

Community facilities assessment report

Warkworth Structure Plan

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1 Executive Summary

Auckland Council has prepared the Warkworth Structure Plan to provide a strategic approach to land use development in the Warkworth area.

This report outlines the existing environment with regards to community facilities in the Warkworth area which is the largest settlement in the rural north of Auckland; it is a satellite centre servicing a wide rural catchment and many smaller towns and villages.

The potential future housing density and residential population of the Warkworth Structure Plan area (Future Urban zone) is expected to reach around 7,500 dwellings with a potential 20,000 extra people by 2046.

Existing council community facilities are mainly located within the existing 'live' zoned Warkworth area such as the Warkworth Town Hall, Masonic Hall, Warkworth Library and two venues for hire in Shoemith Domain. There are also nearby facilities in Snells Beach such as the Mahurangi East Library and Mahurangi Community Centre. In addition, there are community leases on council owned land such as the Warkworth Showgrounds.

The Community Facilities Network Plan guides Auckland Council investment in the provision of community facilities. The plan focuses on having the right facility in the right place at the right time.

The Community Facilities Network Action plan is a companion document to the network plan. It identifies actions and priorities required to address gaps, growth or fit for purpose issues across the community facilities network. The action plan identifies five actions that impact on the Warkworth area. One of these (the upgrade of Warkworth Town Hall) is identified as a priority and has been completed. The remaining four are not identified as priorities.

In the medium-term the following actions (identified in the Community Facilities Network Action plan) are required:

- investigate the feasibility and innovative opportunities to meet the need for a pool and leisure space in the Rodney area
- a needs assessment to assess whether the existing facilities are aligned to community needs in Rodney
- investigate the need for a multi-purpose community space in Warkworth
- Investigate the need for expansion and refurbishment of Warkworth Library.

Where these actions identify an unmet need, further work will be required. This could include changes to the way services are provided, innovative ways of providing new services, or the provision of new facilities.

Subject to the outcomes of the actions identified above, it is anticipated there will be adequate provision of library, arts and culture and community centre space to meet the forecast growth in Warkworth.

There is currently adequate aquatic and leisure provision given the current and forecast population, but drive times to access facilities are at the upper limit of the guidelines. Provision of additional aquatic space may be required in the medium-term to serve Warkworth (and the surrounding area). There may be options to provide this through partnerships, or other innovative methods.

2 Introduction

2.1 Purpose and scope of the report

This is one of a number of topic papers that have been prepared for the Warkworth Structure Plan project as part of the supporting information behind the structure plan document. The report outlines the existing environment in the study area with regards to community facilities and assesses the Warkworth Structure Plan in relation to community facilities.

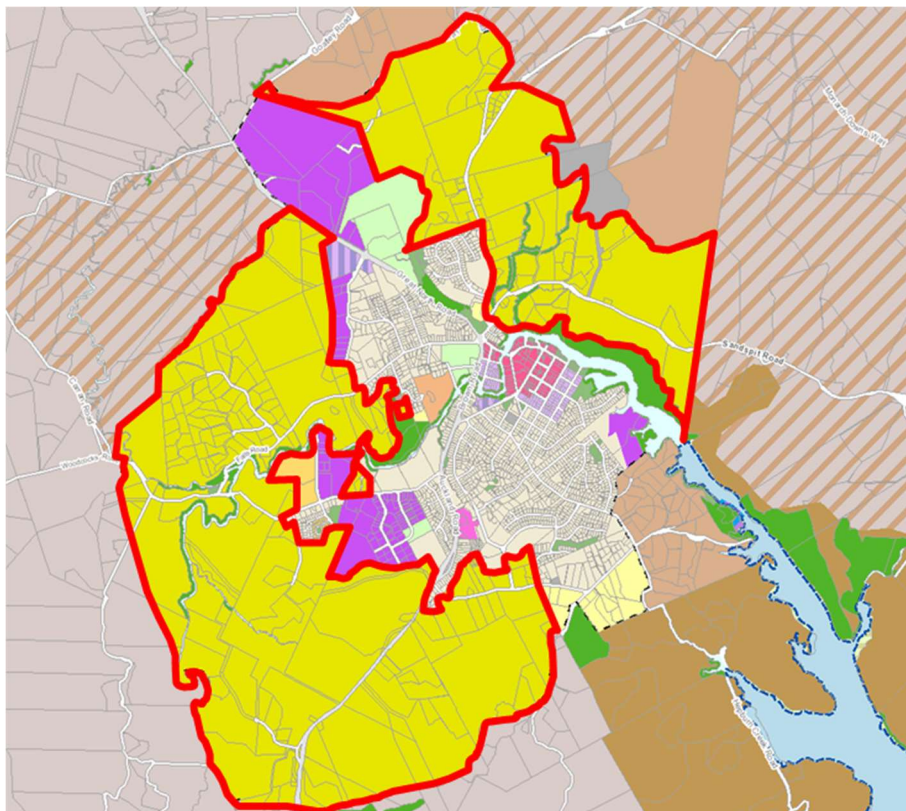
In scope:

- The Warkworth Structure Plan study area, including facilities outside of the study area that service it
- The provision of council owned and non-council owned facilities in this area:
 - Arts and culture facilities
 - Community centres
 - Libraries
 - Pools and Leisure facilities
 - Venues for hire (community halls or rural halls)
- The report does not look at facility condition, maintenance, renewals or service provision. If issues in these areas impact on the ongoing viability of a facility (e.g. requires closure or divestment) this could affect the conclusions in this report.

2.2 Study Area

The study area is the Future Urban Zone in Warkworth comprising around 1,000ha of land.

Figure 1: Warkworth structure plan study area (outlined in red)



3 Existing environment

3.1 Existing community facilities in the Warkworth area



There are numerous community facilities in the Warkworth town centre area and within 30 minutes' drive from Warkworth. There are council owned facilities such as two libraries, a town hall, numerous venues for hire, and a community centre. Non-council facilities include five schools with pools with limited public access located in neighbouring areas, and community and recreation leases such as the Warkworth Showgrounds which provide sport and leisure opportunities and arts and cultural activities.



See **Appendix 1** for maps showing community facilities in the Warkworth area and **Appendix 2** for a list of community facilities where Warkworth is in the catchment.

3.1.1 Council owned community facilities in Warkworth area

Venues for Hire (community and rural halls)



Community facilities are used by the community for a variety of purposes such as convening meetings, hosting activities, programming and courses and social functions. The Warkworth area is well provided with community halls and rural halls.

Name	Image	Size (m ²)	Capacity	Notes
<p>Warkworth Town Hall</p>		<p>500m²</p>	<p>295 people</p>	<p>Recently restored with funding from Auckland Council and Rodney Local Board. Included restoration of the main hall, stage, basement, mezzanine, and roof replacement</p>
<p>Masonic Hall</p>		<p>230m²</p>	<p>100 people</p>	<p>Includes a kitchen and a main hall</p>

Shoemith Hall	 	436m ²	120 people	Located in Shoemith Domain
The Mahurangi East Community Centre		717m ²	301 people	Located next to the Mahurangi Library


Libraries

All libraries within the Warkworth area are termed local libraries under the Community Facilities Network Plan.

Name	Image	Size (m ²)	Notes
Warkworth Library		286	Housed in a single story, council owned complex, which also accommodates the Council service centre and I-site information centre
Mahurangi East Library		213	Occupies part of a larger community centre which includes a multipurpose hall and meeting room and is adjacent to the local bowling club and Plunket

<p>Wellsford Library</p>		<p>680</p>	<p>Constructed in 2013 and located in the Wellsford War Memorial Park with dedicated areas for children, teenagers and adults, a public meeting room and an expanded carpark</p>
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3.2 Council Owned Land and Community Leases

Name	Image	Notes
<p>Warkworth Showgrounds</p>		<p>The Mahurangi Community Sport and Recreation Collective (the Collective) is based at the Warkworth Showgrounds and is made up of representatives from a variety of sporting and recreational codes within the Warkworth area including football, rugby, hockey, gymnastics, netball, bike & skate, aquatics, cricket, equestrian, the A&P Society and local businesses. The Collective has worked closely with Auckland Council and Rodney Local board to create a sporting and recreational hub through upgrades to the sports fields, installing a playground, installing LED floodlights, and building netball and basketball courts.</p>

3.3 Impact of growth on Warkworth

The Auckland Plan 2050 provides a 30-year vision for Auckland and sets the context for achieving the effective provision of social infrastructure (including community and cultural facilities, public open space) at an appropriate spatial level. The Future Urban Land Supply strategy provides a strategic and proactive 30-year sequencing of future urban land and the area of Warkworth is being developed for the future use of Warkworth to support forecast growth of 7,500 dwelling yield and an estimated population growth of 22,800 people in the area by 2046.

The Community Facilities Network Plan provides direction on the development of community facilities across Auckland including: arts and culture, community centre, libraries, pools and leisure and venues for hire. The plan takes a regional approach to the planning and investment in facilities to prioritise competing demands across the region and aims to provide community access to facilities based on population thresholds which will vary depending on the nature of the catchment type and the function.

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 papers¹
- the feedback received from various stakeholders and public engagement events².

The structure plan is shown in **Figure 2**.

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 dwellings³ 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/café's). 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:

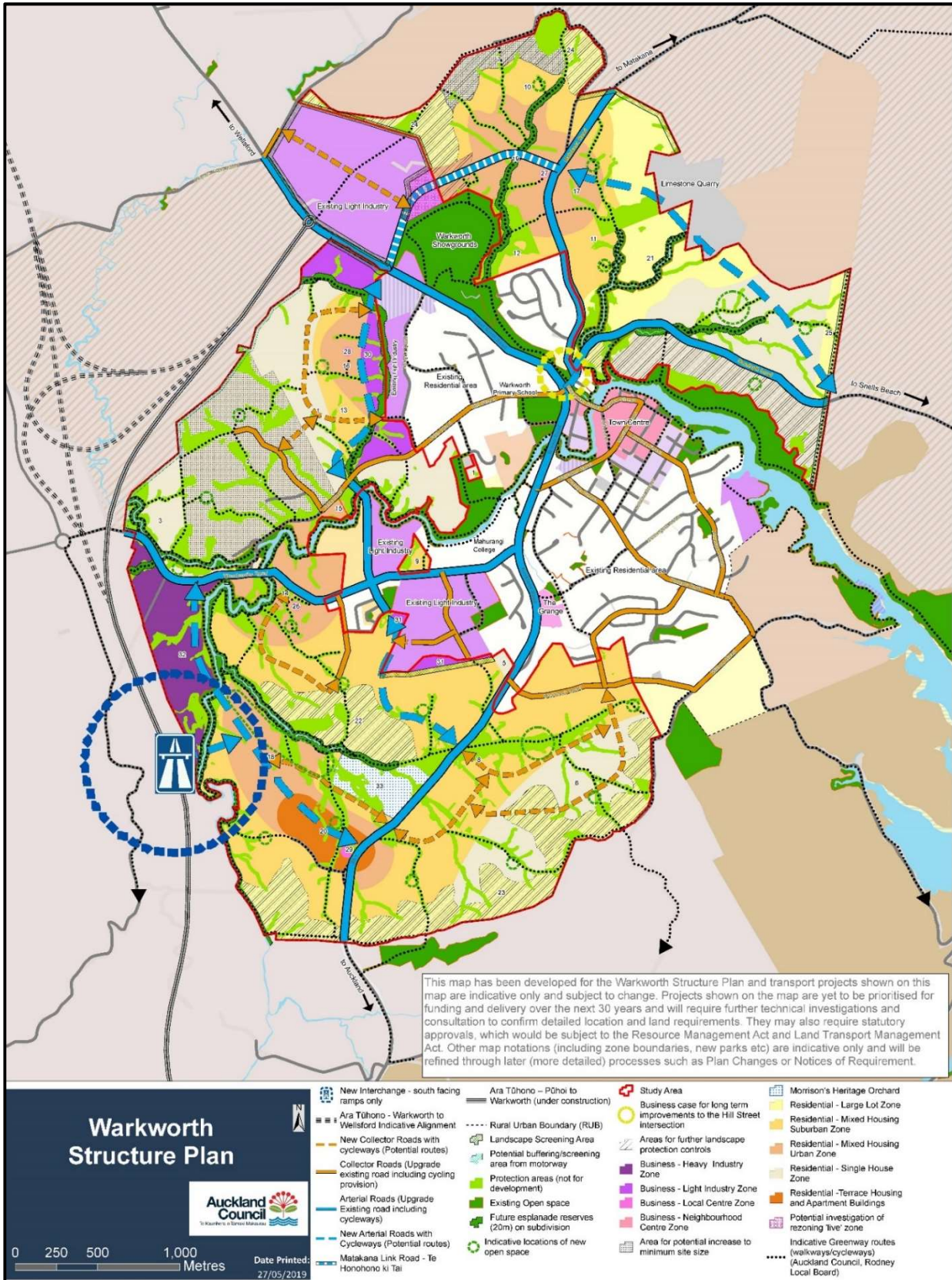
- Prioritising active transport in Warkworth through a separated walking and cycling network providing connectivity to new and existing centres, employment areas, schools and public transport stations.
- A roading network including a potential southern interchange on Ara Tūhono – Pūhoi to Warkworth (south 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.

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

² 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.

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

Figure 2: Warkworth Structure Plan



4.2 Assessment of the Warkworth Structure Plan

The provision of community facilities within a structure planning context is a complex and evolving task especially as models for the delivery of infrastructure also evolve and change over time. Community facilities are follower assets that provide services into a neighbourhood once investment in city shaping and structural infrastructure has enabled the development of these areas and includes parks and community facilities.

Additional facilities may be required to serve the increased population, but these would need to be considered as part of the already identified investigations. The land uses in the plan are consistent with the preferred approach to facility provision.

4.2.1 Facility Provision for Warkworth

It is important that community facilities are delivered in line with population growth in Warkworth and provided when demand arises. The population yield is predicted to increase from 5,000 people to around 20,000 extra people. This extra growth in population will mean that the following actions from the network action will need to be carried out:

- investigate the need for a multi-purpose community space in Warkworth
- investigate the need for expansion and refurbishment of Warkworth Library
- investigate the feasibility and opportunity for a pool and leisure space in the Rodney area
- undertake a needs assessment to assess whether the existing facilities are aligned to community needs in Rodney.

Community facilities need to be located centrally within a town centre of public and social infrastructure and retail activity and housing density which will encourage social and physical integration by having the facility close to where people go most often and to connect and participate as a community within close proximity to retail activity. Community facilities need to be visible, easy to find and get to for a range of ages and within walking distance from public transport (within a 15-minute walk /drive).

The timing for planning and delivery of any new community facilities (and the exact nature and service offer) would depend on how quickly the growth is expected to occur, what opportunities there might be to partner with other providers such as schools, the needs of the future community, and the capacity of existing facilities in the wider catchment to accommodate some of the additional growth.

Subject to the outcomes of the investigations identified above, it is anticipated there will be adequate provision of library, arts and culture and community centre space to meet the forecast growth in Warkworth.

5 Conclusion

The Warkworth structure plan will support the community facilities network plan priorities to ensure we have the right facility, in the right place at the right time. There is significant capacity and value in the existing community facility provision in Warkworth and we will look at how these existing assets, including non-council assets can address the new demands of a city that is growing.

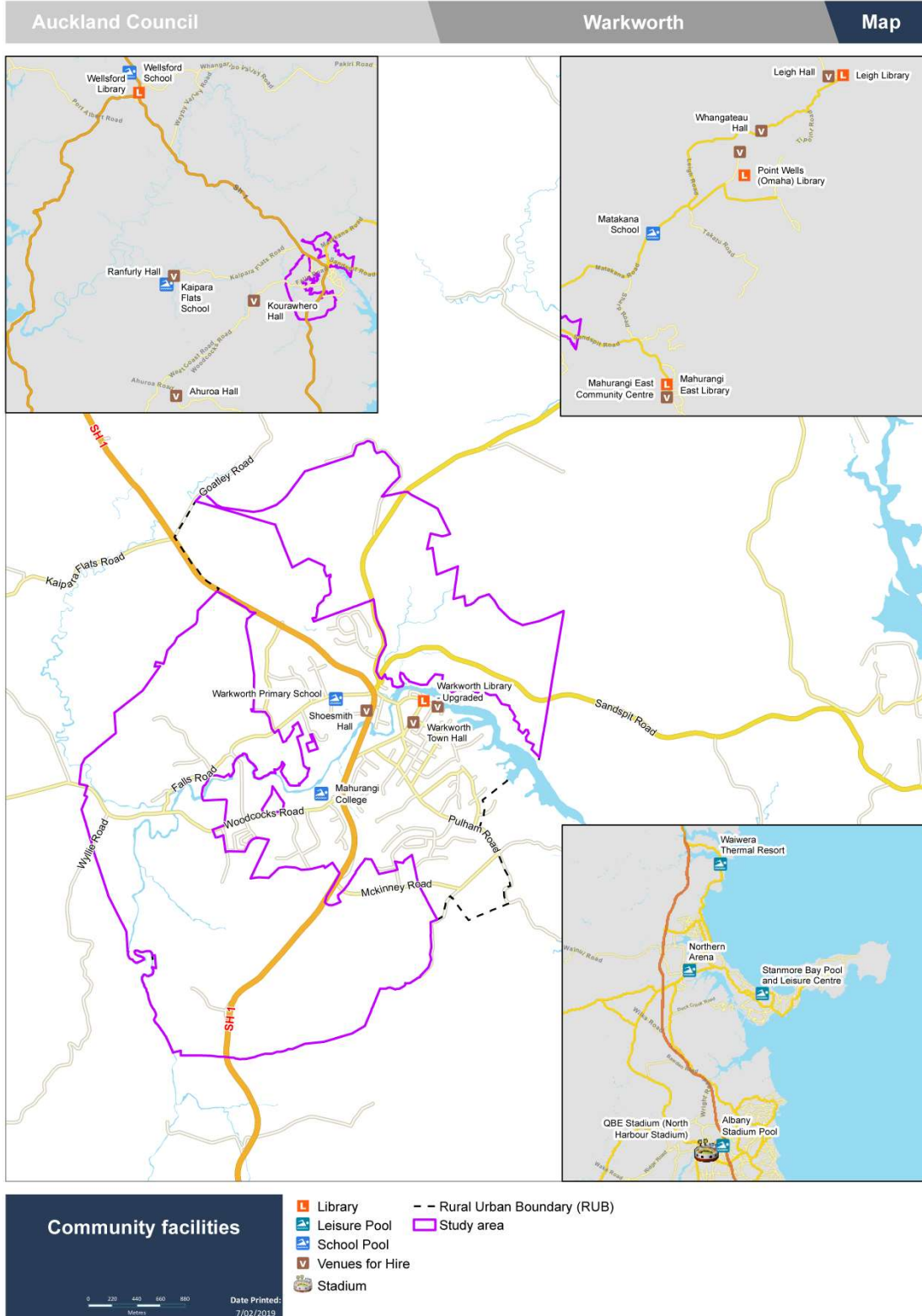
The Warkworth structure planning process provides opportunities to consider partnership solutions, including partnering to develop new facilities or providing funding to other providers to secure public access to existing facilities.

Overall, the structure plan supports the role of community facilities in building strong, healthy and vibrant communities.

6 References

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Appendix 1 - Maps of community facilities in and around Warkworth



Appendix 2 - Community Facilities serving the Warkworth area

Community Facilities in Warkworth		
Council owned Facilities	Facility type	Location
Warkworth Library	Library	2 Baxter Street, Warkworth Central
Warkworth Town Hall	Venue for Hire	Corner Neville and Alnwick streets, Warkworth Central
Warkworth Masonic Hall	Venue for Hire	3 Baxter St, Warkworth Central
Shoemith Hall	Venue for Hire	Corner Shoemith and Brown Streets on Shoemith Reserve, Warkworth Central
Non-Council Facilities	Facility Type	Location
Warkworth Primary School	School pool	35 Hill St, Warkworth Central
Mahurangi College	School pool	Woodcocks Rd, Warkworth Central
Community Facilities in the wider area		
Council owned Facilities	Facility type	Location
Mahurangi East Library	Library	21 Hamatana Rd, Snells Beach (8.6 km, 11 minutes to Warkworth Central)
Wellsford Library	Library	Wellsford War Memorial Library, Memorial Park, Wellsford (19 km, 17 mins from Warkworth Central)
Leigh Library	Library	15 Cumberland St, Leigh (22 km, 22 minutes from Warkworth Central)
Point Wells Library	Library	252b Point Wells Rd, Point Wells (14.8 km, 18 minutes from Warkworth Central)
Kourawhero Hall	Venue for Hire	641 Woodcocks Rd, Warkworth (6.5 km, 9 minutes from Warkworth Central)
Point Wells Hall	Venue for Hire	5 Point Wells Rd, Point Wells (14.4 km, 15 minutes to Warkworth Central)
Ranfurly Hall	Venue for Hire	903 Kaipara Flats Rd, Kaipara (12.3 km, 15 minutes from Warkworth Central)
Ahuroa Hall	Venue for Hire	1345 Ahuroa Rd, Ahuroa (17.4 km, 20 minutes from Warkworth Central)
Mahurangi East Community Centre	Venue for Hire	21 Hamatana Rd, Snells Beach (8.6 km, 11 minutes from Warkworth Central)
Leigh Community Hall	Venue for Hire	4 Cumberland St, Leigh (22 km, 23 minutes from Warkworth Central)

Whangateau Hall	Venue for Hire	511 Leigh Rd, Whangateau (17 km, 16 minutes from Warkworth Central)
Stanmore Bay Pool and Leisure Centre	Pools /Leisure	159 Brightside Rd, Stanmore Bay (37.6 km, 36 minutes from Warkworth Central)
Albany Stadium Pool	Pools	Don McKinnon Drive, Albany (42.7 km, 35 minutes from Warkworth Central)
QBE Stadium (North Harbour Stadium)	Leisure	Stadium Drive, Albany (42 km, 33 mins from Warkworth Central)
Non-Council Facilities	Facility Type	Location
Matakana Primary School Pool	School pool	952 Matakana Rd, (8.7km, 8 minutes north east from Warkworth)
Kaipara Flats School Pool	School pool	Kaipara Flats Rd, School Rd, Kaipara Flats (12.8 km, 14 minutes from Warkworth Central)
Wellsford Community Pool	School pool	Rodney College, Wellsford (20 km, 19 mins from Warkworth Central)
Waiwera Thermal Resort	Leisure / pools	21 Waiwera Rd, Waiwera (20.8 km, 19 mins from Warkworth Central)
Northern Arena at Silverdale	Leisure / pools	8 Polarity Rise, Silverdale (30.8 km, 27 mins from Warkworth Central.)

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