

27 January 2022



Dear Property Owner and/or Occupier

Private Plan Change and Open Day – The Kilns Ltd – 34 and 36 Sandspit Road, Warkworth

You have been identified as a party who is likely to have an interest in a Private Plan change that was lodged in 2021 and is being advanced to provide 'live' urban zoning to a small discrete area of land in the north-east of the identified Warkworth Future Urban Zone. The land directly adjoins the existing urban area of Warkworth township. A map identifying the area that the plan change relates to is identified with a blue border in **Figure 1** further below.

The Kilns Limited has applied to the Auckland Council for a Private Plan Change to the Auckland Unitary Plan, to rezone approximately 2.9489 hectares of land situated at 34 and 36 Sandspit Road, Warkworth (referred to as the Plan Change area). The Kilns Limited have sought feedback from the potential stakeholders regarding the Request. The following stakeholders have been identified:

- Warkworth Business Association
- Watercare
- Auckland Transport
- Rodney Local Board
- Mana whenua
- Mahurangi Trail Society
- Heritage New Zealand
- Adjacent landowners
- Forest and Bird
- Mahurangi Restoration Society
- Mahurangi Heritage Group

In conjunction with the request to rezone land, the applicant is also lodging a land use and subdivision resource consent for the final development outcome. This will provide certainty as to the final built outcomes and will be in keeping with the scale and style of the development anticipated on the site under the new zone. The resource consent will address any unique site attributes, such as the scheduled historic heritage and landscape values.

Please see the below information which outlines the background and reasoning for the proposal.

Background

This area has been identified by Auckland Council in the 2017 Future Urban Land Supply Strategy (“FULSS”) to be ‘development ready’ by 2033-2037. “Development Ready” land means the Council intends to have rezoned the land for urban purposes in the next decade, and that the necessary infrastructure will be available. The FULSS is outdated. Several processes have overtaken this document including the release of the National Policy Statement Urban Development 2020.

The purpose of the private plan change is to assist this process and ensure that there is land ready and available for development to support the growth of Warkworth near the existing Town Centre.

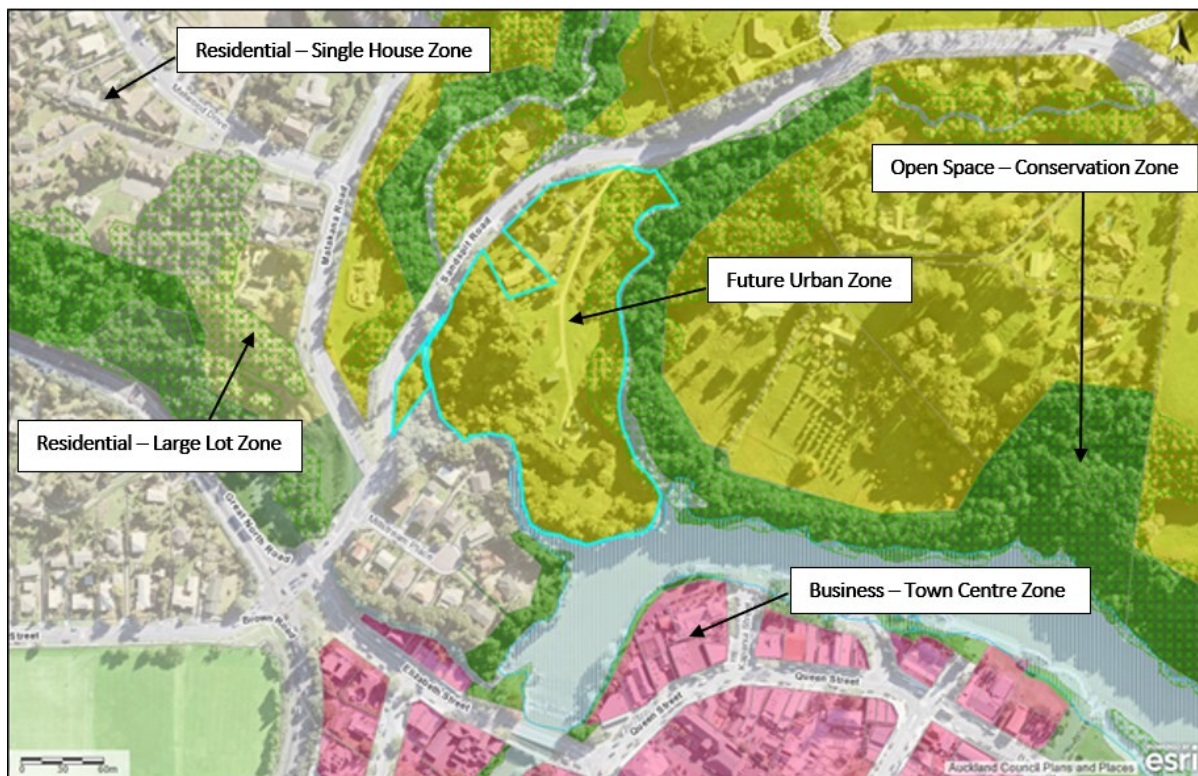
The subject site is the location of the scheduled Daldy Combes Lime Kilns and related features (c. 1862-1870s). The lime and cement industry contributed significantly to the development of Warkworth. This was the first lime works in the Warkworth area to successfully produce lime from limestone for construction purposes. The plan change will ensure the ongoing protection and preservation of the lime kilns.

Proposal

The proposal is to rezone the land at 34 and 36 Sandspit Road from Future Urban Zone, to Residential – Mixed Housing Urban zoning. Development of the site provides significant opportunity for improving connectivity from the east into Warkworth township for pedestrians and potentially cyclists.

Aerial images of the Plan Change area and the current zoning under the Auckland Unitary Plan (Operative in Part) have been provided below (see **Figure 1**).

As shown in **Figure 1**, the Plan Change area and those properties north and east of it have a Future Urban zoning. The surrounding properties to the south and west of the Plan Change area have residential zoning. Notably, the Warkworth Town Centre is directly south of the site on the other side of the Mahurangi River and is within an approximately 300-500m walking distance.



*Figure 1: Existing zoning under the Auckland Unitary Plan Operative in Part as of July 2021.
Subject site outlined in blue.*

The purpose for rezoning the Plan Change area is to provide for a consistent and efficient use of the land resource as promoted by the National Policy Statement Urban Development 2020. The Residential Mixed Housing Urban Zone proposed for the site supports increasing the capacity and choice of housing within neighborhoods as well as promoting walkable neighborhoods, fostering a sense of community, and increasing the vitality of centers. Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighborhood, as well as residents within the development site.

The Mixed Housing Urban zone provides for the creation of residential lots with a minimum area of 300m². The rezoning of the Plan Change area will provide the opportunity for at least 50 additional dwellings (taking into account site constraints).

Warkworth Structure Plan

The Warkworth Structure Plan (WSP) was adopted June 2019 by the Auckland Council with the purpose of formulating an integrated development framework for Warkworth. The plan seeks to ensure a pattern of land uses alongside the supporting infrastructure network for the Future Urban zoned land around Warkworth, in accordance with the community aspirations, and to the benefit of local and wider district community.

The general approach in the WSP has been to provide for higher residential intensity in areas closest to centers, the public transport network, large social facilities, education facilities, and open space. The plan states that medium intensity areas have been provided within a moderate walking distance to these amenities.

Under the WSP, the Plan Change area is identified as Residential – Large Lot Zone, which is intended to provide for one to two storey high buildings on spacious lots with large open space areas between

dwellings. The zone has been used where there are landscape qualities limiting the suitability of more intensive development. The zone appears to have been identified because of the heritage features on the site. It does not represent an efficient use of the land resource. It is possible to protect the heritage resources and enable a more intensive and efficient use of the urban land resource.

The changes to the Resource Management Act in December 2021 mean that Large Lot zoning for this land is unlikely to be legally justifiable. The proposed plan change better reflects the outcomes sought by the recent changes to the Act.

I trust that this information assists you to understanding the reasons for the Plan Change and related resource consent applications at 34 and 36 Sandspit Road. To further assist you with understanding how this application may or may not impact you, we are welcoming you to an Open Day onsite on Saturday 26th February from 1pm – 3pm.

If you are unable to make the Open Day and have any questions or require further information regarding the proposal, please do not hesitate to contact me.

Yours sincerely



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