



An artist's impression of what The Kilns might look like over an aerial shot of 36 Sandspit Road.

Single house could be replaced by 50 on riverfront block

Up to 50 homes could be built on land in Warkworth, between Sandspit Road and the Mahurangi River, if private plan change and resource consent applications get the go-ahead.

The Kilns development would be a mix of terraced and detached one, two and three storey housing off 36 Sandspit Road, with walking access into town via Millstream Place.

The property, which was sold in December 2020, is bordered by Sandspit Road to the north, creeks and extensive native bush to the east and west, and the Mahurangi River bank to the south. The block includes the three historic Coombes and Daldy lime kilns at the water's edge, which developer Denis Horner says would be totally protected.

"We can't touch them and we'll provide public access through the development, off

the end of the road at the river end. It will be much easier to see them than it is now," he says.

Horner also wants to retain all the native bush and the riverfront trees that hide the land from view of the town centre across the river.

"It will be totally behind the trees. You might get a peek from way back if you're up on a hill, but we've put in fairly tight height restrictions because we don't want

people to be able to see it, and for privacy."

He says he believes the site is right for such a development because of its proximity to the town centre and a general need for more housing in Warkworth.

"With it being so close to town, within walking distance, and with the growth of the town, I was just very keen to do a slightly more high density development," he says.

Horner, who lives at Omaha, says he is also happy to work with the Mahurangi Coast Trail Trust group to provide connectivity with the river route section of its proposed Snells Beach to Warkworth walkway and cycleway.

A Kilns Project open day was due to be held on site last Saturday, February 26.

Auckland Council says planning staff are currently assessing the request to change the zoning at 36 Sandspit Road, which currently is residential – large lot and has one house on the 2.8 hectare block.

"A private plan change at this location was lodged last year and council planning staff are reviewing the request to assess whether further information is required to progress it under the Resource Management Act," a spokesperson said.

New Auckland valuations due for release

Nearly 600,000 Auckland property owners will receive new valuation notices in March.

The new values will be based on the most likely selling price if the property had sold on June 1, 2021, and will be used to inform rates for the next rating year, starting on July 1.

The current average value for a residential (urban and rural combined) property for rating purposes is \$1,435,000.

The new valuations cover all property types including, farm, lifestyle, commercial and residential.

The last valuation was done in 2017 and was due to be updated in October 2021.

However, it was rescheduled to December 2021 due to Covid-19, and then delayed again to March 2022.

Council spokesperson Isabelle Walker says the valuation is made up of three parts – capital value, land value and the value of improvements. It also takes into account factors such as property type, location, land size, zoning, floor area and any consented work for renovations, new builds or subdivisions.

"Council valuations do not reflect a property's market value and should not be used for insurance, mortgage or marketing purposes," she says.

Ratepayers have a right to object to their valuation if they do not believe it is accurate.

"As a result of the Covid delays, some ratepayers may not be notified of the result of their objection prior to receiving rates notices. Ratepayers can rest assured if their value is changed as a result of their objection, any changes to their rates will be backdated accordingly."

The actual date for the release of the valuations is expected to be announced this week. Notices will be sent to all property owners and will also be available on Council's website: www.aucklandcouncil.govt.nz/revaluation



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