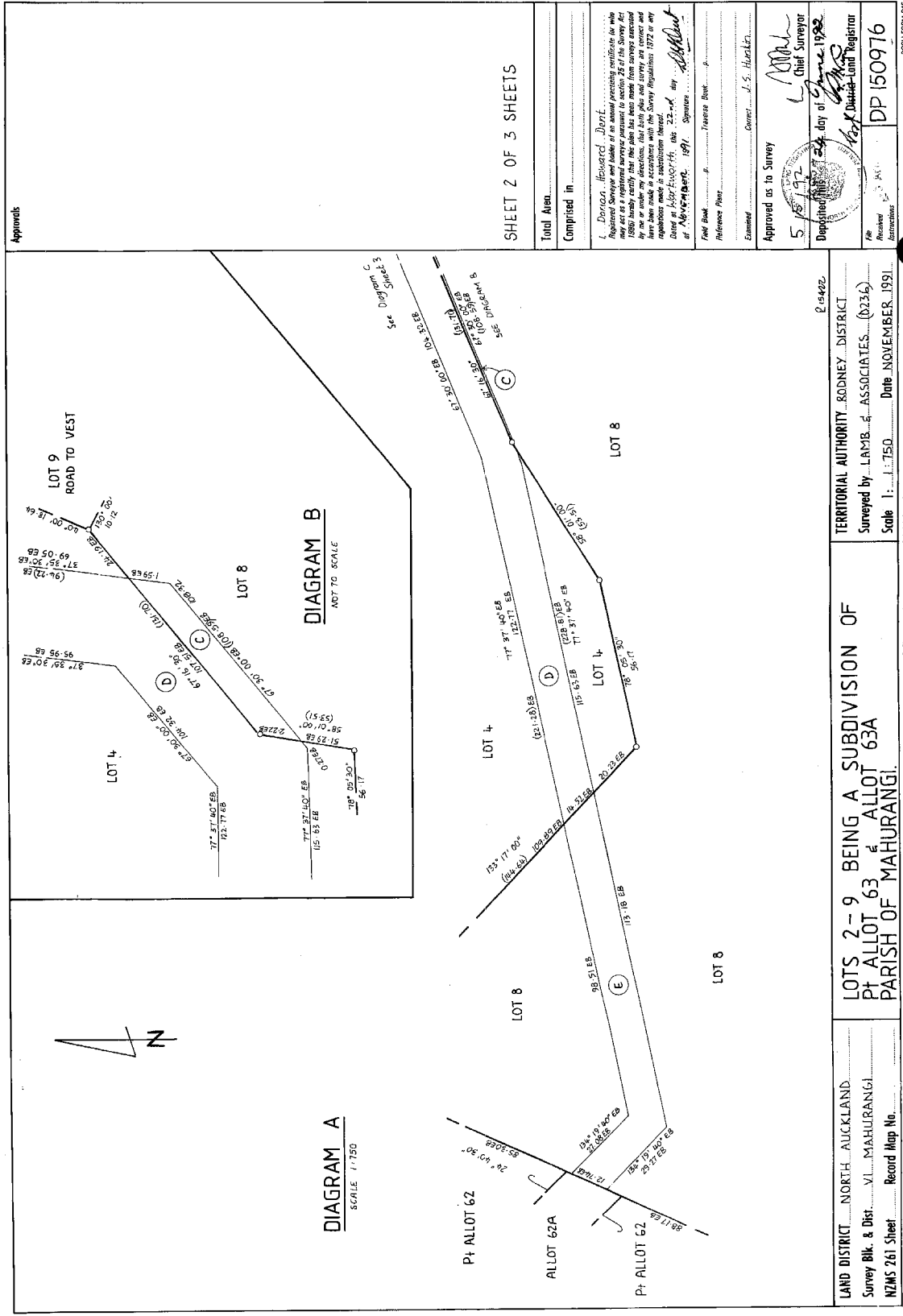
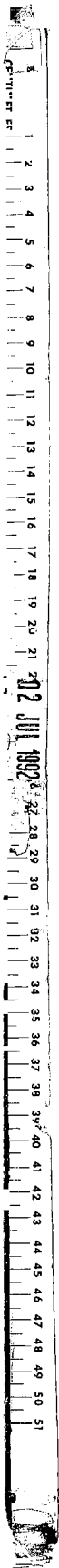
---

**Estate** Fee Simple  
**Area** 2.8553 hectares more or less  
**Legal Description** Lot 5 Deposited Plan 150976  
**Registered Owners**  
Aimin Huang and Qingquan Zheng

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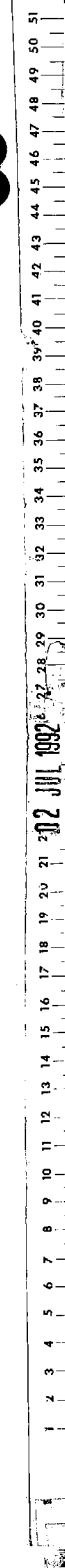
**Interests**  
Land Covenant in Transfer C407337.2 - 25.8.1992 at 11.13 am

# HURANGI.



W.A. ROBERTSON, DIRECTOR GENERAL SURVEYS, GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

LAND DISTRICT: NORTH AUCKLAND Survey Bk. & Dist.: VI MAHURANGI NZMS 261 Sheet: Record Map No.		LOTS 2-9 BEING A SUBDIVISION OF PT ALLOT 63 & ALLOT 63A PARISH OF MAHURANGI		TERRITORIAL AUTHORITY: RODNEY DISTRICT Surveyed by: LAMB & ASSOCIATES (0236) Scale 1:1750 Date: NOVEMBER 1991		25492	
Approved as to Survey 5/1/92 Chief Surveyor		Examined J.S. Hunter		Approved as to Survey 5/1/92 Chief Surveyor		Deposited this 5th day of June 1992 1608 District Land Registrar DP 150976	
Computed in 1. Deacon, Howard, Dart Registered Surveyor and holder of an annual practicing certificate in who may act as a registered surveyor pursuant to section 26 of the Survey Act 1980 hereby certify that this plan has been made from surveys executed by him or under his direction and that the same are in accordance with the regulations made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Mahurangi, this 22nd day of November, 1991.		Field Book Reference Plan Examined Approved as to Survey Deposited this 5th day of June 1992 1608 District Land Registrar DP 150976		Approved as to Survey 5/1/92 Chief Surveyor		Approved as to Survey 5/1/92 Chief Surveyor	







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 102181  
**Land Registration District** South Auckland  
**Date Issued** 18 July 2003

**Prior References**  
88549

---

**Estate** Fee Simple  
**Area** 7945 square metres more or less  
**Legal Description** Lot 14 Deposited Plan South Auckland  
88089

**Registered Owners**  
Gregory James Smith and Paula Janeane Smith

---

**Interests**

B648254.2 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - produced 1.3.2001 at 11.03 am and entered 5.3.2001 at 9.00 am

Appurtenant hereto are stockyards rights specified in Easement Certificate B648254.5 - produced 1.3.2001 at 11.03 and entered 5.3.2001 at 9.00 am

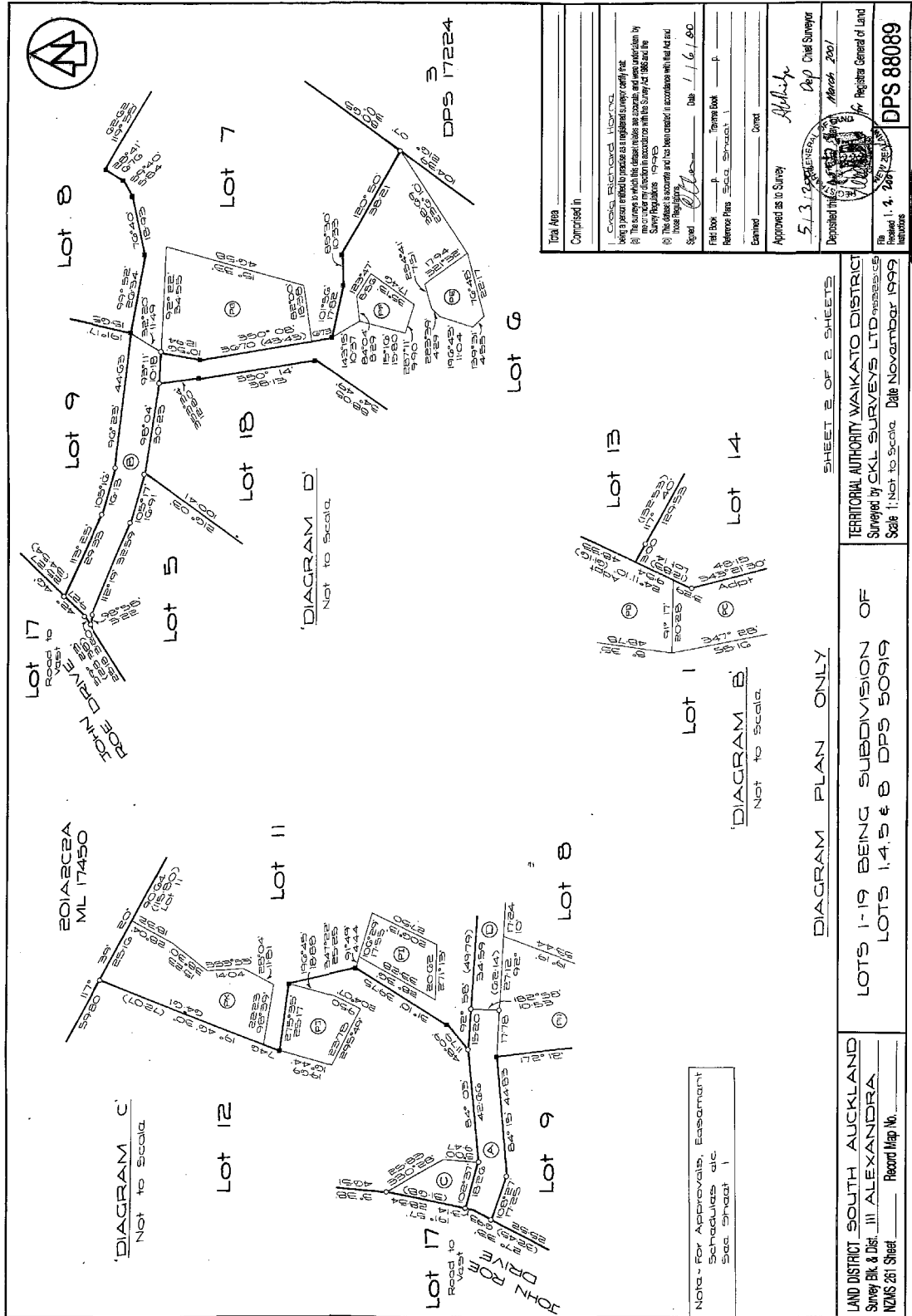
Land Covenant in Transfer B648254.6 - produced 1.3.2001 at 11.03 am and entered 5.3.2001 at 9.00 am

Fencing Covenant in Transfer B648254.6 - produced 1.3.2001 at 11.03 am and entered 5.3.2001 at 9.00 am

9200614.3 Mortgage to (now) Kiwibank Limited - 5.10.2012 at 3:17 pm



Miss Record Bureau Ltd. DATA CONVERSION





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA68C/987**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 December 1987

**Prior References**

NA31C/1294      NA3A/1248

---

**Estate** Fee Simple  
**Area** 4.2509 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 119449

**Registered Owners**

Francis Ashley Hames, Kenneth Charles Hames and John Andrew Gray

---

**Interests**

Appurtenant hereto is a right of way created by Conveyance 233624

Subject to Section 59 Land Act 1948 (affects part)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part)

Appurtenant hereto are rights of way created by Transfer 191332.4

The easements created by Transfer 191332.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961

464508.1 Gazette Notice (N.Z. Gazette No: 112 3.11.1977 page 2868) declaring the adjoining State Highway No: 1 to be a limited access road - 29.11.1977 at 1.47 pm

Appurtenant hereto is a right of way specified in Easement Certificate B761215.5 - 7.12.1987 at 11.10 am

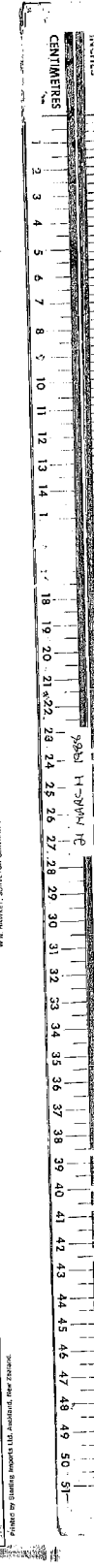
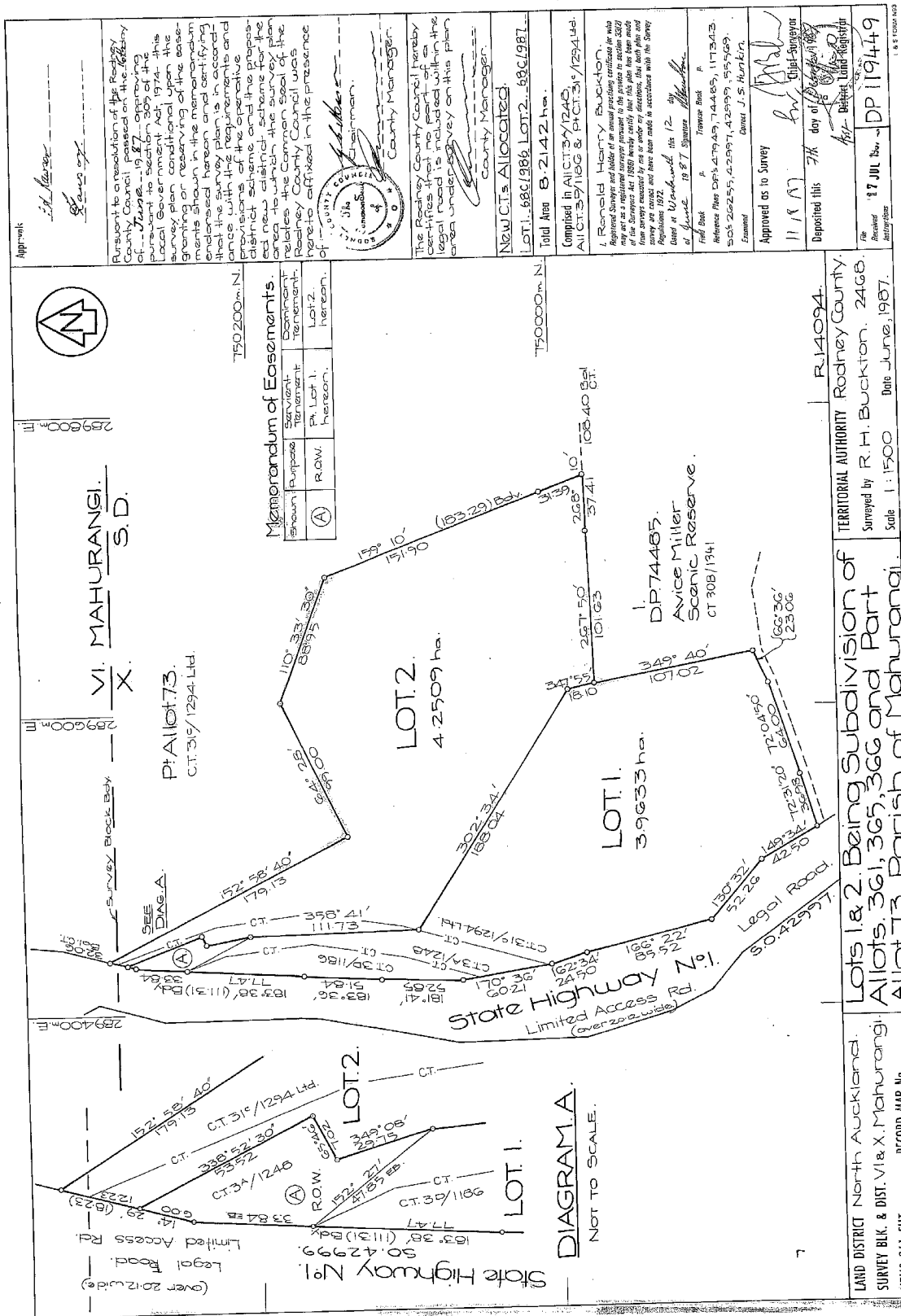
The easements specified in Easement Certificate B761215.5 are subject to Section 309 (1) (a) Local Government Act 1974

D673151.1 Mortgage to ASB Bank Limited - 17.1.2002 at 3.30 pm

6697741.1 Variation of Mortgage D673151.1 - 20.12.2005 at 9:00 am

8435627.1 Variation of Mortgage D673151.1 - 19.3.2010 at 2:32 pm







**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **NA68C/986**  
**Land Registration District** **North Auckland**  
**Date Issued** 07 December 1987

**Prior References**

NA31C/1294      NA3A/1248      NA3D/1186

---

**Estate** Fee Simple  
**Area** 3.9633 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 119449

**Registered Owners**

Anthony Thomas Snowden and Jacqueline Anne Snowden

---

**Interests**

Appurtenant hereto is a right of way created by Conveyance 233624

Subject to Section 59 Land Act 1948 (affects part)

Subject to Section 8 Coal Mines Amendment Act 1950 (affects part)

Appurtenant hereto are rights of way created by Transfer 191332.4

The easements created by Transfer 191332.4 are subject to Section 37 (1) (a) Counties Amendment Act 1961

464508.1 Gazette Notice (N.Z. Gazette No: 112 3.11.1977 page 2868) declaring the adjoining State Highway No: 1 to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right of way over part marked A on DP 119449 specified in Easement Certificate B761215.5 - 7.12.1987 at 11.10 am

The easements specified in Easement Certificate B761215.5 are subject to Section 309 (1) (a) Local Government Act 1974

7024762.1 Mortgage to Kiwibank Limited - 11.9.2006 at 9:00 am





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** 1000429  
**Land Registration District** North Auckland  
**Date Issued** 18 November 2022

**Prior References**  
NA47A/370

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**Estate** Fee Simple  
**Area** 19.4390 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 563173

**Registered Owners**

Thomas Douglas Morrison as to a 1/2 share  
Robyn June Morrison as to a 1/2 share

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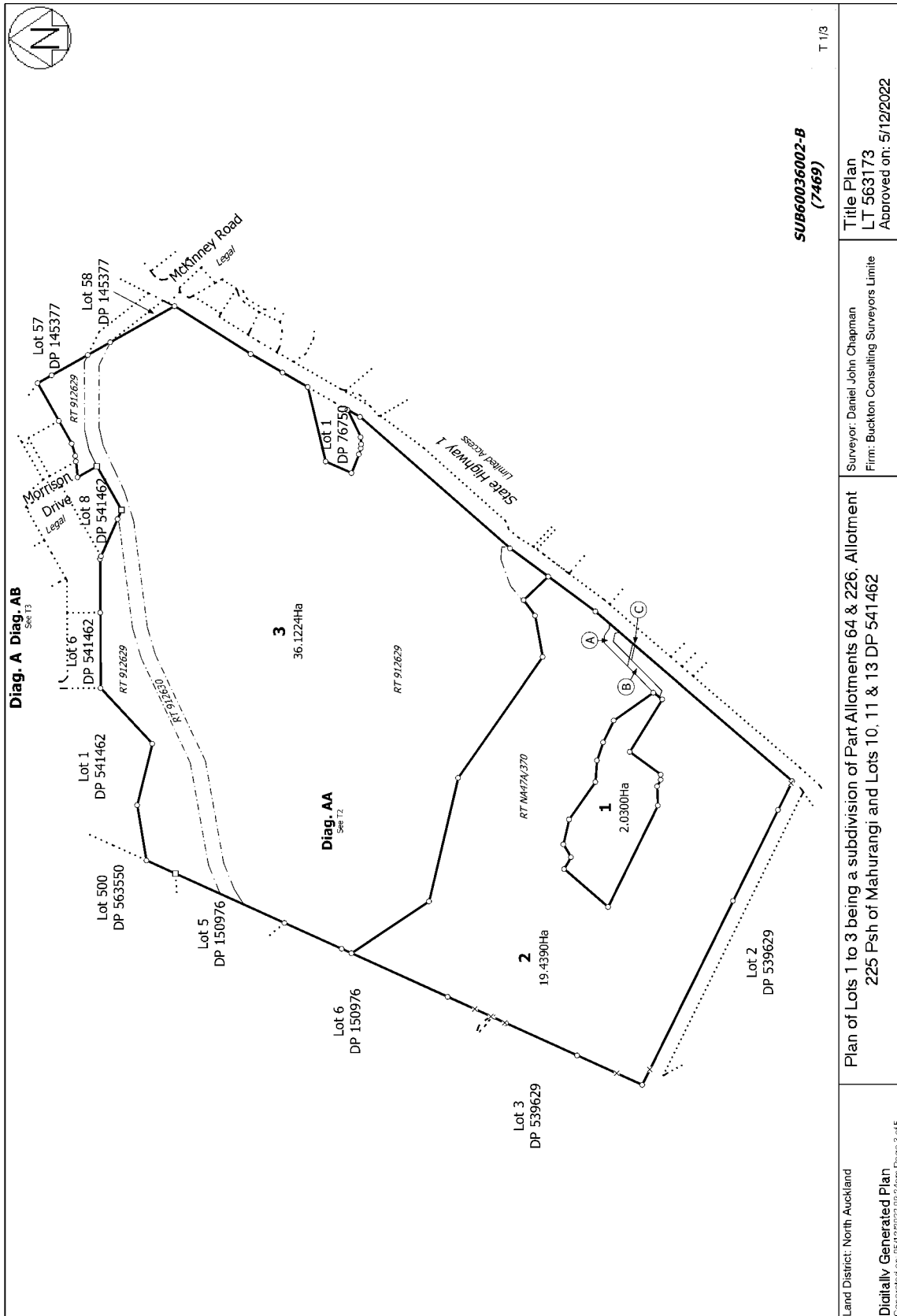
**Interests**

464508.1 Gazette Notice (N.Z. Gazette 3.11.1977 p. 2868) declaring State Highway adjoining to be a limited access road - 29.11.1977 at 1.47 pm

Subject to a right of way over part marked A and B and a right to convey electricity and telecommunications over part marked B and C all on DP 563173 created by Easement Instrument 12603100.3 - 18.11.2022 at 3:04 pm

Some of the easements created by Easement Instrument 12603100.3 are subject to Section 243 (a) Resource Management Act 1991 (See DP 563173)





# View Instrument Details



<b>Instrument No</b>	11674745.7
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	13 August 2020 10:55
<b>Lodged By</b>	Stevenson, Roxanne June
<b>Instrument Type</b>	Building Act 2004 - Certificate Imposing Condition - s77(4)



---

<b>Affected Records of Title</b>	<b>Land District</b>
902779	North Auckland
902780	North Auckland

---

**Annexure Schedule** Contains 1 Pages.

---

## Signature

Signed by Dong-On Lee as Territorial Authority Representative on 11/08/2020 03:06 PM

**\*\*\* End of Report \*\*\***

# Certificate imposing condition under section 75(2)



Section 77(1) and section 77(4) of the Building Act 2004

Land Registration District(s): North Auckland

C77

Computer register(s) of land on which building work is to be carried out

Unique identifier	All / Part	Legal description	Unique identifier(s) of Other Specified Allotment(s) to be included in any Transfer or Lease
902779	All	Lot 1 DP 539629 Lot 2 DP 539629	902780

Full name and signature of all Registered Proprietor/s

Full name (please print) <i>Surname to be underlined</i>	Signature	Signature date
Warkworth Estate Limited by its Directors:		
Name :William Arthur Endean		5/8/2020
Name :Claire Christine Endean		31/7/2020

**A Building Consent is to be granted, subject to a condition under section 75 of the Building Act 2004, which the specified allotments must not be transferred or leased except in conjunction with (the) other allotment(s), as set out in the above table.**

Dated this

05th day of August

2020

Signature:

Name:

Bashir Ahmed

Jason Wang

Designation / role:

Team Leader, Project Assessment  
North/West

Manager, Project Assessment, central

Duly authorised to execute this form for and on behalf of the Auckland Council Building Consent Authority

# View Instrument Details



<b>Instrument No</b>	11674745.8
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	13 August 2020 10:55
<b>Lodged By</b>	Stevenson, Roxanne June
<b>Instrument Type</b>	Building Act 2004 - Certificate Imposing Condition - s77(4)



<b>Affected Records of Title</b>	<b>Land District</b>
902781	North Auckland
902782	North Auckland
NA92D/742	North Auckland

**Annexure Schedule** Contains 1 Pages.

## Signature

Signed by Dong-On Lee as Territorial Authority Representative on 11/08/2020 03:06 PM

\*\*\* End of Report \*\*\*



## Certificate imposing condition under section 75(2)



Section 77(1) and section 77(4) of the Building Act 2004

Land Registration District(s): North Auckland

C77

Computer register(s) of land on which building work is to be carried out

Unique identifier	All / Part	Legal description	Unique identifier(s) of Other Specified Allotment(s) to be included in any Transfer or Lease
902781	All	Lot 3 DP 539629 Lot 4 DP 539629 Lot 3 DP 155544	902782 NA92D/742

Full name and signature of all Registered Proprietor/s

Full name (please print) <i>Surname to be underlined</i>	Signature	Signature date
Warkworth Estate Limited by its Directors:		
Name :William Arthur Endean		28/7/20
Name :Claire Christine Endean		28/7/2020

A Building Consent is to be granted, subject to a condition under section 75 of the Building Act 2004, which the specified allotments must not be transferred or leased except in conjunction with (the) other allotment(s), as set out in the above table.

Dated this

30th day of July

2020

Signature:

Name:

Bashir Ahmed

Richard Kaggwa

Designation / role:

Team Leader Project Assessment

Manager Project Assessment  
(Acting)

Duly authorised to execute this form for and on behalf of the Auckland Council Building Consent Authority .

C388235.5 BON

IN THIS BOND given this 28<sup>th</sup> day of May 1992  
the following expressions shall have the following meanings:

THE OWNER: WOODCOCKS HOLDINGS LIMITED at Warkworth

THE COUNCIL: THE RODNEY DISTRICT COUNCIL duly  
constituted under the Local Government  
Act 1974

THE SUM: TWO THOUSAND DOLLARS (\$2,000)

THE ESTATE: Fee simple

THE LAND: All that parcel of land containing  
5.0384ha more or less being Lot 7  
Deposited Plan 150976 and being part  
allotment 63A Parish of Mahurangi and  
being all the land comprised and  
described in Certificate of Title  
90A/260 (North Auckland Registry)  
SUBJECT TO: Gas pipe easement in gross  
and mortgage C047840.2.

KNOW ALL MEN BY THESE PRESENTS that the owner is held and  
firmly bound to the Council in the sum to be paid to the  
Council for which payment well and truly to be made the  
owner binds itself firmly by these presents.

NOW THE CONDITION of the above-written bond is that if the  
owner shall duly and punctually observe and perform all and  
singular the covenants agreements and stipulations and  
provisions contained and implied in the schedule hereunder  
then this bond shall become void but otherwise shall remain  
in full force and effect

3768X,106

And the owner HEREBY COVENANTS with the Council:

1. That in case of default being made in the performance and observance of the foregoing condition the sum shall be recoverable by the Council from the owner or when the owner is no longer the registered proprietor of the land then the registered proprietor for the time being of the land as liquidated damages in any court of competent jurisdiction.
2. The owner shall pay the costs of the Council and its solicitors for the preparation and registration of these presents and for the preparation and registration of any release hereof and any and all further costs incurred by the Council in exercising any of its rights powers or remedies hereunder.
3. In these presents where the context requires:
  - (a) The expression "the owner" and "the Council" shall include their respective executors administrators successors and assigns.
  - (b) Words importing one gender shall import all other genders.
  - (c) Words importing the plural or singular shall import the singular or plural respectively.
4. This bond shall create a continuing and running obligation on the part of the owner to observe and perform the said covenants agreements and stipulations contained and implied in the schedule hereunder and payment of the sum or any part thereof shall not exonerate the owner from the continuous compliance with the said covenants agreements and stipulations and demand for such payment by the Council in respect of any breach hereof.

3768X,107

In witness of which this agreement has been executed.

SCHEDULE

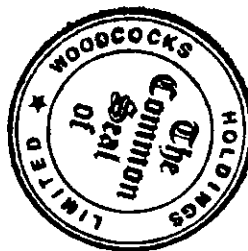
- (a) The owner covenants with the Council that during the term of 999 years from the date hereof the owner or its successor in title for the time being registered as proprietor of Lot 7 on Deposited Plan 150976 a copy of which is annexed hereto shall preserve the natural landscape trees and areas of bush now thereon within those parts of Lot 7 shown as the areas marked "G" and "H" on the said plan and shall not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down damage or destroy any of such natural landscape trees or areas of bush or suffer or permit the cutting down damaging or destruction of any of such natural landscape trees or areas of bush and shall not do anything which would prejudice the health of any of such trees or bush. The owner shall be deemed to be not in breach of this covenant if any of such trees or bush shall die from fire or natural causes not attributable to any act or default by or on behalf of the owner or for which the owner is responsible.
- (b) That in the case of default being made in the performance and observance of the above covenants the sum of TWO THOUSAND DOLLARS (\$2,000) shall be recoverable by the Council upon demand from the owner or registered proprietor for the time being of the land as liquidated damages in any court of competent jurisdiction.



THE COMMON SEAL of )  
WOODCOCKS HOLDINGS LIMITED )  
was affixed in the )  
presence of: )

*[Handwritten signature]*

*[Handwritten signature]* Director



\_\_\_\_\_  
~~Director/Secretary~~

**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I Guy Jordan HAYWARD  
of Wellington in New Zealand, Bank Officer

**HEREBY CERTIFY -**

1. **THAT** by Deed dated the 20th July 1990 copies of which are deposited in the Land Registry Offices at -

AUCKLAND (North Auckland Registry) and there numbered C.190265.2  
BLENHEIM (Marlborough Registry) and there numbered 154321  
CHRISTCHURCH (Canterbury Registry) and there numbered 897782  
DUNEDIN (Otago Registry) and there numbered 763508/1  
GISBORNE (Poverty Bay Registry) and there numbered G.180796.1  
HAMILTON (South Auckland Registry) and there numbered H.979266  
HOKITIKA (Westland Registry) and there numbered 086662.1  
INVERCARGILL (Southland Registry) and there numbered 179414.2  
NAPIER (Hawkes Bay Registry) and there numbered 535231.1  
NELSON (Nelson Registry) and there numbered 301615.1  
NEW PLYMOUTH (Taranaki Registry) and there numbered 374742.1  
WELLINGTON (Wellington Registry) and there numbered B.102391

**WESTPAC BANKING CORPORATION** duly incorporated in the State of New South Wales of Commonwealth of Australia and having its principal place of business in New Zealand at 318-324 Lambton Quay Wellington and carrying on the business of banking appointed me its Attorney on the terms and subject to the conditions set out in the said Deed.

2. **THAT** at the date hereof I was Manager Legal of the said Bank.
3. **THAT** at the date hereof we have not received any notice or information of the revocation of that appointment by the winding up or dissolution of the said **WESTPAC BANKING CORPORATION** or otherwise.

SIGNED at Wellington )  
this 19th day of )  
May 1992 )



CONSENT OF MORTGAGEE

WESTPAC BANKING CORPORATION being the mortgagee under and by virtue of memorandum of mortgage no. C047840.2 (North Auckland Registry) HEREBY CONSENTS to the foregoing bond and undertakes that in the event of the said mortgagee exercising any of the mortgagee's rights powers and remedies under the said mortgage it shall do so subject to the provisions of the foregoing bond.

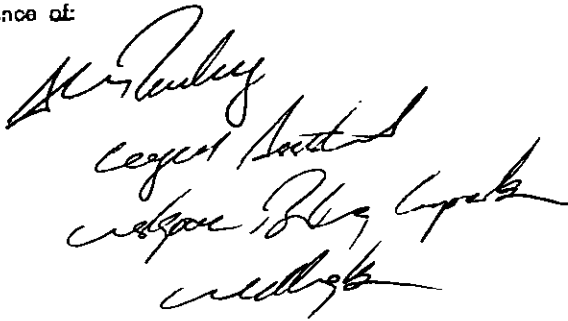
DATED this 19th day of May 1992.

Signed by

~~Westpac~~ Westpac Banking Corporation

By its Attorney/s GUY JORDAN HAYWARD  
in the presence of:

~~Westpac~~ Westpac Banking Corporation  
BY ITS ATTORNEY/S



Handwritten signatures of witnesses, including "Ceryll Smith" and "Guy Jordan Hayward".

3768X,110





BOND under section 291 Local  
Government Act 1974

Correct for the purposes  
of the Land Transfer Act  
1952

WOODCOCKS HOLDINGS LIMITED

The Owner

*M. Macdonald*

Solicitor for the Council

THE RODNEY DISTRICT COUNCIL

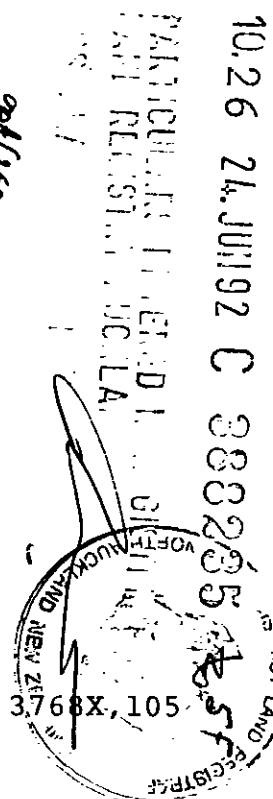
The Council

Particulars entered in the  
Register as shown in  
respect of the land  
referred to herein

Assistant - Land Registrar  
North Auckland

SIMPSON GRIERSON BUTLER WHITE  
SOLICITORS  
AUCKLAND

*SP*  
*BOND (2)*





AUCKLAND DISTRICT LAW SOCIETY

# Order for new Computer Register

OCT 6291643.3 Order for

Cpy - 01/01, Pgs - 011, 27/01/05, 11:58



DocID: 311778015

To the Registrar - General of Land

Please issue a new computer register in the name of

RODNEY DISTRICT COUNCIL

for

Lot(s)	Deposited Plan	Computer Register(s)
Lot 3	DP 344489	182624

being ~~all~~ balance/part of the land included in Computer Register(s)

~~1027/588 and~~ 170935

for NORTH AUCKLAND Registration District

Dated this 26<sup>th</sup> day of

January 2005.

[Solicitor for] the Registered Proprietor

\*Delete as appropriate

REF: 4090 - AUCKLAND DISTRICT LAW SOCIETY



AUCKLAND DISTRICT LAW SOCIETY

## Order for new Computer Register

BARCODE

To the Registrar - General of Land

Please issue a new computer register in the name of

DAVID MATCHETT ALFRED CASHMORE, VIRGINIA HUME CLARK and PETER  
ALEXANDER HERDSON

for

Lot(s)	Deposited Plan	Computer Register(s)
1/6th share Lot 11 and Lot 1	DP 155544 DP 344489	182622
1/6th share Lot 11 and Lot 2	DP 155544 DP 344489	182623

being <sup>part</sup> ~~the whole~~ of the land included in Computer Register(s)

~~1021/500~~ and 170935

for **NORTH AUCKLAND** Registration District

Dated this 21st day of

2005.

[Solicitor for] the Registered Proprietor

\*Delete as appropriate

REF: 4090 - AUCKLAND DISTRICT LAW SOCIETY


ASB BANK LIMITED  
**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I Andrew Mark McLean of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **3 February 2004** and deposited in the Land Information New Zealand office as **No. 5911838** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

Senior Manager Business and Rural Documentation  
Senior Manager Group Retail Loan Documentation  
Senior Manager Loan Security Maintenance  
Manager Business and Rural Loan Documentation  
Legal Executive, Lending Services  
Manager Administration  
Manager Security Alterations and Settlements  
Manager Inward Documents and Security Filing  
Manager Evening Processing Team  
Manager BankDirect  
Chief Manager Lending Services  
Manager Debt Assessment and Recoveries  
Manager Business Credit

2. THAT I hold the appointment of Acting Manager Security Alterations and Settlements, Lending Services, with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.

  
\_\_\_\_\_  
Andrew Mark McLean

SIGNED at Auckland this                      day of      **21 DEC 2004**      200



## ANNEXURE SCHEDULE - CONSENT FORM

*Land Transfer Act 1952 section 238(2)*

Easement Instrument

Page            of            Pages

*[Insert type of Instrument]*

**Person giving consent**

*Surname must be underlined*

**Capacity and interest of Person giving consent**

*(eg. Caveator under Caveat no.)*

ASB Bank Limited	Mortgagee pursuant to M.6111542.2
------------------	--------------------------------------

**Consent**

*Delete words in [ ] if inconsistent with the consent*

*State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

Deposit of Plan 344489 and the vesting of Lot 3 thereon in  
Rodney District Council as local purpose (Esplanade Reserve)

**Dated this**                      day of            **21 DEC 2004**            20

**Attestation**

<p>SIGNED by ASB BANK LIMITED by its Attorney <b>ANDREW MARK MCLEAN</b></p> <p>without prejudice to the rights and powers existing under the interest of the Consensor</p>	<p><b>Signed in my presence by the Person giving consent</b></p> <p>_____ <i>Signature of Witness</i></p> <p><b>Witness to complete in BLOCK letters (unless legibly printed):</b></p> <p>_____ <b>Witness name</b></p> <p>_____ <b>Occupation</b></p> <p>_____ <b>Address</b></p>
<p>in the presence of:</p> <p>Witness: Bank Officer, <b>ALEX Aiono</b> AUCKLAND</p>	
<p><b>Signature [Common seal] of Person giving consent</b></p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

CASHMORE - CLARK #71  
30915 - 0200452

**ASB BANK LIMITED**  
**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I Andrew Mark McLean of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **3 February 2004** and deposited in the Land Information New Zealand office as **No. 5911838** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

Senior Manager Business and Rural Documentation  
Senior Manager Group Retail Loan Documentation  
Senior Manager Loan Security Maintenance  
Manager Business and Rural Loan Documentation  
Legal Executive, Lending Services  
Manager Administration  
Manager Security Alterations and Settlements  
Manager Inward Documents and Security Filing  
Manager Evening Processing Team  
Manager BankDirect  
Chief Manager Lending Services  
Manager Debt Assessment and Recoveries  
Manager Business Credit

2. THAT I hold the appointment of Acting Manager Security Alterations and Settlements, Lending Services, with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.



Andrew Mark McLean

SIGNED at Auckland this                      day of                      21 DEC 2004 200

# ANNEXURE SCHEDULE - CONSENT FORM

Land Transfer Act 1952 section 238(2)

Easement Instrument

Page of Pages

[Insert type of Instrument]

Person giving consent

Surname must be underlined

Capacity and interest of Person giving consent

(eg. Caveator under Caveat no.)

ASB Bank Limited

Mortgagee pursuant to  
M.6111542.2

Consent

Delete words in [ ] if inconsistent with the consent

State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent.]

the Person giving consent hereby consents to:

Consent Notice to protect bush/vegetation on areas E, F &  
G, DP 344489

Dated this

day of

21 DEC 2004 20

Attestation

SIGNED by ASB BANK LIMITED by its Attorney

ANDREW MARK MCLEAN

without prejudice to the rights and powers existing  
under the interest of the Consentor

in the presence of:

Witness:

Bank Officer, AUCKLAND

Alex Alono

Signature [Common seal]  
of Person giving consent

Signed in my presence by the Person giving consent

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name

Occupation

Address

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

# ANNEXURE SCHEDULE - CONSENT FORM

Land Transfer Act 1952 section 238(2)

~~Easement Instrument~~

Page of Pages

[Insert type of Instrument]

Person giving consent

Surname must be underlined

Capacity and interest of Person giving consent  
(eg. Caveator under Caveat no.)

PATRICK MICHAEL O'CALLAGHAN

Mortgagee under & by virtue  
of M 6255205.7

Consent

Delete words in [ ] if inconsistent with the consent

State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

Consent Notice to protect bush/vegetation on areas E, F &  
G, DP 344489

Dated this

25<sup>th</sup> day of

January

2005.

Attestation

Signed in my presence by the Person giving consent

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name DAVID RAY LAKE

Occupation SURVEYOR

Address WELLSFORD

Signature [Common seal]  
of Person giving consent

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



# ANNEXURE SCHEDULE - CONSENT FORM

Land Transfer Act 1952 section 238(2)

Page            of            Pages

~~Easement Instrument~~

[Insert type of Instrument]

Person giving consent

Surname must be underlined

Capacity and interest of Person giving consent

(eg. Caveator under Caveat no.)

PATRICK MICHAEL O"CALLAGHAN

Mortgagee under and by virtue  
of M 6255205.7

Consent

Delete words in [ ] if inconsistent with the consent

State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

Deposit of Plan 344489 and the vesting of Lot 3 thereon in  
Rodney District Council as local purpose (Esplanade Reserve)

Dated this

25<sup>th</sup> day of

January

2005

Attestation

P.O. by.

Signed in my presence by the Person giving consent

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed):

Witness name DAVID ROY ROSE

Occupation SOLICITOR

Address WELLSFORD

Signature [Common seal]  
of Person giving consent

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

# ANNEXURE SCHEDULE - CONSENT FORM

Land Transfer Act 1952 section 238(2)

Easement Instrument

Page 5 of 5 Pages

[Insert type of Instrument]

Person giving consent

Surname must be underlined

Capacity and interest of Person giving consent

(eg. Caveator under Caveat no.)

PATRICK MICHAEL O'CALLAGHAN

Mortgagee under and by virtue of M 6255205.7

Consent

Delete words in [ ] if inconsistent with the consent

State full details of the matter for which consent is required

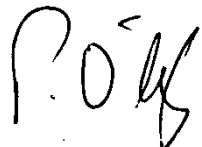
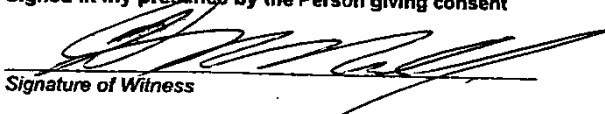
[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

Easement Instrument granting right of way, right to convey electric power, telecommunications and computer media over areas marked B, C and D on DP 344489 (Servient tenement Lot 2 DP 344489; Dominant tenement Lot 1 DP 344489)

Dated this 25<sup>th</sup> day of July 2008.

Attestation

	<p>Signed in my presence by the Person giving consent</p>  <p>Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed):</p> <p>Witness name DAVID ROY KATZ</p> <p>Occupation SOLICITOR</p> <p>Address WELLSFORD</p>
	<p>Signature [Common seal] of Person giving consent</p>

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

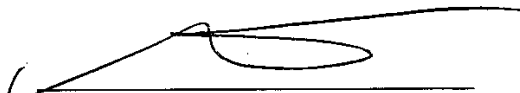
**ASB BANK LIMITED**  
**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I Andrew Mark McLean of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **3 February 2004** and deposited in the Land Information New Zealand office as **No. 5911838** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

Senior Manager Business and Rural Documentation  
Senior Manager Group Retail Loan Documentation  
Senior Manager Loan Security Maintenance  
Manager Business and Rural Loan Documentation  
Legal Executive, Lending Services  
Manager Administration  
Manager Security Alterations and Settlements  
Manager Inward Documents and Security Filing  
Manager Evening Processing Team  
Manager BankDirect  
Chief Manager Lending Services  
Manager Debt Assessment and Recoveries  
Manager Business Credit

2. THAT I hold the appointment of Acting Manager Security Alterations and Settlements, Lending Services, with ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or information of the revocation of that appointment by the winding up of the said company or otherwise.

  
\_\_\_\_\_  
Andrew Mark McLean

SIGNED at Auckland this            day of    **21 DEC 2004**    200

## ANNEXURE SCHEDULE - CONSENT FORM

*Land Transfer Act 1952 section 238(2)*

Easement Instrument

Page **4** of **5** Pages

*[Insert type of instrument]*

**Person giving consent**

*Surname must be underlined*

**Capacity and interest of Person giving consent**

*(eg. Caveator under Caveat no.)*

ASB BANK Limited

Mortgagee pursuant to  
M.6111542.2

**Consent**

*Delete words in [ ] if inconsistent with the consent*

*State full details of the matter for which consent is required*

[Without prejudice to the rights and powers existing under the interest of the person giving consent,]

the Person giving consent hereby consents to:

Easement Instrument granting right of way, right to convey electric power, telecommunications and computer media over areas marked B, C and D on DP 344489 (Servient tenement Lot 2 DP 344489; Dominant tenement Lot 1 DP 344489)

**Dated this**

**day of**

**20**

**21 DEC 2004**

**Attestation**

<p>SIGNED by ASB BANK LIMITED by its Attorney <b>ANDREW MARK MCLEAN</b></p> <p>without prejudice to the rights and powers existing under the interest of the Consentor</p> <p>in the presence of: Witness: Bank Officer, <b>ALEX Aiono</b> AUCKLAND</p> <p><b>Signature [Common seal] of Person giving consent</b></p>	<p><b>Signed in my presence by the Person giving consent</b></p> <p>_____ <i>Signature of Witness</i></p> <p><b>Witness to complete in BLOCK letters (unless legibly printed):</b></p> <p><b>Witness name</b></p> <p><b>Occupation</b></p> <p><b>Address</b></p>
--	--

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



Pursuant to Section 221 of the Resource Management Act 1991 **THE RODNEY DISTRICT COUNCIL HEREBY GIVES NOTICE** that its subdivision consent given in respect of the land in the Second Schedule as shown on Land Transfer Plan 344489 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Third Schedule hereto with the conditions set forth in the First Schedule hereto.

#### **FIRST SCHEDULE**

**(bush protection)** The existing native bush to be protected on Lots 2 and 4 (Areas marked E, F & G) shall be protected in perpetuity to the satisfaction of the Consents Manager.

The owners, or their successors in title for the time being, of the above lots:

- Shall preserve the natural landscape trees, vegetation and areas of bush now thereon within that part of each lot identified as such on the survey plan; and
- Shall not (without the prior written consent of the Council and then only in strict compliance with any conditions imposed by the Council) cut down, damage or destroy, or permit the cutting down, damaging or destruction of, any of such natural landscape trees, vegetation or areas of bush; and
- Shall not do anything that would prejudice the health of any of such natural landscape trees, vegetation or areas of bush; and
- Shall control all noxious plants and animals within the identified part of each lot; and
- Shall maintain a stock-proof fence as approved by the Council around the perimeter of the identified part of each lot.

The owners shall be deemed not to be in breach of this covenant if any of such trees, vegetation or bush die from fire or natural causes not attributable to any act or default by or on behalf of the owners and for which the owners are responsible. Failure to comply with this condition may result in enforcement action being taken by the Council under the Resource Management Act 1991 to ensure full compliance and the continuing protection of the bush.

The owners shall pay to the Council the fair and reasonable costs incurred by the Council in monitoring this condition at not less than two-yearly intervals, unless required otherwise by a legitimate complaint. The owners will be advised of the costs, assessed under the Council's Schedule of Fees and Charges, as they fall due.

**(Weed and pest control)** The landowners for the time being shall implement the Weed and Pest Control Plan approved under condition 3.(f).

#### **SECOND SCHEDULE**

An estate in fee simple in 9.8996 hectares more or less being Lot 1 DP 314541 and Lot 7 DP 155544 comprised in Certificates of Title NA102A/588 and NA170935 North Auckland Land Registry.



**THIRD SCHEDULE**

Lots 2 and 4 DP 344489 totalling 8.6960 hectares in area.

DATED this 13<sup>th</sup> day of January 2005.

SIGNED for and on behalf of )  
the RODNEY DISTRICT COUNCIL )

  
\_\_\_\_\_  
Authorised Officer

SCHEME PLAN: R 36218



# View Instrument Details

<b>Instrument No.</b>	9169377.2
<b>Status</b>	Registered
<b>Date &amp; Time Lodged</b>	30 Aug 2012 10:32
<b>Lodged By</b>	Hinchco, Linda Susan
<b>Instrument Type</b>	Consent Notice under s221(4)(a) Resource Management Act 1991

*Toitu te*  
**Land whenua**  
**Information**  
New Zealand



---

<b>Affected Computer Registers</b>	<b>Land District</b>
575619	North Auckland

---

**Annexure Schedule:** Contains 1 Page.

---

## Signature

Signed by William Arthur Endean as Territorial Authority Representative on 31/08/2012 01:44 PM

\*\*\* End of Report \*\*\*



IN THE MATTER

of a Plan lodged for  
Deposit under  
Number 451512

Pursuant to Section 221 of the Resource Management Act 1991 THE AUCKLAND COUNCIL HEREBY GIVES NOTICE that its subdivision consent given in respect of the land in the Second Schedule as shown on Land Transfer Plan 451512 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Third Schedule hereto with the conditions set forth in the First Schedule hereto.

#### FIRST SCHEDULE

(stormwater neutrality) At the time of building consent for any building on Lot 2, the consent holder shall provide to the Consents Engineer, a report prepared by a Chartered Professional Engineer in terms of the requirements of the document "Management of Stormwater in Countryside Living (Rural and Town) Zones - A Toolbox of Methods" detailing the proposed methods of mitigating the effects of the development on stormwater discharge from the site.

Once the written approval of the report is received, the collection and disposal system shall be installed prior to the erection of any buildings, or other development works on the site, and shall thereafter be maintained to the specified capacity and standard in perpetuity.

#### SECOND SCHEDULE

An estate in fee simple being Lots 1 and 2 DP 411024 and Lot 1 DP 408406 comprised in Certificates of Title 441211, 441210 and 430397.

#### THIRD SCHEDULE

Lot 2 DP 451512 totalling 2.0277 hectares in area.

DATED this 19<sup>th</sup> day of April 2012.

SIGNED for and on behalf of  
the AUCKLAND COUNCIL

\_\_\_\_\_  
Authorised Officer

RESOURCE CONSENT: R58028





# View Instrument Details

Instrument No.	11674745.5
Status	Registered
Date & Time Lodged	13 Aug 2020 10:55
Lodged By	Stevenson, Roxanne June
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
902779	North Auckland
902780	North Auckland
902781	North Auckland
902782	North Auckland

**Annexure Schedule** Contains 2 Pages.

## Signature

Signed by Claire Christine Endean as Territorial Authority Representative on 12/08/2020 02:21 PM

**\*\*\* End of Report \*\*\***

IN THE MATTER

of a Plan lodged for  
Deposit under  
Number 539629

Pursuant to Section 221 of the Resource Management Act 1991 THE AUCKLAND COUNCIL HEREBY GIVES NOTICE that its subdivision consent given in respect of the land in the Second Schedule as shown on Land Transfer Plan 539629 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Third Schedule hereto with the conditions set forth in the First Schedule hereto.

**FIRST SCHEDULE**

Building restrictions Lots 1 and 2 shall be retained in common ownership for the period which the temporary buildings consented under LUC60313231 are retained on site , or until the temporary buildings on Lot 1 are removed or provided with a separate consented wastewater system located fully within the boundaries of Lot 1.

Lots 3 and 4 shall be retained in common ownership for the period which the temporary buildings consented under LUC60313231 are retained on site, or until the temporary buildings on Lot 4 are removed or provided with a separate consented wastewater system located fully within the boundaries of Lot 4.

Building restrictions Any buildings erected on Lots 1 to 4 shall be subject to the requirements of the Geotech Report prepared by Riley, ref: 160422-C, dated 11 December 2017, and any subsequent reports. Copies of the said plan and report(s) will be held at the offices of the Council, Centreway Road, Orewa.

Building restrictions – stormwater control All stormwater from buildings and paved areas shall be collected and disposed of in accordance with the Flood Assessment report prepared by Riley, ref: 160422-B, dated 6 December 2017. The collection and disposal system shall be installed in conjunction with the erection of any buildings and shall thereafter be maintained to the specified capacity and standard in perpetuity.

Firefighting supply Upon the construction of a habitable buildings/units on Lots 1 to 4, sufficient water volume shall be provided in accordance with NZFS Fire Fighting Water Supplies CoP SNZ 4509:2008 and that this water supply be accessible for firefighting purposes. Should the water supply be provided by way of tank storage, this storage must be located a safe distance away from any habitable dwelling in accordance with the above CoP.

**SECOND SCHEDULE**

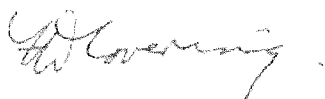
An estate in fee simple being Lots 1, 3 and 4 DP 451512 and Part Lot 1 DP 35006 comprised in Records of Title NA12D/906, 575621, 575620 and 575618.

**THIRD SCHEDULE**

Lots 1 to 4 DP 539629.

DATED this 17th day of December 2019.

SIGNED for and on behalf of the AUCKLAND COUNCIL



---

Authorised Officer

RESOURCE CONSENT: CCT90080640



Waikato District  
COUNCIL

B648254.2  
CONC

## CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

The Registrar General of Land  
South Auckland Land Registry

IN THE MATTER

of a Consent Notice pursuant to Section  
221 of the Resource Management Act 1991

and

IN THE MATTER

of a subdivision Consent pursuant to  
Sections 105, 108, 220, and 221 of the  
Resource Management Act 1991

PURSUANT to section 252(1)(a) of the Local Government Act 1974, I, WARWICK LESLIE BENNETT Chief Executive of THE WAIKATO DISTRICT COUNCIL, hereby certify that by way of delegated authority conferred on Council Officers under Section 34(4) of the Resource Management Act 1991 the following Notice should be registered on the Certificates of Title for Lots 1 to 16 and Lot 18 on Deposited Plan S. 88089 being a subdivision of Lots 1,4,5, & 8 on Deposited Plan S. 50919 comprised in Certificates of Title 48B/525, 48B/527, 60B/440 and 60B/441(South Auckland Registry).

THE Owner of the land (as defined in the Resource Management Act 1991) shall, on a continuing basis, ensure that:

**In respect of Lots 1 to 16 and 18:**

- 1 Any ponding of stormwater at the top of all slopes be prevented and there shall be no concentrated flows of stormwater, such as discharges from stormwater pipes, over gully banks.

**In respect of Lots 1,2,6,7,8,11,12 and 15:**

- 2 The ongoing management and maintenance of the dams be carried out by the owner of the Lot on which the dam is located, in accordance with the Management Plan for Existing Earth Dam Structures prepared by Mark T Mitchell Ltd, Geotechnical Engineer, dated 16 March 2000. A copy of this report can be obtained from the offices of the Waikato District Council.





**Waikato District**  
COUNCIL

- 3 The recommendations concerning geotechnical assessment and dam stability contained in the report prepared by Mark T Mitchell, Registered Engineer, and dated 28 August 1997, be observed. A copy of this report can be obtained from the offices of the Waikato District Council.
- 4 Any effluent disposal fields be located as far as practicable away from ponding areas.
- 5 The maintenance and inspection programme for the Domestic on-site Wastewater Treatment and Disposal, prepared by CKL Surveys Limited, and dated 23 June 2000, be complied with. A copy of the programme can be obtained from the offices of the Waikato District Council.

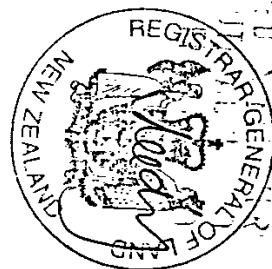
**DATED** at Ngaruawahia this 3rd day of June 2000

  
WARWICK LESLIE BENNETT  
Principal Administrative Officer

GJ\0062204G\FILE 70 96 116

PRODUCED 11.03.01.MAR01 R 648254.2  
ENTERED 5.3.2001 at 9.00

PARTICULARS ENTERED  
LAND REGISTRY  
FOR REFERENCE



②  
CONO  
38  
IS multi thin



# View Instrument Details

Instrument No.	10888032.2
Status	Registered
Date & Time Lodged	11 Sep 2017 15:31
Lodged By	Freestone, Lynley
Instrument Type	Covenant (All types except Land covenants)

*Toitu te*  
**Land** *whenua*  
**Information**  
New Zealand



---

<b>Affected Computer Registers</b>	<b>Land District</b>
NA90A/259	North Auckland

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**Annexure Schedule:** Contains 5 Pages.

---

## Signature

Signed by William Arthur Endean as Grantor/Grantee Representative on 08/09/2017 12:51 PM

**\*\*\* End of Report \*\*\***

DATED

7 September

2017

---

**JUNG JA PARK**  
("Owner")

**AUCKLAND COUNCIL**  
("Council")

---

**COVENANT UNDER SECTION 108 RESOURCE  
MANAGEMENT ACT 1991**

---

**DAWSONS**  
LAWYERS & NOTARIES

PO Box 38443, Ellerslie, Auckland 1102  
Phone: 272 0042 Fax 272 0041



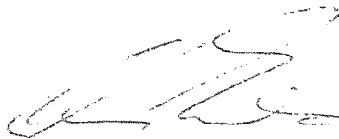
**COVENANT UNDER SECTION 108  
RESOURCE MANAGEMENT ACT 1991**

**JUNG JA PARK**

**The Owner**

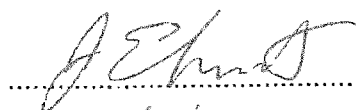
**AUCKLAND COUNCIL**

**The Council**



**Correct for the purposes of the Land Transfer Act 1952**

**Signed for and on behalf of Auckland Council**



..... Authorised Signatory

**Date:** 8/9/2017

THIS DEED is made this 7<sup>th</sup> day of SEPTEMBER 2017

BETWEEN JUNG JA PARK ("Owner")

AND AUCKLAND COUNCIL ("Council")

#### BACKGROUND

- A. The Owner is the registered proprietor of the Land.
- B. The Council has granted the Consent for OREWA DEVELOPMENTS LIMITED (ODL) to carry out a development on its Land being Lots 3 and 12, DP 310813 and Lot 4, DP 105978 on the condition, amongst other things, that the Owner enters into this covenant and registers it against the title to the Land.
- C. This deed is entered into as a covenant under section 108(2)(c) of the Resource Management Act 1991.

#### WITNESSES AS FOLLOWS:

##### 1. INTERPRETATION

In this deed unless the context indicates otherwise:

"Council" means Auckland Council and its successors as territorial authority of the district where the Land is situated;

"Consent" means the resource consent granted by the Council dated 6 July 2017 (file reference SUB 60035747-D);

"Covenant Area" means area marked "S" on the Title Plan LT 514515 (a copy of which is attached);

"Land" means land being Lot 6, DP 150976 in certificate of title NA90A/259 (North Auckland Registry);

"Operative Date" means the date of registration of this deed at Land Information New Zealand; and

"Owner" means the owner named in this deed and includes the Owner's successors but only as they are registered proprietor of the Land.

##### 2. COVENANTS

- 2.1 The Owner accepts the requirements of the Council under the Resource Management Act 1991 as set out in the Consent.

2

- 2.2 The Owner will from the Operative Date at the Owner's cost and to the Council's reasonable satisfaction comply with the covenants set out in the Schedule.

### 3. POWERS NOT AFFECTED

- 3.1 Nothing in this deed is to be treated as limiting any other rights or powers which the Council may have under any statute, bylaw or regulation except as expressly provided in this deed.
- 3.2 The Owner's liability under this deed will not be affected by any delay, extension of time, forbearance or waiver by the Council, or by any failure or neglect by the Council to enforce any of the covenants.

### 4. COSTS

The Owner will meet the costs of preparing and registering this deed.

**IN WITNESS WHEREOF** these presents have been executed the day and year first hereinbefore written.

**SIGNED** by the said **JUNG JA PARK** in the presence of:

Signature of witness

Occupation

Address

한정자

## SCHEDULE (covenants)

1. The Owner must maintain the trees, shrubs and bushes ("Plantings") on the Covenant Area so they exhibit strong, healthy, new growth and must not:
  - 1.1. cut down, trim, remove, burn, damage, destroy or allow the cutting down, trimming, removing, burning, damaging or destroying of any of the Plantings without the prior consent of the Council and then only in strict compliance with any conditions imposed by the Council; or
  - 1.2. do anything which would affect the health of any of the Plantings.
2. The Owner will not be in breach of the covenant in clause 1 above if any of the Plantings die from fire or natural causes not caused by any act or default by or on behalf of the Owner or for which the Owner is responsible.
3. The Owner will consult with the Council if the Owner is of the opinion that a Planting on the covenant area:
  - 3.1. is dangerous and/or hazardous; or
  - 3.2. has been damaged or destroyed to the extent that the Planting will not survive; or
4. If the Council is satisfied that the state of the Planting is such that it is not practical to leave the Planting in its current condition then the Owner will, at the direction of the Council, remove the Planting from the Covenant Area. The Owner is responsible for all costs relating to the Council's directions and the removing of any Planting.
5. The Owner will replace any Planting which has been damaged or destroyed with a Planting which is categorised as an eco-sourced specimen Planting. The replacement Planting will be planted by the Owner during the months of April to October and the Owner will seek and follow the direction of the Council as to the method of and placement of planting. The Owner will take all measures possible to ensure the survival of the replacement Planting.
6. The Owner will remove all weeds from the Covenant Area on a regular basis to the Council's satisfaction.
7. The Owner will ensure the Covenant Area is at all times kept free of feral animals by eradicating such animals found on the Covenant Area to Council's satisfaction.
8. The Owner will ensure the Covenant Area is at all times protected by a stock proof fence.
9. Any officer or authorised agent of the Council may obtain access onto the Land to examine and record the condition of the Plantings or to carry out protection or maintenance work on the Plantings. Before doing so, the Council or its officer or agent is to consult with the Owner.





# View Instrument Details

Instrument No.	10888032.1
Status	Registered
Date & Time Lodged	11 Sep 2017 15:31
Lodged By	Freestone, Lynley
Instrument Type	Covenant (All types except Land covenants)

*Toitu te*  
**Land** *whenua*  
**Information**  
New Zealand



---

Affected Computer Registers	Land District
575620	North Auckland
575621	North Auckland

---

**Annexure Schedule:** Contains 5 Pages.

---

## Signature

Signed by William Arthur Endean as Grantor/Grantee Representative on 08/09/2017 12:10 PM

**\*\*\* End of Report \*\*\***

DATED

25 August

2017

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**WARKWORTH ESTATE LIMITED**  
("Owner")

**AUCKLAND COUNCIL**  
("Council")

---

**COVENANT UNDER SECTION 108 RESOURCE  
MANAGEMENT ACT 1991**

---

**DAWSONS**  
LAWYERS & NOTARIES

PO Box 38143, Howick, Auckland 2143  
Phone: 272 0002 Fax 272 0001

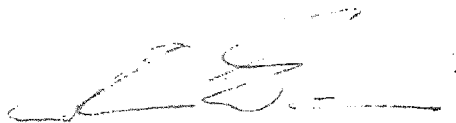
**COVENANT UNDER SECTION 108  
RESOURCE MANAGEMENT ACT 1991**

**WARKWORTH ESTATE LIMITED**

**The Owner**

**AUCKLAND COUNCIL**

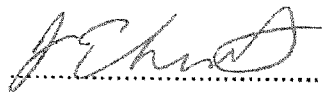
**The Council**



CLIFFORD CHAMBERS  
AND ASSOCIATES  
SOLICITORS  
111 WILSON DRIVE  
MOUNT ROSS

**Correct for the purposes of the Land Transfer Act 1952**

**Signed for and on behalf of Auckland Council**



..... Authorised Signatory

Date: 8/9/2017

**THIS DEED** is made this 25 day of August 2017

**BETWEEN**                      **WARKWORTH ESTATE LIMITED**                      ("Owner")  
**AND**                              **AUCKLAND COUNCIL**                              ("Council")

#### **BACKGROUND**

- A. The Owner is the registered proprietor of the Land.
- B. The Council has granted the Consent for OREWA DEVELOPMENTS LIMITED (ODL) to carry out a development on its Land being Lots 3 and 12, DP 310813 and Lot 4, DP 105978 on the condition, amongst other things, that the Owner enters into this covenant and registers it against the title to the Land.
- C. This deed is entered into as a covenant under section 108(2)(c) of the Resource Management Act 1991.

#### **WITNESSES AS FOLLOWS:**

##### **1. INTERPRETATION**

In this deed unless the context indicates otherwise:

"**Council**" means Auckland Council and its successors as territorial authority of the district where the Land is situated;

"**Consent**" means the resource consent granted by the Council dated 6 July 2017 (file reference SUB 60035747-D);

"**Covenant Area**" means area marked "T", "U", "V" and "W" on the Title Plan LT 514515 (a copy of which is attached);

"**Land**" means land being Lots 3 & 4 DP 451512 in certificates of title 575620 and 575621 (North Auckland Registry);

"**Operative Date**" means the date of registration of this deed at Land Information New Zealand; and

"**Owner**" means the owner named in this deed and includes the Owner's successors but only as they are registered proprietor of the Land.

##### **2. COVENANTS**

- 2.1 The Owner accepts the requirements of the Council under the Resource Management Act 1991 as set out in the Consent.



2

**2.2** The Owner will from the Operative Date at the Owner's cost and to the Council's reasonable satisfaction comply with the covenants set out in the Schedule.

**3. POWERS NOT AFFECTED**

**3.1** Nothing in this deed is to be treated as limiting any other rights or powers which the Council may have under any statute, bylaw or regulation except as expressly provided in this deed.

**3.2** The Owner's liability under this deed will not be affected by any delay, extension of time, forbearance or waiver by the Council, or by any failure or neglect by the Council to enforce any of the covenants.

**4. COSTS**

The Owner will meet the costs of preparing and registering this deed.

**IN WITNESS WHEREOF** these presents have been executed the day and year first hereinbefore written.

**SIGNED** by the said **WARKWORTH ESTATE LIMITED** in the presence of:

.....  
Signature of witness

.....  
Occupation      LYNLEY FREESTONE  
                     Legal Executive  
                     Dawsons, Solicitors  
                     Howick & East Tamaki  
.....  
Address

.....  
.....

## SCHEDULE (covenants)

1. The Owner must maintain the trees, shrubs and bushes ("Plantings") on the Covenant Area so they exhibit strong, healthy, new growth and must not:
  - 1.1. cut down, trim, remove, burn, damage, destroy or allow the cutting down, trimming, removing, burning, damaging or destroying of any of the Plantings without the prior consent of the Council and then only in strict compliance with any conditions imposed by the Council; or
  - 1.2. do anything which would affect the health of any of the Plantings.
2. The Owner will not be in breach of the covenant in clause 1 above if any of the Plantings die from fire or natural causes not caused by any act or default by or on behalf of the Owner or for which the Owner is responsible.
3. The Owner will consult with the Council if the Owner is of the opinion that a Planting on the covenant area:
  - 3.1. is dangerous and/or hazardous; or
  - 3.2. has been damaged or destroyed to the extent that the Planting will not survive; or
4. If the Council is satisfied that the state of the Planting is such that it is not practical to leave the Planting in its current condition then the Owner will, at the direction of the Council, remove the Planting from the Covenant Area. The Owner is responsible for all costs relating to the Council's directions and the removing of any Planting.
5. The Owner will replace any Planting which has been damaged or destroyed with a Planting which is categorised as an eco-sourced specimen Planting. The replacement Planting will be planted by the Owner during the months of April to October and the Owner will seek and follow the direction of the Council as to the method of and placement of planting. The Owner will take all measures possible to ensure the survival of the replacement Planting.
6. The Owner will remove all weeds from the Covenant Area on a regular basis to the Council's satisfaction.
7. The Owner will ensure the Covenant Area is at all times kept free of feral animals by eradicating such animals found on the Covenant Area to Council's satisfaction.
8. The Owner will ensure the Covenant Area is at all times protected by a stock proof fence.
9. Any officer or authorised agent of the Council may obtain access onto the Land to examine and record the condition of the Plantings or to carry out protection or maintenance work on the Plantings. Before doing so, the Council or its officer or agent is to consult with the Owner.

**TRANSFER**  
**Land Transfer Act 1952**

B 648 254.6 T



If there is not enough space in any of the panels below, cross-reference to and use the approved Annexure Schedule: no other format will be received.

Land Registration District

**SOUTH AUCKLAND**

Certificate of Title No. All or Part? Area and legal description -- *Insert only when part or Stratum, CT*

<del>608</del>	<del>347</del>	<del>A11</del>	
<del>488</del>	<del>525</del>	<del>A11</del>	
<del>608</del>	<del>527</del>	<del>A11</del>	
<del>608</del>	<del>440</del>	<del>A11</del>	
<del>608</del>	<del>441</del>	<del>A11</del>	

Transferor Surnames must be underlined or in CAPITALS

**Charles William SWANSON and Julie Rosaleen SWANSON**

Transferee Surnames must be underlined or in CAPITALS

**Charles William SWANSON and Julie Rosaleen SWANSON**

Estate or Interest or Easement to be created: *Insert e.g. Fee simple; Leasehold in Lease No .....; Right of way etc.*

**Fee simple and the transferee shall be bound by a fencing covenant as defined in Section 2 of the Fencing Act 1978 and subject to a land covenant (continued on pages 1-4 annexure schedule)**

Consideration



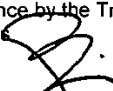

**\$1.00**

Operative Clause

For the above consideration (receipt of which is acknowledged) the TRANSFEROR TRANSFERS to the TRANSFEE all the transferor's estate and interest described above in the land in the above Certificate(s) of Title and if an easement is described above such is granted or created.


Dated this 12<sup>th</sup> day of February 2001

Attestation

 	Signed in my presence by the Transferor <i>Transferee</i> Signature of Witness 
	Witness to complete in BLOCK letters (unless typewritten or legibly stamped)
	Witness name <b>P.G. Ellice</b>
	Occupation <b>Solicitor</b>
	Address <b>Hamilton</b>
Signature, or common seal of Transferor	

**Certified correct for the purposes of the Land Transfer Act 1952**

Certified that no conveyance duty is payable by virtue of Section 24(1) of the Stamp and Cheque Duties Act 1971.  
(DELETE INAPPLICABLE CERTIFICATE)



**Solicitor for the Transferee**

REF 4135 /2

Annexure Schedule

TRANSFER

Dated

12 February 2001

Page

1

of

4

Pages



**Continuation of "Estate or Interest or Easement to be created"**

**WHEREAS** The Transferor and the Transferee are desirous of creating land covenants so that each of the lots in the First Schedule shall have the burden and the land in the Second Schedule the benefit of the stipulations and restrictions set out in the Third Schedule ("building covenants")

**AND AS INCIDENTAL** to the transfer of the fee simple so as to provide such mutual covenants and in order to bind those lots subject to the covenants for those lots taking the benefit of the same, the Transferor and the Transferee **HEREBY COVENANT AND AGREE** with each other that each of the lots in the First Schedule ("the servient lots") shall bear the burden of the stipulations and restrictions set out in the Third Schedule and that each of the other lots in the Second Schedule ("the dominant lots") shall have the benefit of the said stipulations and restrictions **TO THE END AND INTENT** that the servient lots shall be bound in perpetuity by the respective stipulations and restrictions set out in the Third Schedule and that any of the owners or occupiers for the time being of the other dominant lots may enforce the observance of such stipulations and restrictions against any of the owners or occupiers for the time being of the servient lots; and

**PROVIDED ALWAYS** that the owners or occupiers of the servient lots as the case may be, shall as regards such applicable stipulations and restrictions be personally liable only in respect of breaches thereof which shall occur while they are registered as proprietors of the said lots in respect of which such breach shall occur (or is alleged to occur).

**FIRST SCHEDULE**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 18 on DPS. 88089.

**SECOND SCHEDULE**

Lots 2 & 6 on DPS.50919 together with Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 18 on DPS.88089.

**THIRD SCHEDULE**

1. (a) Not to use the property or permit the property to be used for any trading or commercial purposes other than horticultural, agricultural or pastoral production excluding animal feed lots, wintering barns, poultry farming, fitch farming, pig farming, boarding and breeding kennels and greyhound training grounds and at all times not to allow any horses, poultry or pigs to be kept on the property and ensure that goats are tethered at all times.
- (b) Not to allow any form of shooting gun or rifle sports or other noisome recreational activity.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.



## Annexure Schedule



Insert below  
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

12 February 2001

Page

2

of

4

Pages

**Continuation of "Estate or Interest or Easement to be created"**

- (b) Not to erect any fence or hedge or shelter belt exceeding 1.1 metres in height above the natural ground level on the boundaries of any property provided however that this clause shall not be construed to prevent the erection of tennis court surround netting or swimming pool tubular or bar fencing panels on the property.
- (c) Shall ensure that the property at all times is adequately fenced to prevent stock escaping from the property and/or damaging any of the trees located on it.
- (d) No dwelling with a floor area of less than 120 Metres square (excluding garage, carport and decking) shall be erected and it shall be constructed to a shape other than a simple rectangle containing at least one roof break or full valley in the roof; and in the case of a single dwelling house the dwelling excluding the garage shall be constructed to a value, GST inclusive of not less than \$150,000.00.
- (e) A minimum of 80% of the exterior cladding of the dwelling must consist of any of the following materials: kiln fired or concrete brick, Stucco textured finish, stone, or pre-finished metal, weatherboard bonded to solid timber boards (ie Lockwood type construction). Any dwelling whose exterior finish is in the form of flat cladding, concrete block, poured concrete or similar shall have textured the surface of the same in such a manner so to fully cover the base material.
- (f) No work for the erection of improvements whether the same be for buildings accessory buildings or fences and this shall also include exterior finishes and excavation of foundations upon the property shall be commenced unless plans and specifications and all other details of construction and finish as the Transferor at the Transferor's absolute discretion may require have first been submitted to the Transferor and have received the Transferor's written approval which approval shall not be unreasonably withheld where the dwelling complies with the terms of clauses (e) (f) and (h) hereof and the Transferee shall not erect or permit to be erected any improvement upon the property not first approved by the Transferor in terms of this clause.
- (g) Not to use any metal clad roof or walls that do not comprise colour steel or which have not been prepainted or covered with a surface coating of similar quality.
- (h) Any dwelling will be completed within twelve months of laying down the foundations for such dwelling and no dwelling once under construction shall be left without substantial work being carried out for a period exceeding three months.
- (i) No dwelling other than a new residential home and one shed shall be erected or, if a relocatable home it shall only be a show home which has not been previously lived in. Any shed which is not constructed of the same materials as the dwellinghouse or not annexed to the dwellinghouse shall not exceed 3.5metres in height above the natural ground level of the property.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

## Annexure Schedule

Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

12 February 2001

Page

3

of

4

Pages

**Continuation of "Estate or Interest or Easement to be created"**

- (j) No temporary building or structure shall be erected on the property except that which may be used in conjunction with the construction of permanent buildings and which will be removed from the property upon completion of the work.
- (k) The Transferee will keep the land in a neat and tidy condition and shall not permit excessive growth of grass so that it becomes long and unsightly.
- (l) The remaining lots in the subdivision are serviced by an electric fence feed and pipes conveying water which runs across the lot. The Transferee consents to the Transferor continuing to run these services over the lot until the last lot in the subdivision is sold.
- (m) Not to develop farm cultivate or otherwise use the property except in accordance with the best husbandlike farming practice and will at all times clear and keep clear the property from all noxious weeds rabbits vermin and other pests as may be damaging to pastures or crops, and duly and punctually comply with the provisions of the Fencing Act 1978, the Noxious Plants Act 1978, the Agricultural Pests Destruction Act 1967, The Plants Act 1970, the Local Government Act 1974, the Resource Management Act 1991, the relevant regional plan and the relevant Council District Plan and all amendments thereto and all notices or demands lawfully given or made by any person in pursuance thereof.
- (n) Not to permit the property to be occupied or used as a residence unless the buildings on the property have been substantially completed in accordance with these covenants and the buildings meet the requirements of the local authority.
- (o) That if the property is subdivided then each and every parcel of land resulting from such subdivision shall be subject to the same stipulations and restrictions as are contained in these covenants AND FURTHER the Transferee covenants with the Transferor and each registered proprietor for the time being of each of the subdivisional lots that the Transferee shall obtain from the Transferee of each of the said parcels of land resulting from such subdivision the same stipulations and restrictions as are contained in these covenants TO THE INTENT that the same subdivisional standards intended by the Transferor herein are preserved.
- (p) The owners of Lots 1, 2, 6, 7, 8, 11, 12, and 15 acknowledge that there are wetland areas depicted as PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ & PK located on their respective lots. The lot owners agree to maintain the wetland areas to the standard detailed in the management plan of Mark Mitchell dated the 16th day of March 2000 a copy of which is attached and marked "Appendix A".

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

## Annexure Schedule



Insert below

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

12 February 2001

Page

4

of

4

Pages

## Continuation of "Estate or Interest or Easement to be created"

AND THE TRANSFEREE further covenants with the Transferor for themselves, their executors, administrators and assigns that if they should fail to comply with or complete any obligation or restriction contained herein and such breach is not remedied within 20 working days of the purchaser receiving written notice of their failure to comply then without prejudice to any other liability the Transferor the sum of \$20,000.00 immediately upon receipt of written demand for the same by the Transferor or the Transferors solicitors.

2. (a) TO THAT END AND THE INTENT that the Transferor hereby covenants with the Transferee that it will while it owns lots in the subdivision do all things necessary to ensure compliance with the aforesaid intention that all residential lots described in the First Schedule hereto shall be subject to a general scheme applicable to and for the benefit of all the said lots.
- (b) THE RIGHTS AND OBLIGATIONS of the Transferor to enforce the foregoing covenants shall terminate six calendar months from the date on which the Transferor ceased to be the owner of any of the subdivisional lots and from that date the right to enforce the covenants shall (in accordance with normal legal principles) vest in the owners of the subdivisional lots which obtained benefits from the said covenants.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

**SWANSON RESIDENTIAL SUBDIVISION**

---

**MANAGEMENT PLAN  
FOR  
EXISTING EARTH DAM STRUCTURES**

for

**Mr Chas Swanson**  
C/- CKL Surveys Limited  
PO Box 171  
Hamilton

by

**Mark T Mitchell Ltd**  
Consulting Geotechnical Engineer  
P O Box 9123 - 1202/1 Victoria Street  
Hamilton

**16 March 2000**



# Mark T Mitchell

---

Consulting Geotechnical Engineer

1202/1 Victoria Street  
P.O. Box 9123  
Hamilton New Zealand  
Facsimile 07 839 3125  
Telephone 07 838 3119  
e-mail: [geocon@voyager.co.nz](mailto:geocon@voyager.co.nz)

Ref: W-4130  
17 March, 2000

Resource Use Group  
Environment Waikato  
PO Box 5012  
Hamilton East

Attention: Brent Fletcher

Dear Sirs,

**Re: Resource Consent Applications  
Existing Earth Dam Structures - Ferguson Road, Whatawhata**

We have been involved with a residential subdivision site located on the corner of State Highway 23 and Ferguson Road, Whatawhata in which a number of earth dam structures were originally present at the site.

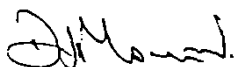
The owner of the property has wanted to make the dams a feature of the subdivision and has therefore left them in place. However, following our original assessment of the dams, we were concerned with the stability of two of the structures. These particular dams have subsequently been rebuilt under our direct engineering supervision.

Due to the size of some of the dams, we expect that resource consents will be required to permit their presence at the site. Accordingly, please find enclosed copies of consent applications for four of the dams together with an associated Management Plan, prepared for all of the dams on the property.

The owner of the property, Mr Chas Swanson, has consulted with whom he advised is the main property owner downstream of the site. Results of this correspondence are included with the consent application.

Yours faithfully

**Mark T Mitchell**



Dave Morton  
Engineering Geologist

# Damming and Diversion of Water

## Application for a land use and water consent

- To ensure efficient processing of your application read the booklet "Applying for a Resource Consent" and talk to Resource Use Group staff before proceeding.

### Office Use Only

File No. \_\_\_\_\_  
Client ID: \_\_\_\_\_  
Project: \_\_\_\_\_

## 1. Applicant's Details

1. Full name and address of applicant (this name and address will appear on the consent certificate)

Name(s) or company name: Interlaken Residential Subdivision  
Contact person: Chas Swanson Best contact time: 0830 - 1700  
Postal address: R.D. 5  
Hamilton  
Daytime Phone Number(s): 07 829 8722 Fax: 07 892 8336  
Email address: \_\_\_\_\_

Application is hereby made for the consent(s) detailed in this form:

Signature of applicant  
(or person authorised to sign  
on behalf of the applicant)



Mark T Mitchell - Consulting Geotechnical Engineer

Date: 17/3/2000

### Consultant/Agent (if applicable)

Surname(s) or company name: Mark T Mitchell - Consulting Geotechnical Engineer  
First name(s): \_\_\_\_\_  
Contact person: Dave Morton Best contact time: 0830 - 1700  
Postal address: PO Box 9123  
Hamilton  
Daytime Phone Number(s): 07 838 3119 Fax: 07 839 3125  
Email address: geocon@voyager.co.nz



Hamilton Office: 14 Grey Street, P.O. Box 2010, Hamilton East

Phone: 07 838 3119 Fax: 07 839 3125

11 If the owner and/or occupier of the site differ from the applicant please provide their names and addresses:

Owner's Name	Applicant	_____
Postal address		_____ _____
Daytime Phone Number(s)		_____ Fax: _____
Occupier's Name	Applicant	_____
Postal address		_____ _____
Daytime Phone Number(s)		_____ Fax: _____

### 3. Types of Resource Consent Sought

12 What type of consent are you applying for?

NOTE: if you are replacing existing or previous consents record the consent number(s) in the space below

Please tick

☒ **DAM**

Previous consent number

Office Use Only

If applying for a consent to dam a waterway, please complete sections 1-29, 36-45 & 62-67 of this form

☐ **WEIR**

If applying for a consent for a weir in a waterway, please complete sections 1-22, 46-48 & 62-67 of this form

☐ **STREAMBED DIVERSION**

If applying for a consent to divert a streambed, please complete sections 1-22 & 49-67 of this form

☐ **STOPBANK OR OTHER DIVERSION**

If applying for a consent for a stopbank or other diversion, please complete sections 1-22, 30-44 & 62-67 of this form

13 Name of the stream/river to be dammed or diverted? (If the waterway is an unnamed tributary then what is the name of the stream/river it flows into?)

> Small localised gullies that drain to Waipa River via wetland area

14 What other consents are related to this activity.

Consent required	District/City Council	Date applied for	Date granted
<u>Subdivision</u>	<u>Waikato District Council</u>	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Note: You might need to get a building permit from your district council for construction of a dam or stopbank

**19 Please describe the current nature of the waterway at the proposed site for the works:**

Water colour/clarity: Generally clear collecting runoff from residential lots and open paddocks.

Flow: Low flow volumes from localised catchments.

Critical 50 yr return period storm - 1 hour duration: Western Catchment = 160 litres/sec  
Eastern Catchment = 230 litres/sec

Bed material (eg rocky, silty etc): Low flow velocities provide natural silt/clay bed.

Bank material: Naturally occurring silty clay soil types.

Vegetation: Predominantly pasture grass species intermixed with recently planted tree and shrub species.

Erosion: Engineer-designed culvert overflows and spillways to resist erosion.

Fish and Invertebrate life: Predominantly eels.

Other: Localised catchment restricted largely within property boundaries.

**20 What is the catchment area upstream of the proposed location for the works, if known? (If unknown then please ensure that the location of the dam is marked clearly on an enclosed plan or map.)**

- > Western Catchment = 11 hectares
- > Eastern Catchment = 9 hectares

**21 Please describe the extent of tracking to be undertaken in relation to this proposal.**

(Note if the tracking works are significant, or on steep or erosion prone land, then an additional application may be required for a landuse consent – please contact staff of the Resource Use Group to confirm your requirements)

- > All tracking works have been undertaken under direct engineer supervision with all formations now containing a sealed finish together with associated stormwater system.
- > Works covered by Waikato District Council Subdivision Consent

**22 Please describe the extent of vegetation removal to be undertaken in relation to this proposal.**

(Note if vegetation removal works are significant, or contains a significant area of indigenous vegetation, or will be on steep or erosion prone land, then an additional application may be required for a landuse consent – please contact staff of the Resource Use Group to confirm your requirements)

- > Previous vegetation removal of only grass and weed species.
- > Vegetation now reinstated and consists of grass and selection of tree and shrub species.



## **7 Maintenance and Mitigation of Dams and Stopbanks**

### **7/A Existing Dams and Stopbanks**

**30 When was the dam/stopbank constructed?**

- Refer Section 2 of attached Management Plan

**31 Describe the maintenance programme for the dam/stopbank**

(Note: The following aspects of a dam should be checked at least annually: green cover, erosion, any stock or vehicle damage, whether crest levels have consolidated, seepage – any seepage problems should be further investigated by an engineer)

- Refer Section 5 of attached Management Plan

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**32 How will stock be prevented from access to the structure and its banks, batters and/or spillway? Please describe.**

- Stockproof fences have been constructed around all dam structures to eliminate accelerated erosion and protect young trees and shrubs planted over dam face.

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**33 For DAMS only - Describe what plants exist, or are proposed, to provide shading over the water in the pond behind the dam?**

- Existing young and old trees surround all dams.
- Water lilies to be placed within ponds

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#### 64: Fish

Placement of structures in a waterway have the potential to affect the passage of fish past a structure due to alterations in water flow and physical barriers to fish passage both up and down stream.

- **FOR DAM AND WEIR PROPOSALS ONLY - What are the actual and potential effects of your proposed activity in terms of fish passage and how do you propose to avoid or minimise these effects?**

- Eel passage continued with migration across dam faces and through overflow spillways.

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Fish and their habitats can be affected by diversions. It is important that a diverted section of a stream has meanders (corners and curves), pools and riffles and that the gradient of the stream bed is not changed as increased flows can change the ecology of a stream. New stream banks require planting to provide shade, habitat areas and organic material as the primary source of energy for aquatic communities (and to provide bank stabilisation).

- **FOR DIVERSION PROPOSALS ONLY - What are the actual and potential effects of your proposed activity in terms of fish habitat and how do you propose to avoid or minimise these effects?**

#### 65 Erosion

Placement of structures in the bed or banks of a waterway can cause or increase erosion due to changes in water flow velocities and water flow paths and through the removal of vegetation associated with the works.

- **What are the actual and potential effects of your proposed activity in terms of erosion and how do you propose to avoid or minimise these effects?**

- Full reinstatement of vegetation over all dams faces now achieved.

- Overflow structures engineer designed to resist erosion forces.

#### 66 Neighbours and Other People

Other people may be affected by activities in a waterway such as dams and diversions. Effects can be changes in water flow velocities, restricted water flow causing upstream ponding or flooding, changes in water quality and effects on cultural, heritage and archaeological values. People may be particularly affected if they take water downstream or use the water recreationally. See the Consultation section of this application form – all affected or potentially affected parties must be consulted regarding your proposal.

- **What are the actual and potential effects of your proposed activity in terms of effects on other people or groups and how do you propose to avoid or minimise these effects?**

- Runoff contribution to downstream waterways considered minimal due to ephemeral nature of original gullies.

#### 67 Other Effects

- **Are there any other actual or potential effects of your proposed activity and how do you propose to avoid or minimise these effects (eg visual effects, other physical effects etc)?**

- Established to enhance aesthetic nature of the environment and are considered a positive environmental gain within a lifestyle rural-residential development.

## 12. Notes

### Information Management

The information provided on this application form and in documentation provided in support of your application(s) will be used to process your resource consent application(s) and, together with other official information, assist in the management of the region's natural and physical resources. Access to the information held by the Waikato Regional Council is administered in accordance with the Local Government Information and Meetings Act 1987 and the Privacy Act 1993. Under the Privacy Act 1993 you have right of access to personal information held by the Waikato Regional Council and you are entitled to request information about you to be corrected.

### Deposit and processing costs

Environment Waikato operates a user-pays policy for the processing of resource consent applications. We charge all costs associated with the processing of consent applications on an actual and reasonable basis. These costs are recovered whether your application is granted or declined.

For us to begin processing your application(s) an **initial deposit of \$500** is required. This will cover costs associated with administration and an initial review of your application(s). A further deposit is unlikely to be sought for simple, non-notified applications, or for notified applications that do not involve complex issues. Generally, processing costs for these simple applications are in the range of \$500 - \$1500 and the initial deposit is therefore sufficient to initiate processing.

Applications that are notified and receive submissions which are resolved without the need for a hearing may involve costs in the range of \$2500 - \$5000. Applications with significant environmental effects and which may require public meetings and/or hearings can be significantly more costly (e.g. \$5000 upward). For these complex proposals staff may seek a further deposit of up to 50% of the estimated processing costs. Staff will provide you with a cost guide for processing your applications and will advise in writing the sum of a further deposit should it be required. You should receive this advice within two weeks of us receiving your application.

For complex proposals, you will generally receive an invoice on a monthly basis for costs incurred in the previous month. For simple consents that are processed quickly, you will generally only receive one final invoice at, or close to the time that you receive our decision on your application(s).

If you have any queries regarding your deposit or processing costs, please contact us for clarification.

### On-going Charges

Annual administrative charges and monitoring charges are payable on most resource consents. Please contact us for details on the current charges for your activity.

### Have you?

Please tick



Filled in all parts of this form and included a location plan



Enclosed a cheque for \$500.00 as an initial deposit - **PLEASE INVOICE CHAS SWANSON DIRECTLY**



Applied for any District Council consents required in respect of your proposal



Read the information booklet "Applying for a Resource Consent"



Consulted with all interested and affected parties, and obtained their written approval (if possible)



Hamilton Office: 100-100, 5th Floor, 100-100, Hamilton East

Hamilton Office: 100-100, 5th Floor, 100-100, Hamilton East

# Appendix - Consultation Form

Photocopy this form for each person/group to be consulted

• Applicant: Mr Chas Swanson

• Person/group consulted in regard to this proposal:

Name of Contact Person David & Nicki Peacocke Daytime Phone No. 07 825 6705

Name of group (if appropriate) \_\_\_\_\_

Postal address Phillips Road, Te Mata (Raglan)

Street address \_\_\_\_\_

Email address \_\_\_\_\_ Fax No 825 6768

## Consulted party's views on the proposal (to be completed by person/group consulted)

If you would like Environment Waikato to know your views on the applicant's proposal, and/or if you consider you may be adversely affected, please indicate your views below (attach additional pages if necessary).

Consider the following: How do you consider you will be affected? How would you like the applicant's proposal to be modified to take account of your views? What other comments do you have on the proposal that you would like Environment Waikato to consider in making a decision on these resource consent applications?

## Applicant's response to views of consulted parties (to be completed by applicant)

Please indicate how your proposal can be modified to take account of the views of the party you have consulted with (or why the proposal may not be able to be modified to take account of those views).

## Consulted Party's response to the proposal (to be completed by person/group consulted)

I/We give my/our approval for the proposal

☒

(Please tick one only)

I/We do not give my/our approval for the proposal

☐

Signed: [Signature]

Date 14-3-80



Hamilton Office - 401 Gray Street, P.O. Box 4010, Hamilton East

Phone our Enquiries Officer on 0800 800 402



# Appendix - Consultation with Individuals

Photocopy this form for each person/group to be consulted

• Applicant: Mr Chas Swanson

• Person/group consulted in regard to this proposal:

Name of Contact Person Hariot Heu Daytime Phone No. 029 8896

Name of group (if appropriate) \_\_\_\_\_

Postal address Raglan Road, Whatawhata.

Street address 1355 State Highway 23, Whatawhata

Email address \_\_\_\_\_ Fax No \_\_\_\_\_

## Consulted party's views on the proposal (to be completed by person/group consulted)

If you would like Environment Waikato to know your views on the applicant's proposal, and/or if you consider you may be adversely affected, please indicate your views below (attach additional pages if necessary).

Consider the following: How do you consider you will be affected? How would you like the applicant's proposal to be modified to take account of your views? What other comments do you have on the proposal that you would like Environment Waikato to consider in making a decision on these resource consent applications?

## Applicant's response to views of consulted parties (to be completed by applicant)

Please indicate how your proposal can be modified to take account of the views of the party you have consulted with (or why the proposal may not be able to be modified to take account of those views).

## Consulted Party's response to the proposal (to be completed by person/group consulted)

I/We give my/our approval for the proposal



(Please tick one only)

I/We do not give my/our approval for the proposal



Signed: H. Heu

Date 13 - 3 - 2000



Hamilton Office: 401 Grey Street, P.O. Box 4013, Hamilton East

Phone or Enquiries Office on 0800 506 402

**SWANSON RESIDENTIAL SUBDIVISION**

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**MANAGEMENT PLAN  
FOR  
EXISTING EARTH DAM STRUCTURES**

for

**Mr Chas Swanson**  
C/- CKL Surveys Limited  
PO Box 171  
Hamilton

by

**Mark T Mitchell Ltd**  
Consulting Geotechnical Engineer  
P O Box 9123 - 1202/1 Victoria Street  
Hamilton

**16 March 2000**

## SWANSON RESIDENTIAL SUBDIVISION

### MANAGEMENT PLAN FOR EXISTING EARTH DAM STRUCTURES

#### 1. Introduction

Mr Chas Swanson is seeking resource consent from Waikato District Council to establish a residential subdivision located off Ferguson Road, Whatawhata. As part of the subdivision completion certificate requirements, Council requires the development and implementation of a Management Plan for a number of earth dams located on the property.

The property consists of gentle to moderate ridge and swale topography with two separate shallow gully formations present that drain to the lower ground areas to the north. Each of the gully formations contain a number of earth dams that have been constructed to enhance the aesthetic nature of the property and to provide a haven to various wildlife species.

The western gully contains a total of four dams, which bound the downstream margin of Ponds A, B, C and D. The locations of these dams and associated ponds are shown on the attached Site Plan, Drawing No. 4130-01.

The attached Site Plan shows the eastern gully to contain a total of seven ponds, denoted Ponds E, F, G, H, I, J and K. Ponds E and F however, consist of localised depressions within the natural ground surface, therefore not being strictly classified as dams. These features contain natural spillways that disperse excess water flows out across the undulating topography present in this area.

#### 2. Background

In addition to the District Council Requirements, Environment Waikato also regulate the construction of earth dams by the issue of resource consents for certain structures. The Proposed Waikato Regional Plan provides an outline of what conditions are to be satisfied in relation to dam construction within ephemeral (intermittent flows) streams or waterways.

Rule 3.6.4.4 of the Proposed Plan is a permitted activity not requiring resource consent. This rule allows the construction of small dams within any offstream of ephemeral waterway that satisfies a number of criteria as follows:

1. The catchment area is less than one square kilometre (100 hectares); and
2. The maximum water depth is less than 1.5 metres; and
3. The area of water impounded behind the dam is no greater than 0.5 hectare

Most of the dams located within the Swanson Property satisfy these criteria and are therefore covered under a General Authorisation that is provided by Environment Waikato.



Geotechnical reports have been completed by this office on previous occasions regarding the stability and dimensions of the existing farm dams on the property. Earlier this year, five of the dams on the property were identified as exceeding a height of 1.5 metres. These dams are identified on the attached Site Plan as containing Ponds A, B, G, H and J. Since that time, however, the height of the Dam of Pond J has been lowered so that its height is now below 1.5 metres.

The remaining dams that contain Ponds A, B, G and H have been constructed under Controlled Activity Rule 3.6.4.9 of the Proposed Waikato Regional Plan and therefore require resource consent for this activity. This Management Plan is therefore primarily concerned with these dams only although the ongoing maintenance programme should be applied to all of the dams on the property.

For the purposes of this Management Plan and for convenience, the dams that contain Ponds A, B, G and H are referred to as Dams A, B, G and H respectively.

## **2. Construction Techniques**

### **2.1 Western Catchment**

Dams A and B, located within the western gully, were constructed in excess of 30 years ago using the excess cut material obtained from the construction of the nearby State Highway 23. Previous geotechnical investigations of these dams, carried out by this office, together with their general visual appearance indicate they currently are in an adequate condition to serve their intended purpose.

Representative cross sections through each of Dams A and B are presented on the attached Drawing No. 4130-10.

### **2.2 Eastern Catchment**

Dams G and H, located within the eastern gully, were constructed several years ago, using excavated clay soils obtained from adjacent farm areas. The results of geotechnical studies, together with obvious visible stability problems required that these dams be reconstructed, which took place in the 1997/98-summer period.

The proposed subdivision scheme plan shows that both Dams G and H are required to support right-of-ways that provide access to several of the lots. In order to provide suitable embankments for this purpose, further remedial works under direct engineer supervision were undertaken. This work was carried out towards the end of winter 1999.

The reconstruction works involved the excavation of the existing dam faces into a series of near level benches to expose the dam fill materials. Following an inspection of the exposed soils, the benches were backfilled with compacted clay soils obtained from nearby excavations. The fill soils were compacted with a bulldozer and sheepsfoot roller to achieve a soil density of minimum 95 percent of maximum dry density, as determined by field and laboratory testing. Filling over the faces of Dams G and H was also extended to provide a final slope gradient of around 1 vertical to 3 horizontal.

Representative final cross sections through each of Dams G and H are provided on the attached Drawing No. 4130-11.





### **3. Design Pond Operating Capacities**

Discharge from each of the ponds on the property is via culvert outlet pipes of variable diameters located within the dam structures. Catchment studies related to the theoretical pond inflow volumes and culvert outlet capacities for each of the dams were carried out as part of the original geotechnical assessment.

The results of these studies for the Western Catchment are summarised in the attached Table 1 and indicate that the combined pond storage volume and culvert capacity within Ponds A and B are sufficient to cater for the critical 50-year return period storm event. However, Pond C is significantly smaller in area, resulting in a reduced storage capacity and predicted overflow over the associated dam crest during the critical runoff event. Subsequently, an overflow spillway, excavated into the adjacent natural ground area has been provided to cater for excess flow volumes.

The results of hydrological studies for the Eastern Catchment are presented in the attached Table 2. The discharge culverts from each of Dams G and H were designed to cater for maximum storm flows of 2-year return period. For greater runoff events, catchment studies indicated that combined pond storage and culvert discharge capacities were exceeded for Ponds G, H, I and J.

Subsequently, overflow spillways have been excavated into the adjacent original ground surface to cater for such storm flows. The level of the overflow spillway structures is at a maximum of 100mm above the pipe culvert soffit levels to minimise pond water level rise during intense storm events.

Due to the required final levels of the Right-of-Way formation across Dam H, the overflow spillway across this structure is located within the centre of the dam. However, a ford has been created at this location to contain excess water flows. Extensive erosion protection has also been provided on the downstream face of the dam.

Design criteria and dimensions for the overflow spillways are presented on the attached Tables 1 and 2.

### **4. Design Surface and Ground Water Elevations**

#### **4.1 Pond Surface Water Elevations**

The representative cross sections through each of Dams A and B show the operating water levels with respect to the lowest point of the dam crests. This operating water level therefore also represents the lowest point of the culvert spillway. The difference in height elevation between these levels and the crest of the dams equates to 0.8 and 1.2 metres for Dams A and B respectively.

The attached Table 1 shows that this freeboard height is sufficient to provide a pond storage capacity (above the discharge culvert level) that will wholly contain runoff volumes generated from the critical 50-year return period storm event.



As Dams G and H are to serve as proposed right-of-way supporting structures, it is important that surface and associated groundwater elevations do not rise to a level where they may effect the road sub-base and basecourse layers. On this account, the pond discharge pipe soffit levels for Dams G and H have been located well below the underside of the roading basecourse layer and the spillway constructed with sufficient capacity to cater for flows that exceed the capacity of the culvert.

#### **4.2 Dam Groundwater Elevations**

As part of the ongoing monitoring of dam stability, the monitoring of maximum piezometric or groundwater levels across the dam cross sections is required. Two individual monitoring well locations are to be set up at each of the main Dams A, B, G and H by inserting slotted PVC pipe into pre-drilled holes below the dam surface. The first well is to be located on the downstream side of the dam crest with the other located approximately half way down the lower dam face. The locations of the proposed monitoring wells are shown on each of the dam cross sections.

The criteria for maximum piezometric levels is a direct line drawn from the upper retained pond level to the lower pond level present at the toe of the dam. This line is also shown on the attached dam cross sections.

#### **5. Maintenance and Inspection Requirements**

As part of the ongoing maintenance and stability assessment of the dams, it is recommended that regular inspections of the dams should be carried out. The frequency of inspections should be on a 6-monthly basis for the first two years of operation and on an annual basis thereafter. The collected information is to include:

- Information relative to day of inspection, such as time, date, weather conditions at the time of inspection and also of the preceding month
- Information relative to the condition of the dam, such as the presence of any cracks that may have developed, indicating their location, extent and width, and also vegetation and plant root growth and operating pond water levels.
- Measured water levels within each of the PVC-lined groundwater level observation holes.
- Inspection of inlet and outlet of culvert discharge pipes for condition of soil surround and potential for pipe blockages
- Inspection of condition of spillway, indicating any evidence of new scour
- Location of any evidence of new seepage areas developing on downstream face of dam
- Location of any evidence of erosion or scouring of the downstream and downstream faces of the dam

Following each inspection, an inspection report is to be prepared, to make reference to each of the above points, together with any other relevant information. This report to be provided to each of the Owners who are provided with right-of-way access over the dams and also to the person(s) who are responsible for the maintenance of the dams.



Where the inspection report indicates that there are items of concern, recommendations for remedial work will also be provided.

A copy of the regular inspection reports is also to be provided to the Body Corporate for the development and to the Waikato District Council.

#### **6. De-commissioning Requirements**

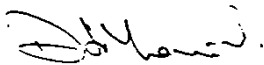
In the unforeseen event of enhanced dam instability, or on account of a change in use for the land, decommissioning of one or more of the existing dams may be required. This is to be carried out in a controlled manner so as to avoid potential accelerated erosion of the dams and flooding of the downstream gully areas.

The procedure for carrying out this activity is as follows:

- Pump all water volumes from the pond(s) involved to a downstream location prior to carrying out any earthworks activities.
- After the ponds have been completely drained, the dams can be removed from the gully area and the site topsoiled and grassed.
- It is important that all remnants of the dams be removed from the gully and re-spread over the gully surface or removed from the site. This is to prevent the ongoing erosion of the fill material that originally comprised the dams during subsequent storm events.

Management Plan Prepared by:

Reviewed by:



David Morton  
Engineering Geologist



Mark T Mitchell  
Consulting Geotechnical Engineer



Mark T Mitchell Ltd

16 March, 2000

### TABLE 1 - RAINFALL - RUNOFF CALCULATIONS (Western Catchment)

[illegible]



TABLE 2 - RAINFALL - RUNOFF CALCULATIONS (Eastern Catchment)

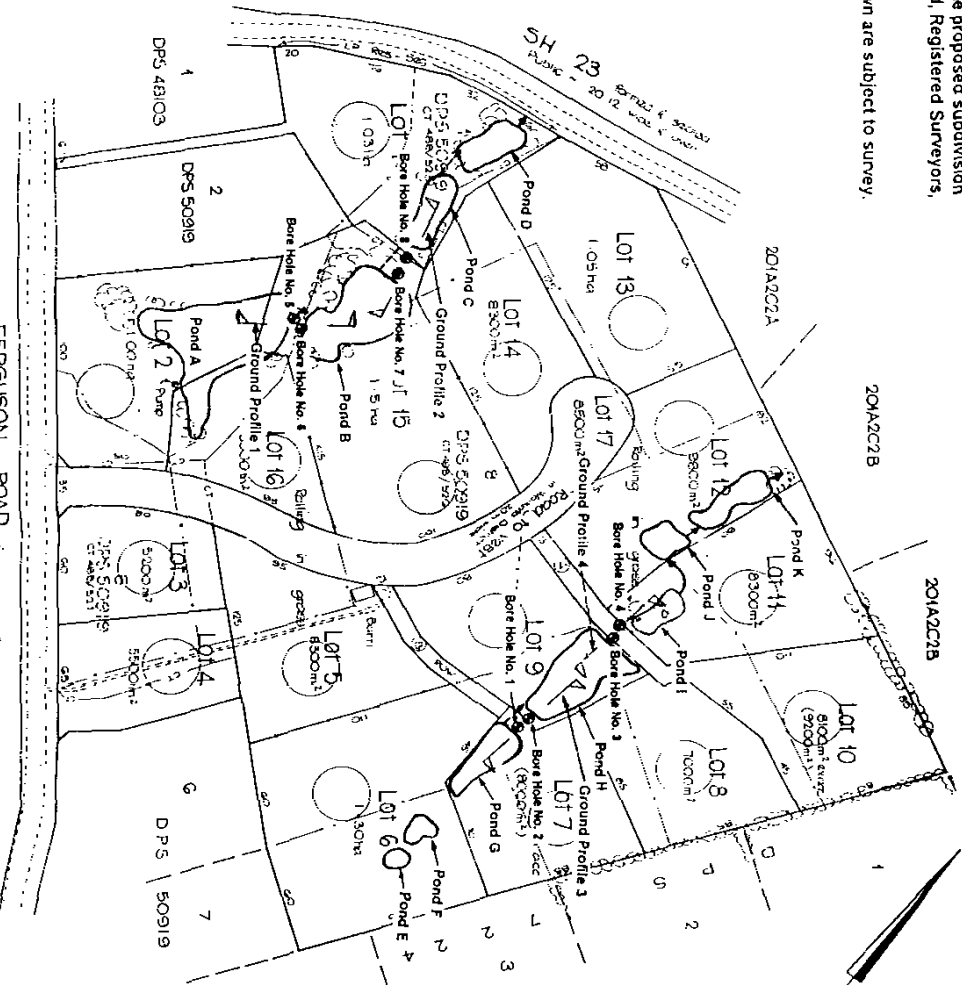
PROJECT: Swanton Residential Subdivision - Ferguson Road, Whatawhata									
1. WHATAWHATA RAINFALL RECORDS									
DURATI	INTENSITY (mm/hr)	5 yr	10 yr	20 yr	50 yr	100 yr	RUNOFF RATE (litres) for C = 1		
(hours)	2 yr	5 yr	10 yr	20 yr	50 yr	100 yr	2 yr	5 yr	10 yr
0.187	48	60	68	78	84	96	133	187	217
0.33	33	42	48	54	58	66	92	117	133
0.5	20	26	30	34	36	40	58	78	92
1	10	13	15	17	18	20	28	36	42
2	6	8	10	11	12	13	18	24	28
3	4	5	6	7	8	9	12	16	19
4	3	4	5	6	7	8	10	13	16
6	2	3	4	5	6	7	8	11	13
12	1	2	3	4	5	6	4	6	8
24	0.5	1	2	3	4	5	2	3	4
48	0.25	0.5	1	2	3	4	1	2	3
72	0.17	0.33	0.5	1	2	3	0.6	1	1.3
2. CONTRIBUTING AREAS									
Road	Pasture	Sailed Road	Road & Drive	Effective Area for Runoff	60 min dur	2 yr	5 yr	10 yr	20 yr
Coef = 0.3	0.3	0.9	0.9						
Pond									
G	47030	0	1,500	15,459	309	495	572	665	727
H	10800	480	1,000	4,572	91	146	169	197	215
I	9500	440	500	3,686	74	118	137	159	174
J	8540	0	1,000	2,582	51	82	95	110	123
K	14725	0	1,000	5,318	109	170	197	229	254
3. CULVERT DESIGN									
Theoretical Culvert Discharge Capacities	200mm dia	250mm dia	300mm dia	350mm dia	400mm dia	450mm dia	500mm dia	550mm dia	600mm dia
	66	97	130	172	219	271	328	390	457
4. SPILLWAY DESIGN									
To cater for 100 year Return Period event with critical 60 min duration	Total Inflow (cu m)	Culvert Capacity (cu m)	Excess Capacity (cu m)	Spillway X-section Area (sq m)	Spillway X-section Area (sq m)	Spillway X-section Area (sq m)	Spillway X-section Area (sq m)	Spillway X-section Area (sq m)	Spillway X-section Area (sq m)
Pond G 100 yr RP	727	349	377	0.10					
Pond H 100 yr RP	941	468	473	0.13					
Pond I									
Pond J									
Pond K									
Pond L									
Pond M									
Pond N									
Pond O									
Pond P									
Pond Q									
Pond R									
Pond S									
Pond T									
Pond U									
Pond V									
Pond W									
Pond X									
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Pond Z									
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Pond AD									
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Pond BP									
Pond BQ									
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Pond CC									
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Pond CG									
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Pond CN									
Pond CO									
Pond CP									
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Pond FM									
Pond FN									
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Pond GV									

**NOTES:**

1. This drawing is reproduced from the proposed subdivision plans prepared by CKL Surveys Ltd, Registered Surveyors, Principal Project Consultants.
2. All areas and distances where shown are subject to survey.

**LEGEND**

- denotes Bore Hole locations
- Ground Profile locations



**Mark T Mitchell**  
Consulting Geotechnical Engineer

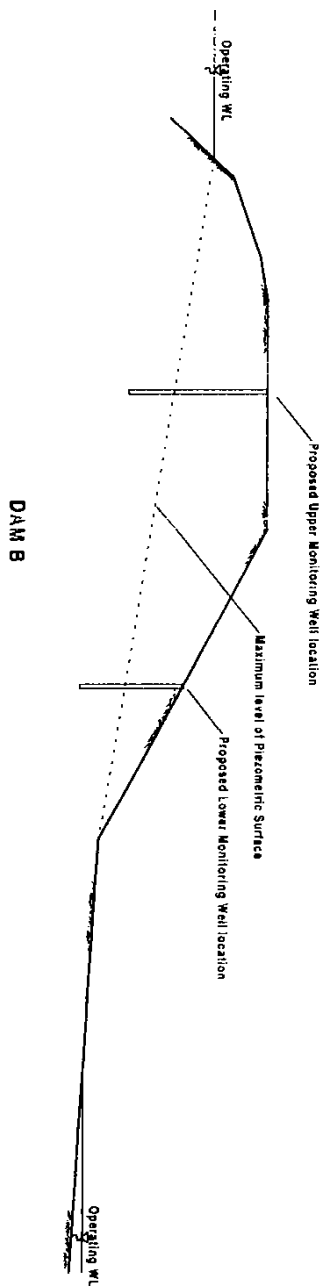
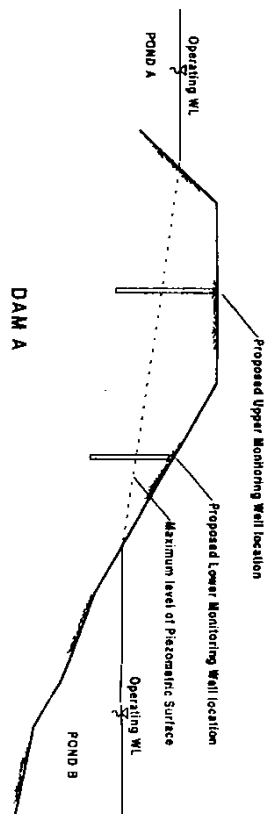
1202 Victoria Street, P.O. Box 9123, Hamilton

**MR CHAS SWANSON**

Proposed Swanson Residential Subdivision  
@ Ferguson Road, Whatawhata

**SITE PLAN**

DRAWING No. 4130-01  
DATE August 1997  
ISSUE One



NOTES

**Mark T Mitchell Ltd**

Consulting Geotechnical Engineer

1202/1 Victoria Street, P.O. Box 9123, Hamilton

**CHAS SWANSON**

Management Plan - Existing Earth Dams

Swanson Residential Subdivision - Ferguson Road, Whatawhata

## CROSS SECTIONS

DRAWING No. 4130-10

DATE October 1999

ISSUE One



# TRANSFER

Land Transfer Act 1952

PRODUCED  
ENTERED

11.03.01.HAR01 B 6400254.6  
5.3.2001 at 9.00

Law Firm Acting
Ellice & Tanner Barristers & Solicitors Hamilton New Zealand

Auckland District Law Society  
REF 4135 /4

This page is for Land Registry Office use only  
(except for "Law Firm Acting")



6/1  
128



C404733.2-7

6544A

STATUTORY DECLARATION TO BE MADE WHERE  
PURCHASER IS AN INDIVIDUAL

DEPOSITED

14/8/91

Form 1

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act) and

IN THE MATTER of AN AGREEMENT FOR SALE AND PURCHASE

dated the 16th day of JULY 19 91

from WOODCOCK HOLDINGS LIMITED as Vendor (or Lessor) ~~XXXXXX~~to STEPHEN JOHN BRACKENRIDGE and SUSAN JOAN BRACKENRIDGE, both of Warkworth, Company Directorsas Purchaser ~~(or Lessor)~~

affecting all that parcel of land

containing 4.76 hectares more or less being Lot 7 of a subdivision of Part Allotment 63 and 63A Parish of Mahurangi

being all/part of the land comprised and described in certificate of title, Volume 49C folio 1413 NORTH AUCKLAND Land Registry).

I, STEPHEN JOHN BRACKENRIDGE of Warkworth, Company Director

solemnly and sincerely declare:

1. I am the purchaser ~~(or lessee)~~ above-named of the land above described
2. I have entered into the transaction ~~solely on my behalf~~ together with SUSAN JOAN BRACKENRIDGE above-named as the person beneficially entitled thereunder.
3. I do not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and I have no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
4. ~~I am unmarried~~  
or  
My wife ~~(or husband)~~ does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, and she (or he) has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
5. No company of which I or my wife ~~(or husband)~~ is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.
6. I have attained the age of 17 years. ~~(Or Neither my father nor my mother owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land).~~
7. I have not since the passing of the Act (namely, the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as trustee for any person or created any trust in respect of any estate or interest in any such farm land
8. ~~The transaction is subject to Part IIA of this Act and—~~
  - (a) I am a British subject, but not a New Zealand citizen (or, I am a British protected person within the meaning of the British Nationality and New Zealand Citizenship Act 1948); and
  - b) I have resided in New Zealand for not less than 2½ years during the period of 3 years immediately preceding the date of the transaction, and intend to continue to reside permanently in New Zealand.

LAND AND DEEDS

21 AUG 1991

AUCKLAND

BRACKENRIDGE, S.J. &amp; S.J.

9. The transaction is not subject to Part IIA of the Act because—

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35B of the said Act (as substituted by section 2 of Land Settlement Promotion and Land Acquisition Amendment Act 1969 and amended by section 2 of the Land Settlement Promotion and Land Acquisition Amendment Act 1972.~~

Or I am a New Zealand citizen, and so declare because—

~~(a) Immediately before the date of commencement of the British Nationality and New Zealand Citizenship Act 1948 I was a British subject, and I was born within the territories comprised at the commencement of that Act in New Zealand and would have been a New Zealand citizen if section 6 of that Act had been in force at the time of my birth (or I was ordinarily resident in New Zealand at the commencement of that Act and had been so resident throughout the period of 12 months immediately preceding the commencement of that Act).~~

(b) I am a person naturalised in New Zealand.

~~(c) I am registered as a New Zealand citizen.~~

(d) I am a New Zealand citizen by birth.

~~(e) I am a New Zealand citizen by descent.~~

(f) I am the wife of  
who is qualified as a New Zealand citizen as set out in paragraph

above.

g)

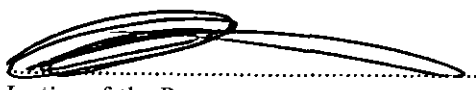
I am the purchaser (lessee) as trustee under the following trust  
and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act).

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at WARKWORTH

this 8th day of August 1991

before me—

  
Justice of the Peace

Solicitor of the High Court

~~other person authorised to take and receive statutory declarations~~

NOTE—1. Where both Parts II and IIA of the Act apply to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 8 of this form.

2. Where only Part II of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 7 and paragraph 9 of this form.

3. Where only Part IIA of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 8 of this form.

4. Where the declaration is made for the purposes of section 35D of the Act, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 9 of this form.

5. Where Part II only or both Parts II and IIA of the Act apply to the transaction, and the purchaser or lessee is a trustee then, under section 24(1)(a) of the Act the consent of the Court is required and this form is not applicable.

6. Section 2(1) of the Act contains the following definitions:

“Farm land” means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

“Agricultural purposes” has a meaning corresponding to the term “agriculture”, which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

7. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

(a) Any land of 4,000 square metres or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.

(b) Any land of 2 hectares or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.

(c) Any land of 4,000 square metres or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.

(d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 150 kilometres from the nearest part of the coast of the North Island or of the South Island.

(e) Any land being or forming part of any island of the Chatham Islands.

SL1b

65748

DEPOSITED  
STATUTORY DECLARATION TO BE MADE WHERE  
PURCHASER IS AN INDIVIDUAL

Form 1

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act) and

IN THE MATTER of AN AGREEMENT FOR SALE AND PURCHASE

dated the 16th day of JULY 1991

from WOODCOCK HOLDINGS LIMITED

as Vendor ~~Koridison~~

to STEPHEN JOHN BRACKENRIDGE and SUSAN JOAN BRACKENRIDGE, both of Warkworth, Company Directors

as Purchaser ~~for lease~~

affecting all that parcel of land

containing 4.76 hectares more or less being Lot 7 of a subdivision of Part Allotment 63 and 63A Parish of Mahurangi

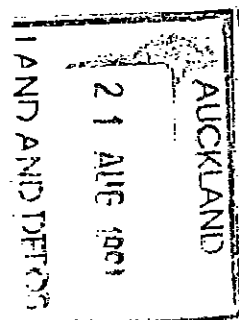
being ~~the~~ part of the land comprised and described in certificate of title, Volume 49C

folio 1413 ( NORTH AUCKLAND Land Registry).

I, SUSAN JOAN BRACKENRIDGE, of Warkworth, Company Director

solemnly and sincerely declare:

1. I am the purchaser ~~(or lessee)~~ above-named of the land above described together with STEPHEN JOHN BRACKENRIDGE above-named
2. I have entered into the transaction ~~solely on my behalf~~ as the person beneficially entitled thereunder.
3. I do not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and I have no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
4. ~~XXXXXX~~  
or  
~~XXXXXX~~ (or husband) does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, and she (or he) has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
5. No company of which I or my wife ~~(or husband)~~ is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.
6. I have attained the age of 17 years. ~~(Or Neither my father nor my mother owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land).~~
7. I have not since the passing of the Act (namely, the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as a trustee for any person or created any trust in respect of any estate or interest in any such farm land
8. The transaction is subject to Part IIA of this Act and—
  - (a) I am a British subject, but not a New Zealand citizen (or, I am a British protected person within the meaning of the British Nationality and New Zealand Citizenship Act 1948); and
  - b) I have resided in New Zealand for not less than 2½ years during the period of 3 years immediately preceding the date of the transaction, and intend to continue to reside permanently in New Zealand.



9. The transaction is not subject to Part IIA of the Act because—

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35B of the said Act (as substituted by section 2 of Land Settlement Promotion and Land Acquisition Amendment Act 1969 and amended by section 2 of the Land Settlement Promotion and Land Acquisition Amendment Act 1972.~~

Or I am a New Zealand citizen, and so declare because—

~~(a) Immediately before the date of commencement of the British Nationality and New Zealand Citizenship Act 1948 I was a British subject, and I was born within the territories comprised at the commencement of that Act in New Zealand and would have been a New Zealand citizen if section 6 of that Act had been in force at the time of my birth (or I was ordinarily resident in New Zealand at the commencement of that Act and had been so resident throughout the period of 12 months immediately preceding the commencement of that Act).~~

~~(b) I am a person naturalised in New Zealand.~~

~~(c) I am registered as a New Zealand citizen.~~

~~(d) I am a New Zealand citizen by birth.~~

~~(e) I am a New Zealand citizen by descent.~~

(f) I am the wife of  
who is qualified as a New Zealand citizen as set out in paragraph

above.

g)


I am the purchaser (lessee) as trustee under the following trust  
and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act).

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at ... WARKWORTH .....

this ... 8th ... day of ... August ... 19 91 ...

before me—

  
Justice of the Peace

Solicitor of the High Court

~~other person authorised to take and receive statutory declarations~~

NOTE—1. Where both Parts II and IIA of the Act apply to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 8 of this form.

2. Where only Part II of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 7 and paragraph 9 of this form.

3. Where only Part IIA of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 8 of this form.

4. Where the declaration is made for the purposes of section 35D of the Act, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 9 of this form.

5. Where Part II only or both Parts II and IIA of the Act apply to the transaction, and the purchaser or lessee is a trustee then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

6. Section 2 (1) of the Act contains the following definitions:

“Farm land” means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

“Agricultural purposes” has a meaning corresponding to the term “agriculture”, which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

7. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

(a) Any land of 4,000 square metres or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.

(b) Any land of 2 hectares or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.

(c) Any land of 4,000 square metres or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.

(d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 150 kilometres from the nearest part of the coast of the North Island or of the South Island.

(e) Any land being or forming part of any island of the Chatham Islands.

SL1b



# MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERV TEN	DOM TEN
ROW	1	PT LOT 6	LOT 7

I, LORIAN HOWARD DENT, REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS SCHEME HAS BEEN PREPARED BY ME IN ACCORDANCE WITH THE PROVISIONS OF SECTION 275(1) OF THE LOCAL GOVERNMENT ACT 1978:

*Lorian Howard Dent*  
REGISTERED SURVEYOR

## UNDERLYING TITLES:

1. PT ALLOT 63	CT 49C/1413 LD	46.3201ha
2. ALLOT 63A	CT 35B/379	1.5883ha
		TOTAL: 47.9084ha

## LOT SCHEDULE:

No.	TYPE	AREA (ha)
1	GOV RELIATION	2.39
2	HORTICULTURAL	6.52
3	HORTICULTURAL	9.57
4	HORTICULTURAL	11.35
5	RURAL RESIDENTIAL	3.18
6	RURAL RESIDENTIAL	4.42
7	BUSH	4.76
8	UNSUITABLE FOR HORT.	5.63
9	ROAD TO WEST	1.06

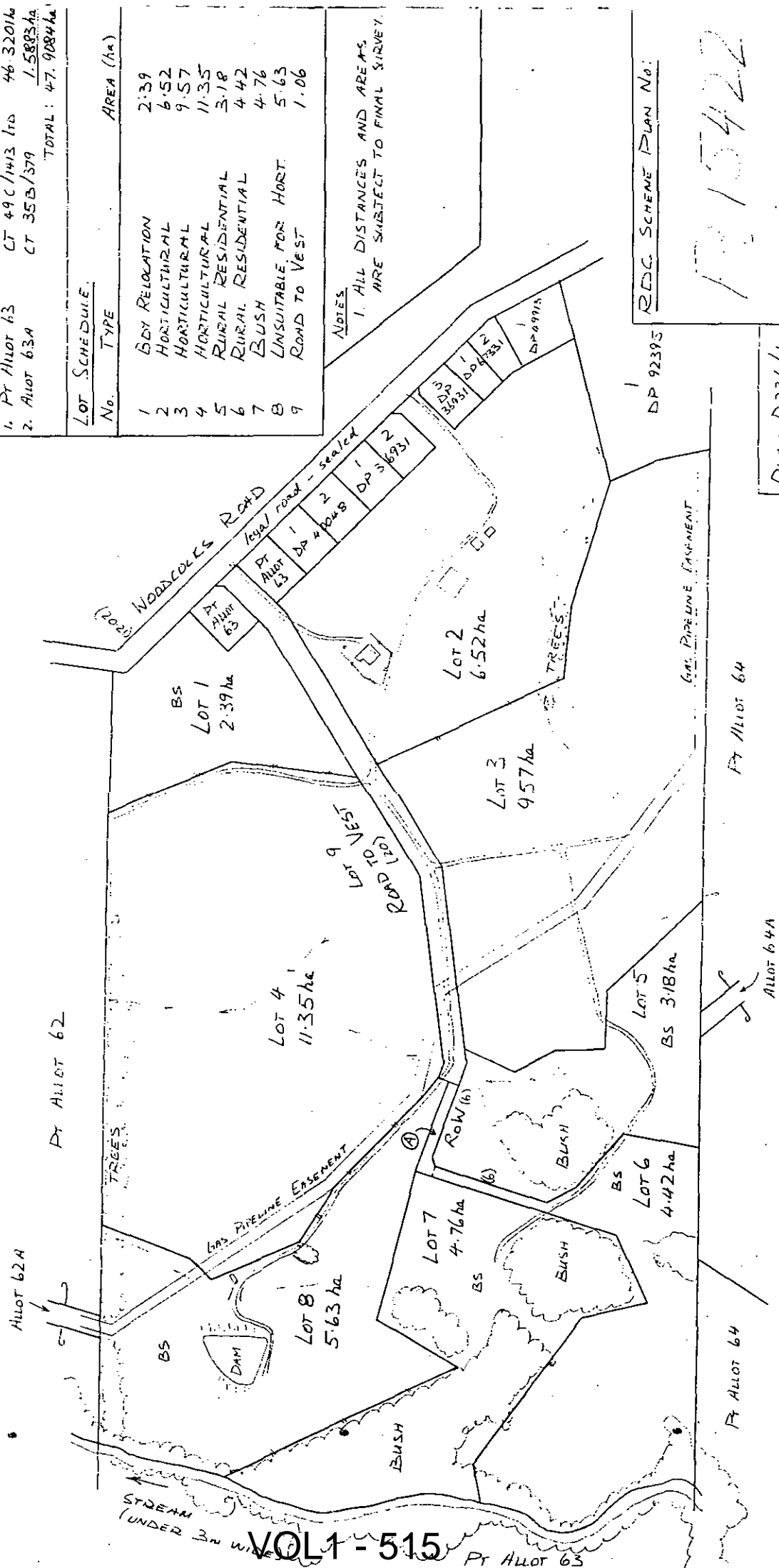
NOTES  
1. ALL DISTANCES AND AREAS ARE SUBJECT TO FINAL SURVEY.

REG. SCHEME PLAN No:

1215422

PLAN D236/1

PREPARED FOR:			
WOODCROFT HOLDINGS LIMITED			
DATE	CHECKED	BOULES	SHEET 1 OF 1
19/11/90			1:2500
REF D236			



PROPOSED SUBDIVISION OF PT ALLOTMENT 63 AND ALLOTMENT 63A,  
PARISH OF MARRANGAL

PREPARED BY: LANDS & ASSOCIATES  
77 BAXTER ST WILMINGTON  
PO BOX 143  
PH: (09) 425-1393

# MEMORANDUM OF TRANSFER

WOODCOCKS HOLDINGS LIMITED at Warkworth

(herein called "the Transferor") being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda under-written or endorsed hereon in the piece or pieces of land herein described containing 5.0384 hectares more or less being Lot 7 on Deposited Plan 150976 and being part Allotment 63 Parish of Mahurangi and being all the land in Certificate of Title Volume 90A Folio 260 (North Auckland Registry)

TOGETHER WITH Right of way in easement certificate C.388235.4

SUBJECT TO C.388235.5 Bond under Part XX Local Government Act 1974 (called "the land")

## THE FIRST SCHEDULE

LOT	DP	CT	LOT	DP	CT
2	150976	90A/255	8	150976	90A/261
3	150976	90A/256			
4	150976	90A/257			
5	150976	90A/258			
6	150976	90A/259			

In Consideration of the sum of EIGHTY THOUSAND DOLLARS (\$ 80,000.00)

NEW ZEALAND STAMP DUTY AK2  
12/08/9200336001 NONLIABLE \*.00

paid to the Transferor by STEPHEN JOHN BRACKENRIDGE of Warkworth, Builder and SUSAN JOAN BRACKENRIDGE his wife

(herein called "the Transferee") the receipt of which sum is hereby acknowledged **Hereby Transfers** to the Transferee all the Transferor's estate and interest in the said piece or pieces of land. and the Transferee hereby covenants and agrees with the Transferor for the benefit of the land described in the First Schedule not to permit any house which has previously been lived in and is more than five years old to be moved on to the land to the intent that such restriction shall be forever appurtenant to the land described in the First Schedule hereto

In Witness Whereof these presents have been executed this

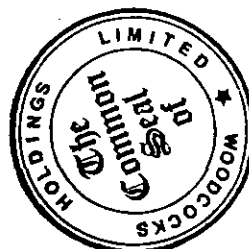
3rd day of August 19 92

EXECUTED by the Transferor

WOODCOCKS HOLDINGS LIMITED

(by the affixing of its common seal)

in the presence of;



SIGNED by the said  
STEPHEN JOHN BRACKENRIDGE  
and SUSAN JOAN BRACKENRIDGE  
in the presence of:

~~TRANSFEE, MORTGAGE, LEASE~~  
~~ASSIGNMENT and AGREEMENT~~  
stamped with duty of  
\$25.00 on 12/8/92  
\$17.50 on 12/8/92  
Fine  
Dist. Commissioner of Inland Revenue

VOL1 - 516

# MEMORANDUM OF TRANSFER

Correct for the purposes of the Land Transfer Act 1952

WOODCOCKS HOLDINGS LIMITED

Transferor

SOLICITOR FOR THE TRANSFEREE

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

S.J. & S.J. BRACKENRIDGE

Transferee

SOLICITOR FOR THE TRANSFEREE

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

Assistant / District Land Registrar of the

District of

SOLICITOR FOR THE TRANSFEREE

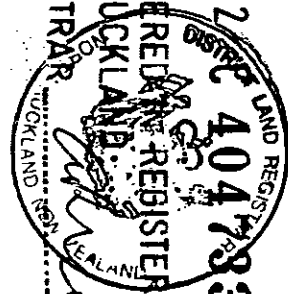
To: The District Land Registrar

Please note the land covenant contained herein on CT 90A/260 North Auckland Registry

CSP 6544A

JACKSON RUSSELL DIGNAN ARMSTRONG  
SOLICITORS  
WARKWORTH

10.25 17.AUG 92  
PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY AUCKLAND  
ASST. LAND REGISTRAR



404/260  
K/C



## Declaration of Non-Revocation of Enduring Power of Attorney

Enter Name, Address,  
Occupation of Donor

I, **MALVINA JOY LEENDERS** of Matakana, Housewife  
Solemnly and Sincerely declare:-

Enter date of Power

Enter Name, Address,  
Occupation of Donor

- 1) That by enduring Power of Attorney dated 10.10.19 91  
**COLIN CHRISTIANUS LEENDERS** of Matakana, Contractor  
appointed me this declarant attorney on the terms  
and subject to the conditions, if any, set out in the said  
Power of Attorney.
- 2) That at the date hereof the declarant has not received  
any notice or information of the revocation of that  
appointment by the death of the said  
**COLIN CHRISTIANUS LEENDERS**
- 3) That the said Power of Attorney is in all respects  
in force at the date hereof by virtue of its terms and the  
provisions of Part IX of the Protection of Personal  
and Property Rights Act 1988.
- 4) The Declarant is authorised by the enduring Power  
of Attorney to execute the annexed instrument.
- 5) That the annexed instrument complies with all  
conditions and restrictions set out in the said  
Power of Attorney, if any.

Enter Name of Donor

Declared at Wakapu

This 3rd day of August 1992 m/j Leenders

Before me:-

A Solicitor of the High Court of New Zealand.



7056  
DEPOSITED  
22/10/91  
*[Signature]*

STATUTORY DECLARATION TO BE MADE WHERE  
PURCHASER IS AN INDIVIDUAL

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act) and

IN THE MATTER of an Agreement for Sale and Purchase

dated the 28th day of October 19 91

from **WOODCOCKS HOLDINGS LIMITED** as Vendor (or Lessor)

to **COLIN CHRISTIANUS LEENDERS**

as Purchaser (or Lessee)

affecting all that parcel of land containing 4.42 hectares more or less being part of Allotment 63 and 63A Parish of Mahurangi more particularly shown as Lot 6 on approved Rodney District Council Scheme Plan R15422 copy attached

being all/part of the land comprised and described in certificate of title, Volume 49C

folio 1413 ( North Auckland Land Registry).

I, **COLIN CHRISTIANUS LEENDERS** of Matakana, Contractor

solemnly and sincerely declare:

1. I am the purchaser (or lessee) above-named of the land above described
2. I have entered into the transaction solely on my behalf as the person beneficially entitled thereunder.
3. I do not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and I have no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.
4. I am unmarried

~~My wife (or husband) does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, and she (or he) has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.~~

5. No company of which I ~~or my wife (or husband)~~ is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.

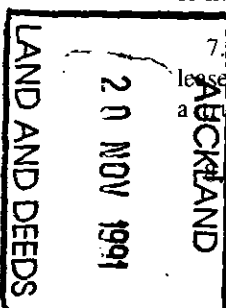
6. I have attained the age of 17 years. ~~(Or Neither my father nor my mother owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land).~~

7. I have not since the passing of the Act (namely, the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as a trustee for any person or created any trust in respect of any estate or interest in any such farm land.

The transaction is subject to Part IIA of this Act and—

a) I am a British subject, but not a New Zealand citizen (or, I am a British protected person within the meaning of the British Nationality and New Zealand Citizenship Act 1948); and

b) I have resided in New Zealand for not less than 2½ years during the period of 3 years immediately preceding the date of the transaction, and intend to continue to reside permanently in New Zealand.



LEENDERS, C.C.

9. The transaction is not subject to Part IIA of the Act because—

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35B of the said Act (as substituted by section 2 of Land Settlement Promotion and Land Acquisition Amendment Act 1969).~~

~~Or~~ I am a New Zealand citizen, and so declare because—

~~(a) Immediately before the date of commencement of the British Nationality and New Zealand Citizenship Act 1948 I was a British subject, and I was born within the territories comprised at the commencement of that Act in New Zealand and would have been a New Zealand citizen if section 6 of that Act had been in force at the time of my birth (or I was ordinarily resident in New Zealand at the commencement of that Act and had been so resident throughout the period of 12 months immediately preceding the commencement of that Act).~~

~~(b) I am a person naturalised in New Zealand.~~

~~(c) I am registered as a New Zealand citizen.~~

~~(d) I am a New Zealand citizen by birth.~~

~~(e) I am a New Zealand citizen by descent.~~

~~(f) I am the wife of~~  
who is qualified as a New Zealand citizen as set out in paragraph above.

~~g)~~

~~I am the purchaser (lessee) as trustee under the following trust and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act).~~

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at WARKWORTH

this 19<sup>th</sup> day of November 1991

before me—

  
Justice of the Peace

Solicitor of the Supreme Court

other person authorised to take and receive statutory declarations

NOTE—1. Where both Parts II and IIA of the Act apply to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 8 of this form.

2. Where only Part II of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 7 and paragraph 9 of this form.

3. Where only Part IIA of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 8 of this form.

4. Where the declaration is made for the purposes of section 35D of the Act, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 9 of this form.

5. Where Part II only or both Parts II and IIA of the Act apply to the transaction, and the purchaser or lessee is a trustee then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

6. Section 2 (1) of the Act contains the following definitions:

“Farm land” means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

“Agricultural purposes” has a meaning corresponding to the term “agriculture”, which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

7. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

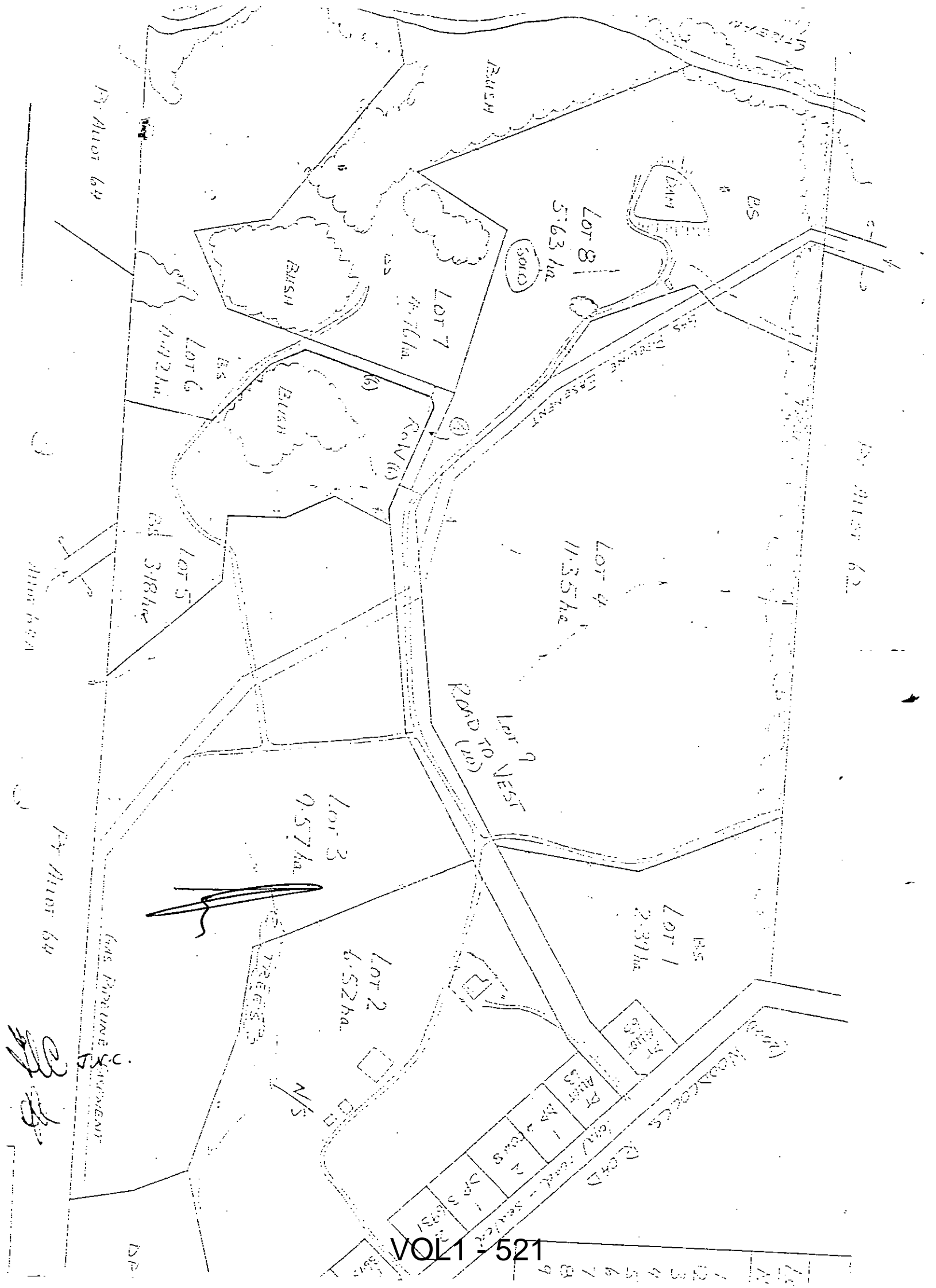
a) Any land of 1 acre or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.

(b) Any land of 5 acres or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.

(c) Any land of 1 acre or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.

(d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 100 miles from the nearest part of the coast of the North Island or of the South Island.

e) Any land being or forming part of any island of the Chatham Islands.



STATUTORY DECLARATION TO BE MADE WHERE  
PURCHASER IS AN INDIVIDUAL

IN THE MATTER of the Land Settlement Promotion and Land Acquisition Act 1952 (hereinafter referred to as the Act) and

ALR

IN THE MATTER of an Agreement for Sale and Purchase

dated the 28th day of October 19 91

from **WOODCOCKS HOLDINGS LIMITED** as Vendor (or Lessor)

to **COLIN CHRISTIANUS LEENDERS**

as Purchaser (or Lessee)

affecting all that parcel of land containing 4.42 hectares more or less being part of Allotment 63 and 63A Parish of Mahurangi more particularly shown as Lot 6 on approved Rodney District Council Scheme Plan R15422 copy attached

being all/part of the land comprised and described in certificate of title, Volume 49C

folio 1413 ( North Auckland Land Registry).

I, **COLIN CHRISTIANUS LEENDERS** of Matakana, Contractor

solemnly and sincerely declare:

1. I am the purchaser (or lessee) above-named of the land above described
2. I have entered into the transaction solely on my behalf as the person beneficially entitled thereunder.

3. I do not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as defined in the Act, outside a city or borough or town district, and I have no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.

4. I am unmarried

or

~~My wife (or husband) does not own, lease, hold, or occupy in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, and she (or he) has no estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land.~~

5. No company of which I ~~or my wife (or husband)~~ is a member, the members of which are less than 10 in number, owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust or will, in any such farm land.

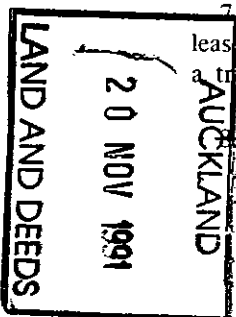
6. I have attained the age of 17 years. ~~(Or Neither my father nor my mother owns, leases, holds, or occupies in fee simple or under any tenure of more than 1 year's duration, either severally, jointly, or in common with any other person, any farm land, as so defined, outside a city or borough or town district, or has any estate or interest, whether legal or equitable and whether vested or contingent, under any trust, will, or intestacy, in any such farm land).~~

7. I have not since the passing of the Act (namely, the 16th day of October 1952) transferred, granted, leased, or otherwise disposed of any estate or interest in farm land, as so defined, to any person as a trustee for any person or created any trust in respect of any estate or interest in any such farm land.

8. The transaction is subject to Part II A of this Act and—

(a) I am a British subject, but not a New Zealand citizen (or I am a British protected person within the meaning of the British Nationality and New Zealand Citizenship Act 1948); and

b) I have resided in New Zealand for not less than 2½ years during the period of 3 years immediately preceding the date of the transaction, and intend to continue to reside permanently in New Zealand.





9. The transaction is not subject to Part IIA of the Act because—

~~The transaction does not relate to any land of any of the classes described in paragraph (f) of subsection (1) of section 35B of the said Act (as substituted by section 2 of Land Settlement Promotion and Land Acquisition Amendment Act 1969).~~

~~Or~~ I am a New Zealand citizen, and so declare because—

~~(a) Immediately before the date of commencement of the British Nationality and New Zealand Citizenship Act 1948 I was a British subject, and I was born within the territories comprised at the commencement of that Act in New Zealand and would have been a New Zealand citizen if section 6 of that Act had been in force at the time of my birth (or I was ordinarily resident in New Zealand at the commencement of that Act and had been so resident throughout the period of 12 months immediately preceding the commencement of that Act).~~

~~(b) I am a person naturalised in New Zealand.~~

~~(c) I am registered as a New Zealand citizen.~~

~~(d) I am a New Zealand citizen by birth.~~

~~(e) I am a New Zealand citizen by descent.~~

~~(f) I am the wife of~~  
who is qualified as a New Zealand citizen as set out in paragraph

above.

~~g)~~


~~I am the purchaser (lessee) as trustee under the following trust and every beneficiary under the trust is a New Zealand citizen (or every beneficiary under the trust who is an individual is a New Zealand citizen and no beneficiary under the trust that is a body corporate is an overseas corporation as defined in section 35A of the Act).~~

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths and Declarations Act 1957.

DECLARED at WARKWORTH

this 19<sup>th</sup> day of Nov 1991

before me—

  
Justice of the Peace

Solicitor of the Supreme Court

other person authorised to take and receive statutory declarations

NOTE—1. Where both Parts II and IIA of the Act apply to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 8 of this form.

2. Where only Part II of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 to 7 and paragraph 9 of this form.

3. Where only Part IIA of the Act applies to the transaction, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 8 of this form.

4. Where the declaration is made for the purposes of section 35D of the Act, the purchaser or lessee is required to declare as to the matters prescribed in paragraphs 1 and 9 of this form.

5. Where Part II only or both Parts II and IIA of the Act apply to the transaction, and the purchaser or lessee is a trustee then, under section 24 (1) (a) of the Act the consent of the Court is required and this form is not applicable.

6. Section 2 (1) of the Act contains the following definitions:

"Farm land" means land that, in the opinion of the Land Valuation Committee, or, as the case may be, of the Land Valuation Court, is or should be used exclusively or principally for agricultural purposes:

Provided that, where land that is being used exclusively or principally for agricultural purposes could, in the opinion of the Committee or, as the case may be, of the Court, be used with greater advantage to the community generally for non-agricultural purposes, it shall for the purposes of this Act be deemed not to be farm land.

"Agricultural purposes" has a meaning corresponding to the term "agriculture", which for the purposes of this definition means the cultivation of the soil for the production of food products and other useful products of the soil, and includes the use of land for horticultural or pastoral purposes, or for the keeping of pigs, bees, or poultry.

7. The classes of land described in paragraph (f) of section 35B (1) of the Act are as follows:

a) Any land of 1 acre or over in area which under any operative regional planning scheme or proposed or operative district scheme under the Town and Country Planning Act 1953, is designated or zoned as a reserve, or as a public park, or for recreation purposes, or as private open space, or for preservation as a place of or containing an object of historical or scientific interest or natural beauty, or any proposed such purpose.

(b) Any land of 5 acres or over in area which under any such proposed or operative district scheme is zoned for rural purposes or is so zoned that farming of any kind is a predominant or conditional use in that zone.

(c) Any land of 1 acre or over in area which is not included in any proposed or operative district scheme provided and maintained by any Council or other local authority under that Act.

(d) Any land being or forming part of any island (except the North Island and the South Island) which is less than 100 miles from the nearest part of the coast of the North Island or of the South Island.

e) Any land being or forming part of any island of the Chatham Islands.



## MEMORANDUM OF TRANSFER

230

**WOODCOCKS HOLDINGS LIMITED** a duly incorporated Company having its registered office at Warkworth

(herein called "the Transferor") being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda under-written or endorsed hereon in the piece or pieces of land herein described containing 4.3556 hectares more or less being Lot 6 DP 150976 and being part Allotment 63 Parish of Mahurangi and being all of the land comprised in Certificate of Title 90A/259 North Auckland Registry Subject to Right of Way referred to in Easement Certificate C388235.4 which is subject to Section 309(1)(a) Local Government Act 1974 (called "the land")

### THE FIRST SCHEDULE

LOT	DP	CT	LOT	DP	CT
2	150976	90A/255	5	150976	90A/258
3	150976	90A/256	7	150976	90A/260
4	150976	90A/257	8	150976	90A/261

In Consideration of the sum of \$78,000.00 (SEVENTY EIGHT THOUSAND DOLLARS)

paid to the Transferor by **COLIN CHRISTIANUS LEENDERS** of Matakana, Contractor

(herein called "the Transferee") the receipt of which sum is hereby acknowledged **Hereby Transfers** to the Transferee all the Transferor's estate and interest in the said piece or pieces of land. and the Transferee hereby covenants and agrees with the Transferor for the benefit of the land described in the First Schedule not to permit any house which has previously been lived in and is more than five years old to be moved on to the land to the intent that such restriction shall be forever appurtenant to the land described in the First Schedule hereto

NEW ZEALAND STAMP DUTY AK1  
07/08/9200122001 DUTY \*230.00

In Witness Whereof these presents have been executed this 3rd day of August 1992

EXECUTED by the Transferor

**WOODCOCKS HOLDINGS LIMITED**

(by the affixing of its common seal)

in the presence of;



SIGNED by the said )  
COLIN CHRISTIANUS )  
LEENDERS by his attorney )  
MALVINA JOY LEENDERS in )  
the presence of:

mf Leenders

*[Signature]*

*[Signature]*

*[Signature]*

# MEMORANDUM OF TRANSFER

WOODCOCKS HOLDINGS LTD Transferor

C C LEENDERS Transferee

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

Assistant / District Land Registrar of the

District of

To: The District Land Registrar

Please note the land covenant  
contained herein on CT  
90A/259 North Auckland  
Registry

DYSON SMYTHE & GLADWELL  
SOLICITORS  
WARKWORTH

2F

Correct for the purposes of the Land Transfer Act 1952

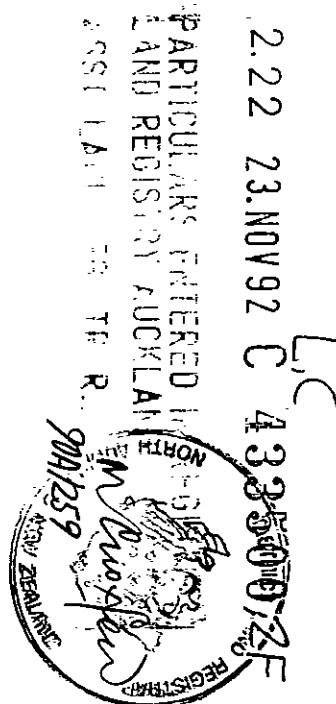
SOLICITOR FOR THE TRANSFEE

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

SOLICITOR FOR THE TRANSFEE

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

SOLICITOR FOR THE TRANSFEE





Approved by Registrar-General of Land under No. 2002/6055

**Easement instrument to grant easement or *profit à prendre*, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

**EI 6291643.4 Easement I**

Cpy - 01/01, Pgs - 003, 27/01/06, 11:58



DocID: 811778022  
Surname(s) must be underlined.

Land registration district

NORTH AUCKLAND

Grantor

Surname(s) must be underlined.

DAVID MATCHETT ALFRED CASHMORE, VIRGINIA HUME CLARK and PETER  
ALEXANDER HERDSON

Grantee

Surname(s) must be underlined.

DAVID MATCHETT ALFRED CASHMORE, VIRGINIA HUME CLARK and PETER  
ALEXANDER HERDSON

Grant\* of easement or *profit à prendre* or creation or covenant

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, or **creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

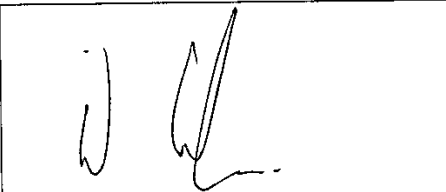

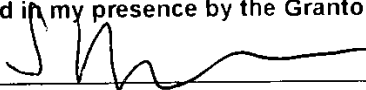
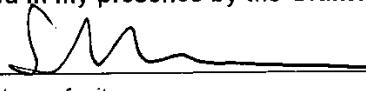
Dated this

21st day of

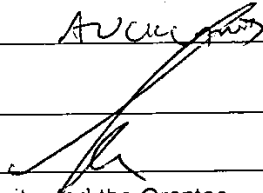
January

2005

Attestation

  Signature [common seal] of Grantor	<b>Signed in my presence by the Grantor</b>  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>STUART HUTTON</u> Occupation <u>MANAGER</u> Address <u>X AUBURN AUCKLAND</u>
	<b>Signed in my presence by the Grantee</b>  Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name <u>STUART HUTTON</u> Occupation <u>MANAGER</u> Address <u>AUBURN AUCKLAND</u>

Certified correct for the purposes of the Land Transfer Act 1952.

  
[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

**Annexure Schedule 1**

Easement instrument

Dated

21st January 2005

Page

2

of

5

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of way, and Right to convey electric power, telecommunications and computer media	Marked B, C & D on DP 344489	Lot 2 DP 344489 being part CT 182623	CT 182622

**Easements or profits à prendre**  
rights and powers (including  
terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum  
number as required.

Continue in additional Annexure Schedule if  
required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

~~The implied rights and powers are [varied] [negated] [added to] or [substituted] by:~~

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

~~The provisions applying to the specified covenants are those set out in:~~

[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952]

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

*[Handwritten signatures: Sh, O, C, M, H. Mordhan]*

Annexure Schedule

Insert below  
"Mortgage", "Transfer", "Lease" etc.,

Easement Instrument

Dated 21st January 2005

Page 3 of 5 Pages

*P.A. Morden*

Signature of Grantor

Signed in my presence by the Grantor

*[Signature]*

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

*John Goodman*

Occupation

*Director*

Address

*AUCKLAND*

*P.A. Morden*

Signature of Grantee

Signed in my presence by the Grantee

*[Signature]*

Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

*John Goodman*

Occupation

*DIRECTOR*

Address

*AUCKLAND*

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or their solicitors must put their signatures or initials here.

**Easement instrument to grant easement or  
profit à prendre or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

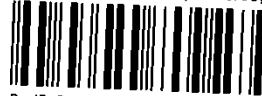
2003/6180EF  
Approved  
Registrar-General of Land

Land registration district

North Auckland

**EI 6423054.4 Easement**

Cpy - 01/01, Pgs - 010, 18/06/06, 14:27



DocID: 311931936

Grantor

*Surname(s) must be underlined or in CAPITALS.*

Shelley Ann SAYES, Millwood Enterprises Limited AND David Matchett Alfred CASHMORE, Virginia Hume CLARK,  
Peter Alexander HERDSON, Justin Mark CORLES and Samantha Kate CORLES

Grantee

*Surname(s) must be underlined or in CAPITALS.*



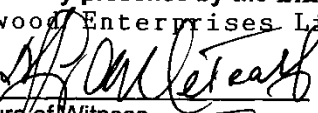
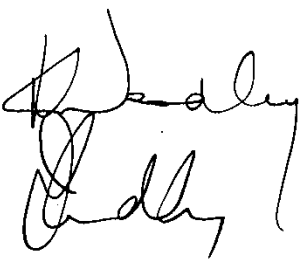
Robin Alexander RANSOM, Marion Ellen RANSOM and Lynne Reindler Trustees Limited

**Grant\* of easement or profit à prendre or creation or covenant**

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, or creates the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

DATED this 12 day of May 2005

Attestation

  Signature [Common Seal] of Grantor	<b>Signed in my presence by the Grantor</b> Shelley Ann SAYES  Signature of Witness  Witness to complete in BLOCK letters (unless legibly printed)  Witness name: <u>A.J. MURPHY.</u> Occupation: <u>RETIRED.</u> Address: <u>29 FERGUSON AVENUE</u> <u>SANDRINGHAM AK3.</u>
	<b>Signed in my presence by the <del>Grantor</del> Grantee</b> Millwood Enterprises Limited  Signature of Witness  Witness to complete in BLOCK letters (unless legibly printed)  Witness name: <u>M.L.A. METCALF</u> Occupation: <u>RET.</u> Address: <u>123 Valerie Rd.</u> <u>Warkworth.</u>
  Signature [Common Seal] of <del>Grantor</del> Grantee	

Certified correct for the purposes of the Land Transfer Act 1952

[Solicitor for] the Grantee

\* If the consent of any person is required for the grant, the specified consent form must be used.



Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

\*Easement

Dated 12.05.05

Page 2 of 5 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

Signed in my presence by  
the Grantor

David Matchett Alfred CASHMORE

in the presence of

C. L. W. B.  
Deputy  
Registrar-General

Signed in my presence by  
the Grantor

Virginia Hume CLARKE

in the presence of

C. L. W. B.  
Deputy  
Registrar-General

Signed in my presence by  
the Grantor

Peter Alexander HERDSOHN

in the presence of

JOHN ALEXANDER SMYTHE  
Solicitor

Signed by the Grantor

Justin Mark CORLES and

Samantha Kate CORLES

in the presence of

MARUENE HADA WALKER.  
ADMINISTRATOR  
MAHURANGI WEST  
WARKWORTH.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*[Handwritten signatures and initials in the box]*

Annexure Schedule 1

2003/5038EF  
Approved  
Registrar-General of Land

\*Easement

Dated 12.05.05

Page 3 of 5 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

Signed by the Grantee

Marion Ellen RANSOM & Robin

Alexander RANSOM in the

presence of

*M. Walker*

MARVENE LINDA WALKER.

ADMINISTRATOR

MAHURANGI WEST  
WARKWORTH.

Signed by the Grantee

Lynne Reindler Trustees Limited

in the presence of

*PA Jones*

Patricia Anne Jones  
Secretary

36B Derwent Crescent  
Tikanga Auckland

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*R. M. W.* *PA Jones* *AG* *LR*

**Annexure Schedule 1**

Easement instrument

Dated

12.05.05

Page 4 of 5 pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right of Way	Shown as "Y" on DP 342415	CT NA92D/744 CT NA92D/745 CT NA182622 CT NA182623	CT NA174298 CT NA174299
Right of Way	Shown as "Z" on DP 342415	CT NA92D/744 CT NA92D/745 CT NA182622 CT NA182623	CT NA174299
Telecommunications & Computer Media Electricity	Shown as "Y" & "Z" on DP342415	CT NA92D/744 CT NA92D/745 CT NA182622 CT NA182623	CT NA174299

**Easements or profits à prendre rights and powers (including terms, covenants, and conditions)**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

The implied rights and powers are [varied] [negated] [added to] or [substituted] by:

[Memorandum number], registered under section 155A of the Land Transfer Act 1952].

[the provisions set out in Annexure Schedule 2].

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number], registered under section 155A of the Land Transfer Act 1952]

[Annexure Schedule 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box

*[Handwritten signatures and initials]*

## Annexure Schedule

2003/5038EF  
Approved  
Registrar-General of Land

\*Easement

Dated 12.05.05

Page 5 of 5 pages

\* Insert type of instrument.

Continue in additional Annexure Schedule if required.

### Rights and Powers:-

1. The rights, powers and terms and conditions of the Right of Way Easement are the same as those set out by Easement Certificates C509598.5, Transfer C599562.3 and Transfer C636064.3 as varied by Variation of Easement D631344.1 and for the purposes of that variation,) the Grantee shall be deemed to be a registered proprietor
2. The Right of Way being lot 11 DP155544 shall as soon as possible be upgraded and widened along those areas marked "Y" and "Z" on DP342415 to a rural metalled standard as required by the Rodney District Council's "Standards for Engineering Design and Construction" (but such widening and/or upgrading shall exclude that part of lot 11 DP155544 marked "Y" on DP342415 which has already been widened and upgraded and which already meets the said Rodney District Council's standards ) with the costs of such widening and/or upgrading of the areas marked "Y" and "Z" on DP342415 (being part Lot 11 DP 155544) being met by R A & M E Ransom as the Registered Proprietors of land in Certificate of Title NA92D/742
3. The Grantee shall pay the legal costs incurred by each of the Grantors of and incidental to this easement

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*[Handwritten signatures and initials in the box]*



**Annexure Schedule - Consent Form**

Land Transfer Act 1952 section 238(2)

Insert type of instrument  
"Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

Consentor

Surname must be underlined

Capacity and Interest of Consentor

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

~~ANZ National Bank Limited~~  
~~National bank of New Zealand~~  
~~Limited~~

Mortgage no. D639190.1

Consent

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [ ] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section of the Act ]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

the creation of a Right of Way easement and telecommunication & Computer Media, Electricity easement over areas marked "Y" and "Z" on Deposited Plan 342415 on Certificates of Title NA174298 & NA174299 as the Dominant Tenement and land in CT NA92D/745 as the Servient Tenement and to the registration and issue of new Certificates of Title NA174298, NA174299 & NA174529.

Dated this day of 18 APR 2005 20 05

Attestation

ANZ National Bank Limited

  
Vanessa Mara Musin

Signature of Consentor.

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

KAREN JULIE LLOYD  
BANK OFFICER  
AUCKLAND

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



# The National Bank of New Zealand

## CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, **Vanessa Mara Musin**, Manager, Lending Services of Auckland in New Zealand certifies that:

1. By Deed dated 28 June 1996 deposited in the Land Registry Offices situated at:

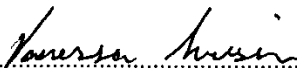
Auckland	as No.	D.016180	Hokitika	as No.	105147
Blenheim	as No.	186002	Invercargill	as No.	242542.1
Christchurch	as No.	A.256503.1			
Napier	as No.	644654.1			
Dunedin	as No.	911369	Nelson	as No.	359781
Gisborne	as No.	G.210991	New Plymouth	as No.	433509
Hamilton	as No.	B.355185	Wellington	as No.	B.530013.1

The National Bank of New Zealand Limited appointed me its attorney with the powers and authorities specified in that Deed.

2. On 26 June 2004 The National Bank of New Zealand Limited was amalgamated with ANZ Banking Group (New Zealand) Limited to become ANZ National Bank Limited and the property being dealt with pursuant to the Deed has become the property of ANZ National Bank Limited (as the amalgamated company) under Part XIII of the Companies Act 1993.
3. At the date of this certificate, I am the Manager Lending Services, Auckland Lending Services Centre of The National Bank of New Zealand, part of the ANZ National Bank Limited.
4. At the date of this certificate, I have not received any notice or information of the revocation of that appointment by the winding-up or dissolution of the ANZ National Bank Limited or otherwise.

DATED at Auckland the      day of      2005

**18 APR 2005**



VANESSA MARA MUSIN

**Annexure Schedule - Consent Form**

Land Transfer Act 1952 section 238(2)

Insert type of instrument  
"Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

**Consentor**

Surname must be underlined

**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

ASB Bank Limited

Mortgage Number 6111542.2

**Consent**

Delete Land Transfer Act 1952, if inapplicable, and insert name and date of application Act.

Delete words in [ ] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section \_\_\_\_\_ of the \_\_\_\_\_ Act \_\_\_\_\_]


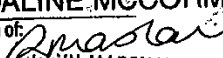
[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

the creation of a Right of Way easement and telecommunication & Computer Media, Electricity easement over areas marked "Y" and "Z" on Deposited Plan 342415 on Certificates of Title NA174298 & NA174299 as the Dominant Tenement and land in CT NA102A/588 as the Servient Tenement and to the registration and issue of new Certificates of Title NA174298, NA174299 & NA174529

Dated this 28<sup>th</sup> day of April 20 05

**Attestation**

<p> SIGNED by ASB BANK LIMITED by its Attorney <b>MARY MAGDALINE MCCORMICK</b> In the presence of Witness:  <b>RUBY MARSHALL</b> Bank Officer _____ AUCKLAND</p>	<p>Signed in my presence by the Consentor</p> <p>_____ Signature of Witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>_____ Witness name</p> <p>_____ Occupation</p> <p>_____ Address</p>
	<p>_____ Signature of Consentor</p>

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

ASB BANK LIMITED  
**CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I Mary Magdaline McCormick of Auckland, New Zealand, hereby certify:

- 1 THAT by a Deed dated **3 February 2004** and deposited in the Land Information New Zealand office as **No. 5911838** ASB Bank Limited appointed the persons holding, or from time to time acting in, the following ASB Bank offices as its attorneys on the terms and subject to the conditions set out in the said Deed:

Senior Manager Business and Rural Documentation  
Senior Manager Group Retail Loan Documentation  
Senior Manager Loan Security Maintenance  
Manager Business and Rural Loan Documentation  
Legal Executive, Lending Services  
Manager Administration  
Manager Security Alterations and Settlements  
Manager Inward Documents and Security Filing  
Manager Evening Processing Team  
Manager BankDirect  
Chief Manager Lending Services  
Manager Debt Assessment and Recoveries  
Manager Business Credit

2. THAT I hold the appointment of  
Manager Security Alterations and Settlements, Lending Services, with  
ASB Bank Limited
3. THAT at the date of signing I have not received any notice of or  
information of the revocation of that appointment by the winding up of  
the said company or otherwise.

  
\_\_\_\_\_  
Mary Magdaline McCormick

SIGNED at Auckland this 5<sup>th</sup> day of May

2005



**Annexure Schedule - Consent Form**

Land Transfer Act 1952 section 238(2)

Insert type of instrument  
"Caveat", "Mortgage" etc

Mortgage

Page 1 of 1 pages

**Consentor**

Surname must be underlined

**Capacity and Interest of Consentor**

(eg. Caveator under Caveat no./Mortgagee under Mortgage no.)

ASB Bank Limited

Mortgage no. 6334201.6

**Consent**

Delete Land Transfer Act 1952. If inapplicable, and insert name and date of application Act.

Delete words in [ ] if inconsistent with the consent.

State full details of the matter for which consent is required.

Pursuant to [section 238(2) of the Land Transfer Act 1952]

[section \_\_\_\_\_ of the \_\_\_\_\_ Act \_\_\_\_\_]

[Without prejudice to the rights and powers existing under the interest of the Consentor]

the Consentor hereby consents to:

The creation of a Right of Way easement and Telecommunication and Computer Media, Electricity Easement over areas marked "Y" and "Z" on Deposited Plan 342415 on Certificates of Title NA174298 and NA174299 as the Dominant tenement and Land in Certificate of Title NA182622 as the Servient tenement and to registration of and issue of new Certificates of Title NA174298, NA174299 & NA174529

Dated this 5 day of May 2005

**Attestation**

  
SIGNED by ASB BANK LIMITED by its Attorney

MARY MAGDALINE MCCORMICK

In the presence of:  
Witness:   
Bank Officer \_\_\_\_\_ AUCKLAND

Signed in my presence by the Consentor

Signature of Witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Signature of Consentor

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Approved by Registrar-General of Land under No. 2007/6225

**Easement instrument to grant easement or profit à prendre, or create land covenant**  
Sections 90A and 90F, Land Transfer Act 1952

Land registration district

**NORTH AUCKLAND**



**EI 7938889.3 Easemen**

Cpy - 01/01, Pgs - 007, 16/09/08, 12:26



DocID: 313182366

Grantor

Surname(s) must

**WARKWORTH ESTATE LIMITED**

Grantee

Surname(s) must be underlined or in CAPITALS.


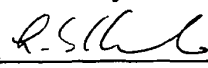
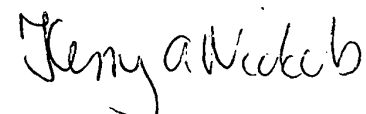
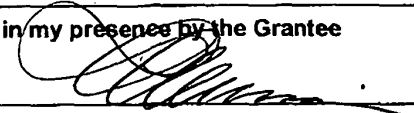
**VECTOR LIMITED**

**Grant\* of easement or profit à prendre or creation or covenant**

The Grantor, being the registered proprietor of the servient tenement(s) set out in Schedule A, **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Dated this 3rd day of September 2008

**Attestation**

 Director	<b>Signed in my presence by the Grantor</b> 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantor	LINDA HINCHCO Legal Executive Dawsons, Solicitors Howick & East Tamaki
 Kerry Ann Morris <del>Director / Attorney /</del> <del>Authorised Signatory</del>	<b>Signed in my presence by the Grantee</b> 
	Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness name Occupation Address
Signature [common seal] of Grantee	Lisa Ann Morris Administrator Auckland

Certified correct for the purposes of the Land Transfer Act 1952.



[Solicitor for] the Grantee

\*If the consent of any person is required for the grant, the specified consent form must be used.

REF: 7003 - AUCKLAND DISTRICT LAW SOCIETY

Ref Code: VEC114/452 7003 /1



Easement instrument

Dated

3rd September 2008

Page

1

of

5

pages

**Schedule A**

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Right to convey electricity	Marked "B" on DP 408406  Marked "C" on DP 408406	Lot 1 DP 408406 (CT 430397)  Lot 2 DP 408406 (CT 430398)	In gross

**Easements or profits à prendre**  
rights and powers (including terms, covenants, and conditions)

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

Unless otherwise provided below, the rights and powers implied in specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Fifth Schedule of the Property Law Act 2007.

The implied rights and powers are ~~[varied]~~ ~~[negated]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[the provisions set out in Annexure Schedule 2].~~

**Covenant provisions**

Delete phrases in [ ] and insert memorandum number as required.  
Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

~~[Memorandum number \_\_\_\_\_, registered under section 155A of the Land Transfer Act 1952].~~

~~[Annexure Schedule 2].~~

All signing parties and either their witnesses or solicitors must sign or initial in this box

**Annexure Schedule**

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc



Easement

Dated

3rd September 2008

Page

2

of

5

Pages

(Continue in additional Annexure Schedule, if required.)

**ANNEXURE SCHEDULE 2****1. DEFINITIONS AND INTERPRETATION**

In this instrument unless the context otherwise requires:

- (a) **"Accommodation"** means that building or other structure (if any) enclosing and/or surrounding the Substation from time to time including the foundation, floor, walls or enclosure, canopy, ceiling, lighting, plug socket outlets, cable ducts, access doors or other provision for entry and exit of the Substation (if any).
- (b) **"Easement Land"** means those parts of the Land specifically marked on the Plan and referred to in this instrument.
- (c) **"Emergency Situation"** means a situation in which there is a probable danger to life or property or immediate risk to the continuity or safety of supply or distribution of electricity or telecommunications and computer media.
- (d) **"Equipment"** includes the Substation (if any) and all pipes, ducting, cables (including fibre optic cables), meters and load management devices and conducting media, transformers and all other equipment which is situated on, in, over or under the Easement Land or which the Grantee requires to place on, in, over or under the Easement Land to carry out the Permitted Uses.
- (e) **"Land"** is the land comprised and described in the computer freehold register referred to in this instrument.
- (f) **"Land Code"** means the code of practice from time to time applying to the land based activities of organizations (including the Grantee) involved in the transmission and distribution of electricity and gas, and with respect to which the Grantee has agreed to be bound.
- (g) **"Permitted Uses"** are for the transmission and conducting of electric current for the benefit of the Land and any other land the conveyance and supply of telecommunications and computer media and for any other purpose reasonably required by the Grantee for the purposes of its business.
- (h) **"Plan"** is the deposited plan referred to in this instrument.
- (i) **"Rights"** are the full, free, uninterrupted and unrestricted ability and licence at all times to go on, over and under the Land to enter the Easement Land with or without vehicles, tools or machinery to:
  - (i) undertake Works; and
  - (ii) use the Equipment,

provided that, except in the event of an Emergency Situation or when operating or inspecting the Equipment or carrying out Works of a minor nature ancillary to such inspection, the Grantee shall provide the Grantor and/or the occupier for the time being of the Land at least five (5) Working Days' notice prior to exercising the Rights.

For the avoidance of doubt, the Grantor acknowledges that, in substitution for the notice specified from time to time in the Land Code (if any), it agrees to the Grantee's operating, inspecting or carrying out Works of a minor nature ancillary to such inspection without the provision of notice. The Grantor further acknowledges that it agrees to the five (5) Working Day notice period above in substitution for the ten (10) Working Day notice period (or such other period as may be specified from time to time) specified in the Land Code (if any).

- (j) **"Substation"** means the distribution substation and/or switching equipment (if any) installed from time to time on the Easement Land.
- (k) **"Working Day"** means any day of the week other than:
  - (i) Saturday, Sunday, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday, Labour Day, Waitangi Day and the Provincial Anniversary Day as observed at the place where the Land is situated; and
  - (ii) a day in the period commencing with 25 December in any year and ending with 2 January in the following year.
 A Working Day shall be deemed to commence at 8.00 am and to terminate at 8.00 pm.
- (l) **"Works"** means constructing, laying, equipping, maintaining, inspecting, repairing, altering, renewing, replacing (with or without something substantially similar), upgrading, adding to, removing and operating the Equipment or any other works including but not limited to excavating trenches in which the Equipment will be placed, required to be undertaken by the Grantee in order that it may use the Easement Land for the Permitted Uses.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc



**Easement**

Dated 3rd September 2008

Page 3 of 5 Pages

(Continue in additional Annexure Schedule, if required.)

- (m) Headings are included for convenience only and do not affect the interpretation of this instrument.
- (n) Words importing the singular shall include the plural, the masculine gender shall include the feminine and persons shall include companies and vice versa.
- (o) Reference to the Grantee and Grantor is deemed to be a reference also to the Grantee's and Grantor's employees, workmen, engineers and agents unless repugnant to the context and, in the case of the Grantee, to any person nominated by the Grantee in accordance with clause 8.
- (p) Reference to legislation includes reference to all legislation amending or replacing that legislation or to any legislation passed pursuant to that legislation.
- (q) References to the parties includes reference to the parties, executors, administrators, successors in title and assigns.

**2. GRANT**

The Grantor grants and the Grantee accepts the grant of this easement in gross to use the Easement Land for the Permitted Uses together with the right to exercise the Rights for all time on the basis that no power is implied for the Grantor to determine this easement in gross for any breach of its provisions (expressed or implied) or for any other cause, the intention being that this easement in gross shall subsist until surrendered.

**3. GRANTEE'S OBLIGATIONS**

The Grantee shall:

- (a) In undertaking any Works cause as little damage as possible to the Land and as little inconvenience as possible to the Grantor; and
- (b) Following its undertaking any Works, in a good and workmanlike manner fill in any opening in the surface of the Land as soon as possible after the Works have been completed and restore the surface of the Land as nearly as possible to its former condition (unless otherwise agreed).

**4. GRANTOR'S OBLIGATIONS**

**4.1** The Grantor shall not:

- (a) Place or allow to be placed any buildings, fences or other erections on the Easement Land other than those in existence as at the date of this instrument; or
- (b) Allow any tree or shrub to grow on the Easement Land other than those in existence as at the date of this instrument; or
- (c) Permit to be done any act on the Land that interferes with or affects the Permitted Uses or the exercise by the Grantee of the Rights. In particular and without limiting the generality of this clause 4.1(c), the Grantor shall, at its cost, at all times keep the access route over the Land to the Easement Land clear and in good condition including the prompt undertaking of any necessary reinstatement works; or
- (d) Interfere with or allow any interference with the Equipment or cause or allow any damage to be done to the Equipment; or
- (e) Grant any rights over the Easement land to any party other than the Grantee.

**4.2** Should the Grantor fail to observe or breach any of its obligations contained in this clause 4 the Grantee may remedy any such failure to observe or breach and the Grantor shall reimburse the Grantee for the cost of any such remedy.

**5. MAINTENANCE**

The Grantee shall at its cost keep the Equipment in good and substantial repair although the Grantor acknowledges that the Grantee shall not be liable for any loss, cost or damage caused to or suffered by the Grantor as a result of any failure to repair the Equipment except to the extent of any compensation which would be payable under the Grantee's then standard terms and conditions of electricity supply as published and publicly notified on the Grantee's website from time to time.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*[Handwritten signatures and initials]* Kaur

**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc



**Easement**

Dated 3rd September 2008

Page 4 of 5 Pages

(Continue in additional Annexure Schedule, if required.)

**6. OWNERSHIP**

The Grantee retains ownership of the Equipment which does not form part of the Land.

**7. IMPLIED RIGHTS AND POWERS**

The rights and powers implied in certain easements pursuant to section 90D of the Land Transfer Act 1952 (and currently set out in Schedule 4 of the Land Transfer Regulations 2002) are, as between the Grantor and Grantee, substituted and replaced by the terms set out in this instrument.

**8. NOMINATION OF GRANTEE**

The Grantee may, by serving written notice to that effect on the Grantor (and without prejudice to the rights of the Grantee pursuant to section 291 Property Law Act 2007) nominate any person to exercise (either together with the Grantee or otherwise) any of the rights granted to the Grantee hereunder and may require the Grantor to grant to such person an easement substantially in the form of this instrument in respect of such rights.

**9. GRANTOR TO NOTIFY OCCUPIER**

The Grantor shall notify every occupier of the Land of the terms of this instrument and shall procure that any such occupier shall comply with the terms of this instrument as necessary for the Grantee to have the full use and benefit thereof

**10. DISPUTES**

If any dispute arises between the Grantor and the Grantee concerning the rights created by this instrument and the parties are unable to resolve that dispute through good faith negotiations.

- (a) To the extent that the dispute falls within the categories of dispute dealt with pursuant to the Land Code, the parties shall comply with the provisions of the Land Code; and
- (b) To the extent that the dispute does not come within the provisions of clause 10(a) and if the dispute is not resolved within one (1) month of the date on which the parties begin their negotiations:
  - (i) the dispute shall be referred to a senior manager or executive of each of the Grantor and the Grantee who shall enter into negotiations in good faith to resolve the dispute; or
  - (ii) if the parties agree (including as to the terms of reference), the matter may be referred to mediation.

**11. ACCOMMODATION OWNED BY GRANTOR**

- (a) Where this instrument states that there exists Accommodation owned by the Grantor, the following provisions of this clause 11 shall apply but such provisions shall not otherwise be binding on the parties.
- (b) The Grantor shall not enter that part of the Easement Land on which the Accommodation is situated except for the purposes of carrying out inspection of and maintenance on the Accommodation pursuant to clause 11(c) and in accordance with clause 11(d).
- (c) The Grantor shall at its cost keep the Accommodation in good and substantial repair. The Grantor may enter and inspect the Accommodation from time to time in accordance with clause 11(d) to determine the condition of the Accommodation and to carry out necessary repairs in terms of this clause 11(c). Without prejudice to the foregoing, the Grantor shall at all times ensure that:
  - (i) The ventilation both within and from the Accommodation is no way restricted; and
  - (ii) The fire resistance rating and fire protection measures of the Accommodation at the date of this instrument are maintained.
- (d) The Grantor acknowledges that the Accommodation containing the Equipment is locked at all times by the Grantee. If the Grantor reasonably suspects that the Accommodation requires repair, upon receiving notification from the Grantor the

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

RS [Signature] KAW

**Annexure Schedule**

Insert type of instrument  
"Mortgage", "Transfer", "Lease" etc



**Easement**

Dated 3rd September 2008

Page 5 of 5 Pages

*(Continue in additional Annexure Schedule, if required.)*

Grantee agrees to, on reasonable notice (except in an Emergency Situation), accompany the Grantor to enter the Accommodation for the purpose of inspecting the Accommodation or carrying out repair, provided that the Grantor shall have the right to inspect the Accommodation without charge by the Grantee no more than twice a year (other than in an Emergency Situation).

- (e) If the Grantee becomes actually aware of any want of repair or maintenance in respect of the Accommodation, the Grantee shall notify the Grantor in writing of any such want of repair or maintenance provided always that the Grantee is not required to carry out inspections of the Accommodation when it enters the Accommodation or otherwise, and the Grantee shall not be imputed with constructive awareness of any want of maintenance or repair.
- (f) Should the Grantor fail to observe its obligations contained in clause 11(c) the Grantee may remedy any such failure to observe and the Grantor shall reimburse the Grantee (on demand) for the cost of any such remedy.

**12. ACCOMMODATION OWNED BY GRANTEE**

- (a) Where this instrument states that there exists Accommodation owned by the Grantee the following provisions of this clause 12 shall apply.
- (b) The Grantor shall not enter that part of the Easement Land on which the Accommodation is situated.
- (c) The Grantee shall at its cost keep the Accommodation in good and substantial repair although it shall not be liable for any loss, cost or damage caused to or suffered by the Grantor as a result of any failure to repair the Accommodation.
- (d) The Grantee retains ownership of the Accommodation which does not form part of the Land.

**13. BUILDING**

**13.1** Where this instrument states that there exists a Building on the Land at the date of the Easement Instrument the following provisions of this clause 13 shall apply:

**13.2** For the purposes of this clause 13:

- (a) "Building" means the building or other improvements situated on the Land.
- (b) The definition of "Rights" in clause 1(i) shall be varied by inserting the words "and to go into and have access to and through the Building" after the words "over and under the Land".

**13.3** In addition to the obligations contained in clause 13:

- (a) the Grantee shall, in undertaking any Works, cause as little damage as possible to the Building and as little inconvenience as possible to the Grantor and/or the Grantor's tenants, licensees and other persons who have the right to use the Building; and
- (b) following undertaking of the Works, shall make good any damage to the Building caused through the undertaking of the Works.

**13.4** The Grantor and the Grantee acknowledge that the provisions of clause 4.1 shall apply including (without limitation) that the Grantor shall not place or allow to be placed any buildings, fences or other erections on the Easement Land (with the exception of the Building existing at the date of the Easement Instrument).

**14. PRESENCE OF ACCOMMODATION**

- (a) There is no Accommodation.

**15. PRESENCE OF BUILDING**

- (a) At the date of this instrument there is a Building on the Land.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

*BL* *KAIV*

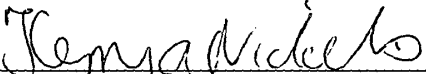
## **CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY**

I, **Kerry Ann Nickels** of **Auckland**, New Zealand certify:

1. That by deed dated **12 December 2007**, registered with Land Information New Zealand under number **7670147.1** and having a supplementary document number of **700615**, I was appointed as attorney for Vector Limited, a company incorporated and existing under New Zealand law and having its registered office at Level 4, 101 Carlton Gore Road, Newmarket, Auckland, subject to the provisions set out in such deed.
2. To date I have not received any notice or information of the revocation of that appointment by the liquidation or dissolution of Vector Limited or otherwise.

**DATED:** 3 September 2008

**SIGNED** at Auckland

  
Signature of **Kerry Ann Nickels**



# View Instrument Details



**Instrument No** 11674745.6  
**Status** Registered  
**Date & Time Lodged** 13 August 2020 10:55  
**Lodged By** Stevenson, Roxanne June  
**Instrument Type** Grant of Easement Without Transfer



Affected Records of Title	Land District
902779	North Auckland
902780	North Auckland
902781	North Auckland
902782	North Auckland

**Annexure Schedule** Contains 1 Pages.

## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Mortgagee under Mortgage 11115102.1 has consented to this transaction and I hold that consent ☒
- I certify that the Mortgagee under Mortgage 11115102.2 has consented to this transaction and I hold that consent ☒
- I certify that the Mortgagee under Mortgage 11115102.3 has consented to this transaction and I hold that consent ☒
- I certify that the Mortgagee under Mortgage 11115102.4 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Claire Christine Endean as Grantor Representative on 21/08/2020 10:19 AM

## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Claire Christine Endean as Grantee Representative on 21/08/2020 10:20 AM

\*\*\* End of Report \*\*\*

Approved for ADLS by Registrar-General of Land under No. 2018/6266

**EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE**

Sections 109 Land Transfer Act 2017



Grantor

**WARKWORTH ESTATE LIMITED**

Grantee

**WARKWORTH ESTATE LIMITED****Grant of Easement or Profit à prendre**

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

**Schedule A**

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way Rights to convey electricity and telecommunications	BA and K DP 539629	Lot 3 DP 539629 902781	Lot 2 DP 539629 902780
Right of way	J and P DP 539629	Lot 1 DP 539629 902779	Lot 2 DP 539629 902780
	M DP 539629	Lot 3 DP 539629 902781	Lot 4 DP 539629 902782
Right to convey electricity	F, G and I DP 539629	Lot 2 DP 539629 902780	Lot 1 DP 539629 902779
Right to convey water	F, H, R, S DP 539629	Lot 2 DP 539629 902780	Lot 3 DP 539629 902781
	P and Q DP 539629	Lot 1 DP 539629 902779	Lot 3 DP 539629 902781

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby [varied] [negatived] [added to] or [substituted] by:

~~[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule \_\_\_\_\_]~~

# View Instrument Details



**Instrument No** 12005357.2  
**Status** Registered  
**Date & Time Lodged** 12 February 2021 11:37  
**Lodged By** Stevenson, Roxanne June  
**Instrument Type** Easement Instrument



Affected Records of Title	Land District
902781	North Auckland
902782	North Auckland

**Annexure Schedule** Contains 1 Pages.

## Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒
- I certify that the Mortgagee under Mortgage 11115102.1 has consented to this transaction and I hold that consent ☒
- I certify that the Mortgagee under Mortgage 11115102.2 has consented to this transaction and I hold that consent ☒
- I certify that the Mortgagee under Mortgage 11115102.3 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Claire Christine Endean as Grantor Representative on 12/02/2021 11:00 AM

## Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Claire Christine Endean as Grantee Representative on 12/02/2021 11:00 AM

\*\*\* End of Report \*\*\*

Approved for ADLS by Registrar-General of Land under No. 2018/6266

# EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE

## Sections 109 Land Transfer Act 2017



## Grantor

**ENDEANS FARM LIMITED****Grantee**

**ENDEANS FARM LIMITED**

### Grant of Easement or *Profit à prendre*

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

### Schedule A

*Continue in additional Annexure Schedule, if required*

Purpose (Nature and extent) of easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
<b>Right of way</b>	<b>A on DP 557603</b>	<b>Lot 3 DP 539629 (RT 902781)</b>	<b>Lot 4 DP 539629 (RT 902782)</b>

**Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)**

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

~~[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule ]~~



# View Instrument Details



**Instrument No** 12171145.1  
**Status** Registered  
**Date & Time Lodged** 11 October 2021 16:15  
**Lodged By** Stevenson, Roxanne June  
**Instrument Type** Easement Instrument



Affected Records of Title	Land District
902781	North Auckland
NA92D/742	North Auckland

**Annexure Schedule** Contains 1 Pages.

## Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

I certify that the Mortgagee under Mortgage 11115102.1 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 11115102.2 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 11115102.3 has consented to this transaction and I hold that consent ☒

I certify that the Mortgagee under Mortgage 11182759.1 has consented to this transaction and I hold that consent ☒

## Signature

Signed by Claire Christine Endean as Grantor Representative on 11/10/2021 03:57 PM

## Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Claire Christine Endean as Grantee Representative on 11/10/2021 03:57 PM

\*\*\* End of Report \*\*\*

Approved for ADLS by Registrar-General of Land under No. 2018/6266

**EASEMENT INSTRUMENT TO GRANT EASEMENT OR PROFIT À PRENDRE**

Sections 109 Land Transfer Act 2017

**Grantor****ENDEANS FARM LIMITED****Grantee****ENDEANS FARM LIMITED****Grant of Easement or Profit à prendre**

The Grantor being the registered owner of the burdened land set out in Schedule A grants to the Grantee (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

**Schedule A**

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement, or profit	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right to drain water	A on DP 564661	Lot 3 DP 539629 (RT 902781)	Lot 3 DP 155544 (RT NA92D/742)

**Easements or profits à prendre rights and powers (including terms, covenants and conditions)**

Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby [varied] [negatived] [added to] or [substituted] by:

~~[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule \_\_\_\_\_]~~

# View Instrument Details



**Instrument No** 12603100.3  
**Status** Registered  
**Date & Time Lodged** 18 November 2022 15:04  
**Lodged By** Smythe, Lucy Jane  
**Instrument Type** Easement Instrument



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Affected Records of Title	Land District
1000428	North Auckland
1000429	North Auckland

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**Annexure Schedule** Contains 2 Pages.

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## Grantor Certifications

I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Lucy Jane Smythe as Grantor Representative on 16/11/2022 09:18 AM

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## Grantee Certifications

I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☒

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☒

## Signature

Signed by Lucy Jane Smythe as Grantee Representative on 16/11/2022 09:18 AM

**\*\*\* End of Report \*\*\***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

**Form 22**

**Easement instrument to grant easement or *profit à prendre***

(Section 109 Land Transfer Act 2017)

**Grantor**

**Thomas Douglas Morrison** (1/2 share) and **Robyn June Morrison** (1/2 share)

**Grantee**

**Thomas Douglas Morrison** (1/2 share) and **Robyn June Morrison** (1/2 share)

**Grant of Easement or *Profit à prendre***

**The Grantor** being the registered owner of the burdened land set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

**Schedule A**  
*required*

*Continue in additional Annexure Schedule, if*

Purpose of Easement, or <i>profit</i>	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Right of way	A and B on DP 563173	Lot 2 DP 563173 (1000429)	Lot 1 DP 563173 (1000428)
Right to convey electricity and telecommunications	B and C on DP 563173	Lot 2 DP 563173 (1000429)	Lot 1 DP 563173 (1000428)



This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

**Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)**

*Delete phrases in [ ] and insert memorandum number as required; continue in additional Annexure Schedule, if required*

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2018 and/or Schedule 5 of the Property Law Act 2007

The implied rights and powers are hereby ~~[varied]~~ ~~[negatived]~~ ~~[added to]~~ or ~~[substituted]~~ by:

~~[Memorandum number \_\_\_\_\_, registered under section 209 of the Land Transfer Act 2017]~~

~~[the provisions set out in Annexure Schedule \_\_\_\_\_]~~

# EASEMENT CERTIFICATE

## B761215.5 EC

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

I,/We DAVID MALCOLM LAWSON of Waipukurau, Farmer and PAULINE ANNE LAWSON his wife

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Auckland on the day of 19 87 under No. 119449 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE

DEPOSITED PLAN NO. 119449

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	3.9633 ha Lot 1 DP 119449 Allotments 365, 366 Part Allot- ments 73 and 361 Parish of Mahurangi	Marked A		68C/986
			4.2509 ha Lot 2 DP 119449 part Allotments 361 and 73 Parish of Mahurangi	68C/987
			<del>3.9633 ha Lot 1 DP 119449 and being Allotments 365 and 366 Parish of Mahurangi</del>	<del>68C/986</del>

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

The only other rights or powers in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952 expressed or implied in the above easement are those set forth in the Ninth Schedule to the Property Law Act 1952

~~2. Terms, conditions, covenants, or restrictions in respect of any of the above easements.~~

- Dated this 15 day of October 1987

Signed by the above-named  
DAVID MALCOLM LAWSON and  
PAULINE ANNE LAWSON

*Lawson* *P.A. Lawson*

in the presence of

Witness

Occupation

Address

*Salento*  
*WARRICKWORTH*

# EASEMENT CERTIFICATE

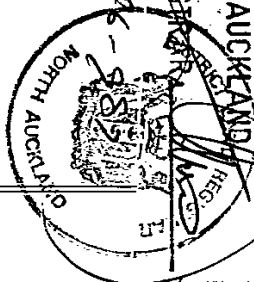
(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the  
Land Transfer Act*

*Solicitor for the registered proprietor*

PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY AUCKLAND  
ASST LAND REGISTRAR

11.10 07.DEC87 B 761215



602/985-9857

WEBSTER MALCOLM & KILPATRICK  
SOLICITORS  
WARKWORTH

AUCKLAND DISTRICT LAW SOCIETY  
Penrose Print—8838(S)

5F





C388235-4EC.

Approved by the District Land Registrars: North Auckland 422175, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

K WOODCOCKS HOLDINGS LIMITED

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at North Auckland on the day of 19 92 under No. 150976 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 150976

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of way serviant tenement	Lot 6 DP 150976	Marked "A" on DP 150976	Lot 7 DP150976	90A/260

N.B. On no account should this margin be used

N.B. On no account should this margin be used

*State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.*

1. Rights and powers:

As set out in the 7th Schedule to the Land Transfer  
Act 1952

*N.B. On no account should this margin be used*

*N.B. On no account should this margin be used*

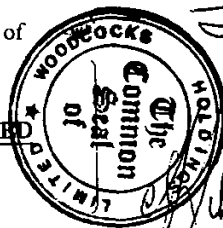
XX

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Dated this 22<sup>nd</sup> day of June 1992

Signed by the ~~authorized~~  
THE COMMON SEAL OF  
WOODCOCKS HOLDINGS LIMITED  
was hereunto affixed



in the presence of

Witness .....

Occupation .....

Address .....

*[Signature]* Rev. Director  
WOODCOCKS HOLDINGS

## EASEMENT CERTIFICATE

**IMPORTANT:** Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for purposes of the Land Transfer Act*

*The written right of way when created  
when created will be subject  
to Section 209(1)(a) Local Government  
Act 1974*

*(Solicitor for) the registered proprietor*

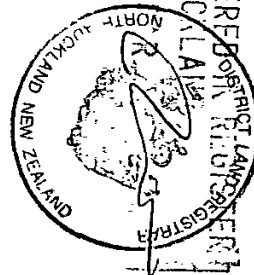
*A.L.R.*

*N.B. On no account should this margin be used*

Particulars entered in the Register as shown in the schedule of land herein on the date and at the time stamped below

District Land Registrar  
Assistant  
of the District of .....

*904/259 - 260*



*10.26 24 JUN 92 C 388235*

**DYSON SMYTHE & GLADWELL**  
Solicitors  
WARKWORTH

*N.B. On no account should this margin be used*



REGISTERED IN DUPLICATE

Approved by the District Land Registrar, South Auckland No. 351560  
Approved by the District Land Registrar, North Auckland, No. 4380/81  
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

C 509598.5  
EE

## EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

~~XXXX~~ COTTERALL FARM LIMITED at Auckland

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at North Auckland on the day of 1993 under No. 155544 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

### SCHEDULE DEPOSITED PLAN NO. 155544

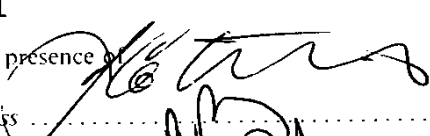
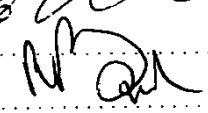
Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) - or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 11	A	Lots 3 & 4	92D/742 92D/743
Right of Way	Lot 7	B	Lot 6	92D/745

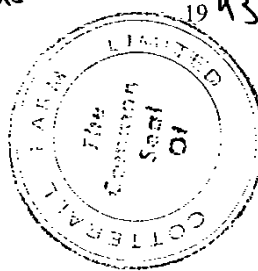


State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

**1. Rights and powers:**

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:

Dated this 20<sup>th</sup> day of August 1993  
Signed by the above-named COTTERALL  
FARM LIMITED by the  
affixing of its common  
seal  
in the presence of   
Witness   
Occupation .....  
Address .....



## EASEMENT CERTIFICATE

(IMPORTANT): Registration of this certificate does not of itself create any of the easements specified herein.

*Correct for the purposes of the  
Land Transfer Act*

*Solicitor for the registered proprietor*

SF

MARTIN MOORHOUSE,  
SOLICITOR,  
AUCKLAND.

AUCKLAND DISTRICT LAW SOCIETY  
Penrose Print - 16291(S)

1. 8 23 AUG 83 11 40 AM '83 S (4)

Mr. E. G. G. G.  
220/742-746



**C599562-3 TE**  
Under the Land Transfer Act 1952

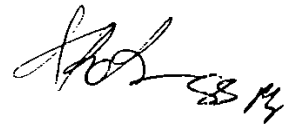
## Memorandum of Transfer

WHEREAS COTTERALL FARM LIMITED at Auckland (hereinafter called "the Transferor") ~~being registered as proprietor of an estate in fee simple~~ being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in those pieces of land situated in the Land District of North Auckland containing 8.1598 hectares more or less being Lots 7 and 12 Deposited Plan 155544 being part Allotments 62,72 and 441 Parish of Mahurangi together with an estate in fee simple as to an undivided on third ~~share in~~ share in 9105 square metres more or less being Lot 11 Deposited Plan 155544 being part Allotment 72 Parish of Mahurangi and being all the land comprised and described in Certificate of Title No. 92D/746 (North Auckland Registry) SUBJECT to Section 308 (4) Local Government Act 1974, Mortgage C.409151.2, Rights of Way created by Easement Certificate C.509598.5 of which easement marked "B" is subject to Section 309(1)(a) Local Government Act (hereinafter referred to as "the land first described")

AND WHEREAS SHELLEY ANN SAYES of Auckland, Consultant (hereinafter called "the Transferee") being registered as proprietor subject however to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 7.000 hectares more or less being Lot 5 Deposited Plan 155544 being part Allotment 72 Parish of Mahurangi together with an undivided one third share in 9105 square metres more or less being Lot 11 Deposited Plan 155544 being part Allotment 72 Parish of Mahurangi and being all the land comprised and described in Certificate of Title No. 92D/744 (North Auckland Registry) SUBJECT to Section 308 (4) Local Government Act 1974 and to Easement Certificate C.509598.5 (hereinafter referred to as "the land secondly described")

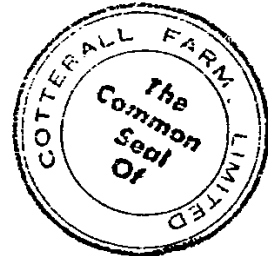
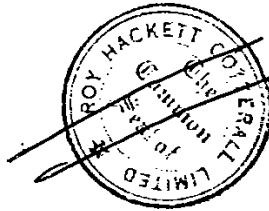
AND WHEREAS the parties have agreed to the grant of rights of way as hereinafter set out



NOW THEREFORE in pursuance of the said agreement and IN CONSIDERATION of the premises the Transferor hereby transfers and grants to the Transferee her servants agents workmen and visitors and all persons having business with her a free and perpetual right of way ingress egress and regress by vehicle or on foot and with or without implements and vehicles of every description loaded or unloaded, by night as well as by day, over and upon that part of Lot 7 marked "B" on Deposited Plan 155544 for the purpose of giving access to and from the land secondly described TO THE INTENT that the easement of right of way hereby created shall be forever appurtenant to the secondly described land. *lot not*

IN WITNESS WHEREOF these presents have been executed this *twentieth* day of *April* One thousand nine hundred and ninety-four (1994).

THE COMMON SEAL of COTTERALL  
FARM LIMITED was hereunto  
affixed as Transferor in the  
presence of :



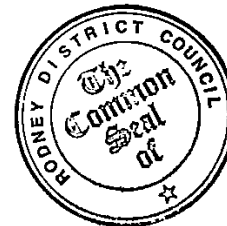
*Intell...*  
*authenticated signature*

SIGNED by the said SHELLEY  
ANN SAYES as Transferee in  
the presence of :

*Shelley Ann Sayes*  
*Solicitor*  
*Angland*

Approved by the Rodney District  
Council pursuant to Section 348  
Local Government Act 1974 on  
21 December 1993.

*[Signature]* for Mayor



*P.A. Garcia* for General Manager



**In Consideration of the sum of**

paid to the Transferor by

(herein called "the Transferee") the receipt of which sum is hereby acknowledged **Hereby Transfers** to the Transferee all estate and interest in the said land above described

**In witness whereof** these presents have been executed this  
of 19

day

**Signed** by the above named

in the presence of:—

No.

TRANSFER OF

Correct for the purposes of the Land Transfer Act 1952

*P. Sayes*

~~SOLICITOR FOR THE TRANSFEREE~~

COTTERALL FARM LIMITED Transferor

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

S.A. SAYES Transferee

*P. Sayes*

~~SOLICITOR FOR THE TRANSFEREE~~

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

Assistant / District Land Registrar of the

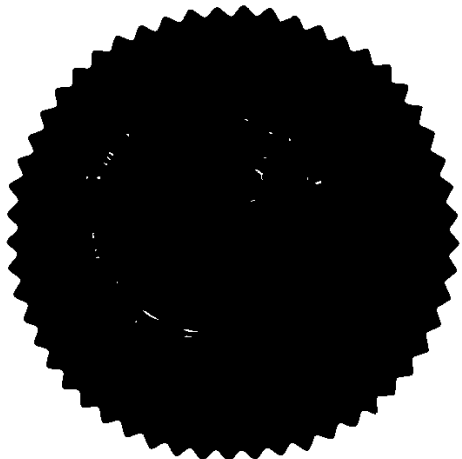
District of                     

*P. Sayes*

~~SOLICITOR FOR THE TRANSFEREE~~

BANK OF NEW ZEALAND as Mortgagee under and by virtue of Memorandum of Mortgage No. C.409151.2 HEREBY CONSENTS to the creation of the right of way evidenced by this Transfer but without prejudice to its rights under the said Mortgage.

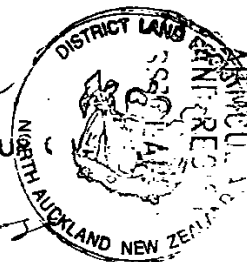
DATED this 14th day of April 1994.



THE COMMON SEAL OF BANK OF NEW ZEALAND WAS HERETO AFFIXED PURSUANT TO AN ORDER OF THE BOARD OF DIRECTORS IN PRESENCE OF:

*[Signature]*  
MANAGER GROUP

*[Signature]*  
COMPANY SECRETARY



*[Handwritten mark]*

1.31 12.MAY94 C 599562.3F

MARTIN MOORHOUSE,  
SOLICITOR,  
AUCKLAND.

*[Handwritten signatures and marks]*

Under the Land Transfer Act 1952

## Memorandum of Transfer

C636064.3  
TE.

WHEREAS COTTERALL FARM LIMITED at Auckland (hereinafter called "the Transferor") ~~(being registered as proprietor of an estate in fee simple)~~ being registered as proprietor of an estate in fee simple

subject however to such encumbrances, liens and interests as are notified by memoranda underwritten or endorsed hereon in those pieces of land situated in the Land District of North Auckland containing— 8.1598 hectares more or less being Lots 7 and 12— Deposited Plan 155544 being part Allotments 62, 72 and 441 Parish of Mahurangi together with an estate in fee simple as to an undivided one-third ~~more or less~~ share in 9105 square metres more or less being Lot 11 Deposited Plan 155544 being part Allotment 72 Parish of Mahurangi and being all the land comprised and described in Certificate of Title No. 92D/746 (North Auckland Registry) SUBJECT to Section 308 (4) Local Government Act 1974, Mortgage C.409151.2, Rights of Way created by Easement Certificate C.509598.5 of which easement marked "B" is subject to Section 309(1)(a) Local Government Act (hereinafter referred to as "the land first described")

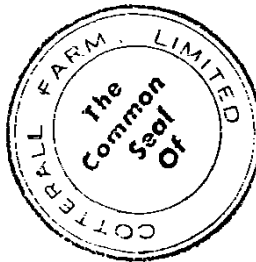
AND WHEREAS SIMON GRAHAM DEAN LLOYD of Kaipara Flats, Farmer and ANNE PATRICIA LLOYD his wife (hereinafter called "the Transferees") being registered as proprietor subject however to such encumbrances liens and interests as are notified by memorandum underwritten or endorsed hereon in that piece of land situated in the Land District of North Auckland containing 5.6000 hectares more or less being Lot 6 Deposited Plan 155544 being part Allotments 62 and 72 Parish of Mahurangi together with an undivided one third share in 9105 square metres more or less being Lot 11 Deposited Plan 155544 being part Allotment 72 Parish of Mahurangi and being all the land comprised and described in Certificate of Title No. 92D/745 (North Auckland Registry) SUBJECT to Section 308 (4) Local Government Act 1974 and to Easement Certificate C.509598.5 of which easement marked "B" is subject to Section 309(1)(a) Local Government Act 1974 (hereinafter referred to as "the land secondly described")

AND WHEREAS the parties have agreed to the grant of rights of way as hereinafter set out

NOW THEREFORE in pursuance to the said agreement and IN CONSIDERATION of the premises the Transferor hereby transfers and grants to the Transferees their servants agents workmen and visitors and all persons having business with them a free and perpetual right of way ingress egress and regress by vehicle or on foot and with or without implements and vehicles of every description loaded or unloaded, by night as well as by day, over and upon that part of Lot 7 marked "C" on Deposited Plan 161643 for the purpose of giving access to and from the land secondly described TO THE INTENT that the easement of right of way hereby created shall be forever appurtenant to the secondly described land.

IN WITNESS WHEREOF these presents have been executed this 4<sup>th</sup> day of July One thousand nine hundred and ninety-four (1994).

THE COMMON SEAL of COTTERALL  
FARM LIMITED as Transferor  
was hereunto affixed in the  
presence of :



*[Handwritten signature]*  
authorised signatory

SIGNED by the said SIMON  
GRAHAM DEAN LLOYD and ANNE  
PATRICIA LLOYD as Transferees  
in the presence of :

X *[Handwritten signature]*

X *[Handwritten signature]*

*[Handwritten signature]*  
Graham Dean Lloyd  
Anne Patricia Lloyd  
Annette

For office use only

Date

**In Consideration of the sum of**

paid to the Transferor by

(herein called "the Transferee") the receipt of which sum is hereby acknowledged **Hereby Transfers** to the Transferee all estate and interest in the said land above described

**In witness whereof** these presents have been executed this  
of 19

day

**Signed** by the above named

in the presence of:—



No.

TRANSFER ~~XX~~ CREATING  
RIGHT OF WAY

Correct for the purposes of the Land Transfer Act 1952

SOLICITOR FOR THE TRANSFEREE

COTTERALL FARM LIMITED Transferor

I hereby certify that this transaction does not contravene the provisions of Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952.

S.G.D. & A.P. LLOYD Transferee

SOLICITOR FOR THE TRANSFEREE

Particulars entered in the Register as shown herein on the date and at the time endorsed below.

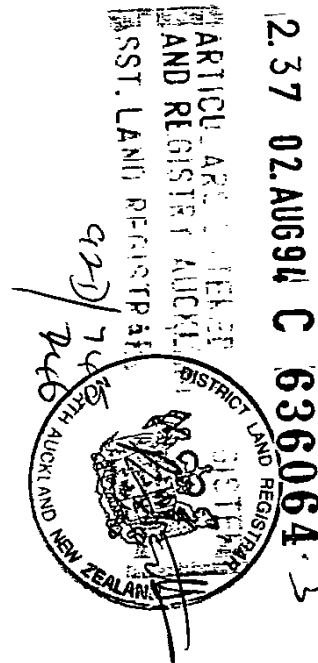
I hereby certify for the purposes of the Stamp and Cheque Duties Act 1971 that no conveyance duty is payable on this instrument by reason of the application of Section 24(1) of the Act and that the provisions of subsection (2) of that section do not apply.

Assistant / District Land Registrar of the

District of

SOLICITOR FOR THE TRANSFEREE

MARTIN MOORHOUSE,  
SOLICITOR,  
AUCKLAND.



D631344.1 VE

**MEMORANDUM OF  
VARIATION OF RIGHT OF WAY EASEMENTS**

**BETWEEN:** ROBIN ALEXANDER RANSOM and MARION ELLEN RANSOM

**AND** TOKATU HOLDINGS LIMITED

**AND** SHELLEY ANN SAYES

**AND** MILLWOOD ENTERPRISES LIMITED

**AND** DAVID MATCHETT ALFRED CASHMORE and  
VIRGINIA HUME CLARK and PETER ALEXANDER HERDSON

**BACKGROUND**

- A. By Easement Certificate dated 20<sup>th</sup> August 1993 registered number C.509598.5 Cotterall Farm Limited granted certain right of way easements in favour of Lots 3 and 4 Deposited Plan 155544 over Lot 11 Deposited Plan 155544 and in favour of Lot 6 Deposited Plan 155544 over Lot 7 Deposited Plan 155544.
- B. By Transfer dated 20<sup>th</sup> April 1994 registered number C.599562.3 Cotterall Farm Limited the registered proprietor of Lots 7 and 12 Deposited Plan 155544 granted a right of way marked B on plan 155544 in favour of Lot 5 Deposited Plan 155544.
- C. By Transfer dated 4<sup>th</sup> July 1994 registered number C.636064.3 Cotterall Farm Limited the registered proprietor of Lots 7 and 12 Deposited Plan 155544 granted a right of way marked C on Plan 161643 in favour of Lot 6 Deposited Plan 155544.
- D. The parties being the current Registered Proprietors of Lots 3, 4, 5, 6, 7 and 11, Deposited Plan 155544, comprised in Certificates of Title 92D/742, 92D/743, 92D/744, 92D/745, and 102A/588 (North Auckland Registry) ("the Dominant and Servient Tenements") have agreed to contribute towards a fund for the maintenance, repair and upkeep of the rights of way referred to in clauses A, B and C above ("the Rights of Way").
- E. The parties by this memorandum wish to record their agreement.

Handwritten signatures and initials on the right margin, including "PAM", "JHC", "SS", and "oo".

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Handwritten signature or mark.

**IT IS AGREED:-**

**1. THE Rights of Way easements be varied as follows:-**

- 1.1 The Registered Proprietors agree to contribute towards a fund for the maintenance, repair and upkeep of the Rights of Way ("the Fund");
- 1.2 Contributions to the Fund shall be calculated in accordance with the following formula:-  
  
A x B  
  
where:  
  
A = *Length in metres from commencement of right of way to the end of each Registered Proprietor's right of way*  
  
B = *Dollar amount to be determined annually by majority consent of the Registered Proprietors*
- 1.3 The formula for calculating contributions due from each of the Registered Proprietors may be varied from time to time by unanimous agreement of the Registered Proprietors;
- 1.4 Contributions shall be paid by each of the Registered Proprietors by monthly instalments to a nominated bank account by way of automatic payment or otherwise as determined by majority consent of the Registered Proprietors;
- 1.5 Signatories to the nominated bank account shall be appointed and removed by majority consent of the Registered Proprietors;
- 1.6 Withdrawals from the Fund shall be for the purpose of maintenance and repair of the Rights of Way (excluding damage under clause 2 herein) and shall be authorised by majority consent of the Registered Proprietors;
- 1.7 Any mortgagee of the Dominant and Servient Tenements or any creditor of the Registered Proprietors shall not be entitled to appropriate contributions in the Fund or be required to contribute to

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DMM  
VAC  
MER  
OLW  
SS  
aa

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the Fund upon default in payment by any of the Registered Proprietors;

- 1.8 Should any of the Dominant or Servient Tenements be transferred by way of sale or other disposition, the Registered Proprietor of that land as transferor/disposor shall advise the transferee/disposee of the existence of the Fund and obtain an automatic payment authority for the next and subsequent contributions payable;
- 1.9 On transfer or other disposition of any of the Dominant or Servient Tenements the Registered Proprietor of that land will not be entitled to recover any contribution from the Fund but may recover a proportion of the monthly contribution paid from the transferee/disposee at settlement;
- 1.10 The Fund may be terminated by unanimous consent of the Registered Proprietors following which the nominated bank account shall be closed and the proceeds distributed between the Registered Proprietors calculated in accordance with the formula in clause 1.2 at the time of termination.

2. ANY damage caused to the surface of the Rights of Way by heavy vehicles, machinery, or equipment, or through commercial use involving heavy vehicles, shall be repaired, and the surface restored to its original condition, at the cost of the Registered Proprietor or their agents, servants, contractors, invitees or the like responsible for such damage.

3. IF any Registered Proprietor ("the defaulting party") neglects or refuses to perform or join with the other Registered Proprietors ("the other party") in performing any obligation under this memorandum the following provisions shall apply:-

- 3.1 the other party may serve upon the defaulting party a written notice ("a default notice") requiring the defaulting party to perform or to join in performing such obligation and stating that after the expiration of seven (7) days from service of the default notice the other party may perform such obligation;
- 3.2 if at the expiry of the default notice the defaulting party still neglects or refuses to perform or join in performing the obligation the other party may perform such obligation;

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VRC  
JGK  
CW  
SS  
aa

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- 3.3 the defaulting party shall be liable to pay to the other party the costs incurred in performing such obligation;
- 3.4 the other party may recover from the defaulting party as a liquidated debt any money payable pursuant to this subclause.

4. IN this Memorandum the following terms shall have the following definitions:-

- 4.1 “Registered Proprietor” or “Registered Proprietors” as the case may be shall mean the registered proprietor or registered proprietors of the Dominant and Servient Tenements together with their successors in title;

- 4.2 "majority" shall mean three quarters or more of the Registered Proprietors.

**5. THE** provisions contained herein shall be registered against the Certificates of Title for the Dominant and Servient Tenements and each party:-

- (a) shall use his/her/its best endeavours to produce the relevant Certificate of Title as soon as practicable for this purpose; and
- (b) shall bear his/her/its own costs (including any production fees, disbursements on LINZ registration, and solicitor and client costs).

6. THE background to this Memorandum is warranted true and correct and forms part of this Memorandum.

IN WITNESS WHEREOF this memorandum was executed the 29<sup>th</sup> day of June 2001

Signed by **ROBIN ALEXANDER RANSOM**  
and **MARION ELLEN RANSOM** in the  
presence of:-

Christopher John Gilbert  
21.06 Shirley Ho Papadimitriou Received

[illegible]



Signed by TOKATU HOLDINGS LIMITED )

STEVEN MARGERY AUBON  
Full Name of Director

Susan Mary Hilborn  
Full Name of Director/Authorised Person

[Signature]  
Signature of Director

[Signature]  
Signature of Director/  
~~Authorised Person~~

~~in the presence of:~~

Signed by SHELLEY ANN SAYES )

in the presence of:-

[Signature]  
30A Ferguson Ave  
Mt Albert  
Reside of

LINDA LURICH )

[Signature]

Signed by MILLWOOD ENTERPRISES LIMITED )

Melwyn David Woodley  
Full Name of Director

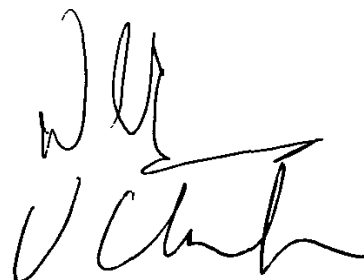
IAN CHARLES WOODLEY  
Full Name of Director/Authorised Person

[Signature]  
Signature of Director

[Signature]  
Signature of Director/  
Authorised Person

~~in the presence of:~~

Signed by DAVID MATCHETT ALFRED  
CASHMORE and VIRGINIA HUME CLARK  
in the presence of:-



Reynolds  
Lorena Reynolds  
Rose Elaine  
380B Mahurangi East Road  
Snells Beach  
Nanny-

Signed by PETER ALEXANDER HERDSON  
in the presence of:-



Daniel Bowden  
PO Box 1631  
Auckland  
Sales



Correct for the purposes of the  
Land Transfer Act



Solicitor for the Registered  
Proprietors

LINZ COPY



10.30 15.AUG01 D 631344 IF

PAIRICULARS ENTERED IN REGISTER  
LAND REGISTRY NORTH AUCKLAND  
REGISTRAR - 6.11.2001

VE specified in EC C5095985



(P) VE - 105

92D/742 to 744 inc

102A/588

92D/745 - PN 969345

- Wladimir

# **ATTACHMENT 7**

## **APPENDIX 4 LANDSCAPE AND VISUAL EFFECTS ASSESSMENT**





# Warkworth South Plan Change

## Landscape and Visual Effects Assessment

Prepared for KA Waimanawa Limited Partnership and Stepping Towards Far Limited

10<sup>th</sup> January 2023



**Client:** KA Waimanawa Limited Partnership and Stepping Towards  
Far Limited

**Project:** Warkworth South Plan Change

**Document Name:** Landscape & Visual Effects Assessment

**Document Status:** Revision D

**Date:** 10.01.2023

**Author:** Reset Urban Design Ltd

**Reviewed:** James Paxton  
Associate | NZILA Registered  
Reset Urban Design Ltd

**Approved:** Garth Falconer  
Director | NZILA Fellow  
Reset Urban Design Ltd

**Reset Urban Design Ltd**  
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Takapuna  
AUCKLAND  
  
09 489 1681

[www.reseturban.co.nz](http://www.reseturban.co.nz)

# Contents

1. INTRODUCTION.....	3
2. METHODOLOGY.....	4
3. SURROUNDING CONTEXT.....	5
4. SITE DESCRIPTION.....	9
5. RELEVANT STATUTORY CONTEXT.....	13
6. PROJECT BACKGROUND.....	15
7. DESCRIPTION OF THE PROPOSAL.....	16
8. ASSESSMENT OF LANDSCAPE EFFECTS.....	24
9. VISUAL CATCHMENT + VIEWING AUDIENCE.....	28
10. ASSESSMENT OF VISUAL EFFECTS.....	28
11. STATUTORY ASSESSMENT SUMMARY.....	46
12. TEMPORARY CONSTRUCTION VISUAL EFFECTS .....	Error! Bookmark not defined.
13. SUMMARY OF EFFECTS .....	47
APPENDIX 1: METHODOLOGY	
APPENDIX 2: VIEWPOINT MAP + PHOTOGRAPHIC VIEWPOINTS	

\* Cover image by Reset Urban Design

## 1. INTRODUCTION

- 1.1 Reset Urban Design have been requested by KA Waimanawa Limited Partnership and Stepping Towards Far Limited to undertake a Landscape and Visual Effects Assessment for the land identified as “Waimanawa”, which is split in to two areas of “Waimanawa Valley” (Western Site) and “Waimanawa Hills” (Eastern Site) subject to the Private Plan Change. The Western Site comprises 18 parcels of land comprising 99.5 ha (42ha is owned by the applicant) stretching along the upper reaches of Mahurangi River (right branch) between State Highway 1 and Valerie Close. The Eastern site sits to the east of State Highway 1 and is 65.5 ha comprised of 4 parcels of land. This report forms part of the documentation for the Private Plan Change to re-zone this area from Future Urban Zone (FUZ) to a range of urban zones in the Auckland Unitary Plan – Operative in Part (AUP).
- 1.2 The following assessment is based on masterplans by Reset Urban Design and A Studio Architects in collaboration with Osbornehay, Tattico, Maven Associates, Traffic Planning Consultants and other expert consultants. Preliminary consultation meetings have been held over an 18-month period with Auckland Council, Auckland Transport, Waka Kotahi NZ Transport Agency, Mana Whenua, the local community board, the adjoining landowners and the general public as part of the consultation process.
- 1.3 This Assessment of Landscape and Visual Effects is to be read in conjunction with the Urban design report and full set of expert reports prepared as part of the Private Plan Change application.
- 1.4 This report describes the outcomes of the assessment of effects in order to provide an understanding of the existing landscape and how the re-zoning and development in accordance with the Warkworth Structure Plan (WSP) zoning may potentially affect the landscape, its character and visual amenity.

## 2. METHODOLOGY

2.1 Following best practice and the New Zealand Institute of Landscape Architects guide (*Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022*), for the preparation of this Assessment of Landscape and Visual Effects, the following steps were undertaken:

- Background desktop research and documentation of site location and context, including statutory context
- Site investigations and photographic recording (undertaken between October and November 2021, and June 2022)
- Identification and analysis of existing landscape and urban values including bio-physical values, cultural values, and visual amenity values where appropriate
- Identification of the visual catchment and viewing audience of the Site
- Review of masterplan drawing iterations to assess the possible landscape and visual impacts of the Proposed Plan Change
- Analysis of representative viewpoints looking at visual changes that are likely to occur as a result of the Proposed Plan Change and assessing the overall sensitivity of viewpoints to visual change
- A final assessment report for the anticipated landscape and visual effects of the Proposed Plan Change, following the review of the Masterplans (dated June 2022), and viewpoints of the Sites.

2.1 In assessing the extent of effects, this report uses the seven-point scale recommended by Tuia Pito Ora/NZILA. The scale of effects rating ranges from very low, low, low-moderate, moderate, moderate-high, high, and very high. The effects ratings and definitions are provided within Appendix 1.

2.2 Viewpoints were selected to represent a range of views. These locations were firstly selected based on a desktop study, followed by location visits to confirm suitability. The viewpoints provide a range of distances, from immediate to distant, and cover a range of viewing orientations. Viewpoint locations have been plotted as accurately as possible from aerial imagery (Refer Appendix 2).



### 3. SURROUNDING CONTEXT

#### Location

- 3.1 The Western and Eastern Sites sit 3km south of the Warkworth Town Centre, approximately 50km north of Auckland's CBD. State Highway 1 intersects the two Sites.

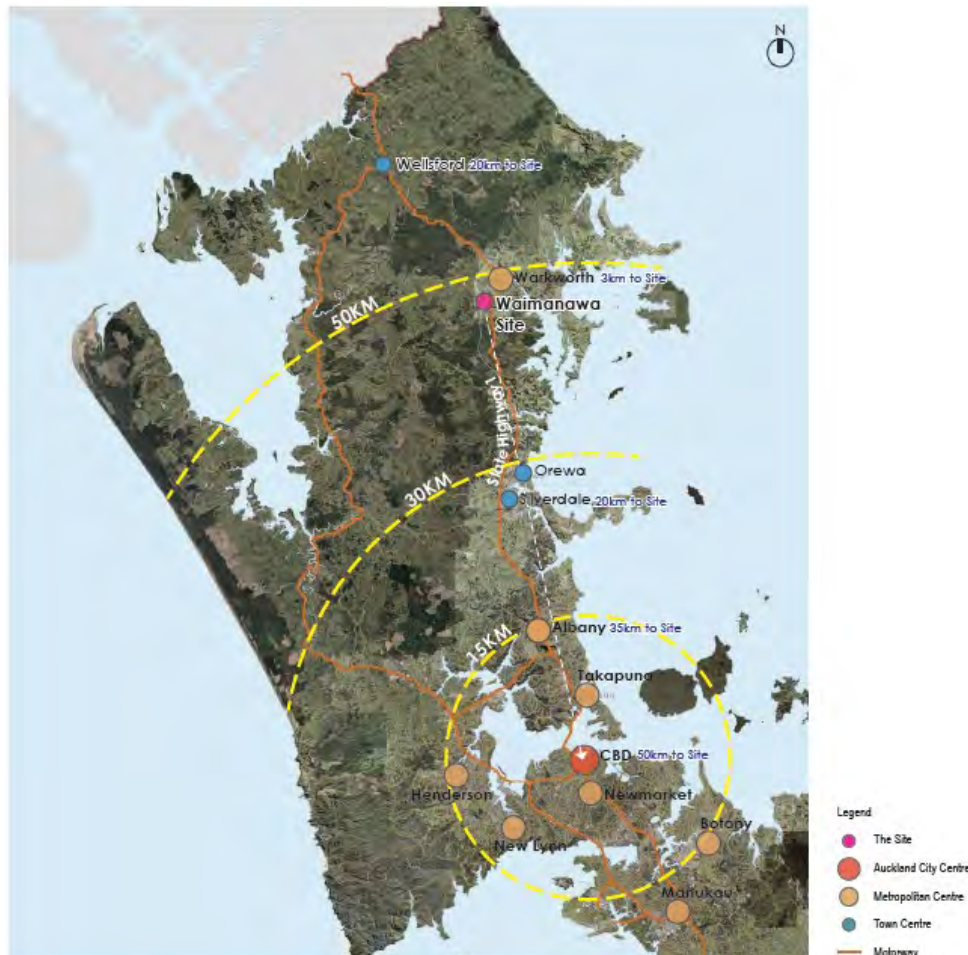


Figure 1 - Site location

- 3.2 Warkworth has been identified as satellite township to provide a range of services to its surrounding rural community, provide business presence, and residential growth of up to 7500 new dwellings under the Auckland Plan 2050. Development in Warkworth South is sequenced for 2028-2032 under the current non-statutory Future Urban Land Strategy. 1100 hectares of land in Warkworth has been identified for future urban development under the Auckland Unitary Plan (AUP), including the two Sites.
- 3.3 The Western site sits on a generally low to gentle contoured valley within the wider Future Urban zone of South Warkworth, largely pastoral and rural lifestyle activities border the site, the Warkworth Industrial area and new Mason Heights development sit just past the northern boundary.
- 3.4 The Eastern Site sits on a low to moderate contoured catchment within the wider Future Urban Zone of South Warkworth, largely pastoral and rural lifestyle activities border the site, the Site's southern boundary abuts the Avice Miller Scenic Reserve.

- 3.5 Residential development in Warkworth occurs largely around the town centre and along the SH1 corridor. The highest level of density starts from the town centre then dissipates with distance from the centre.
- 3.6 Mahurangi College is located 1.5km north of the site on Woodcocks Road and Warkworth Primary School is 2.5km to the north on Hill Street.

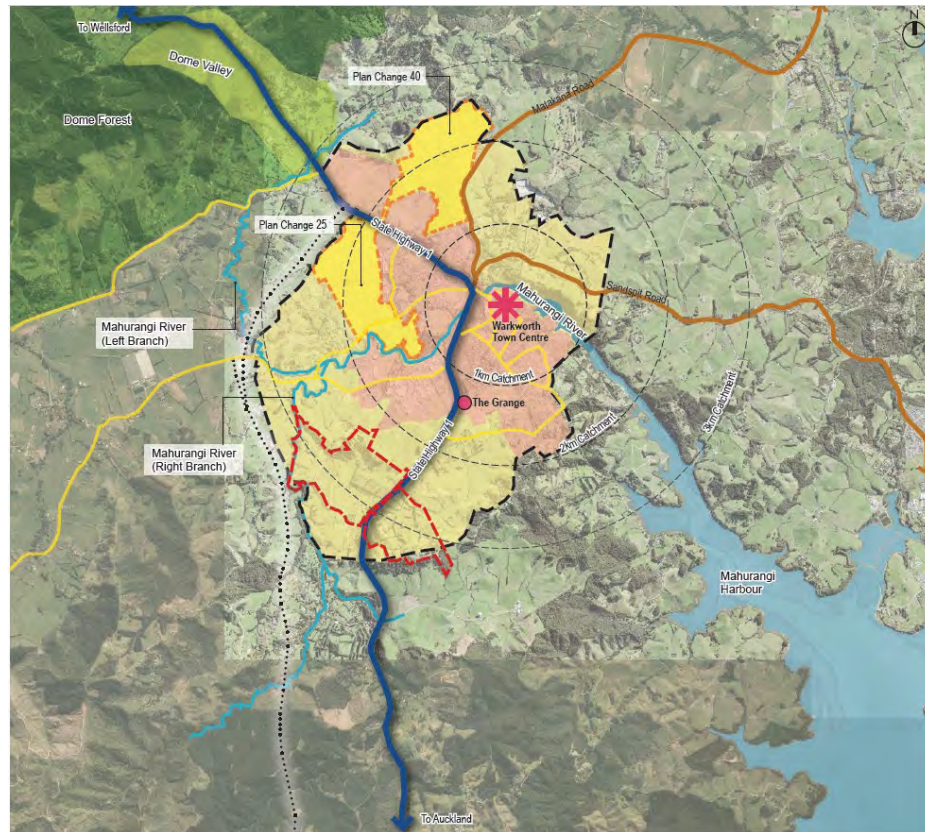


Figure 2 - Warkworth context plan

- 3.7 State Highway 1 runs centrally through Warkworth in a North-South direction. The new Ara Tūhono – Pūhoi to Warkworth Motorway is currently under construction which traverses on the periphery of the Warkworth future urban area to the west and will bypass the Warkworth Town Centre. The main on/off ramps to the new motorway occur to the Northwest of Warkworth, just to the south of Kaipara Flats Road. Once the Ara Tūhono – Pūhoi to Warkworth Motorway is open the current SH 1 through Warkworth and the Site will revert to an Arterial Road, with a corresponding change in its form and use.
- 3.8 Open space in Warkworth is predominantly confined to the edges of the Mahurangi River, in the form of walkways and small-medium open space beside riparian margins, along with native bush reserves and sports fields.

#### Landform + Features

- 3.9 The Warkworth Town Centre formed around the Mahurangi River which cuts through the township and continues southeast to the Mahurangi Harbour. The upper reaches of the Mahurangi river splinter off in all directions through Warkworth.

- 3.10 The first Portland cement manufacturing plant in the southern hemisphere, Wilson's Cement Company, was established along the river in 1884. It closed in 1928 during the depression, its ruins are now used as a popular local freshwater swimming hole.<sup>1</sup>
- 3.11 The Warkworth south area is bordered by a series of ridges to the south that define the future urban area, a valley floor sits centrally where the Site is located. Streams, tributaries and more localised watercourses cut the basin and surrounding hills and spurs.
- 3.12 Avice Miller Reserve located just beyond the rural-urban boundary features large tracts of native forest. These forest remnants extend further eastwards to the Thompson Road ridge, all of which are identified as Significant Ecological Areas under the AUP and form a large Outstanding Natural Landscape (ONL) wrapping along the ridges framing the future urban land in Warkworth South. A Significant Ecological Area (SEA) overlay is located along the right arm of the Mahurangi River from the southwestern corner of the Western Site towards a major stand of bush to the south.
- 3.13 The Parry Kauri Park is a plot of native bush located to the south of the town centre and is home to two of the largest Kauri on the east coast.

### **Cultural Values**

- 3.14 Ngāti Manuhiri are mana whenua (tribe of the area) for Puhinui (Warkworth) and the surrounding area. The iwi (tribe) has occupied this area as ahi kā (people who kept the fires burning/continuous occupation) since the 17th Century.<sup>2</sup>
- 3.15 Te Awa Waihē (Mahurangi River) is an important waterway for the iwi, once being a major transport route inland from the inner Mahurangi Harbour (also called Waihē) and is the largest awa flowing out to Te Moana Nui ō Toi (the seaway north and east of Whāngaparāoa), within the wider Mahurangi area. The waterfalls (Puhinui Falls) at the head of te Awa Waihē are of particular significance to Ngāti Manuhiri and are considered wāhi tap (sacred). Further south of the falls there were several waka landing sites used by the people as they travelled inland from the coast.<sup>2</sup>
- 3.16 In addition to transport, the awa was an important source of freshwater and associated resources such as tuna (eels), koura (freshwater crayfish), kākahi (freshwater mussels) and waterfowl. There was also flax and other weaving resources, plants and fruits for kai (food) or rongoā (medicine). The mature trees in the once lush surrounding bush (podocarp/broadleaf and kauri) were felled for waka.<sup>2</sup>
- 3.17 In the 19th century, shipbuilding flourished with the ready supply of timber from the kauri forests. Early settlers also developed orchards on land too poor for crops. During the 20th century, orchards made way for dairy and sheep farms.<sup>3</sup>

<sup>1</sup> (2007). DVD. *Warkworth: Majorlook*

<sup>2</sup> (Mahurangi Kahui Ako - Success for all, 2021)

<sup>3</sup> (New Zealand Government, 2021)

### Landuse + Character

- 3.18 The Western and Eastern sites sit among pastoral and rural land uses, surrounding lot sizes range from 1.65Ha to 34Ha approximately.
- 3.19 To the north of the site sits a new residential development Mason Heights, with lot sizes of approximately 450-650m<sup>2</sup>. The Warkworth light industrial zone is also located to the north of the site and sits along the Woodcocks Road spine.
- 3.20 A local centre 'The Grange' with multiple hospitality stores, a petrol station and small businesses is situated to the northeast of the site across State Highway 1, which services the local community, but also travellers along SH1 as they head to/from their destinations. The Grange backs onto a new residential development that has been built in the last 5 years, the site sizes are approximately 450-650m<sup>2</sup>.
- 3.21 Higher density residential is provided for closer to the town centre to the northeast of the Site. Under the AUP the town centre is zoned for further density of Business – Town Centre, Business – Mixed Use, and Mixed Housing Urban zoning.

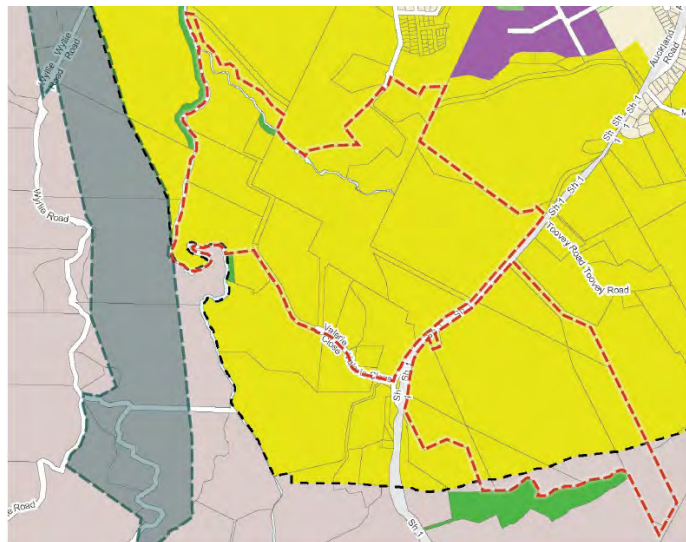


Figure 3 - Warkworth Zoning - Auckland Unitary Plan Zoning (AUP)

### Connections + Activities

- 3.22 State Highway 1 separates the sites in a Northeasterly direction, creating a Western and Eastern Site, and providing direct connection to the main trunkline of New Zealand.
- 3.23 With future connections from the western boundary of the Western Site, the sites have convenient access to the new motorway and the proposed Wider Western Link Road that traverses the Site from east to west.



- 3.24 Valerie Close provides direct connection to the Western Site along the southern boundary to SH1 offering easy connection to the town centre and beyond. Mason Heights provides direct connection to the Site from the north and links to the main connector road of Woodcocks Road. New collector roads within Eastern Site provide connection to State Highway 1.

#### 4. SITE DESCRIPTION

##### Waimanawa Valley - Location + Layout

- 4.1 Waimanawa Valley (Western Site) is comprised of 18 lots totalling approximately 99.5Ha of land in Warkworth South between State Highway 1 and Valerie Close. The Site includes Morrison's Heritage Orchard in the north-eastern corner, which is to be retained. The Waimanawa Hills (Eastern Site) sits to the east of State Highway 1 and is 65.5 ha comprised of 4 parcels of land.

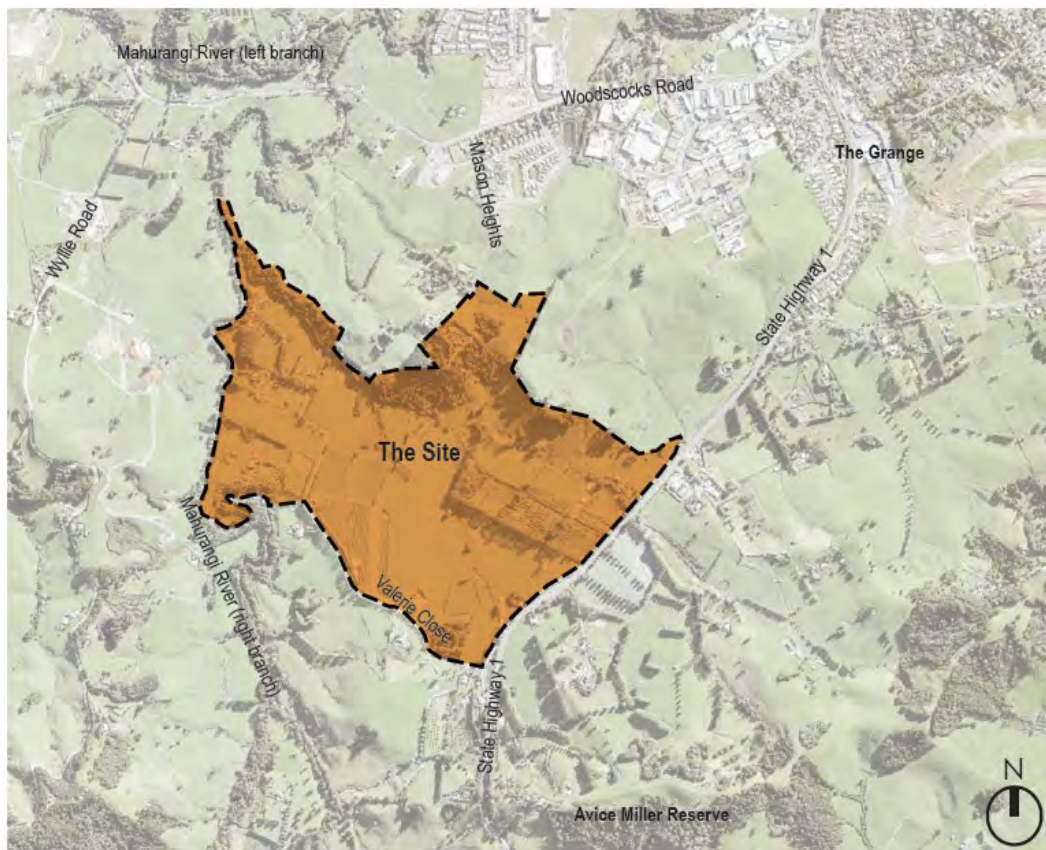


Figure 4 - Plan Change – Western site extent

- 4.2 The site is irregular in shape, but generally has a wide west-east layout with long undulating boundaries along Valerie Close to the south and the northern ridgeline. The eastern boundary is bordered by SH1, the upper reaches of the Mahurangi River border the western boundary.
- 4.3 The valley floor is incised by tributaries from the surrounding hills and ridgelines that feed the Mahurangi River.



- 4.4 The future Wider Western Link Road will become the main connecting spine of the development to the existing SH1, Woodcocks Road and possibly the future Ara Tūhono – Pūhoi to Warkworth Motorway southern interchange (which is still to be confirmed).
- 4.5 The existing built environment has an unremarkable pattern featuring scattered residential dwellings, farm buildings and temporary structures connected by loose roading network, which reflects the typical hinterland of rural settlements within the Auckland region.

#### **Waimanawa Valley - Landform + Features**

- 4.6 The topography of the site is varied; the southwestern boundary is characterised by a gradual hill sloping northward where it meets the central valley floor.
- 4.7 Outreaches of the Mahurangi river and its undulating riparian margin define the western and north-western limits of the site, the northern tributary follows the base of the northern ridgeline from northwest to southeast dissecting the site. A bat flight corridor has been identified on the western edge of the property and requires special landscape treatment.
- 4.8 The northern ridgeline with its several spurs visually contains the sites northern edge and provides a 'green' visual break in the subdivision.
- 4.9 Within the central valley floor, the site falls to the northwest from Valerie Close (+RL50) to the Mahurangi River (+RL20).
- 4.10 The current Site is largely pastoral land, with a couple of lifestyle sections, a vineyard and the Historic Morrisons Orchard.
- 4.11 The existing Kanuka forest along the north-western boundary of the site presents a natural landscape feature on the hill slopes which contributes to the broader landscape in Warkworth

#### **Waimanawa Valley - View Shafts**

- 4.12 Views into the site are relatively restricted to close views from Valerie Close, the adjacent SH1, and surrounding properties. There are two potential wider views to the site on Wylie Road to the west and Thompson Road to the east.
- 4.13 Properties on the southern boundary along Valerie Close will receive elevated northern views over the valley. Lifestyle block properties on the northern boundary at the highest point of the site will have wider ranging views from the north to the south.
- 4.14 There are no scheduled viewshafts to be maintained on the site.

#### **Waimanawa Valley - Cultural Values**

- 4.15 The site contains no archaeological site of significance or other historic heritage sites that may raise constraints to the proposed urban developments.
- 4.16 Morrison's Heritage Orchard will continue acting as a destination with rural characters that reinforces the historic and cultural values within the site.

### **Waimanawa Hills – Location and Layout**

- 4.17 Waimanawa Hills (eastern site) comprises of 4 parcels of land (approximately 65.5 ha) adjoining the eastern edge of State Highway 1, and the Rural Urban Boundary (RUB) of Warkworth to the south.



*Figure 5 - Plan Change - Eastern Site extent*

- 4.18 The site is irregular in shape with long ridgeline boundaries and is generally defined by the local catchment. The western and northern boundaries are bordered by SH1, the eastern boundary abuts the neighbouring boundary continuing along the ridgeline to the Southeastern corner, Avice Miller Scenic Reserve borders the southern boundary.
- 4.19 The Site sits within the immediate catchment, a ridgeline runs from SH1 to the west along the southern boundary to the eastern corner where a spur of the ridge extends in a north-western direction dissipating in the northern corner of the site. The Site slopes in a northwest direction from the southern boundary, the steepest portion of the Site is within the south-eastern corner.
- 4.20 The Site is incised by three tributaries which start from the southern ridge and head to the north-west crossing under SH1 and feeding the upper reaches of the Mahurangi River; large exotic tree species line the stream edges.
- 4.21 Two residential dwellings, a few farm sheds and a stable are dotted across the site in no particular order, reflective of rural settlements within the Auckland region.

### **Waimanawa Hills - Landform + Features**

- 4.22 The topography of the site is varied; the arching north-western boundary follows SH1 and has a gentle incline that rises to the south, the south-eastern boundary encounters the steepest gradient to the ridgeline.
- 4.23 The north-eastern boundary follows the ridgeline in a southeastern direction from SH1 to the Avice Miller Scenic Reserve in the south-eastern corner where the Site's highest point (+RL115) is located. The site then continues approximately 250m further to the south-east through the scenic reserve.

- 4.24 The southern boundary is defined by the Avice Miller Scenic Reserve which has an SEA overlay, the southern ridgeline sits between 20-90m north of the reserve. The development will occur to the north of the ridgeline providing a substantial buffer to the reserve. The reserve is of high natural value to the area.
- 4.25 The Western boundary is defined by SH1, a spur extends north from the southern boundary containing the southwestern corner of the site from SH1.
- 4.26 A central valley is created between the western spur and the eastern dry stream corridor providing views to the north-west. An overland flow path is identified dissecting the central valley.
- 4.27 The current Site is largely pastoral land, with a palatial rural home centrally located, smaller residence sit to the north-east and south-west of the site.

#### **Waimanawa Hills - View Shafts**

- 4.28 Views into the site are relatively restricted to close views from Valerie Close, the adjacent SH1, Toovey Road, and surrounding properties. There are two potential wider views to the site on Wylie Road to the west, and Thompson Road and to the east.
- 4.29 Lifestyle block properties to the northeast of the Site will receive views of the development, however the proposed retention of several large tree stands paired with the site's topography will provide scattered screening.
- 4.30 There are no scheduled viewshafts to be maintained on the site.

#### **Waimanawa Hills - Cultural Values**

- 4.31 The site contains no archaeological site of significance or other historic heritage sites that may raise constraints to the proposed urban developments.
- 4.32 The Proposal will buffer the existing SEA on the southern boundary to help enhance the remaining native forest in the area.

## 5. RELEVANT STATUTORY CONTEXT

- 5.1 This document forms part of the supporting documentation for the Private Proposed Plan Change for Waimanawa.
- 5.2 The following is a summary of the relevant provisions that have informed this assessment, in terms of landscape and visual effect considerations. Relevant Documents include:
- Resource management Act 1991(RMA)
  - Auckland Council Unitary Plan (Operative in Part)
  - Warkworth Structure Plan (June 2019)

### **Resource Management Act 1991 (RMA)**

- 5.3 Part 2 of the Resource Management Act 1991 (RMA) sets out the purpose and principles of the RMA. Section 5 states the purpose is to “promote the sustainable management of natural and physical resources”.
- 5.4 Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA. The protection of outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development is identified as a matter of national importance in section 6(b). The site features ‘..rivers and their margins’, which the Proposal seeks to protect ‘from inappropriate subdivision..’ and enhance.
- 5.5 A Significant Ecological Area (SEA) is located within Waimanawa Valley along the right arm of the Mahurangi River and covers a small portion of the southwestern corner of the site towards a major stand of bush to the south, this area is to be protected and buffered by the Proposal.
- 5.6 Waimanawa Hills incurs natural overlays. The southern portion of the site is part of a large Outstanding Natural Landscapes (ONL) overlay along the south-eastern ridgeline of Warkworth South. A segment of the Significant Ecological Area (SEA) from the Avicé Millar Scenic Reserve crosses the southern boundary covering the native vegetation, this area is to be protected and buffered by the Proposal.
- 5.7 There are no Outstanding Natural Features (ONF), Outstanding Natural Character (ONC), or High Natural Character (HNC) overlays on either Site.
- 5.8 Section 7 of the RMA outlines other matters such as cultural importance, use and development of resources, quality environments, and amenity values. In particular, matters relating to quality environments and amenity values are relevant to this assessment and are to be taken into account.

## Auckland Unitary Plan (refer Appendices for full Statutory Context Assessment Chart)

- 5.9 Both sites (outlined in red below) are located within Warkworth South, along the upper tributaries of the Mahurangi River and within the Rural Urban Boundary.

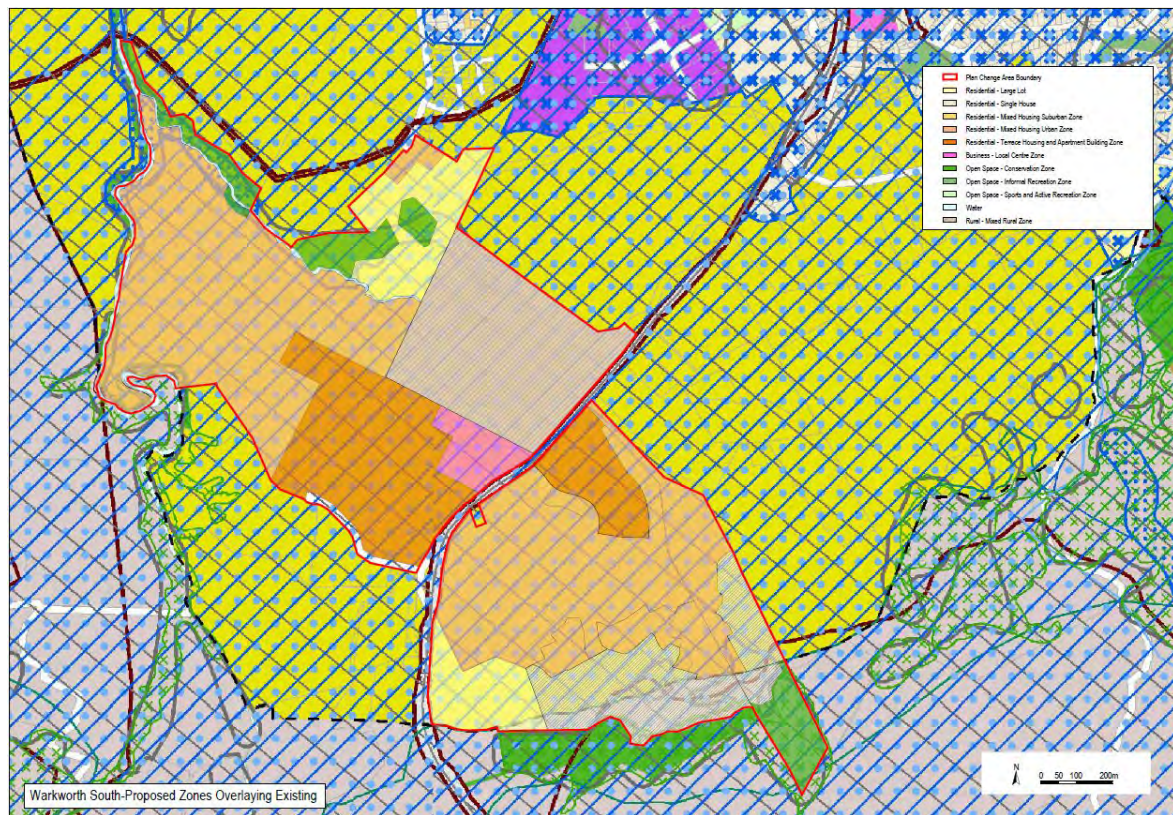


Figure 6 - Auckland Unitary Plan (Operative in Part) Zoning Map (Extent outline in red)

- 5.10 Within the Auckland Unitary Plan, the site is identified as Future Urban Zone. The Future Urban Zone is applied to greenfield land that has been identified as suitable for urbanisation except for a small area of existing Esplanade Reserve zoned Open Space -Conservation within the Western Site and a larger portion of the Eastern Site where the Avice Miller Scenic reserve is located. The Future Urban Zone is a transitional zone. Land may be used for a range of general rural activities but cannot be used for urban activities until the site is rezoned for urban purposes.<sup>4</sup>
- 5.11 The southwestern corner of the Western site intersects a small portion of a Significant Ecological Area (SEA) from the right arm of the Mahurangi River towards a major stand of bush to the south, this portion is to be protected and buffered by the Proposal. Within the Eastern Site a Rural Production Zone intersects the southern boundary along the ridgeline buffering the FUZ from the Open Space – Conservation zone of Avice Miller Scenic Reserve, which also incurs an SEA overlay. This zone is void of development in the proposal.
- 5.12 Matters of the Auckland Unitary Plan (Operative in Part) which have relevance to the landscape and visual assessment of the Proposal are outlined within the report, and include:

<sup>4</sup> H18. Future Urban Zone, Auckland Unitary Plan (Operative in part)



- H18. Future Urban Zone
- H7. Open Space Zones
- Rural – Rural Production Zone
- Schedule 3 Significant Ecological Areas – Terrestrial Schedule

## **Warkworth Structure Plan (June 2019)**

5.13 As the first stage of the re-zoning of Future Urban Zoned land in Warkworth, a non-statutory Warkworth Structure Plan has been prepared by Auckland Council outlining the possible future zonings and key transportation routes to ensure that Warkworth is developed in a coordinated manner.

5.14 In terms of the Site, key findings identified in the Warkworth Structure Plan (WSP) are summarised below:

- New residential areas for more intensive developments (terrace houses and low-rise apartments) are proposed in Warkworth South;
- A new arterial road (Wider Western Link 'WWL') is proposed to connect the existing Stage Highway 1 (SH1) with Woodcocks Road;
- Along with a public transport hub, a new Local Centre ('LC') in the south is located in the vicinity of the intersection of the existing SH1 and the new arterial road;
- Create 'green corridor' across the urban development to provide protection to the existing natural and ecological values, particularly alongside the Mahurangi River and its tributaries;
- Protect Morrison's Heritage Orchard from subdivision and remains as a rural feature of Warkworth.
- Protect and enhance existing bush/natural areas and create ecological corridors linking the Future Urban zone to other ecological areas
- Provide well located and accessible areas of open space linked by a green network of walking and cycling trails along the streams
- Use the Future Urban zone efficiently to protect against the need for further urban expansion into Warkworth's valued rural hinterland

## **6. PROJECT BACKGROUND**

6.1 The Western site consists of 18 parcels of land that have been purchased over several years by Endeans Farm Limited. The Eastern site comprises of 4 parcels of land (approximately 65.5 ha). Together with Osbornehay, Maven Associates, Traffic Planning Consultants, A Studio Architects and other expert consultants, our multi-discipline team has been working collaboratively to develop a comprehensive masterplan that demonstrates the feasibility of the proposed residential development.

- 6.2 The Western site contains the remaining portion of the historic Morrisons Orchard (Red Bluff) established in 1873 by Edward Morrison. The Eastern site includes a portion of the locally significant Avic Miller Scenic Reserve which has an ONL overlay.
- 6.3 The plan change has been prepared following best-practice urban design principles and has included a master plan-based design process. The master plans have demonstrated that the land can be subdivided in a way that will support a high-quality neighbourhood and remain compatible with the Warkworth Structure Plan.
- 6.4 Preliminary consultation meetings have been held over an 18-month period with Auckland Council, Auckland Transport, Waka Kotahi NZ Transport Agency, Mana Whenua, the local community board, the adjoining landowners and the general public as part of the consultation process.

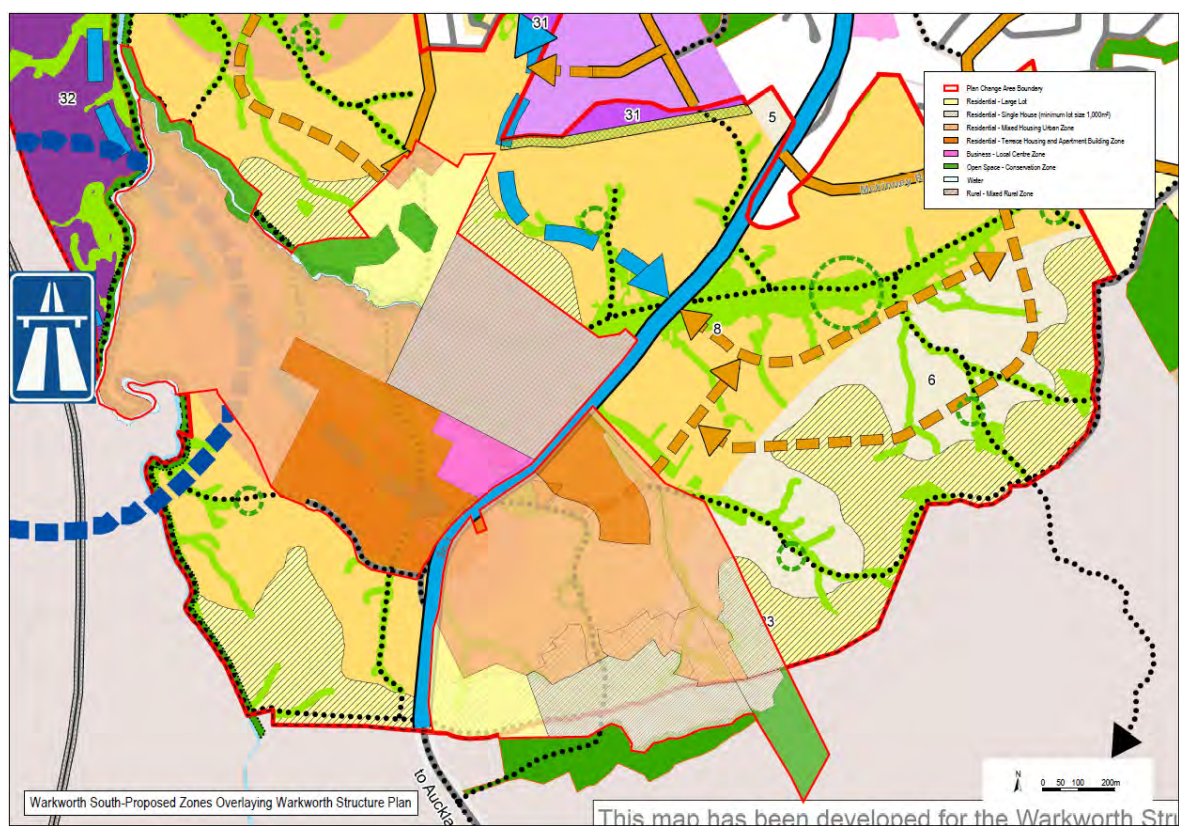


Figure 7 - Private Plan Zoning Context Plan – with Warkworth Structure Plan Base (Reset Urban Design)

## DESCRIPTION OF THE PROPOSAL

- 6.5 The proposal is seeking a Private Plan Change from FUZ to a mix of zones in line with the WSP, which recognises the future growth of Warkworth. The purpose of the plan change is to enable greater density and diversity of development within the site in terms of scale and built form development along with the mix of activities. The WSP along with the AUP(OP) support the change of the site from large lot rural parcels to a higher density urban community.



*Figure 8 - Combined Indicative Masterplan (Reset Urban Design)*

- 6.6 The Western site comprises approximately 99.5 ha of land stretching along the upper reaches of Mahurangi River (right branch) between State Highway 1 and Valerie Close. The development seeks to utilise the sites' topography and strategic location alongside SH1.
- 6.7 The Proposal seeks to re-zone the land which would allow for a residential development with a local centre on existing rural land. The Western proposal comprises of varying residential density of Terrace Housing and Apartment, Mixed Housing Urban and Large Lot zoning aligning with the WSP consisting of residential 742 lots and 173 apartments. The Eastern proposal comprises of varying residential density of Terrace Housing and Apartment, Mixed Housing Urban, and Single House zoning; comprising of 691 lots.
- 6.8 The Proposed Plan Change is based on a set of key principles and strategies to guide the initial design and create a holistic development that provides residential development intertwined with an enhanced natural environment.
- 6.9 The key principles are as follows:
- Preserve and enhance the existing ecosystem and natural landscape features
  - Create a healthy and sustainable community for people of all ages
  - Promote efficient use of land
  - Create quality and interlinked public realms accessible to all residents
  - Provide for a legible pattern of roads, local streets, lanes and walking and cycling routes
  - Celebrate the unique identity of Warkworth South and create a sense of place

6.10 The key strategies are as follows:

- Maintain and enhance the existing wetlands, streams and forests
- Connect to the larger arterial roading network
- Promote efficient use of land and mix of housing
- Create quality and interlinked public realms accessible to all residents
- Provide for a legible pattern of roads, local streets, lanes and walking and cycling routes
- Celebrate the unique identity of Warkworth South and create a sense of place

6.11 The overall intent of the master plans is to provide framework for a new high quality residential development with small town centre that enhances its unique landscape features, while providing connectivity and density.

6.12 The masterplan can be broken down into several key spatial zones or strategies:

#### **Land Use**

6.13 Building on the site's opportunities and constraints and the key design considerations, the configuration of the land use aims to optimise opportunities for high quality urban residential, create extensive open spaces, aid maintenance of landscape features and ecological values.

6.14 The proposed land uses respond to the land use plan set out in the Warkworth Structure Plan (WSP) which provides for predominantly residential uses, a local centre and a series of open spaces associated with natural streams and local landscape features.

#### Waimanawa Valley - Western Site

6.15 The Local Centre zone is located immediately adjoining SH1 and the Wider Western Link Road to ensure that the new centre serves a wider catchment area within Warkworth South and is easily accessible to the community by a range of transport modes. The Business – Local Centre Zone seeks to provide 68 apartments.

6.16 The area to the west of the local centre provides for the greatest residential density- Terrace Housing and Apartment Zone. This high-density residential area aims to efficiently utilise the land that has convenient access to local services, retail, public transport and key open spaces.

6.17 West of the Terrace Housing and Apartment Zone, the Mixed Housing Urban Zone extends across the valley floor to the Site's western boundary adjoining the right arm of the Mahurangi River. A segment of Mixed Housing Urban is proposed on the northern boundary where the site connects to Mason Heights.

6.18 A collection of large lot residential is proposed for the northern ridgeline of the Site retaining a portion of Warkworth's rural character and reflecting the steep topography of this area, which constrains development opportunities.



### Waimanawa Hills - Eastern Site

- 6.19 Adjoining SH1 the Terrace Housing and Apartment Buildings (THAB) zone provides the greatest residential density and aims to efficiently utilise the land that has convenient access to local services (adjacent proposed local centre), public transport and key open spaces.
- 6.20 The Mixed Housing Urban (MHU) zone extends from the THAB zone across the gentle sloping hills in the mid catchment toward the upper slopes. The MHU zoning accounts for the highest amount of lots within the Proposal and is separated by two central open spaces that link the development together.
- 6.21 Single House (min 1000m<sup>2</sup>) and Large Lot zoning utilises the upper reaches of the development reducing the visual impact from the wider viewing audience retaining a portion of the areas rural character, the larger lots will provide additional protection of the Avice Miller Scenic Reserve with its Outstanding Natural Landscape (ONL), Significant Ecological Area (SEA) and Open Space - Conservation overlays

### **Open Space**

- 6.22 The proposed masterplan is based on providing for a variety of generous open spaces across the site to create an integrated network of parks and green links. The open space strategies aim to:
- Enhance the existing ecological corridors along the upper reaches of Mahurangi River and its primary tributaries through planted riparian margins
  - Create a significant community park that provides a variety of high amenity public spaces
  - Create a central green avenue to connect Valerie Close with the major park and strengthen the key visual connections to the landscape on the northern hills
  - Provide for a series of pocket parks within the urban grain of the residential areas
  - Create linear green spaces that connect to the riparian corridors and parks
  - Offer continuous, interlinked, and safe routes for pedestrians and cyclists to all open spaces
  - Integrate stormwater management facilities with public open spaces to enhance the ecological and amenity values of the development
  - Protect and enhance Morrison's Heritage Orchard, the existing forest areas including the Avice Miller Scenic Reserve, by buffering the southern boundary and increasing native bio-diversity across the Site.



## **Street Network**

### Waimanawa Valley - Western Site

- 6.23 The site adjoins SH1 along its eastern boundary, which links the site to the Warkworth Town Centre to the north. Currently, Valerie Close and Mason Heights provide direct access to the site from SH1 and Woodcocks Road respectively which offers easy access to the Warkworth town centre and the employment area in the vicinity of Woodcocks Road.
- 6.24 Western Site - The Ara Tūhono – Pūhoi to Warkworth motorway is currently under construction to the west of the Site, once it is complete it will provide an additional connection to the Site through the proposed Wider Western Link Road. The Link Road is an urban arterial road with limited access points that will traverse through the site to SH1.
- 6.25 Western Site - The public transport interchange is proposed at the eastern edge of the Wider Western Link adjacent to SH1. The interchange is situated close to the local centre and surrounding high density residential providing an easy connection to local public transport.
- 6.26 The Wider Western Link will dissect the Western site centrally from SH1 in the east to Ara Tūhono to the west as the main arterial road of Waimanawa. It will be characterised by large specimen trees bordering the carriageway, central planted medians, generous footpaths, and a bidirectional separated cycle-lane.
- 6.27 Most of the residential development occurs on the southern half of the site, where two collector roads provide connection to the centre of the residential development from the arterial road to Valerie Close. A portion of Mixed Housing Urban development occurs in the northwestern corner which is linked to the arterial road by two local roads.
- 6.28 A north-south aligned green avenue traverses the Western site centrally connecting the existing vineyard to the expansive open recreation space. The green avenue is typified by the extent of large grade trees bordering the carriageway, its central green median with large specimen trees and wide footpaths.

### Waimanawa Hills - Eastern Site

- 6.29 The main connector road links to SH1 at the existing private driveway opposite the shelterbelt of the Morrisons Orchard; the shelterbelt defines the entrance to the proposed development across the road and is likely to become the Wider Western Link Road (WWLR). The WWLR traverses the opposing Site centrally from SH1 to Ara Tūhono to the west and once complete will provide direct access to the new motorway for the development.
- 6.30 A collector road runs centrally from SH1 to the centre of the site, local roads extend to the northeast and east of the development. A secondary collector road links the eastern edge of the development to the main collector road, this secondary road provides a potential link north to any future development on the neighbouring site. It is in line with the WSP and will be a key road to connect the development to the existing Warkworth Town Centre and the proposed neighbouring Local Centre.
- 6.31 A main road arch from north-west to north-east connecting the southern half of the site, local roads intersect the road perpendicular.
- 6.32 A series of JOAL's (Joint owner access lane) are utilised within the Proposal providing rear vehicular access to lots, they are also commonly used to reach difficult lot locations.

- 6.33 An indicative greenway is proposed centrally through the site from SH1 in the north to the southern boundary, the greenway is based around the central tributary and will be indicated by retained and new tree species. It is anticipated that the green spine will provide additional pedestrian connection to the development.
- 6.34 The large lot properties in the southwestern corner of the Site are accessed directly from State Highway 1, existing topography makes connection to the rest of the development difficult.

### **Walking and Cycling**

- 6.35 The Western site masterplan places a strong emphasis on creating a walkable community. Footpaths and on-road cycle routes are integrated within the road reserves to provide primary pedestrian and cycle access across the site. The routes are legible and offers direct connections to the local centre, public transport interchange and open space.
- 6.36 Both on-road walking and cycling routes and off-road recreational paths link the proposed local centre and residential community to the open spaces within the masterplan creating an interconnected community.
- 6.37 A series of shared pedestrian and cycle paths are generously provided alongside Mahurangi River and its tributaries. The boulevard provides direct pedestrian and cycle linkages between the proposed Wider Western Link Road and Valerie Close as well as visual connections towards the central park and bush reserves on the northern slopes.
- 6.38 The Eastern site proposal connects to neighbouring sites within the FUZ overlay through the connector road in the northern corner of the site. Cycling infrastructure is intended for this road, allowing multiple transport options to the wider Warkworth area.

### **Landscape**

- 6.39 Recent landuse has been a mixture of pastoral farming, orchards, vineyards and horse paddocks. Little care has been provided to the existing riparian and forest plantings. Pest plants existing within these areas will require eradication and management prior to any infill or succession planting commences.
- 6.40 The central intention of the landscape design for the Site is to retain all established indigenous species, within both the riparian/wetland and forest areas and to extend these into the planned new wetlands, streams, reserve areas and streets. The existing man-made wetland on the Western site may need to be modified slightly to provide for the final alignment of the Wider Western Link Road.
- 6.41 Expansion of the forest and wetlands into the new plantings in the reserves, wetland areas and streets will integrate the development with the existing landscape. The proposed new stormwater ponds provide not only an opportunity to integrate with the existing riparian and wetland plantings, but to soften the transition to the residential community dwellings.
- 6.42 All the streets will feature berm plantings of trees with a majority of indigenous species mixed with exotics chosen for their hardy and seasonal attributes.

- 6.43 A diverse mix of native and exotic plants are also chosen to provide pollination of other plants, food source for birds, reptiles, insects, and frog species by wetland enhancement and expansion of riparian and forest species on the western and northern boundaries of the site.

Waimanawa Valley - Western Site

- 6.44 The natural valley setting of the Western site in south Warkworth, includes an existing necklace of wetland/riparian planting and well-established native forest along the corridor of the central stream (a tributary of the upper reaches of the Mahurangi River).
- 6.45 The dominant tree species of the existing forest remnant and riparian vegetation are kanuka, pūriri, totara, rimu, kahikatea, kauri, pōhutukawa and many vines and epiphytes.
- 6.46 The planned reserve areas at the base of the valley feature extensive wetlands and provide additional opportunity to celebrate the past use of the land of food source, by integrating community gardens and fruit trees.
- 6.47 The double planting of the heavy volume arterial road with large exotic plane tree species, will have instant scale impact, to provide the need to slow down for traffic, as it enters this community zone.
- 6.48 Large grade indigenous tree species, such as totara, kowhai, and pūriri will feature in the berms of the residential streets providing themed character to each street.
- 6.49 A bat flight corridor has been identified by Bio Researchers on the site's western edge adjoining the upper reaches of the Mahurangi River (Right Branch). Indicative low growing native species for this area ensure the corridor will not be affected by the development.

Waimanawa Hills - Eastern Site

- 6.50 Three significant stream corridors are identified within the natural catchment of the Site originating from the southern ridgeline cross under SH1 and feed the upper reaches of the Mahurangi River (Right Branch). Several natural wetlands of varying size are scattered through the site, one constructed wetland has been identified in the western corner of the Site a '*Baseline Ecology*' Report was undertaken by Bio researchers in July 2021.



Figure 9 - Freshwater features map - Bioresearchers

- 6.51 An arborists report was undertaken in December 2020 by Craig Webb Consultant Arborist, which identified that *'Native trees are represented by several groups and solitary specimens. Native trees comprise approximately one third of the trees on site. The majority of the native specimens are on the steep embankments of the southern ridge and the fringe of Avice Miller Scenic Reserve that borders the southern edge of the site. These are represented by significant totara and puriri (Vitex lucens) and kauri (Agathis australis).'*
- 6.52 Native revegetation will be utilised across the site along riparian margins, within public open spaces and along the Site boundaries to integrate with the neighbouring properties and the Avice Milller Scenic Reserve to the South.

## 7. ASSESSMENT OF LANDSCAPE EFFECTS

### Landscape Attributes Assessment

- 7.1 Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change.

#### Waimanawa Valley - Western Site

- 7.2 The Site is largely pastoral with additional rural characteristics of an orchard and vineyard. The landscape is typified by expansive grass fields, large scattered and aligned exotic trees on gentle slopes in the southern portion of the site. Large exotic trees dot the eastern portion of the northern ridgeline, which is largely pastoral, a cluster of native bush sits central to the ridgeline, the ridgeline drops to the western site boundary along the edge of the Mahurangi River and is mix of native and exotic species. Planned native revegetation is underway on one of the central parcels of land and are occurring around the constructed wetland. These elements signify a largely modified landscape that limit the natural look of the Site.
- 7.3 There are few significant natural features within the Site that will be protected and enhanced by the Proposal. The basin like topography of the Site paired with the mature tree lines restrict views into the Site from a wider audience. Therefore, it is considered that the quality of the current landscape attributes of the Site are moderate, and the landscape sensitivity to change is moderate.

#### Waimanawa Hills - Eastern Site

- 7.4 The Site is generally pastoral and can be typified by expansive grass fields, with large exotic shelterbelts dividing the gentle sloping land of the site, large exotic tree species also line the tributaries, pockets of native trees are dotted across the steep southern ridgeline. A grand stonewall with timber gate identifies the entrance to 1728 Twin Coast Discovery Highway.
- 7.5 Three significant stream corridors are identified within the natural catchment of the Site originating from the southern ridgeline cross under SH1 and feed the upper reaches of the Mahurangi River (Right Branch). Several natural wetlands of varying size are scattered through the site, one constructed wetland has been identified in the western corner of the Site a 'Baseline Ecology' Report was undertaken by Bio researchers in July 2021.
- 7.6 The most significant natural feature of the Site occurs on the southern boundary where an SEA overlay covers Avice Miller Scenic Reserve and crosses the southern boundary of the Hao Block and is of Very High value. Indigenous species dominate this kauri, podocarp, broadleaved forest, including characteristic podocarp trees, kauri, rimu, tōtara and kahikatea. Pūriri, taraire (*Beilschmeidia taraire*), rewarewa (*Knightia excelsa*), tānekaha (*Phyllocladus trichomanoides*), nīkau (*Rhopalostylis sapida*) and māhoe also make up a relatively diverse indigenous community along the southern boundary edge.
- 7.7 The basin like topography of the Site paired with the mature tree lines restrict views into the Site from a wider audience. Therefore, it is considered that the quality of the current landscape attributes of the Site are moderate, and the landscape sensitivity to change is moderate.



#### Entire Private Plan Change site

- 7.8 The Proposal seeks to use the existing landscape as a base to the development with minimal earthworks proposed, low-moderate alteration of the landscape is proposed. It is considered that the proposed enhancements to the natural environment of increased stream setbacks, wetlands integration, native revegetation and maintenance plans will mitigate the change of built form to the Site.
- 7.9 As such, it is considered the Proposal will have **Low** adverse landscape effects on the landscape attributes of the Site.

#### **Landscape Values Assessment**

- 7.10 Landscape values relate to people's aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity.

#### Waimanawa Valley - Western Site

- 7.11 The southwestern corner of the site intersects a small portion of a Significant Ecological Area (SEA) from the right arm of the Mahurangi River towards a major stand of bush to the south, this portion is to be protected and buffered by the Proposal. A small section of Open Space - Conservation has been identified in the AUP adjacent to the stream in the northern portion of the Site which will be buffered and enhanced under the Proposal, no adverse effects on ecosystem services or areas of high natural value are expected.
- 7.12 The mixed rural uses of the Site have had adverse effects on the natural landscape, however the small portion of SEA in the southwestern corner, the pocket of Kanuka bush on the northern ridge and Open Space – Conservation area increase the Site's landscape values. As such, the Site's sensitivity to change is **moderate**.

#### Waimanawa Hills - Eastern Site

- 7.13 The most significant natural feature of the Site occurs on the southern boundary where SEA, Open Space Conservation and an ONL overlay covers Avic Miller Scenic Reserve and crosses the southern boundary of the Site and is of Very High value. Indigenous species dominate this kauri, podocarp, broadleaved forest, including characteristic podocarp trees, kauri, rimu, tōtara and kahikatea. Pūriri, taraire (*Beilschmeidia taraire*), rewarewa (*Knightia excelsa*), tānekaha (*Phyllocladus trichomanoides*), nīkau (*Rhopalostylis sapida*) and māhoe also make up a relatively diverse indigenous community along the southern boundary edge. No adverse effects on ecosystem services or areas of high natural value are expected.
- 7.14 The mixed rural uses of the Site have had adverse effects on the natural landscape, however the Avic Miller Scenic Reserve along the southern boundary and the pockets of large native trees dotted across the steep southern slopes increase the Site's landscape values. As such, the Site's sensitivity to change is **moderate**.

#### Entire Private Plan Change site

- 7.15 While there will be highly noticeable changes to the landscape due to the future development in accordance with the Proposed Plan Change, the changes will result in a high-quality built environment with an enhanced natural environment. The planting responds to the local ecological district by selecting a mix of native and exotic species that are suited to this environment and retain the Site's rural character.
- 7.16 As such, it is considered that the Proposal will have **Low** adverse effects on the landscape values of the Site.

#### **Landscape Character Assessment**

- 7.17 Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.
- 7.18 Warkworth has a rich rural history that is still retained today. The historic Morrisons Orchard that occupies the Site is one of the remaining features that distinguishes Warkworth and contributes to the unique character of the area.
- 7.19 The Private Plan Change introduces a large-scale urban development that contrasts the current rural character of the Site. However, the Proposal seeks to highlight the rural character of Warkworth by retaining the historic Morrisons Orchard. The proposal also seeks to enhance the high quality natural features of the site, and daylight some of the tributaries that have been filled in or degraded by the rural land-uses.
- 7.20 It is important to consider that future intensified development is anticipated within Warkworth as part of the Warkworth Structure Plan 2019, which has zoned around 1000Ha of land immediately surrounding Warkworth as Future Urban. The Site sits in the South Warkworth Future Urban Zone as defined by the Warkworth Structure Plan 2019, with development earmarked for all surrounding sites. The wider area is seeing increased density in residential developments.
- 7.21 The Site is characterised by its open grass paddocks, large existing exotic trees, tributaries, northern ridgeline, existing vineyard, historic orchard, existing native tree stands and the significant Avic Miller Reserve. Although the Proposal seeks to create a large residential development with a local centre, it also aims to retain and enhance the key characteristics of the site.
- 7.22 Considering the above, it is expected that the Proposal will have **Low** adverse effects on the landscape values of the surrounding landscape character.

#### **Future Built Environment**

- 7.23 To fully assess the impacts of the Proposal on the surrounding environment, it is necessary to also understand the potential permitted built environment of the area. The zoning shows the surrounding area as follows:
- H18. Future Urban Zone - North, East and Western boundaries.
  - H7.4 Open Space Conservation Zone - southern boundary – Avic Miller Scenic Reserve

- Rural – Rural Production Zone – Portion of southern boundary
- D9.1.1. Significant Ecological Areas – Terrestrial (SEA-T)

7.24 There will be no future development expected to the south of the Site, where the zoning is SEA-T and Rural Production.

7.25 It is anticipated that there will be increased density and height of the surrounding built environment as allowed for within the zoning of the areas noted above.

#### **Magnitude of Landscape Effects Table**

7.26 Below is the summary of magnitude of landscape effects resulting from the possible development of the site in accordance with the Proposed Plan Change:

<b>Assessment Category</b>	<b>Magnitude of Effects</b>
Landscape Attributes	Low
Landscape Value	Low
Landscape Character	Low

## **8. VISUAL CATCHMENT + VIEWING AUDIENCE**

### **Viewing Catchment**

- 8.1 The visual catchment is the physical area that would be exposed to the visual changes associated with the Private Plan Change.
- 8.2 The visual catchment of the Site is limited by the scale of the Site and its existing constraints. The most direct sightlines come from the Site's boundaries, Wylie Road and Valerie Close to the west and Toovey Road to the north of the Site are the only publicly accessible roads that receive direct views. The Northern ridgeline and its existing vegetation contain views from the north to the Western site. The Southern ridgeline and its existing vegetation contain views from the south to the Eastern site. Motorists on State Highway 1 will receive fleeting direct views of the development, although existing mature trees and the Morrisons Orchard will provide some screening. Existing elevated homes surrounding the Site will look down to the new development, it should be noted that these properties are within the Future Urban Zone and are likely to become developments of a similar scale.
- 8.3 An initial desktop study of the Site and its surrounding area was undertaken to identify crucial viewpoints, a couple of physical site visits were taken to confirm or alter viewpoints where necessary. Sixteen viewpoint locations were selected, to fairly represent available views of the Proposal, photographic viewpoints are included under Appendix 2.
- 8.4 Viewpoints 1-16 are photographic viewpoints (PVP) taken by a Canon EOS RP camera with a RF50mm F1.8 STM lens.

### **Viewing Audience**

- 8.5 The viewing audience that will likely be exposed to views towards the Proposal will therefore comprise:
  - Motorists and cyclists travelling in both directions along State Highway 1;
  - Motorists and pedestrians travelling along Wylie Rd, Thomson Rd, Valerie Cl and Toovey Rd;
  - Residents in surrounding properties;
  - Workers and customers of The Range

## **9. ASSESSMENT OF VISUAL EFFECTS**

- 9.1 Multiple representative viewpoints are used to identify and assess potential effects the future development in accordance with the Proposed Plan Change may have on the visual amenity of the surrounding areas. It is worth noting that even though there may be a visual change to a particular view, that changed visual landscape may not necessarily have a negative outcome, particularly where development is anticipated.

- 9.2 Potential view locations were investigated during the preparation of this assessment. Based on this investigation sixteen key representative viewpoints have been selected within the visual catchment area based on viewer types, frequency, distance, and views from publicly accessible locations. These viewpoints are made up of sixteen Photographic Viewpoints (PVP). Refer to Appendix 2 for map of Viewpoint Locations and Photographic Viewpoints.
- 9.3 The viewpoints were selected as locations that capture and fairly represent the range of public and private views towards the Proposal. The viewpoints fall into two categories representing the visual catchment:
- Mid-ground Views (between 0.5km and 2km from the Site)
  - Immediate Views (up to 0.5km from the Site)
- 9.4 A range of viewpoints have been provided, depicting the Site as viewed from key representative viewpoints. These viewpoints are a useful tool in assessing the visual effects of the proposal. Future neighbouring developments have been taken into account to help understand the cumulative effects.

#### **Mid-Ground Views**

- 9.5 VP1 – 44 Thomson Road, Warkworth

Location: 44 Thomson Road, Warkworth

Distance to Site: 1440m

Viewing Direction: Southwest

Quality of View: Moderate-High

Existing Values: Moderate-High – Typical rural landscape with rolling grass fields and a mix of mature native and exotic species, crowns of Kauri can be seen in the stand of native trees on the left edge of the view, existing homes are screened by mature trees; the Ara Tūhono – Pūhoi to Warkworth motorway is currently under construction in the background

Viewing Audience: Motorists travelling along Thomson Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low-Moderate - due to distance to development; expanse of view and focal points within view; low audience.

Viewpoint 1 illustrates the viewing perspective looking in a south-westerly direction from Thompson Road to the Site. It is a representative viewpoint of private residences located along Thompson Road. The view from this location is expansive, encompassing Warkworth south to the distant Moir Hill ridgeline. The Site sits centrally to the rural landscape from this viewpoint. Rolling hills of the neighbouring property provide some screening to the Site.

Effects Assessment:

- The Proposal will be seen at a moderate distance from Thompson Road.
- There are only a small number of viewers - residents and users of the no-exit street
- The Proposal sits central to the view with rolling hills of neighbouring properties obscuring a large portion of the Site, only the upper area of development will be visible. This area of the Proposal consists of a mix of density between Single House



and Mixed Housing Urban zoning, proposed native revegetation will screen some of this development over time.

- A portion of the Mixed Housing Urban zoning on the upper slopes of Waimanawa Hills incurs a height limit overlay reducing the potential built height to 9m. The height reduction acknowledges the visibility and importance of the southern ridgeline to Warkworth South.
- The surrounding rolling hills paired with the Site's topography contains the Proposal reducing the extent of development from the viewing audience. The background ridgeline of Moir Hill buffers the development from the horizon further reducing the visual impact of the Proposal.
- Although the Proposal introduces a large residential development to the existing rural landscape that will be immediately noticeable, it pays to note that the neighbouring properties in the foreground are all under the Future Urban Zone where similar scale development is permitted.
- The Proposal seeks to retain and enhance all key existing natural features of the site, overtime the proposed native revegetation and large-scale trees will mitigate the developments visual appearance.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

#### 9.6 VP2 – 16 Thomson Road, Warkworth

*Location: 16 Thomson Road, Warkworth*

*Distance to Site: 1.5km*

*Viewing Direction: Southwest*

*Quality of View: High*

*Existing Values: High - expansive rural landscape with rolling grass fields and a mix of mature native and exotic species, a scattering of large homes.*

*Viewing Audience: Motorists travelling along Thomson Road; residents and visitors to the residential properties in the immediate vicinity.*

*Sensitivity: Low - due to distance to development; small number of viewers; expanse of view and focal points within view; view focus and attention primarily across the horizon*

Viewpoint 2 illustrates the viewing perspective looking in a south-westerly direction from 16 Thomson Road in Warkworth. It is a representative viewpoint of private residences on the western edge of Thomson Road. The view from this location is elevated, at approximately 85.0m above sea level. Due to the elevation the views are expansive and panoramic, encompassing the hills to the west and all of Warkworth South in the foreground. Views of the Site are largely screened by the mature exotic trees of neighbouring sites and the Site itself.

Effects Assessment:

- There are a small number of viewers comprising of local residents and users of the no-exit street
- From this elevated location, the Site is seen at a distance across the neighbouring properties. Views from this location are orientated outwards towards the rolling hills in the background.

- Limited views of the site are visible from this location as mature tree species screen most of the site.
- It is important to note that the neighbouring properties in the foreground of this view fall under the Future Urban Zone overlay where future residential development is anticipated in line with the WSP. There is a high possibility the existing large trees will be removed, and future site development will be seen as part of the future urban environment.
- It is considered that future urbanisation would not significantly detract from the visual amenity of the surrounding area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**

#### 9.7 VP3 – 87 McKinney Road, Warkworth

Location: 87 McKinney Road, Warkworth

Distance to Site: 1600m

Viewing Direction: Southwest

Quality of View: Moderate-High

Existing Values: Moderate-High - expansive rural landscape with rolling pastoral fields and a scattering of mature native and exotic species.

Viewing Audience: Motorists travelling along Thomson Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - due to distance to development; small number of viewers; expanse of view and focal points within view

Viewpoint 3 illustrates the viewing perspective looking in a south-westerly direction from 87 McKinney Road in Warkworth. It is a representative viewpoint of private residences on the southern edge of McKinney Road. The view from this location highlights the existing rural character of Warkworth with pastoral land as the central focus. The Site sits central to the view behind rolling hills; Moir Hill ridgeline lies in the background. Views of the Site are largely screened by the mature exotic trees and rolling terrain of neighbouring sites.

#### Effects Assessment:

- There are a small number of viewers comprising of residents – with a portion of views being transient drivers/passengers of vehicles
- From this elevated location, the Proposal will be seen at a distance across the neighbouring properties. Views from this location are orientated outwards towards the rolling hills in the background.
- Limited views of the proposal will be visible from this location due to surrounding topography, the proposed Single House, and Mixed Housing urban zones along the upper reaches of the Proposal will be evident.
- A portion of the Mixed Housing Urban zoning on the upper slopes of Waimanawa Hills incurs a height limit overlay reducing the potential built height to 9m. The height reduction acknowledges the visibility and importance of the southern ridgeline to Warkworth South.
- It is important to note that the neighbouring properties in the foreground of this view are under the Future Urban Zone where similar scale development is

permitted. There is a high possibility the existing large trees will be removed, and the development will be seen as part of the future urban environment.

- It is considered that the proposal would not significantly detract from the visual amenity of the surrounding area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**

## 9.8 VP4 – 75 Wyllie Road, Warkworth

Location: 75 Wyllie Road, Warkworth

Distance to Site: 980m to Western site; 1850m to Eastern Site

Viewing Direction: Southeast

Quality of View: Moderate-High

Existing Values: Moderate-High – Typical rural landscape with rolling grass fields and a mix of mature native and exotic species, a scattering of large homes and sheds; the Ara Tūhono – Pūhoi to Warkworth motorway is currently under construction in the foreground

Viewing Audience: Motorists and cyclists travelling along Wyllie Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - due to distance to Site; expanse of view and focal points within view; low audience.

Viewpoint 4 illustrates the viewing perspective looking in a south-easterly direction from 75 Wyllie Road to the Site. It is a representative viewpoint of private residences located along Wyllie Road. The view from this location is expansive, encompassing Warkworth South. The valley floor of the Western site is seen behind the under-construction Ara Tūhono – Pūhoi to Warkworth motorway, the hills of the Eastern site are a portion of the background, the Proposal will be significant below the ridgeline.

### Effects Assessment:

- Both sites sit central to the view the Western site is seen at a moderate distance across the Ara Tūhono – Pūhoi to Warkworth motorway, the hills of the Eastern site are seen beyond.
- There are a low number of viewers comprising of residents and users of the no-exit street
- The Eastern Site is viewed directly from this location in the centre of the ridgeline, the extent of the residential development will be seen as a segment of the existing rural background of this view. Proposed native revegetation of site will assist in reducing the built form bulk, the utilisation of Single House zoning on the upper reaches along with height controls over the higher Mixed Housing Urban zoning will further decrease the visual impact.
- The Western Site's location on the valley floor contains the extent of development reducing the visual impact from this view. The masterplan seeks to retain and enhance all existing natural features of the site, overtime the proposed native revegetation and large-scale trees will mitigate the developments visual appearance.

- Although the Proposed Plan Change will permit future urban development of the current rural landscape it is in general accordance with the WSP and will provide necessary density to Warkworth. It pays to note that the neighbouring properties are all under the Future Urban Zone where similar scale development is anticipated.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

## 9.9 VP5 – 42a Toovey Road, Warkworth

Location: 42a Toovey Road, Warkworth

Distance to Site: 280m

Viewing Direction: Southwest

Quality of View: Moderate

Existing Values: Moderate-High - rural landscape with rolling grass fields and a mix of mature native and exotic species, a scattering of large homes.

Viewing Audience: Motorists travelling along Toovey Road; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate-High - due to distance to development; small number of viewers; view focus and attention primarily across to the site

Viewpoint 5 illustrates the viewing perspective looking in a south-westerly direction from 42a Toovey Road in Warkworth. It is a representative viewpoint of private residences on Toovey Road which neighbour the Site. The view from this location is elevated and views the Eastern Site directly. Much of the Proposal will be seen from this view, existing large exotic trees provide screening to the centre of the development, if these trees were removed the view would largely encapsulate the Proposal. One of the large native tree stands on the Site can be seen to the left of the view, where it separates the residential development.

### Effects Assessment:

- There are a small number of viewers comprising of residents and their visitors
- From this elevated location, the Proposal will be seen directly. Views are slightly obscured by large exotic trees.
- Limited views of the proposal will be visible from this location as mature tree species screen most of the development.
- The upper segment of the Proposal will be visible from this location, however Lower density Single House have been utilised to reduce the built form.
- Large exotic trees from within the Site are to be removed, this will reveal more of the Proposal to this viewing audience. Proposed native revegetation and covenant areas throughout the development will reduce the bulk of built form.
- It is important to note that the viewpoint location falls under the Future Urban Zone where similar scale development is permitted.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

## Immediate Views

### 9.10 VP6 – 1794 Twin Coast Discovery Highway (SH1), Warkworth

Location: 1794 Twin Coast Discovery Highway (SH1), Warkworth

Distance to Site: 120m

Viewing Direction: West

Quality of View: Low-Moderate

Existing Values: Low – SH1 in the foreground; Modified rural landscape; moderate – low quality vegetation; construction of Ara Tūhono – Pūhoi to Warkworth motorway in the background.

Viewing Audience: Motorists/cyclists travelling along SH1; residents and visitors to the residential properties in the immediate vicinity; staff/customers of The Range.

Sensitivity: Low - due to distance to site; no development proposed in foreground; low landscape quality.

Viewpoint 6 illustrates the viewing perspective looking in a westerly direction from 1794 Twin Coast Discovery Highway (*The Range*), Warkworth. It is a representative viewpoint of Motorists/cyclists travelling along SH1; residents and visitors to the residential properties in the immediate vicinity; staff/customers of The Range. The viewpoint views the Site across SH1, horses graze in the flat of the paddock, established exotic trees from the left of the view screen the Morrisons Orchard from view. A segment of rolling hills sit in the background, where the construction of the Ara Tūhono – Pūhoi to Warkworth motorway can be seen. To the right of the view the land rises steeply beginning the northern ridgeline. The land in the foreground falls under the Morrisons Heritage Orchard Precinct Plan Activity Area B.

#### Effects Assessment:

- The existing flat paddocks sit within the Morrisons Heritage Orchard Precinct Plan Activity Area B where campgrounds, a garden centre, markets, restaurant facility, produce shop, visitor accommodation units, and subdivision are enabled, Activity Area A is screened by the existing established tree line.
- The objectives of the Morrison Heritage Orchard Precinct ‘...limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the Precinct’s values for such activities within the wider surrounding urban environment.’
- Any development within the area is required to be sympathetic to the heritage orchard maintaining the *rural heritage character and appearance of the Morrison Heritage Orchard*.
- Future residential development is proposed in the background and will be largely screened by the existing large exotic trees that are being retain along with the Morrisons Orchard.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low**.



9.11 VP7 – 1738 Twin Coast Discovery Highway (northern corner of site), Warkworth

Location: 1738 Twin Coast Discovery Highway (northern corner of site), Warkworth

Distance to Site: 2m

Viewing Direction: South

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with organised large exotic trees.

Viewing Audience: Motorists, cyclists travelling along SH1.

Sensitivity: Moderate-High – Immediate edge of development; existing landscape modified by rural activities; transient viewing audience.

Viewpoint 7 illustrates the viewing perspective looking in a southerly direction from 1738 Twin Coast Discovery Highway (SH1), Warkworth. This viewpoint is from the northern most corner of the Eastern Site. The view encompasses the rural character of the Site, with a post and batten wire fence in the foreground separating the carriageway from the pastoral fields. Large Poplar trees can be seen centrally and are organised in lines as shelterbelts demarcating the fence line between paddocks. The Proposal will be viewed immediately from this viewpoint.

Effects Assessment:

- The Proposal will be seen directly in the foreground as a new urban fabric altering the existing rural character. Terrace Housing and Apartment zoning fronts state highway 1 providing the highest density within the Proposal contrasting from the existing paddocks.
- Architectural form of the Proposal will play a key part in the development's integration to the site, landscaping of the development will be of great assistance in this integration. The Masterplan has considered the importance of the local landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- The viewing audience remains transient reducing the effect of the more prevalent urban fabric.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.12 VP8 – 1738 Twin Coast Discovery Highway (entrance), Warkworth

Location: 1738 Twin Coast Discovery Highway (entrance), Warkworth

Distance to Site: Immediate

Viewing Direction: East

Quality of View: Moderate

Existing Values: Moderate – Stonewall entrance with formalised trees; Rural character grass fields with a mix of large exotic and native trees, post and rail fence.

Viewing Audience: Motorists cyclists travelling along SH1

Sensitivity: Moderate-High – Immediate edge of development; existing landscape modified by rural activities; transient viewing audience.

Viewpoint 8 is from the entrance to 1738 Twin Coast Discovery Highway it views the Eastern Site in an easterly direction. It is a representative viewpoint of the residents and their visitors, motorists and cyclists travelling along SH1 receive fleeting views. The existing grand entrance of stone walls and formalised exotic trees are seen in the foreground. The rural character of the Site is evident with expansive fields separated by post and rail fences and tree shelterbelts. A large exotic trees line in the background identifies the Site's eastern boundary. The Proposal will be viewed immediately from this viewpoint, a stormwater wetland will be viewed directly, and the main entrance will be seen to the left of view.

Effects Assessment:

- The Proposal will be seen directly in the foreground as a new urban fabric altering the existing rural character. A large stormwater wetland will be viewed directly with the main entrance to the left and Terrace Housing and Apartment zoning on the northern side of the main road providing the highest density within the Proposal contrasting from the existing paddocks.
- Architectural form of the Proposal will play a key part in the development's integration to the site, landscaping of the development will be of great assistance in this integration. The Masterplan has considered the importance of the local landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- The viewing audience remains transient reducing the effect of the more prevalent urban fabric.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.13 VP9 – 1723 Twin Coast Discovery Highway (SH1), Warkworth

Location: 1723 Twin Coast Discovery Highway (SH1), Warkworth

Distance to Site: 50m

Viewing Direction: Northwest

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with a mix of large exotic and native trees, weed species along stream edges; ridgeline in the distance.

Viewing Audience: Motorists/cyclists travelling along SH1; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to site; existing landscape modified by rural activities.

Viewpoint 9 illustrates the viewing perspective looking in a north-westerly direction from 1723 Twin Coast Discovery Highway (SH1), Warkworth over the Western Site. It is a representative viewpoint of Motorists/cyclists travelling along SH1 and residents and visitors to the residential properties in the immediate vicinity. A flat pastoral field of the valley floor sits central to the view from the foreground to the mid-ground, a natively revegetated stream corridor of young manuka and kanuka intersects the pastoral fields, the large *Pinus radiata* shelterbelt flanks the field on the right. An existing waterway snakes from the foreground SH1 edge to the right of the view, this extension of the Mahurangi River is completely overgrown by kikuyu grass and other invasive species, it is only noticeable due to the electric fences along its edge. Five Plane trees are planted in the closest paddock and are surrounded by post and rail fencing. Large exotic trees are scattered centrally through the paddocks, a ridgeline on the west provides a backdrop the Site.

#### Effects Assessment:

- Future development will be seen directly across SH1, with the local centre in the foreground as indicated in the masterplan and the WSP. The existing tributary receives a native revegetated buffer and weaves through the local centre providing a unique entrance feature to the future development.
- According to the masterplan residential terrace housing and apartment zoning sits behind the local centre utilising the proximity to services and the public transport interchange. The native revegetated stream will receive further enhancement and provide a green backdrop to this portion of development, the trees will provide some screening to the development on the other side of the stream.
- The Proposed Plan Change will allow for future development where a new urban fabric is introduced to Warkworth South, the Warkworth Structure Plan (WSP) indicates a local centre with surrounding higher density residential which will be evident from this view and provide the greatest contrast from the existing landscape.
- This portion of the future development will receive the highest viewership, although the viewership is transient from SH1 users, there are very few residential homes across SH1 that will receive this view. Furthermore, the properties on the opposing side of SH1 fall under the same Future Urban Zone for Warkworth South and will in time become an urban development, extending the urban fabric of this area.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

#### 9.14 VP10 – 1693 Twin Coast Discovery Highway, Warkworth

Location: 1693 Twin Coast Discovery Highway, Warkworth

Distance to Site: 35m

Viewing Direction: East

Quality of View: Low-Moderate

Existing Values: Low-Moderate – State Highway 1 in the foreground, rural character grass fields with a mix of large exotic and native trees in the midground.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: *Moderate - due to distance to development; existing landscape modified by rural activities.*

Viewpoint 10 views the Eastern Site from across State Highway 1 in an easterly direction. Twin Coast Discovery Highway (SH1) lies in the foreground, the grass fields of the Site sit central to the view, a limited number of native trees separate SH1 from the Site, mature Monterey cypress follow the gradual ridgeline. It is a representative viewpoint of motorists joining SH1 from Valerie Close and residential properties in the immediate vicinity. The view illustrates the existing tributary between and resultant level difference of SH1 to the Site, the residential property within this view is not part of the Site. Mixed Housing Urban zoning sits closest to SH1, the existing watercourse will receive native revegetation planting to its riparian margin providing separation from SH1 and screening of the Proposal.

Effects Assessment:

- The Proposal will be seen directly in the foreground as a new urban fabric altering the existing rural character. Growth of native revegetation planting will provide screening of the development over time.
- Architectural form of the Proposal will play a key part in the development's integration to the site, landscaping of the development will be of great assistance in this integration. The Masterplan has considered the importance of the local landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- The viewing audience remains transient reducing the effect of the more prevalent urban fabric.

9.15 With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.16 VP11 – 3A Valerie Close, Warkworth

Location: 3A Valerie Close, Warkworth

Distance to Site: 150m

Viewing Direction: North

Quality of View: Low- Moderate

Existing Values: Low- Moderate – Rural character grass fields with a mix of large exotic and native trees, weed species along stream edges.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: *Low- Moderate - due to distance to Site; existing landscape modified by rural activities.*

Viewpoint 11 illustrates the viewing perspective looking in a northerly direction from the 3A Valerie Close, Warkworth over the Western Site. This viewpoint is from the southernmost corner of the Site, on Valerie Close slip road from State Highway 1 and faces north to the Western Site. The view encompasses the rural character of the Site, with a post and batten wire fence in the foreground separating the carriageway from the pastoral fields. Tributaries meander through the fields highlighted by low level vegetation made up of largely invasive species. A mix of large exotic and native trees are dotted across the field with a large Kahikatea and Totara of note, the historic Morrisons Orchard sits on the valley floor and is identified by its large *Pinus radiata* shelterbelt. The northern ridgeline is seen above the shelterbelt and is largely covered by native species in this view, a significant stand of *Pinus radiata* can be identified on the western portion of the ridge. The future urbanisation will be viewed immediately from this viewpoint, the Morrisons Orchard shelterbelt and the vegetated ridgeline will be seen above.

Effects Assessment:

- Future residential development will be seen in the foreground altering the existing rural character, the shelterbelt and existing vegetated ridgeline will be seen in the background retaining some rural character.
- The masterplan seeks to enhance the existing tributaries by providing a native revegetated buffer either side of watercourses highlighting the streams and interconnecting the future development.
- The Masterplan has considered the importance of landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.17 VP12 – 30 Valerie Close, Warkworth

Location: 30 Valerie Close, Warkworth

Distance to Site: Immediate to Western Site; 400m to Eastern Site

Viewing Direction: Southeast

Quality of View: Moderate

Existing Values: Moderate – Rural tree lined road, residential home with post and rail fencing in the foreground, dense mix of native and exotic trees centrally, rolling hills of eastern site in the background.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low-Moderate - due to distance to development; existing landscape modified by rural activities; potential development on immediate site.



Viewpoint 12 illustrates the viewing perspective looking in an easterly direction from 30 Valerie Close. It is a representative viewpoint of local motorists, pedestrian/cyclists travelling east along Valerie Close, residents and visitors to the residential properties in the immediate vicinity. The viewpoint shows a typical rural local road with large exotic species aligned on the right of the view and a post and rail front fence to the left, a mix of native and exotic tree species fills the centre of the view. The southwestern portion of the Eastern Site can be seen behind the central trees, rising from SH1 to the ridgeline in the south. Native tree species from the Significant Ecological Area (SEA) of Avice Miller Scenic Reserve appear behind the ridgeline from the right and centre of view. This view captures a mix of residential zoning from both sites.

Effects Assessment:

- The Viewpoint from Valerie Close captures a sealed rural local road with residential properties in the foreground. The Site's varying terrain is evident with gentle to gradual sloping land closer to SH1 and steeper land climbing to the southern ridgeline.
- The built form of the masterplans will be evident from this view, contrasting the existing rural landscape to the right of view. On the Eastern Site higher density Mixed Housing Urban zoning will be seen on the hill adjoining SH1, Single House zoning occupies the upper reaches of the Site minimising the bulk of homes to the more visible portion of the development.
- Native revegetation of the three major tributaries along with the retention of mature native tree stands on the Site contribute to the integration to the rural landscape and reducing the visual bulk of the built environment.
- THAB zoning on the Western site will be seen in the foreground.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low-Moderate**.

9.18 VP13 – 30 Valerie Close, Warkworth (facing Western site)

Location: 30 Valerie Close, Warkworth

Distance to Site: Immediate

Viewing Direction: Northeast

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with a mix of large exotic and native trees, weed species along stream edges.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to site; existing landscape modified by rural activities.

Viewpoint 13 is slightly elevated from the Site at +58.0 RL and illustrates the viewing perspective looking in a northeasterly direction over the Site from 30 Valerie Close. It is a representative viewpoint of motorists and pedestrians/cyclists travelling along Valerie Close. The view illustrates the rural character of the Site, with a post and rail fence in the foreground separating the carriageway from a residential lifestyle block with manicured grass lawns, two small sheds sit on the properties boundary. Pastoral land sits centrally to the viewpoint and the valley, a mix of young growth Manuka and Kanuka buffer the central stream and is the first site of native revegetation on the Site. The large *Pinus radiata* shelterbelt of the Morrisons Orchard sits on the valley floor behind the pastoral land. The eastern edge of the northern ridgeline is seen above the shelterbelt with scattered mature exotic species across the steep pastoral land. Future development would be viewed immediately from this viewpoint, the Morrisons Orchard shelterbelt and the ridgeline will be seen above the development.

Effects Assessment:

- From this location future development will be viewed immediately, although the viewpoints elevated nature will take in views above the development to the existing ridgeline will be seen in the background maintaining some rural character.
- The Masterplan seeks to enhance the existing tributaries by providing a native revegetated buffer either side of watercourses, the treetops will be seen above the development once they have matured highlighting the streams and interconnecting the development.
- The Masterplan has considered the importance of landscape and has elevated its status to ensure a holistic design that protects and highlights the natural features of the site whilst retaining the rural character of the area.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.19 VP14 – 38 Valerie Close, Warkworth

Location: 38 Valerie Close, Warkworth

Distance to Site: Immediate

Viewing Direction: North

Quality of View: Moderate - High

Existing Values: Moderate-High – Vineyard in the foreground, rural character grass fields with a mix of large exotic and native trees in the midground, Dome Valley hills in the distance.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to Site; existing landscape modified by rural activities.

Viewpoint 14 is slightly elevated from the Site at +60.0 RL and illustrates the viewing perspective looking in a northerly direction from Valerie Close. It is a representative viewpoint of pedestrian/cyclists travelling along Valerie Close and residential properties in the immediate vicinity. Due to the elevation and direction of this viewpoint location the views are extensive and panoramic encompassing 180-degree views across the wider Warkworth area and distant hills. Key focal points are the native bush in the Site's north-western corner, and the ridgeline of Dome Valley in the distance, The Dome's Summit sits central to the viewpoint. The existing landscape is of a modified rural character with Ransom Wines in the foreground and the surrounding pastoral land. Future urbanisation will sit in the foreground of the view and extend to the edge of the existing native bush in north-western corner.

Effects Assessment:

- From this location future development will be seen immediately, although the viewpoints elevated nature will take in views above the development to the Dome Valley ridgeline in the background allowing future urban development to sit comfortably within the site.
- The masterplan indicates the tree lined green avenue that runs from Valerie close to the central arterial road will be seen from this location with expansive open space recreational facilities beyond.
- The existing native and exotic bush lining the upper reaches of the Mahurangi River provides rural character to the Site, the master plan indicates the ridgeline will be enhanced with additional native revegetation including all existing tributaries, pedestrian pathways will link the streams and interconnect the development.
- With the above factors considered, the overall adverse effect to the viewing audience is considered to be **Low-Moderate**

9.20 VP15 – 73 Valerie Close, Warkworth

Location: 73 Valerie Close, Warkworth

Distance to Site: Within Site

Viewing Direction: North

Quality of View: Low

Existing Values: Low – Gravel road with concrete power poles central; mix of native and exotic tree species either side of road; pastoral fields separated by bush central to view.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Moderate - due to distance to site; existing landscape modified by rural activities.

Viewpoint 15 illustrates the viewing perspective looking in a northerly direction on the gravel section of Valerie close within the Western Site. The view looks directly down the existing gravel road, native revegetation planting (manuka, kanuka, phormium species) lines the western edge of the road along with concrete power poles; a more haphazard mix of native and exotic planting dots the eastern road edge with a scattering of Kauri being the most noteworthy. Views are directed to the existing bush to the north that defines the Site's northern boundary, the bush is a mix of native and exotic species, with *Pinus radiata* among the larger trees; pastoral land sits below and above the bush. Two large water tanks can be seen atop the elevated pastoral land. This view sits within the Site; future development will line this portion of Valerie Close. The masterplan indicates the arterial road will link at the bottom of this street where the road currently turns the corner.

#### Effects Assessment:

- The Viewpoint is taken from within the Site, according to the Masterplan the line of the existing road is retained. Residential homes will line the street mixed in with associated landscaping.
- The masterplan indicates the main arterial road will be seen at the base of Valerie close linking people across the development, large Plane Trees will line the arterial road, as a notion to the rural character of Warkworth. The tree lined street will screen proposed homes to the north once they have matured breaking up the density of the development.
- The bush lined ridge to the north is retained and will provide a green backdrop to allow future urban development to sit comfortably within the Site. The masterplan signals the site will be enhanced with additional native revegetation intended for all existing tributaries, pedestrian pathways will link the streams and interconnect the development.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low**.

#### 9.21 VP16 – 43 Valerie Close, Warkworth

Location: 43 Valerie Close, Warkworth

Distance to Site: Within Western Site

Viewing Direction: East

Quality of View: Moderate

Existing Values: Moderate – Rural character grass fields with a mix of large exotic and native trees, native revegetation along closest stream edge, vegetated hill of Eastern site can be seen in the background.

Viewing Audience: Motorists, pedestrian/cyclists travelling along Valerie Close; residents and visitors to the residential properties in the immediate vicinity.

Sensitivity: Low - Moderate - due to distance to site; existing landscape modified by rural activities, small viewing audience.

Viewpoint 16 illustrates the viewing perspective looking in an easterly direction from 43 Valerie Close. It is a representative viewpoint of local motorists, pedestrian/cyclists travelling along Valerie Close, residents and visitors to the residential properties in the immediate vicinity. Pastoral grounds divided by post and wire fencing can be seen in the foreground, piles of steel and timber are placed in the fields to the left. Native revegetation of a stream edge can be seen to the left of the view, the large exotic shelterbelt to the left of the view indicates the historic orchard. Low-level native revegetation of the stream sits centrally, State highway 1 can be seen splitting the pastoral fields where it divides the eastern site from the western site; rolling hills of the eastern site provide a rural backdrop to the development.

Effects Assessment:

- The Viewpoint sits central to the western Site and looks directly down the proposed Wider Western Link Road. The road links future development to State Highway 1 and Ara Tūhono – Pūhoi to Warkworth motorway which is currently under construction.
- The masterplan shows a small amount of development is proposed to the left of the view, an expansive recreational park with sports fields, playgrounds, wetlands and walkways is proposed just past the residential development and adjoins the Morrisons Orchard site to the east.
- Mixed housing urban and suburban development is proposed for the southern side of the arterial road, with a small local centre proposed for the road's intersection with SH1 as planned within the Warkworth Structure Plan (WSP).
- Development on the hills of the Eastern site will be evident from this view, however the green centre of the residential development will screen some of the development. Lower density Single House zoning with large lots is planned for the upper reaches of the Eastern Site reducing visual density.
- The development is also contained below the ridgeline maintaining views to the large native trees of Avic Miller Scenic Reserve.
- With the above factors considered, the overall adverse effect to the viewing audience is **Low - Moderate**.



### Magnitude of Visual Effects Table

9.22 Below is the summary of magnitude of visual effects:

VP #	Quality of View	Existing Value	Sensitivity	Visual Effects
1	Moderate-High	Moderate-High	Low - Moderate	Low
2	Moderate-High	Moderate-High	Low	Low
3	Moderate-High	Moderate-High	Low	Low
4	Moderate - High	Moderate - High	Low	Low
5	Low - Moderate	Moderate - High	Moderate - High	Low - Moderate
6	Low - Moderate	Low	Low	Low
7	Moderate	Moderate	Moderate	Low - Moderate
8	Moderate	Moderate	Moderate - High	Low - Moderate
9	Low - Moderate	Low - Moderate	Moderate	Low
10	Low - Moderate	Low - Moderate	Moderate	Low - Moderate
11	Low - Moderate	Low - Moderate	Moderate	Low - Moderate
12	Low - Moderate	Low - Moderate	Low - Moderate	Low - Moderate
13	Moderate	Moderate	Moderate	Low - Moderate
14	Moderate-High	Moderate-High	Moderate	Low - Moderate
15	Low	Low	Moderate	Low
16	Moderate	Moderate	Low-Moderate	Low - Moderate

## 10. STATUTORY ASSESSMENT SUMMARY

- 10.1 The statutory provisions have been fully covered within the specialist reports for this resource consent application. Further to this summary, refer to Appendices for the Statutory Context which assesses relevant matters from the AUP(OP).
- 10.2 Based on the statutory provisions the proposal is aimed at providing for a mixed-use residential development with a local centre that not only positively contributes to the amenity and environment, but also ensures a high-quality interconnected community is created.

### Assessment Framework

- 10.3 Based on the provisions set out earlier in this report, there are some issues that need to be considered in terms of the evaluation of effects from the Warkworth South Proposed Plan Change. These include:
- Require subdivision, use and development to maintain and complement rural character and amenity.
  - Avoid subdivision that will result in the fragmentation of land and compromise future urban development.
  - Section 6 of the RMA outlines matters of national importance. The site features ‘..rivers and their margins’, which the Proposal seeks to protect ‘from inappropriate subdivision..’ and enhance.
  - Protection of the Significant Ecological Area (SEA) from the right arm of the Mahurangi River and the Open Space – Conservation adjacent to the stream in the northern portion of the Western Site and Avice Miller Scenic Reserve on the southern boundary of the Eastern Site.
- 10.4 The Proposed Plan Change seeks to retain the historic Morrisons Orchard in alignment with the Warkworth Structure Plan as *‘The presence of Morrison’s Heritage Orchard within the urban area will strengthen the rural character and local community identity of the expanded town’*. The masterplan seeks to retain and enhance key landscape features of the Site including enhancing tributaries and buffer the Avice Miller Scenic Reserve to maintain and complement the rural character of Warkworth.
- 10.5 The masterplans provide an interconnected road network to SH1 and surrounding properties, a connection to Mason Heights to the north avoids a fragmented development. Emphasis is placed on an interconnected development that utilises its key natural features and local centre that allows the development to integrate with surrounding future developments.
- 10.6 The masterplans seek to protect and highlight the existing rivers and their margins by significant native revegetation buffering the residential development.
- 10.7 The identified SEA and Open Space – Conservation areas on the Site are to be protected and enhanced by a substantial maintenance plan and native revegetation. These areas will also be highlighted to pedestrians using recreation paths, creating a feeling of ownership to the residents.

## 11. SUMMARY OF EFFECTS

- 11.1 This report and assessment of effects was carried out with reference to the Auckland Council Unitary Plan (Operative in Part) to both guide and assess the Proposed Plan Change. The effects of the Proposed Plan Change were assessed in relation to two interrelated assessment categories; Landscape Effects (attributes, value, and character); and Visual Amenity.
- 11.2 The Proposal introduces a significant increase in residential and commercial density, and associated road network to the site. However, this intensified development is expected on the site and surrounding sites under the Future Urban Zoning of the area as set out in the AUP (OP) and the WSP.
- 11.3 The introduced density will contrast the existing rural density; it is key to note the existing Site has experienced significant modification through rural activities and lifestyle development that has substantially altered the quality of the natural landscape. The Proposal considers the existing site constraints and sensitivities by protecting and enhancing the SEA areas of the site, the Open Space – Conservation zones, retaining the historic Morrisons Orchard, and buffering all existing tributaries with native species. The Masterplans are designed to a high standard and ensures the development complements its surroundings through quality and retaining rural character.
- 11.4 Generous open spaces within the Sites are linked by a series of recreational paths that follow enhanced stream edges and incise local neighbourhood areas. The masterplans seek to enhance open spaces and stream corridors with substantial native revegetation. The visual density of the development will be interrupted by the green connections as the tree species mature and will provide further integration into the surrounding area.
- 11.5 It is considered that the Proposed Plan Change is appropriate for the Site and the wider Future Urban Zone of Warkworth South. The proposal will allow for a future residential development that will introduce a new residential density to the Warkworth South area in contrast to the existing rural properties, however it has been informed and aligns with the relevant AUP (OP) and WSP zoning.
- 11.6 The natural catchments and the small number of roads in the area reduces the viewing audience to the Sites to intermediate and close views, there are not many distant views of the site. Viewpoint photographs from distant views have not been taken as views are limited to private properties and buffered by landforms and vegetation.
- 11.7 Intermediate views from public locations are limited and the natural catchments of both sites reduce the viewing audience. The intermediate views will receive **low** visual effects from the Proposal, due to distance to site, and large trees screening the development from neighbouring properties. In the long term these viewpoints will encounter **low-moderate** visual effects from the Proposal as the urban fabric of the area undergoes substantial change, it is assumed the large trees will be removed to make way for similar development leaving more direct views to the development.

- 11.8 Streets, properties, and public spaces closest to the Sites will encounter **low-moderate** visual effects; all close viewpoints are either on the Site's boundary or within the site. The development will create a large change to the existing rural landscape and will be viewed in the foreground of viewpoints, existing key landscape features like the vegetated northern ridge, waterways, orchard shelterbelts, and the Avic Miller Scenic Reserve are preserved and enhanced and will be seen throughout the development retaining the rural character.
- 11.9 When considered collectively, it is concluded that even though the Private Plan Change will create a high level of change the Site can accommodate the proposed masterplans without significantly diminishing the landscape values. The character of the landscape will be affected by the proposed development, but it is anticipated that future development within Warkworth South will reduce the overall impact of the scale of the proposal. With a comprehensive maintenance and management programme the landscape will be maintained to a high quality.
- 11.10 It is considered that as the level of sensitivity of the site to visual change is generally **Low-Moderate**, the mitigation measures of the design applied to the development are effective at reducing impacts and the overall adverse effects of the proposal on the landscape and visual amenity are considered to be an acceptable change within the surrounding environment.
- 11.11 Combining both the landscape and visual effects of the development it is concluded that the overall effects will be no more than **Minor**.

A handwritten signature in black ink, appearing to be 'Garth Falconer', with a stylized, cursive script.

Garth Falconer

## APPENDIX 1: ASSESSMENT METHODOLOGY

The landscape and visual effects assessment is used to identify and assess the likely significance of potential effects a development has on the landscape, as well as assesses the impact on visual amenity for the affected neighbours and general public. While adverse effects are generally the focus of these reports, positive effects are also worth considering. The RMA notes that particular regard is required for the maintenance and enhancement of amenity values and quality of the environment<sup>5</sup>.

This assessment considers the effects in terms of two interrelated assessment categories:

- Landscape Effects – The assessment of landscape effects is concerned with the change to the physical landscape that may alter its value or character.
- Visual Amenity - The assessment of visual effects is concerned with the effects of change and development on the views available to people and their visual amenity.<sup>6</sup>

In addition, the Proposal has been assessed in terms of cumulative effects of the Proposal combined with existing developments, in accordance with the Resource Management Act 1991.

In assessing the extent of effects, this report uses the seven-point scale recommended by Tuia Pito Ora/NZILA Te Tangi a Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines’ Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022. The scale of effects is very low, low, low-moderate, moderate, moderate-high, high, very high. An explanation is provided below for each assessment category.

### Landscape Effects (Attributes, Values + Character)

Landscape effects are based on potential effects to the physical landscape, which may change its value or character.

Effects on landscape attributes take into consideration physical effects to the land resource and considers the susceptibility of the landscape to change. Landscape values relate to people’s aesthetic perception of the biophysical environment, including considerations such as naturalness, vividness, coherence, memorability, and rarity. Landscape character is derived from a combination of landform, land cover and land use (including cultural elements) which gives an area its identity.

The susceptibility to change takes into account the attributes of the receiving environment and the characteristics of the proposed development, while considering the ability of the landscape to accommodate the change without adverse effects.

The assessment of effects on the landscape attributes, value and character of the Site has considered the likely nature and scale of change to the landscape, waterways and vegetation and any landscape features, as well as the zoning of the land and its associated anticipated level of development. The below Scale of Effects has been used for assessing the magnitude of effects on the landscape:

Very High	Loss of key feature/attributes, or significant change affecting the overall landscape character which cannot be mitigated
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<sup>5</sup> Section 7(c) and 7(f) - Resource Management Act 1991

<sup>6</sup> Information requirements for the assessment of Landscape and Visual Effects (Auckland Council, Sept 2017)



High	Fundamental alteration to key feature/attributes, character largely changed (with little ability to mitigate effects)
Moderate-High	Alteration to several key feature/attributes with a considerable change to character and composition
Moderate	Noticeable alteration to key feature/attributes and character (partially changed)
Low-Moderate	Minor change to landscape or underlying character, with no noticeable change to key feature/attributes (i.e. similar to before)
Low	Slight change, with no change to any key feature/attributes and change barely distinguishable
Very Low	No discernible change

## Visual Amenity Effects

Visual effects are changes to specific views which may change the visual amenity experienced by people.

Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. They are one technique to understand landscape effects.

Definition of amenity values, as noted within the RMA: *“means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”*<sup>7</sup>

The assessment of effects on visual amenity considers the magnitude of change which will result from views of a proposed development, taking into account the size or scale of the effects, the geographical extent of views and the duration of the visual change. Other contributing factors include existing value of the view, sensitivity of the view to change, size of the viewing audience, proximity to Site, and type of view or outlook. This may distinguish between temporary and permanent effects where relevant.

For this assessment, a selection of viewpoint locations have been selected within the visual catchment area, on the basis of viewer types, frequency, distance and views from publicly accessible locations, to fairly represent the viewing audience. Preparation of visual simulations assist this process, with a selection of viewpoints prepared as visual simulations (by Reset Urban Design). The remainder of the viewpoints are provided as Photographic Viewpoints.

The below Scale of Effects has been used to determine the magnitude of change to visual amenity. This scale is based on best practice examples, and uses the Tuia Pito Ora NZILA seven-point scale.

Very High	The project may dominate / obscure views to an extreme degree that completely changes the character of an area OR result in an extreme change from existing views, for a large viewing audience
High	The project is a dominant feature of the scene and would be a focus of views for a large viewing audience OR result in major changes to existing views
Moderate-High	The project is likely to be a prominent element of view and immediately apparent for a large number of people OR form the key focus of view

<sup>7</sup> Section 2(1) - Resource Management Act 1991

Moderate	The project is likely to form a visible and recognisable new element within the overall scene OR form a prominent feature, but with minimum alterations to the characteristics of the receiving landscape
Low-Moderate	The project is likely to be either a limited component of a wider scene OR make little difference to the overall scene and characteristics of a landscape (i.e. may be missed by a casual observer)
Low	The project will form a very limited component of the wider scene and be absorbed into the receiving landscape OR be viewed from a considerable distance
Very Low	The project will not be identifiable within the available views

Where high results are noted, significant mitigation is required, and/or redesign of parts of the Proposal. Where a very high effect is created, the effects would be unacceptable in landscape and visual terms.

## APPENDIX 2: VIEWPOINT LOCATION MAP + PHOTOGRAPHIC VIEWS





# WARKWORTH SOUTH

PRIVATE PLAN CHANGE

## Appendix 2 - Viewpoint Map + Photographic Viewpoints

16.12.2022

Classic Developments and Stepping Towards Far Limited





CONTENTS

01	FRONT PAGE
02	CONTENTS
03	CONTEXT PLAN
04	VIEWPOINT PLAN
05	VIEWPOINT 1 – 44 THOMSON ROAD
06	VIEWPOINT 2 – 16 THOMSON ROAD
07	VIEWPOINT 3 – 87 MCKINNEY ROAD
08	VIEWPOINT 4 – 75 WYLLIE ROAD
09	VIEWPOINT 5 – 42A TOOVEY ROAD
10	VIEWPOINT 6 – 1794 TWIN COAST DISCOVERY HIGHWAY
11	VIEWPOINT 7 – 1738 TWIN COAST DISCOVERY HIGHWAY (NORTHERN CORNER)
12	VIEWPOINT 8 – 1738 TWIN COAST DISCOVERY HIGHWAY (ENTRANCE)
13	VIEWPOINT 9 – 1723 TWIN COAST DISCOVERY HIGHWAY
14	VIEWPOINT 10 – 1693 TWIN COAST DISCOVERY HIGHWAY
15	VIEWPOINT 11 – 3A VALERIE CLOSE
16	VIEWPOINT 12 – 30 VALERIE CLOSE (FACING EASTERN SITE)
17	VIEWPOINT 13 – 30 VALERIE CLOSE (FACING WESTERN SITE)
18	VIEWPOINT 14- 38 VALERIE CLOSE
19	VIEWPOINT 15- 73 VALERIE CLOSE
20	VIEWPOINT 15- 43 VALERIE CLOSE



CONTEXT PLAN



SCALE: 1:50,000

LEGEND

— SITE





VIEWPOINT MAP



SCALE: 1:10,000

LEGEND

VIEWPOINT LOCATION

SITE



























































WESTERN SITE

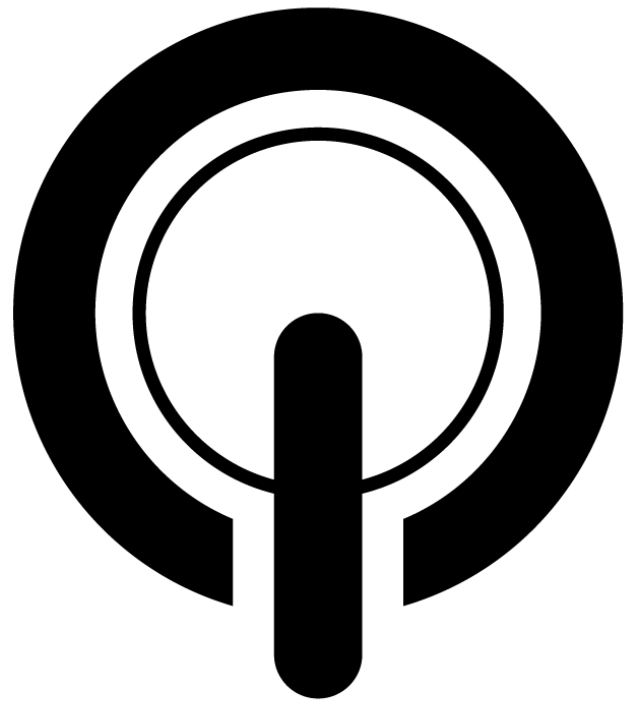












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