

WARKWORTH NORTH STRUCTURE PLAN

29-Jun-2018

CONSULTATION REPORT

PREPARED FOR:
Stubbs Farm Estate Limited & Turnstone Capital Limited

B&A
Urban & Environmental

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1.0 EXECUTIVE SUMMARY

The draft Warkworth North Structure Plan was prepared to inform the future development pattern and land use mix within Warkworth North, consistent with the requirements of the Future Urban Land Supply Strategy and the Auckland Unitary Plan (Appendix 1). The final Structure Plan informs the Plan Change application to rezone part of the Structure Plan area for urban development.

A draft Structure Plan was prepared and consultation was undertaken with key stakeholders through engagement activities from March to September 2017. Consultation is ongoing with those parties that have yet to provide a definitive response. This consultation was undertaken on behalf of Stubbs Farm Estate Limited (SFEL) and Turnstone Capital Limited (TCL), being the owner of the majority of sites within the Structure Plan area as detailed in the Section 32 report.

The following persons were consulted on the draft Structure Plan:

- Mana Whenua;
- Landowners and occupiers of sites within the Structure Plan area (including local businesses);
- Landowners of neighbouring sites;
- Key stakeholders (including Council, Auckland Transport, NZTA, and Watercare);
- Local interest and community groups; and
- Mahurangi College.

In response to the feedback, some changes were made to the Structure Plan to address the concerns of local residents and stakeholders, as described further below.

2.0 INTRODUCTION

The Warkworth North Structure Plan area includes the Future Urban zoned land bounded by the proposed Puhoi to Warkworth motorway extension in the north-west, the Viv Davie-Martin Drive lifestyle development to the west, the Mahurangi River to the south, and Hudson Road and State Highway 1 to the east and north-east.

The area proposed to be rezoned as part of the Plan Change more or less applies to the Structure Plan area, with the exception of 141 Carran Road, the western extent of Lot 1 DP 508375, and the existing General Business and Light Industrial zoned land to the east.

As part of the development of the Structure Plan and private plan change request, a draft structure plan was prepared for discussion with stakeholders and the community. Consultation was undertaken through a series of approaches and methods to a wide group of interested individuals and parties as outlined in the report below.

The project team has reached a diverse range of affected and interested people and groups in the community and intends to continue to work with these people to further these conversations as the Structure Plan and Plan Change progress.

3.0 METHODS OF ENGAGEMENT AND STAKEHOLDERS

3.1 METHODS

A consultation package was created consisting of a cover letter outlining the draft Structure Plan and process, a feedback form, and maps of the proposed Structure Plan and proposed zones. Letters were dispatched by email, post and hand delivery.

Follow up phone calls were made to persons who did not respond or sought further information. Meetings were organised and held with those who requested a meeting to enable more detailed discussion. Meetings with land owners were held at Turnstone Capital offices (further detail provided below).

Presentations and workshops were held for groups including Auckland Council, Mahurangi College students and the Viv Davie-Martin Drive Residents Association.

3.2 KEY STAKEHOLDERS

The following persons and groups were identified as key stakeholders, and were consulted on the draft Structure Plan:

- Mana Whenua;
- Landowners and occupiers of land within the Structure Plan area (including Foodstuffs);
- Landowners and occupiers of land adjacent to the Structure Plan area (including the Viv Davie-Martin Drive Residents Association);
- Key stakeholders, including:
 - Auckland Council Parks;
 - Rodney Local Board;
 - Watercare;
 - Auckland Transport;
 - New Zealand Transport Agency;
- Local interest groups, including:
 - Friends of the Mahurangi and Mahurangi Action;
 - One Warkworth Business Association;
 - Matakana Coast Trail Trust;
 - Warkworth Area Liaison Group (WALG);
 - Warkworth Showgrounds;
 - Mahurangi Community Sport and Recreation Collective;

4.0 SUMMARY OF CONSULTATION

The following sections describe the engagement with each group and the key outcomes and feedback raised.

In June 2018 a letter has been circulated to all parties that had previously been contacted (see **Appendix 5**). The purpose of the correspondence was to provide a response to matters previously raised and also to provide an update on progress of the project to all parties including those that had previously not responded.

4.1 MANA WHENUA

Four iwi groups were invited to provide feedback on the proposal by way of an initial email, followed up by an on-site meeting at Stubbs Farm and circulation of the consultation package. A summary is provided as follows:

- **Ngāti Manuhiri Settlement Trust:** Fiona McKenzie attended the on-site meeting at Stubbs Farm, and provided a Cultural Values Assessment, the outcomes of which are discussed in the Section 32 report;
- ☐ **Te Kawerau Iwi Settlement Trust:** Robin Taua-Gordon attended the on-site meeting at Stubbs Farm and provided a Cultural Values Assessment, the outcomes of which are discussed in the Section 32 report;
- **Ngāti Wai Trust Board:** Contact was made to Ngati Wai by way of phone calls and emails, however no response was received. A further letter has been emailed (15 June 2018);
- ☐ **Te Uri o Hau, Environs Holdings Ltd:** Tina Latimer confirmed that the proposal is outside of their area of interest;
- ☐ **Ngati Maru:** A letter has been emailed to Ngati Maru (15 June 2018) seeking their feedback;
- ☐ **Ngati Paoa:** A letter has been emailed to Ngati Paoa (15 June 2018) seeking their feedback;
- ☐ **Ngati Whanaunga:** A letter has been emailed to Ngati Whanaunga (15 June 2018) seeking their feedback;
- ☐ **Ngati Whatua Orakei:** A letter has been emailed to Ngati Whatua Orakei (15 June 2018) seeking their feedback;
- ☐ **Ngati Whatua o Kaipara:** A letter has been emailed to Ngati Whatua o Kaipara (15 June 2018) seeking their feedback;
- ☐ **Te Runanga o Ngati Whatau:** A letter has been emailed to Te Runanga o Ngati Whatua (15 June 2018) seeking their feedback;
- ☐ **Nga Tai ki Tamaki:** A letter has been emailed to Nga Tai ki Tamaki (15 June 2018) seeking their feedback;
- ☐ **Nga Ti Ata:** A letter has been emailed to Nga Ti Ata (15 June 2018) seeking their feedback;

4.2 LANDOWNERS AND OCCUPIERS WITHIN STRUCTURE PLAN AREA

All owners of the land within the ~~draft~~ Structure Plan area, shown in **Figure 1** below (see **Appendix 1** for map), were consulted on the proposal and a summary of feedback received is included in the table below.

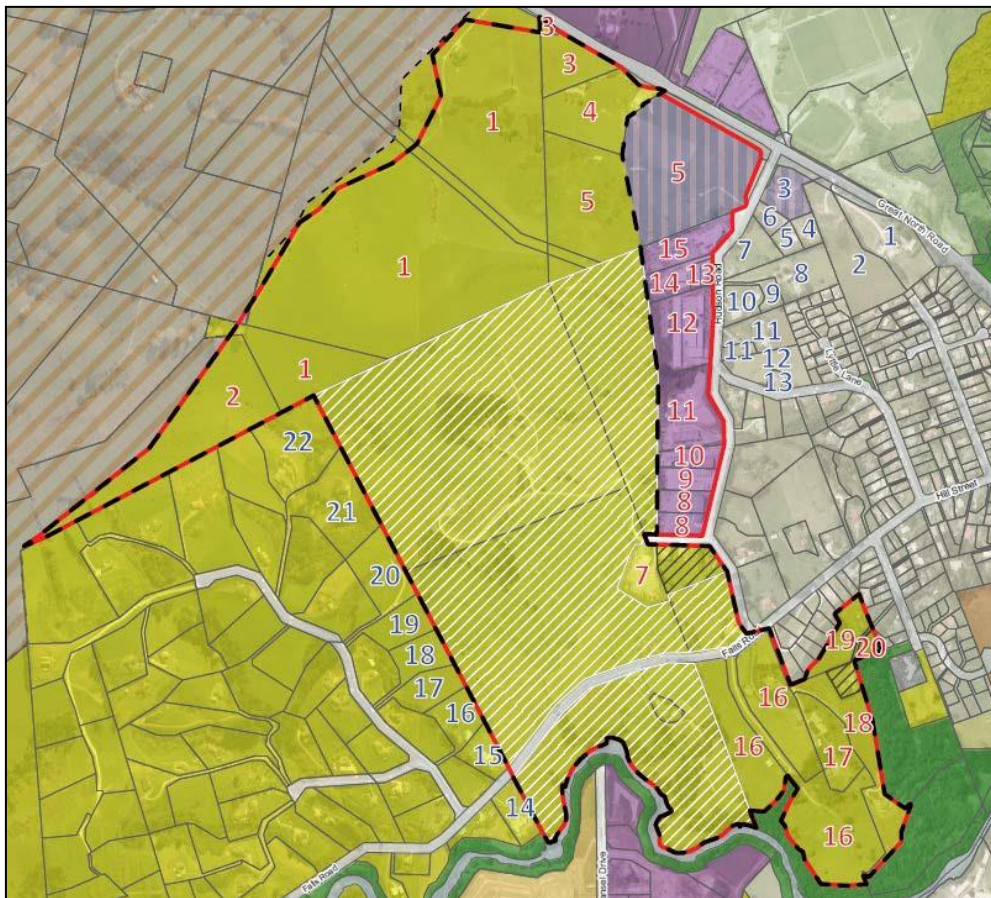


Figure 1: Map showing land included in the consultation process (numbered) (B&A, December 2017).

The updated zoning map, that retained existing zoning for the Hudson Road industrial area and also the Civil land (2) on the map; was circulated for consultation on 7 July 2017. The updated map was sent to all landowners who had not yet provided a response to the contact previously made, with requests to meet to discuss implications for their properties. Following this contact, nine parties responded and eight signed the draft Structure Plan or otherwise supported the proposal, and one requested a zoning change.

Extensive consultation was undertaken with the majority of the landowners and occupiers of the industrial land in the eastern part of the Structure Plan area. A meeting was held on 7 June 2017 at Stubbs Farm which was attended by representatives of most of the owners and occupiers of the industrial properties on Hudson Road.

Following the meeting, the Structure Plan was revised to exclude the existing Business – Light Industry land along the eastern boundary, as the land owners and occupiers were unanimous in that they wished to retain their existing zoning. Further emails were sent on 23 June 2017 to 25 of the persons who attended the

meeting on 7 June, 2017 to confirm, and eight responses were received confirming support to retain the existing industrial zoning,¹ as described in the table below.

In the June 2018 update letter to the Industrial land owners and occupiers it was confirmed that as an outcome of the consultation, the Structure Plan and Plan Change application has been revised to exclude the existing Business – Light Industry land along Hudson and Sanderson Roads.

Map Ref	Address	Person	Response
1	Secs 15, 17 and 24 SI 495251, State Highway 1	Lynley and Matthew Civil	Meeting held 31 July 2017 which focused mainly around further information and detail. Awaiting written feedback however the phone call indicated general support, but more time required for formal responses. A further onsite meeting was held on site with Matthew Civil on 21 August 2017 to discuss the proposed zoning pattern affecting the Middle Hill landholdings. As a result of this meeting the Residential Mixed Housing Urban and Suburban zoning were extended down to the NZTA designation for the motorway extension.
2	Sec 20 SO 494251	Denise Civil	Following discussions and requests for further information, Denise confirmed they would like their land to be removed from the plan change area as they would prefer to retain a rural zoning for the time being as that is consistent with their farming activity.
3	Pt Lots 1 and 2 DP 180823, State Highway 1 (Cemetery)	Robert Dye of Roman Catholic Church	Following meetings, confirmation via email was provided on 13 September that the Parish has no objections to the change of zoning, and will allow soil surveys to take place subject to conditions (further detail can be provided upon request). At that time, Mr Dye was awaiting final written confirmation from the Diocese. A copy of the email from Mr Dye is included in Appendix 2.
4	27 State Highway 1	Paddy Sullivan, for Kathleen Mulligan	Met 13 July 2017 and signed plans.
5	SEC 4 SO 476652	Foodstuffs	See section 4.3 below. Consultation is ongoing. The last correspondence was from Campbell Smythe in January 2018 tendering his apologies for a meeting at

¹ Edie Penton, Omega Plastics, Unit 6, 74 Hudson Road would like a “Light & Heavy Industrial Zone”.

Map Ref	Address	Person	Response
			Auckland Transport
7	11 Sanderson Road	Alistair Mason	Met 25 July 2017 and confirmed that he is opposed to the Single House zoning and requests it be rezoned to Light Industry.
9	74 Hudson Road	Edie Penton, Omega Plastics (occupier)	Would like a "Light & Heavy Industrial Zone" and agreed to future planning principles for the Future Urban zone via email 23 June 2017.
9	74 Hudson Road	Rhonda Matthews, Fairview Rodney (occupier)	Agreed to light industry zoning and future planning principles for the Future Urban zone via email 23 June 2017.
10	66 Hudson Road	Pixie Jones (owner)	Agreed to light industry zoning and future planning principles for the Future Urban zone (provided there are future opportunities for involvement) via email 23 June 2017.
10	66 Hudson Road	Robyn Jones, Gubbs Motors Limited (occupier)	Agreed to light industry zoning and future planning principles for the Future Urban zone via email 23 June 2017.
11	30 Hudson Road	Peter Smith, Department of Conservation (occupier)	No objections in principle but have an interest in the protection of waterways, river banks, and stormwater management etc. confirmed via email 16 May 2017.
13	24 Hudson Road	Susan Jelich, Roseware Industries (occupier)	Agreed to light industry zoning via email 23 June 2017.
14	24 Hudson Road	David Haines (on behalf of Atlas Concrete) (owner)	Agreed to light industry zoning and reserves right to change position on future planning principles for the Future Urban zone, via email 26 June 2017.
15	14 Hudson Road	John Kyle, Hire Works Ltd (occupier)	Agreed to light industry zoning and future planning principles for the Future Urban zone via email 23 June 2017.
18 17	215 Falls Road	Alistair Mason	Met 25 July 2017 and confirmed support of the Single House zoning.
19	93 Falls Road	Marilyn and John Young	Met 10 July 2017 and signed plans.
18	91 Falls Road	Yu Chen (owner)	Provided signed plans on 21 July 2017 and gave permission for experts to access his land.
18	91 Falls Road	Taabeta and Amuera Tebau (tenants)	Gave permission for experts to access the land and gave verbal support of the proposal but indicated that, as a short-term tenant, the family does not have a

Map Ref	Address	Person	Response
			strong interest.
19	16 View Road	Jo McClean	Met 19 July 2017 and signed plans.
20	32 View Street	Sally Wilson and Sue Wynyard, Rodney Coast Midwives	Met 19 July 2017 and signed plans.

All signed plans noted above are included as **Appendix 2** and the feedback with other land owners is included in **Appendix 3**.

Responses were not received from the landowners of the land at Map References 8, 9, 11, 12, 13, and 15.

4.3 FOODSTUFFS

Foodstuffs North Island Ltd was identified as an important landowner in the draft Structure Plan area because of the western collector alignment and the General Business zoning of their land. The Warkworth land is owned in the name of Warkworth Properties (2010) Limited. An initial meeting was held with Campbell Smythe and Vaughan Smith of Vaughan Smith Planning Limited to discuss the proposal on 23 January 2017 at Vaughan's office.

A Consultation Package with cover letter was sent to Campbell Smyth, Property Development Manager, on 21 March 2017, and followed up with a meeting on 22 March 2017. There was further written correspondence on 4 May 2017 and several follow up emails and phone calls were also made in June 2017, both to Campbell and Vaughan Smith Planning Limited.

Vaughan Smith responded by email on 7 July 2017 and expressed the following initial concerns:

"Matters of initial concern include:

- ☐ *constraints imposed by topography on the anticipated development;*
- ☐ *the extent of the proposed extension to the General Business zone adjacent to SH1;*
- ☐ *the viability of the large area shown with a centre zoning; and*
- ☐ *the location of the Western Collector Road across part of the land owned by NTC/Foodstuffs which would reduce the development opportunity on that site.*

Foodstuffs will reserve its position on the proposal and is not able to provide its approval at this time".

A further meeting was held on 25 July 2017 and a revised Structure Plan provided. We understand that Foodstuffs' primary concern is with respect to the location of the proposed western collector and the impact on the developable land that Foodstuffs has. Further detail and options for siting of the western collector are being investigated, and discussion with Foodstuffs on this matter is ongoing.

4.4 NEIGHBOURING LANDOWNERS AND OCCUPIERS

Owners of 23 neighbouring properties, also shown on the map at **Appendix 1**, were contacted to provide feedback on the proposal. Five responses were received, and are summarised in the table below.

Map Ref	Address	Person	Response
6	19 Hudson Road	Smythes Rd, Piggeries Ltd	Supports the proposed urban zoning, confirmed via email 12 May 2017.
7	27 Hudson Road	Neal Pemberton	Supports the proposal but has concerns about sewage and requests to be kept informed, confirmed via email 19 May 2017.
14	277 Falls road	Allan Parsons	Strongly disagrees with level of housing intensification proposed, confirmed via email 3 May 2017.
16	12 Viv Davie-Martin Drive	Chad Ranum	Disagrees with the level of housing intensification proposed and considers that the arterial road should be off Hudson Road, keeping heavy traffic from residential areas. Would like to see more playgrounds and walkways for children. Confirmed via form returned in person 15 May.
19	42 Viv Davie-Martin Drive	Gregory and Lisa Bindon	Concerns regarding lack of infrastructure, density being too intense and out of character, the lack of recreation and greenscape, and desire to preserve Totara, confirmed via email on 16 May 2017.

Responses were not received from the landowners of the land at Map References 1-5, 8-13, 15, 17-18, and 20-22.

A presentation was given at the Viv Davie-Martin Drive Residents Association annual general meeting on 18 July 2017, which approximately 30 residents attended. Residents were invited to provide feedback on the proposal which they did via their secretary Steve Haycock in the email provided in January 2018 a copy of which is in **Appendix 3**. An update letter has been sent to the Association via Steve Haycock in June 2018.

The Residents Association has extended an invitation for an update to be provided at their next AGM in mid-July 2018. It is intended that an update presentation will be provided.

4.5 KEY STAKEHOLDERS

Public organisations identified as being key stakeholders were contacted initially by email, and further engagement by way of meetings. A summary of the consultation undertaken and key feedback is included below.

- ❑ **Auckland Council (including Auckland Transport):** A meeting was held with the technical experts listed below on 11 May 2017 at Stubbs Farm, following which Council provided detailed written feedback which has been taken into account in the final version of the Structure Plan and Plan Change application;

Council	Applicant
Ryan Bradley (Policy Planner)	Burnette O'Connor and Tracy Roe (Planning)
Peter Vari (Planning Manager)	Rod Bradley & Jamie Peters (Project Managers)
Ray Smith (Geotech)	Nat Jull John (Engineer)
Adrian Percival (Resource Consents)	Grant Neill (Urban Design)
Leo Jew (Landscape)	Mark Delaney & Dylan van Winkel (Ecology)
Evan Keating (AT)	Mike Farrow (Landscape)
Ken Tompkins (Healthy Waters)	David Mitchell (Traffic)
Robert Brassey (Heritage)	Kim Clementson (Project Coordination)
Marija Jukic (Contaminated Land)	Ricky Do and Mark Petersen (Architecture)
Ezra Barwell (Open Space)	Phil McDermott

A further meeting was held with Auckland Transport on 1 December 2017 regarding proposed cross-sections for the Western Collector through the Stubbs Farm Estate, and the written feedback provided by AT on 15 December 2017 confirms that AT is supportive of the cross sections for the commercial and residential streets in principle, and that they contain the appropriate components that AT would seek for arterial roads within the land use contexts.

- ❑ **Watercare:** Discussions have been ongoing, including in relation to the Sanderson Road water bore, which is operational for testing purposes but not yet for production supply; which we understand is imminent. An email from Watercare confirming that there are no servicing impediments to the Plan Change request is in **Appendix 4**.
- ❑ **New Zealand Transport Agency:** A meeting was held with the representatives of NZTA listed below on 6 July 2017, following which NZTA advised they would provide feedback by 21 July 2017. At the time of lodging the application, this

has not yet been received. Feedback has been followed up with NZTA but we have been guided to NX2 the consortium constructing the motorway and responsible for its operation. Attempts to engage with NX2 have been unsuccessful until recently and a meeting is to be held in the near future (2 July 2018).

NZTA	Applicant
Rachel Blundell (Communications & Stakeholder Manager)	Burnette O'Connor (Planning)
Gary Choromanski (Project Manager)	Rod Bradley (Project Manager)
Graeme Stanton	Grant Neill (Urban Design)
Tom Newson (Principal Project Manager)	
Karyn Sinclair	
Sebastian Reed (Transport Planner)	

- Rodney Local Board:** Feedback from the Rodney Local Board was sought on the draft Structure Plan and a brief (10 – 30 minute) deputation presentation to the Board was given. A more detailed workshop was requested via email throughout May 2017, however we were advised that other than a deputation there could not be a more detailed presentation. A meeting with Local Board members was however held on 15 May 2017 to discuss the proposal.

To date, no feedback has been received.

4.6 INTEREST GROUPS

Relevant local interest groups were sent the consultation package with cover letter on 5 May 2017. Follow up correspondence, including meetings and presentations to each group was undertaken where requested, and the following feedback was received (full details included as **Appendix 3**).

- Friends of the Mahurangi and Mahurangi Action:** Following discussions via phone between Burnette O'Connor, Clynt White (Landscape Architect), and Cimino Cole (Chair), written feedback was provided outlining four areas of concern which are summarised as follows:
 - generally speaking, Mahurangi Action does not support developer-led structure plans, and would prefer that the proposal is integrated with Auckland Council's work;
 - would like to see more emphasis on protection and enhancement of watercourses, and on managing runoff during and post-construction;
 - consideration should be given to the consolidation of open space at the edges of the main river tributary that runs along the edge of the Structure Plan area to explore the 'stacking' of functions around the river corridor

(enhanced water quality and ecological values, passive and active recreation, and alternative transport modes); and

- considers that a greater degree of housing density should be provided in areas adjacent to town centres and transport nodes.
- ❑ **One Warkworth Business Association:** Chris Murphy (Chair) provided written feedback on 19 September 2017 which gave their support in principle and included seven queries for further information on the Structure Plan; which is being responded to as part of the process associated with lodging.
- ❑ **Matakana Coast Trail Trust:** Bevan Woodward (member of the Trust) provided feedback on 10 May 2017, confirming that the proposed connectivity provided by the pedestrian routes looked good. Some queries were raised regarding whether they would be shared paths (walking and cycling), and maximum design gradients; the matters raised are acknowledged and will be worked through in the detailed design to the extent practicable.
- ❑ **Warkworth Area Liaison Group (WALG):** A presentation was given at the monthly WALG meeting on 5 July 2017.
- ❑ **Warkworth Showgrounds:** An initial reply from Penny Webster was received requesting a meeting, however no response was received to further attempts to arrange a meeting; and
- ❑ **Mahurangi Community Sport and Recreation Collective:** Following initial discussions and a meeting with Mark Illingworth and Ruth Mills (Secretary and Coordinator), written feedback was provided and has been considered in the Structure Plan and Plan Change application.

4.7 OTHER

Consultation has also been undertaken with Mark Mitchell, MP for Rodney and Cr Greg Sayers, by way of a meeting on 14 June 2017 and a further meeting on Friday 2 February 2018.

A presentation was also made to approximately 30 Year 9 and 10 Geography students at Mahurangi College on 6 July 2017. The students identified the following matters of importance:

- ❑ Important to keep the character of Warkworth;
- ❑ Important to keep, protect, and promote our heritage;
- ❑ The river and its health are vital;
- ❑ Young people want areas to congregate (as opposed to only playgrounds for younger children);

- Differing views on density – two-storeys possibly supported but an overall preference to keep the uniqueness of Warkworth;
- ☐ Large street trees would be beneficial and in keeping with the vegetated character of Warkworth;
- ☐ Showgrounds identified as an area with a lot of potential for sports, cultural activities, and social engagement;
- ☐ Minimising travel to places of work; and
- ☐ Maintaining community strength including through local buildings, heritage and community involvement, and a friendly atmosphere.

A workshop with Year 12 Geography students was also conducted as a combined learning experience to obtain their views and encourage input into the process.