

Parks and open space assessment report

Warkworth Structure Plan

June 2019



Prepared by:

Roma Leota (Policy Analyst), Parks and Recreation Unit

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1 Executive Summary

Potentially suitable land for parks has been identified by considering the high-level indicative land uses and supporting infrastructure in the Warkworth Structure Plan, other existing land uses, and applying the council's park and open space policies and planning tools to the structure plan area.

The quantity and indicative location of open space identified in this paper is efficient for the land uses and amount of growth identified in the structure plan.

Two suburb parks and a suburb/sports park have been identified in the north east, south and south west of the structure plan area. A network of neighbourhood parks along existing waterways and protection areas are proposed within easy walking distance of all dwellings.

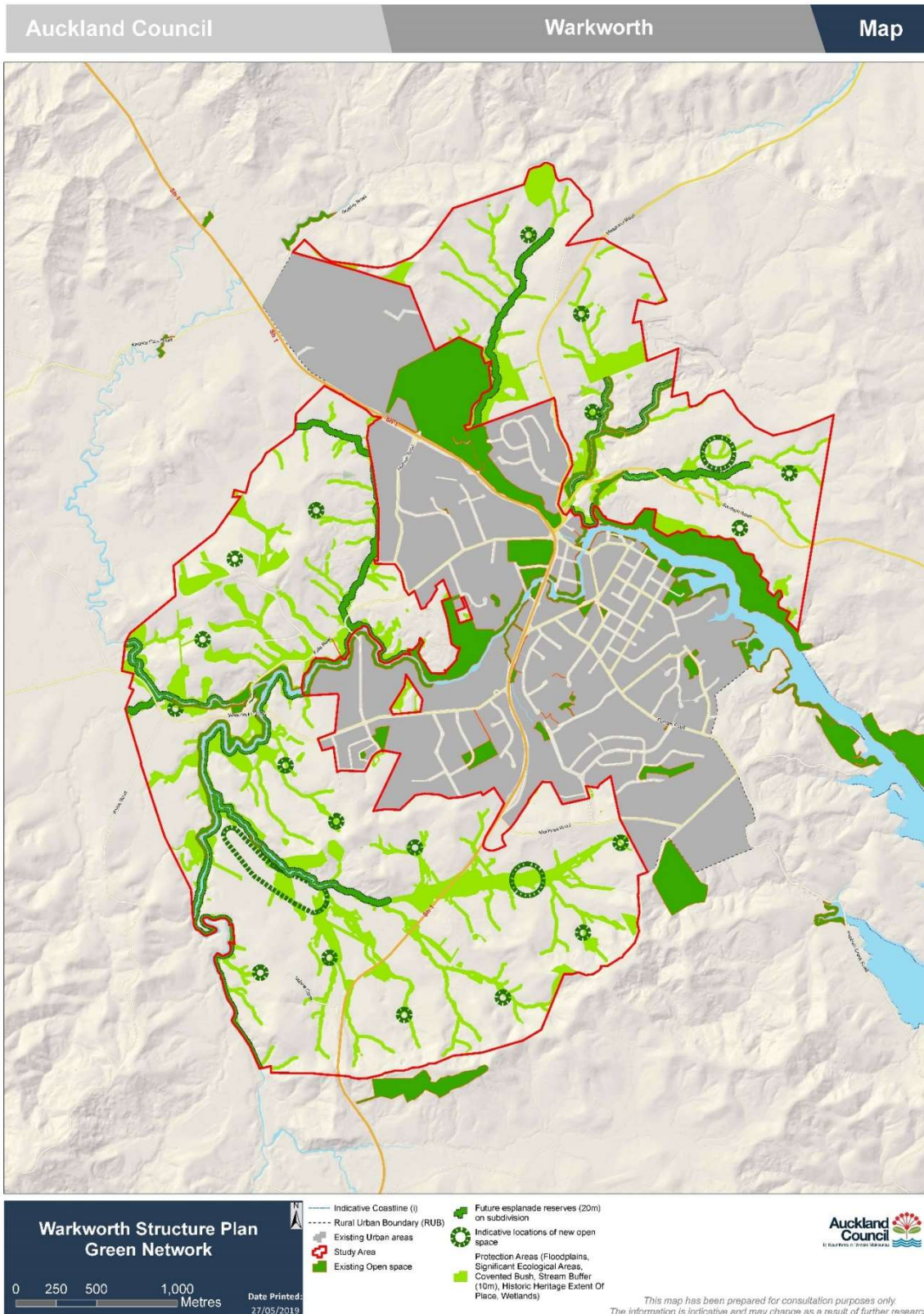
The Warkworth Structure Plan will support the opportunity to provide a well located and accessible network of open space linked by a network of walking and cycling trails along waterways and streams.

The proposed number and size of parks and open space required to service the land use shown in the Warkworth Structure Plan is set out in Table 1.

Table 1: Parks and open space acquisition requirements within the Warkworth Structure Plan area

Open space type	No. required	Size	Comments
Neighbourhood park	≈18	0.3 - 0.5ha each	<p>Indicatives features include:</p> <ul style="list-style-type: none"> • play space • flat, unobstructed, kick-around space for informal games (30m by 30m) • areas for socialising and respite • landscaping • specimen trees • furniture • ideally located by walkway and cycleway, esplanade reserves, riparian corridors or roads • would be accessible by most residents within 400m walk.
Suburb park	2	≥3.0ha each	<ul style="list-style-type: none"> • 1 x park recommended in the south east of the structure plan area • 1 x park recommended in the north east of the structure plan area • walking circuits or trails within the park • multiple kick-around spaces • socialising spaces, including picnic and bbq facilities • larger and more specialised informal recreation attractions, such as large playgrounds, skate parks, hard courts • beaches and watercraft launching facilities • organised sport facilities • community event space
Suburb/sports park	1	≥10.0ha	<ul style="list-style-type: none"> • 1 x park recommended on the south west edge of the structure plan area near Valerie Close. • organised sport fields and facilities • walking circuits or trails within the park • multiple kick-around spaces • socialising spaces, including picnic and bbq facilities • larger and more specialised informal recreation attractions, such as large playgrounds, skate parks, hard courts • beaches and watercraft launching facilities • community event space

Figure 1: Indicative locations of possible park locations within the Warkworth Structure Plan area (not to scale)



2 Introduction

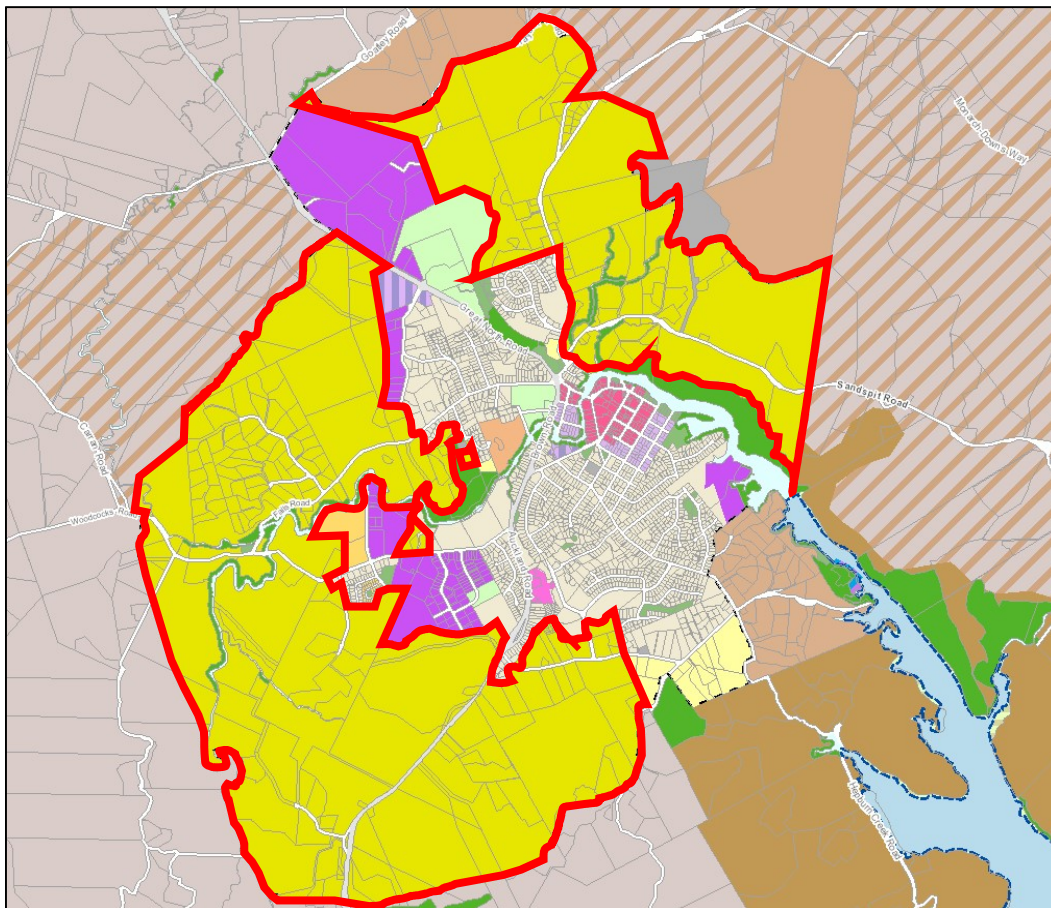
2.1 Purpose and scope of the report

This is one of several reports that have been prepared for the Warkworth Structure Plan as part of the supporting information behind the structure plan document. This report outlines the existing environment in the study area with regards to parks and open spaces and assesses the Warkworth Structure Plan in relation to parks and open space.

2.2 Study Area

The study area for the Warkworth Structure Plan is the Future Urban zone around Warkworth. It comprises around 1,000ha of land.

Figure 2: Warkworth structure plan study area (outlined in red)



3 Existing environment

3.1 Description of study area

3.1.1 Existing parks and open space in the study area

There are several esplanade and native bush reserves within the Warkworth Structure Plan study area (the Future Urban zone), some of which are owned by the Department of Conservation. There are no existing parks and open spaces specifically for recreational purposes within study area. There is a network consisting of a range of parks and open space immediately outside of the study area totalling approximately 63ha¹.

3.1.2 Informal recreation

There is no specific informal recreational parkland within the structure plan area.

Given the potential future housing density and residential population of the Warkworth Structure Plan area – 7,500 dwellings accommodating around 20,000 residents, the Parks and Open Space topic report identified that there is need for the provision of:

- a network of walking/cycling links (ideally off-road)
- at least two suburb parks of at least a minimum size of 3.0ha
- one sports/suburb park of at least 10.0ha
- a network of neighbourhood parks, each of 0.3-0.5ha in size within easy walking distance of all dwellings.

This will provide adequate informal recreational opportunities and experiences for the proposed residential population.

3.1.3 Sports parks

There are no sports parks within the Warkworth Structure Plan area but there are two suburbs/sports parks immediately outside it. The Warkworth Show Grounds borders the southern edge of the top half of the study area on Great North Road. Shoemith Domain Reserve is centrally located on the corner of Hill Street and Brown Road, between the Future Urban zone areas.

It is projected that at least 23.6ha of land (18x Neighbourhood Parks, 2x Suburb parks, 1x Suburb/sports park) would be required to accommodate future active recreational demand arising from the proposed development of the Warkworth Structure Plan area.

¹ Additional information about open space outside the study area is available in the Parks and Open Space Topic Paper, March 2018

4 Warkworth Structure Plan

4.1 Overview of Warkworth Structure Plan

The Warkworth Structure Plan sets out the pattern of land uses and the supporting infrastructure networks for the Future Urban zoned land around Warkworth. In preparing the Warkworth Structure Plan, the following were considered:

- the context of the existing town in Warkworth
- the opportunities and constraints of the structure plan area as identified in 16 technical papers²
- the feedback received from various stakeholders and public engagement events³.

The structure plan is shown in **Figure 3**.

Some of the key high-level features of the Warkworth Structure Plan include:

- Ecological and stormwater areas are set aside from any built urban development.
- The new residential areas across the Future Urban zone enable around 7,500 dwellings and offer a range of living types from spacious sections around the fringe to more intensive dwellings such as town houses and apartments around the new small centres and along public transport routes.
- Warkworth's local and rural character is protected through various measures including provisions to protect the bush-clad town centre backdrop by the Mahurangi River and retaining the Morrison's Heritage Orchard as a rural feature of the town.
- New employment areas are identified, comprising land for new industry (e.g. warehousing, manufacturing, wholesalers, repair services) and land for small centres (e.g. convenience retail, local offices, restaurants/cafés). The existing Warkworth town centre by the Mahurangi River will remain as the focal point of the town.

The land uses are supported by infrastructure including:

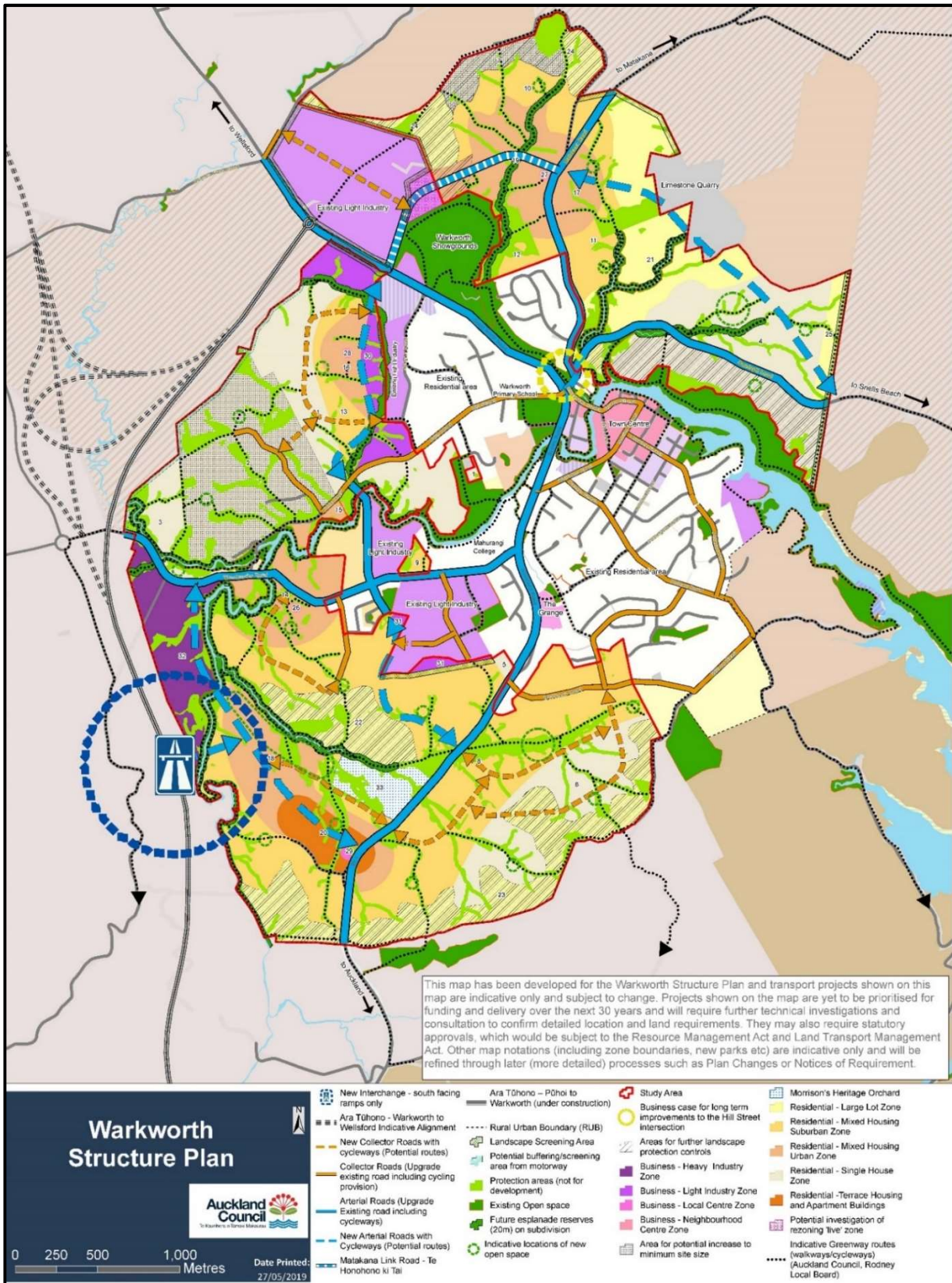
- Prioritising active transport in Warkworth through a separated walking and cycling network providing connectivity to new and existing centres, employment areas, schools and public transport stations.
- A roading network including a potential southern interchange on Ara Tūhono – Pūhoi to Warkworth (south facing ramps only).
- A public transport network built upon the recently introduced 'New Network for Warkworth' and in the long term has a bus station/interchange in Warkworth's southern Local Centre and a Park and Ride near the potential Ara Tūhono – Pūhoi to Warkworth southern interchange.
- Other infrastructure providers for utilities such as wastewater, water, power supply, telephone, broadband, community facilities, schools, and healthcare have plans underway to service the planned growth of Warkworth.

Further details on the Warkworth Structure Plan can be found in the structure plan document on the project website.

² 16 topic papers that were prepared in February 2018 as part of initial consultation on the structure plan

³ This includes feedback from mana whenua, business, resident and community groups, engagement survey findings and community workshops held to generate land use ideas for the Warkworth area.

Figure 3: Warkworth Structure Plan



4.2 Assessment of the Warkworth Structure Plan

Potentially suitable land for parks has been identified by considering the high-level indicative land uses and supporting infrastructure in the Warkworth Structure Plan, other existing land uses, and applying the council's park and open space policies and planning tools to the structure plan area.

The Open Space Provision Policy establishes measures for the provision of open space. The measures primarily guide the type, size and location of open space. The actual walking distance a user would need to travel to access open space were used to assess the provision targets.

The quantity and indicative location of open space identified in this paper is efficient for the land uses and amount of growth identified in the structure plan. The indicative locations for the suburb parks and suburb/sports park have been identified through an iterative process, with their potential location influenced the characteristics of the land use plan. A network of neighbourhood parks along existing waterways and protection areas are proposed within easy walking distance of all dwellings.

The next step in achieving the parks network for the Warkworth Structure Plan area is to seek approval and funding from the governing body to acquire the large suburb/sports park and two suburb parks. The acquisition of neighbourhood parks will take place as development occurs through negotiation with developers.

The proposed alignments of new arterial roads (e.g. Sandspit Link, Wider Western Link) will influence the opportunities to acquire suitable land at the appropriate location for future suburb and sports parks. The parks acquisition team will need to work closely with the Supporting Growth Alliance as the transport network corridors are refined.

5 Conclusion

The Warkworth Structure Plan will support the opportunity to provide a well located and accessible network of open space linked by a network of walking and cycling trails along waterways and streams.

The structure plan facilitates the creation of an integrated parks and open space network to provide adequate informal recreational opportunities and experiences for the anticipated residents.

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