

Warkworth Structure Plan Engagement Summary

June 2018



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Table of Contents

Executive Summary	4
1 Introduction	6
2 Public consultation initiatives	6
2.1 Building awareness of the Warkworth Structure Plan Project.....	6
2.2 Consultation methods	7
2.2.1 Project stands events and ‘drop-in’ sessions	7
2.2.2 School sessions.....	7
2.2.3 Engagement with mana whenua.....	7
2.2.4 Feedback forms	8
3 Responses.....	8
3.1 Total number of responses	8
3.2 Feedback channel and type	8
3.3 Respondents’ location.....	9
4 Key issues	10
5 Feedback received.....	10
5.1 Transport	11
5.1.1 Congestion and the transport network	11
5.1.2 Public transport.....	12
5.1.3 Footpaths, cycle ways and parking	13
5.2 Infrastructure provision	14
5.2.1 Infrastructure provision to support growth	14
5.2.2 Education and health	15
5.2.3 Community facilities and open space.....	16
5.3 Character and identity of Warkworth	18
5.3.1 Retain the small town, rural and ‘village’ feel of Warkworth.....	18
5.3.2 Importance of Warkworth town centre.....	19
5.4 Environmental considerations	19
5.5 Business and employment	20
5.5.1 Opportunities for Warkworth as a satellite centre	20
5.5.2 Opportunities for business growth.....	21
5.6 Land use planning, housing and structure planning	22
5.7 Heritage.....	24

6 Where to from here? 25

Appendix 1 26

Appendix 2 37

Appendix 3 40

Appendix 4 45

Appendix 5 47

Appendix 6 54

Appendix 7 59

Appendix 8 61

Appendix 9 63

Appendix 10 66

Executive Summary

The Warkworth Structure Plan project seeks to develop a land use and infrastructure plan for the 1,000ha of Future Urban zoned land that surrounds Warkworth town. During April 2018, first phase of public consultation for the project was undertaken.

Just prior to and during this period the project team sought to build awareness of the consultation process to encourage feedback. Most feedback was received by way of the online feedback forms. However, the project team held other events including 'drop-in' sessions, project stand events, specific events for students, and hui with mana whenua which all resulted in feedback.

In total 223 pieces of feedback were received during the April consultation phase with a fairly even split between respondents from Warkworth and those in the surrounding area.

In response to the feedback form question 1, that asked people to pick from a list the most important issues as Warkworth grows, the top four issues were:

- Improved transport connections to Auckland
- Protection and restoration of natural areas and streams
- Improved transport connections to the surrounding Matakana Coast area
- Being able to get around Warkworth by cycling/ walking

In response to the feedback form questions 2 – 7 it was difficult to collect and frame feedback received according to the feedback form structure. This was because respondents often gave answers that did not necessarily strictly relate directly to the question asked. For example, many respondents answered the separate opportunities and constraints questions (questions 2 and 3) as one response (i.e. the respondent mentioned opportunities even if the question only asked for constraints, and vice versa). In light of this, all the feedback (questions 2 – 7) has been grouped by themes and sub-themes.

The most common feedback theme was around **transport**. This included comments around congestion on the roading network (e.g. Hill St) and the need for new road network connections. There were also comments around the need for improved public transport to Auckland, the surrounding area, and within Warkworth itself. Improved cycleways/walkway connections were sought and there were comments on the lack of parking in the town centre.

The second most common theme was around general **infrastructure provision**. The issues raised were about the need for infrastructure to come before development including infrastructure for transport, water/wastewater, education, health, community facilities, and open space.

The **character and identity of Warkworth** was another key theme raised in feedback. This included comments around retaining the small rural 'village' character of Warkworth and the sense of community that currently exists. Retaining the existing town centre as a focal point was also important, as was the desire that Warkworth not become like a suburb of Auckland.

Environmental considerations received a high degree of feedback. Comments were mostly around protecting the sensitive Mahurangi River and identifying and protecting environmental areas before development occurs.

The other main theme was around **business and employment**. The issues raised were around the benefits of additional services that will be available as Warkworth grows (e.g. retail, recreation) and the importance of businesses being able to locate in Warkworth and provide local jobs.

A further detailed breakdown on the themes can be found in **Appendix 1**.

This initial public consultation phase will assist staff in developing some principles and ideas for the structure planning stage. Specialist topic experts will be given the opportunity to alter their topic papers based on feedback from this first consultation phase.

1 Introduction

The Warkworth Structure Plan project seeks to develop a land use and infrastructure plan for the 1,000ha of Future Urban zoned land that surrounds Warkworth town.

During April 2018, the first phase of public consultation for the project was undertaken. The purpose of which was:

- to promote awareness of the Warkworth Structure Plan project;
- to receive comments on the background information papers ('topic papers') prepared by specialists within council; and
- to gain a local perspective on what is valued in Warkworth and potential opportunities and constraints associated with its growth.

This report seeks to provide a high-level summary of this consultation phase. The attached appendices contain more detailed information on the process, feedback received etc.

2 Public consultation initiatives

2.1 Building awareness of the Warkworth Structure Plan Project

The public consultation period ran from 3 April to 23 April 2018. Prior to and during this period the project team sought to build awareness of the consultation process to encourage feedback. The purpose of these initiatives was to:

- inform the public that consultation on the project was occurring and the period for feedback was open
- direct the public to avenues/methods through which they could use to provide feedback
- advertise 'drop-in' sessions that the public could attend to ask staff questions or provide feedback.

These awareness building initiatives included:

- letters to owners and occupiers of properties within the Future Urban zone in Warkworth;
- articles in local and regional papers including Mahurangi Matters, Rodney Times and Our Auckland;
- a Project newsletter entitled "Warkworth Structure Plan project news" (April 2018 issue) sent to households in the Warkworth area and wider surrounds;
- emails to identified stakeholders;
- posts on the Rodney Local Board Facebook page;
- creating a hashtag #FutureWarkworth to follow any discussion on this Project on social media;
- attendance and presentations at various community group meetings;
- posters at businesses and community facilities in Warkworth Town Centre; and
- information on the council website.

Appendix 2 of this document outlines these initiatives in further detail.

2.2 Consultation methods

The main method through which feedback was received was the online feedback forms on the council website. However, in an effort to promote other channels to receive feedback, the project team held other events, as detailed below.

2.2.1 Project stands events and 'drop-in' sessions

The project team targeted community events and the local supermarket for projects stands to build awareness and receive feedback from residents in Warkworth. The projects stands were held:

- on Friday, 6 April (3.30 to 7pm) at the Warkworth Showgrounds, 'Have a Go' event
- on Saturday, 14 April (10am to 1pm) at Warkworth New World.

The project stand included project collateral such as background information on the project, feedback forms, and maps of the study area. Council staff were available to engage with the public and answer questions. The second event also included a free sausage sizzle to encourage people to interact with the team.

Two 'drop-in' sessions were advertised to provide further opportunity for residents and stakeholders to view project collateral, ask staff questions and provide feedback verbally and through the feedback forms. These sessions were held at the Warkworth Town Hall on:

- Saturday 7 April from 9am – 12pm
- Thursday 12 April from 6pm – 9pm

Approximately 141 people registered their attendance at the two 'drop-in' events.

2.2.2 School sessions

The project team approached Warkworth Primary School and the Mahurangi High School to gather feedback from children and young people in Warkworth. The project team held schools sessions on:

- 1 May at the Warkworth Primary School and
- 8 May at the Mahurangi High School.

Details on the engagement methods and the feedback received from the consultation with the students can be found in **Appendix 9**.

2.2.3 Engagement with mana whenua

Mana whenua engagement and discussions are ongoing throughout the structure plan project. The first mana whenua hui on this project was held on 16 April 2018 at the Warkworth Town Hall. The five mana whenua groups represented at this hui were:

- Ngāti Manuhiri
- Ngāti Whātua o Kaipara
- Ngaati Whanaunga
- Te Rūnanga o Ngāti Whātua
- Te Kawerau a Maki

The purpose of this hui was to introduce the project, establish an ongoing relationship with mana whenua, and understand how they wanted to be involved in the project. A further hui will be held in the middle of the year.

2.2.4 Feedback forms

Feedback forms were provided via various means to enable quick and easy feedback. The feedback forms were available:

- in paper copy at the local library, service centre and at consultation events;
- online at the council's 'Have Your Say'/'Shape Auckland' website; and
- via email to select audiences on the council's People's Panel Survey database¹.

A copy of the feedback form is attached in **Appendix 10**.

3 Responses

3.1 Total number of responses

In total 223 pieces of feedback were received. The majority of the respondents used the feedback form (n=197). Of the remaining 26 pieces of feedback, a small number were site specific (i.e. relates to an address) or subject specific (e.g. heritage only) submissions. The next two sections outline the key attributes of respondents.

3.2 Feedback channel and type

Majority of the responses were received online. Figure 1 below summarises the feedback from consultation channels.

Figure 1: Feedback form method

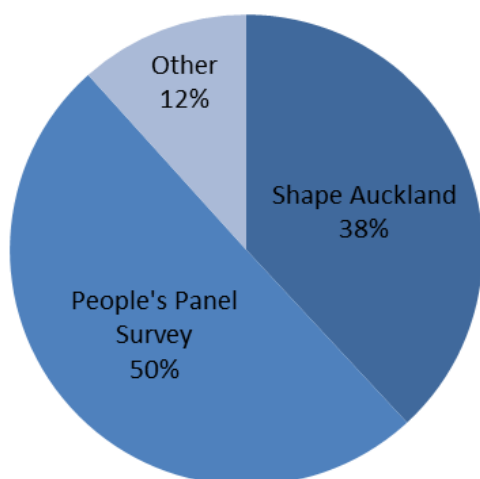
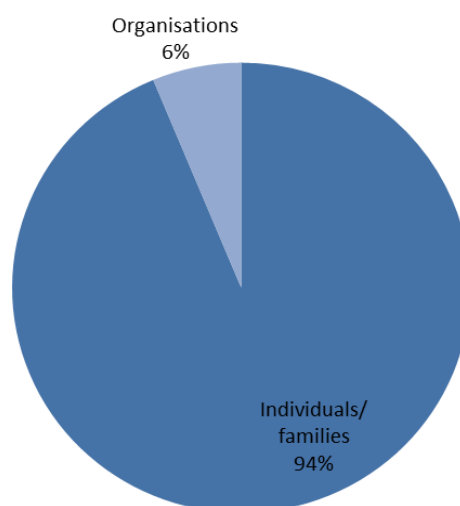


Figure 2: Type of feedback

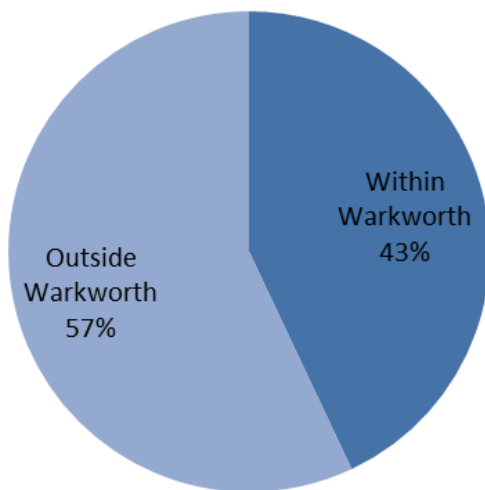


¹ Auckland Council's People's Panel is a quick and easy way for Aucklanders to help shape Auckland by taking part in short surveys. For this project the project team targeted People's Panel members from Warkworth or the surrounding area.

3.3 Respondents' location

Respondents were asked whether they lived or owned a property in Warkworth. Of the 223 responses, 11 respondents did not answer this question and five were unclear. Figures 3 and 4 below summarise location of respondents.

Figure 3: Respondents within or outside of Warkworth



There were slightly more respondents that live outside of Warkworth (n=118), than those who live inside Warkworth (n=89).

Figure 4: Respondents outside of Warkworth

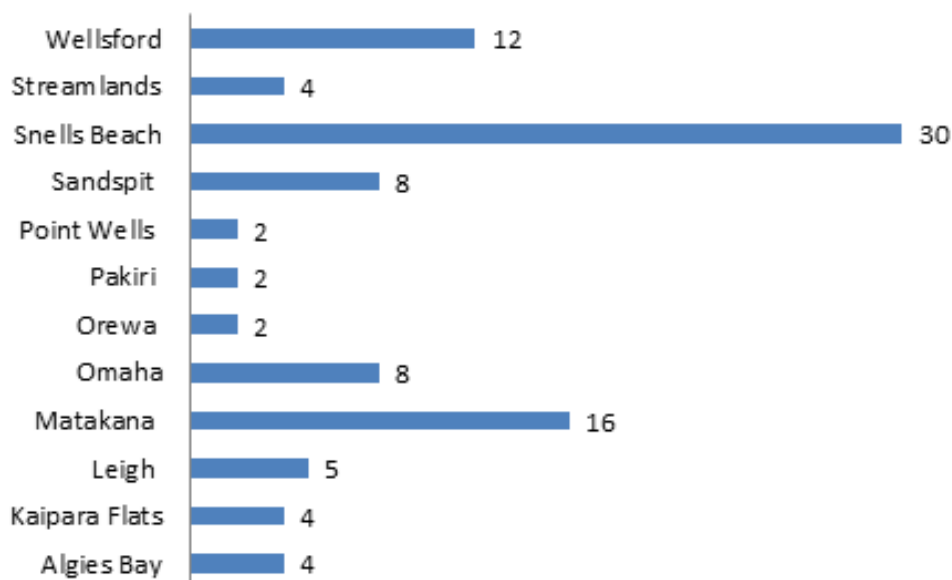


Figure 4 illustrates where the respondents live if they were outside the Warkworth area. A large section of respondents were from Snell's Beach. The other areas not shown on Figure 4 (such as Point Wells, Puhoi, Martins Bay etc.) had just one respondent.

4 Key issues

Question 2 on the feedback form asked respondents to pick from a list the most important issues to them as Warkworth grows. Table 1 below summarises these responses

Table 1 Issues of importance

Issue of importance	Number
Improved transport connections to Auckland	134
Protection and restoration of natural areas and streams	109
Improved transport connections to the surrounding Matakana Coast area	85
Being able to get around Warkworth by cycling/ walking	74
Creating a certain 'look' and 'feel' for the town	70
Having a range of local employment options	69
More recreation options	64
Other	54
Protection and restoration of historic and cultural heritage	52
Providing a variety of housing choices	44

The 'other' category included a number of issues such as safeguarding bridleways and horse riding facilities, improved bus connections within Warkworth, and providing affordable land.

5 Feedback received

While the form was structured to ask about opportunities and constraints as Warkworth grows, it was difficult to collect and frame feedback received according to the feedback form structure. The reasons for this include:

- respondents often answered opportunities and constraints questions as one response (i.e. the respondent mentioned opportunities even if the question only asked for constraints, and vice versa);
- responses on opportunities and constraints were contained within other questions (e.g. the topic paper section); and
- there were a number of pieces of feedback that did not use the feedback form structure.

This made it difficult to extract and interpret what respondents saw as an opportunity or constraint, adding to the risk of misinterpretation and diluting their response. As such, all the feedback (questions 2 – 7) has been grouped by themes and sub-themes.

Table 2 below lists the themes by feedback points received. Transport and infrastructure provision generated the most comments.

Table 2 List of issues by feedback points

<i>Key issues/ topics</i>	Number of Feedback points
Transport	429
Infrastructure provision	331
Character and identity of Warkworth	221
Environmental considerations	208
Business and employment	191
Land use planning, housing and structure planning	108
Heritage	78

The following sections summarise these key themes at a high level. **Appendix 1** contains more detailed information on themes and number of responses.

5.1 Transport

This section summarises the main themes related to transport. **Appendix 1** summarises other relevant comments on transport.

5.1.1 Congestion and the transport network

Type of comments	Number of comments
Road network is too congested and/or growth will add to congestion	92
Other road network comments (including comments on Matakana Link Road and a southern onramp/off ramp to the proposed motorway)	80
Fix Hill Street intersection	71
Total comments	243

Road network is too congested and/or growth will add to congestion

Respondents commented on the current congestion on the road network and how this is currently impacting residents and businesses. More specifically, respondents stated that:

- any increase in population growth in the near term will worsen congestion on the road network
- proposed changes to the road network are too far in the future and will not sufficiently alleviate potential congestion.

“Traffic issues which are already a major problem will be worse as nothing of value has been done about them”

Other road network comments

80 respondents commented on the need to improve the wider road network in and around Warkworth. Most of these comments focused on Warkworth as a satellite centre and therefore the need to improve the capacity of the road network to surrounding towns such as Matakana, Omaha, Snell's Beach, as well as to the north and west.

Some comments included specific roading network improvements sought by respondents including:

- that a southern interchange that connects Warkworth to the new motorway (and a Park and Ride) should be built
- support of the Matakana Link Road to improve connections to the east
- that rural roads should be sealed.

“Access from south of Warkworth to the motorway is essential”

Fix Hill Street intersection

71 respondents commented that there is a need to resolve the congestion on Hill Street urgently. These respondents highlighted that the congestion on Hill Street will get worse in the more immediate term if population grows in Warkworth.

“Better access to town and having the Hill Street intersection fixed”

5.1.2 Public transport

Type of comments	Number of comments
Public transport is currently insufficient and there is a need to improve public transport	42
Provide public transport within Warkworth	21
Other comments on public transport (including Park and Rides)	20
Total public transport comments	83

Public transport is currently insufficient and there is a need to improve public transport

42 respondents did not think the current public transport provision in Warkworth is adequate and/or there is a need to improve public transport as Warkworth grows. This was particularly around public transport options from Warkworth to Auckland.

“The lack of public transport means a historical dependence on the private car which if allowed to continue will create terrible traffic and pollution problems”

Provide public transport within Warkworth

21 respondents commented on the need to provide public transport within Warkworth itself so that population growth does not result in more car traffic within Warkworth.

“Need an Urban Public Transport System if public transport within Warkworth is to be sustainable. Too much proliferation of cars and is unacceptable in a new town”

Other comments on public transport (including Park and Rides)

Of the other comments on public transport:

- some supported the provision of Park and Ride facilities, commenting that proactive planning for this is essential
- some commented on the need to provide a Park and Ride facility in the southern part of Warkworth near a potential on/off ramp to the motorway,
- about eight stated that the Park and Ride system encourages car centric model of transit and commented that more internal based public transport or biking will be better options than Park and Rides
- some commented on the prospect of ferry services to connect to Auckland.

“...develop a park and ride from (e.g.) Showgrounds to town... buses running every 5-10 minutes.”

5.1.3 Footpaths, cycle ways and parking

Type of comments	Number of comments
Provision of footpaths and cycle ways	45
Parking issues	58
Total comments	103

Provision of footpaths and cycle ways

Most of the comments on provision of footpaths and cycle ways related to the theme of an integrated transport network. That is, so that residents can undertake fairly short and direct journeys by foot or bicycle rather than by car. Of these 45 comments, about 10 commented that the footpaths are insufficient and unsafe at present.

“Being able to get around Warkworth safely and conveniently by bicycle or walking”

Parking issues

Of the 58 that commented on parking, most of these (n=33) commented on the lack of parking in the town centre and that with population growth more parking will be necessary.

“Car Parking in the town centre. It is already a serious problem and will be exacerbated by any growth.”

5.2 Infrastructure provision

This section examines general comments on infrastructure provision. Infrastructure provision in this section does not include transport provision as more specific comments on this were categorised under the Transport them. Instead, this section contains comments on general provision of infrastructure, water and wastewater, schools, hospital, parks, community facilities etc.

Appendix 1 contains more detail on this theme.

5.2.1 Infrastructure provision to support growth

Type of comments	Number of comments
Provision of infrastructure to support growth in Warkworth	81
Warkworth’s pace of growth	21
Total comments	102

Provision of infrastructure

Of the 81 comments about infrastructure provision,

- 42 respondents did not think that the current infrastructure can cope with existing demand
- A further 34 commented that there will need to be proactive provision of infrastructure to deal with the existing shortfall before any further growth can occur
- About 5 comments related to working with developers on the provision of infrastructure, funding of infrastructure (i.e. capture this through capital gains) and importance of broadband provision.

“The current infrastructure is already struggling and will require huge investment to bring it to an adequate level for successful development”

Warkworth's pace of growth

A further 21 commented that the pace of growth is too quick for infrastructure provision to keep up. This group proposed that any further growth (i.e. subdivisions, rezoning etc.) should be stopped until the infrastructure is in place.

“Warkworth is already growing faster than the infrastructure can keep up”

5.2.2 Education and health

Type of comments	Number of comments
Education provision in Warkworth	37
Health Provision in Warkworth	26
Total	63

Education provision in Warkworth

Respondents were concerned that more schools would be required to accommodate growth. Several commented on the potential for an intermediate school or a technical college/tertiary institution to provide more educational opportunities.

“Warkworth Primary and Mahurangi College are already playing catch up to recent growth. As soon as new buildings are built they are already full.”

Health Provision in Warkworth

Respondents wanted to see proactive planning for future medical facilities in Warkworth including a hospital. Some respondents noted that the nearest hospital to Warkworth is quite some distance (North Shore Hospital) and this is further complicated by congestion on roads. Several commented on the lack of emergency care services as an important issue for Warkworth.

“As an employer in Warkworth I feel that there are no suitable emergency facilities close enough to deal with any serious accidents in my work place and this is of great concern to me. I also feel that as the community has grown so much there is also a need to have a local emergency A&E clinic or hospital facility to ensure the best treatment is available in a suitable time frame.”

5.2.3 Community facilities and open space

Type of comments	Number of comments
Provision of a swimming pool	22
Provision of sports facilities and sports grounds	24
Provision of other community facilities	22
Retain existing parks and/or ensure sufficient provision of parks and green spaces	59
Provision of tracks and bushwalks	31
Provide more opportunities for horse riding and equestrian sport	8
Total comments	166

Provision of a swimming pool

A swimming pool and sports facilities for the area was a significant issue. 22 respondents specifically mentioned the need for a new swimming pool for Warkworth to provide recreational services to Warkworth and surrounding towns. Some of these commented on the area near Warkworth Showgrounds as a potential site for such a facility.

“The community wants a pool which is available to the public at all times and contains play areas as well as lane swimming.”

Provision of sports facilities and sports grounds

About 24 respondents requested further sports facilities for Warkworth as it grows (e.g. sports fields, courts). Some of these respondents saw the Warkworth Showgrounds as at capacity and there is a need for more facilities to provide for growth. Of these 24, one respondent commented on the potential for Warkworth to be a sports hub for the North, and another commented on the Warkworth Showgrounds area as a potential sports hub.

“All recreational areas and green spaces - golf course, sports fields etc. need to be protected and enlarged”

Provision of other community facilities

22 respondents commented on the need for other community facilities such as an expanded library, arts centre, cultural space or a multi-functional space in Warkworth.

“Warkworth Library is far too small for the town now and can only become less fit for purpose with the projected increase in population”

Retain existing parks and/ or ensure sufficient provision of parks and green spaces

68 respondents commented on protecting existing parks or adding more green space to Warkworth to retain its ‘green feel’. Comments included ideas like the provision of parks as a method to break up residential form, the provision of neighbourhood parks as a congregation space, and the desirability of more neighbourhood level parks than large parks.

“Creating communities by having central parks with small scale cafes/dairies close to housing so people can walk there”

Provision of tracks and bushwalks

31 respondents commented on expanding existing recreational bush walks or trails, including the green space along Mahurangi River, south towards Duck Creek Road and the Cement works.

“Cycle/ hiking trails would be good in the area as a community ‘facility’ (with toilets/educational and historical sites along the way). Having a good cycle track right around the coast, starting at Warkworth would be a good way to reduce traffic (for those that worked locally) as well as if built right bringing in tourists.”

Provide more opportunities for horse riding and equestrian sport

8 respondents commented on the opportunity to provide horse riding and equestrian facilities as part of this structure plan. These respondents commented that:

- there can be an equestrian facility near the Warkworth Showgrounds
- more horse tracks and equestrian friendly facilities need to be factored into the structure plan
- there are fewer and fewer equestrian facilities, this structure plan provides an opportunity to proactively provide for equestrian sport.

“Existing unformed legal roads should be developed into bridleways now, and planning for future greenways to ensure that there are good links between destinations. Greenways must be walk-bike-ride, not just walk-cycle”

5.3 Character and identity of Warkworth

This section summarises the main themes related to the character and identity of Warkworth. **Appendix 1** summarises other relevant comments on character and identity.

5.3.1 Retain the small town, rural and ‘village’ feel of Warkworth

Type of comments	Number of comments
Warkworth’s identity – i.e. maintain look and feel of Warkworth	85
Rural character of Warkworth	58
Don’t become like Auckland (includes comments on high density developments in Warkworth)	44
Total comments	187

Maintain Warkworth’s identity

About 85 comments were around preserving the small town, village feel of Warkworth. Of these 85

- 35 specifically used the term ‘village’ in descriptions of Warkworth
- others commented on the friendly community, the small town atmosphere and the importance of community events (e.g. Kowhai Festival).

“Retain small town village feel”

Rural character of Warkworth

58 comments related to retaining the rural character of the Warkworth area. In particular, these comments referred to the rural vistas, farmland, bush, reserves and lifestyle blocks. About five respondents commented on moving to Warkworth to move away from the city.

“The more we build to support people who come here to get the benefits of the rural environment, the more careful we have to be to preserve the beauty and the space that we have now”

Don’t become like Auckland

A further 44 comments accepted the need to grow but sought to ensure that Warkworth did not start to look and feel like a suburb in Auckland. More specifically:

- 23 comments did not want Warkworth to look like a ‘suburb of Auckland’
- 21 commented on the suitability of high density development in Warkworth

Most of these 21 comments were around how high-density development should be avoided so as to maintain the rural, small town village feel. However, 8 of these 21 comments said that ‘high density should be done well’.

“The "village" vibe may disappear and Warkworth will just become another bland North Shore suburb.”

5.3.2 Importance of Warkworth town centre

Type of comments	Number of comments
Warkworth town centre	34

A total of 34 respondents commented on the Warkworth town centre specifically. Key points raised were:

- the importance of retaining the town centre as a heart of Warkworth, including its village and small town ‘vibe’
- the potential negative impact of other retail centres in Warkworth on the town centre
- that big box retail should not be allowed in the town centre
- retaining the greenery around the town centre
- growth in Warkworth could lead to further congestion in the town centre

“Warkworth should be a great place to live with the original town being the focus”

5.4 Environmental considerations

This section summarises the main themes related to environmental considerations. **Appendix 1** summarises other relevant comments on environmental considerations.

Type of comments	Number of comments
Mahurangi River (i.e. environmental protection of Mahurangi River)	119
Protect and enhance environmental values in Warkworth, especially from the impacts of development	89
Total comments	208

Mahurangi River

119 comments were on the protection and enhancement of Mahurangi River and the significance of the river as a natural asset in Warkworth. In particular:

- 70 comments were around keeping the river as a focal point for Warkworth. Of these, there were 14 that commented on protecting the bush landscape that surrounds the river (in the town centre)
- 34 comments were about improving access to the river, including bush walks and parks
- 15 comments related to the sensitive receiving environment of the catchment and how this should be considered in planning land uses as part of the structure plan.

“Recognise the sensitivity of the Mahurangi River”

Protect and enhance environmental values in Warkworth

Environmental protection was a concern raised in feedback, particularly the environmental impact of development in Warkworth. Of the 89 comments:

- 65 comments were on the need to protect and enhance the environment (e.g. wetlands, significant ecological areas, bush environment and mature trees).
- 24 comments were about protecting the environment from development, mostly around sedimentation impacts on watercourses and not building on floodplain areas.

“Development of rural land will lead to increased sedimentation of waterways. More people will result in more pollution and impact to natural areas...”

5.5 Business and employment

This section summarises the main themes related to business and employment. **Appendix 1** summarises other relevant comments on business and employment.

5.5.1 Opportunities for Warkworth as a satellite centre

Type of comments	Number of comments
Warkworth as a satellite city	46
Opportunities for location employment	64
Warkworth as a commuter town	24
Total comments	134

Warkworth as a satellite city

Respondents commented on the potential for business and services if Warkworth is to realise its role as a satellite city. Overall 29 of the 46 comments on Warkworth as a satellite city were positive. It was seen as an opportunity to attract more services, amenities (e.g. cinemas etc.) and retail offerings to the area.

“More retail, food and health service options for residents in the wider region”

Opportunities for employment

63 respondents commented on the potential for Warkworth’s growth to provide employment for the local area and surrounding rural communities. The positive effects of local employment (that is, more money in the local economy and reduced need to travel) were cited as reasons for supporting more employment.

“It would be great for local industry to expand and then employ more locals so people did not have to commute”

Warkworth as a commuter town

A further 24 respondents commented that without local employment opportunities, there is a potential for Warkworth to become a dormitory suburb or a ‘commuter town’.

“One must avoid it becoming yet another commuter town for Auckland. Whatever is built should be self-sustaining in Warkworth”

5.5.2 Opportunities for business growth

Type of comments	Number of comments
Attract different types of businesses to Warkworth	21
Ensure enough land for large format business expansion and large format businesses	28
Other comments that relate to zoning of business land	8
Total comments	57

Attract different types of businesses to Warkworth

Respondents commented on the opportunities presented by Warkworth’s growth to attract technology and high value businesses to Warkworth, as well as more professional and service-based businesses. Approximately half of these commented on the need for office space in Warkworth.

“... You may even be able to attract businesses currently located in Central Auckland to relocate to Warkworth.”

Ensure enough land for large format business expansion and large format businesses

28 comments were about the need for more space for large-format businesses, such as high technology manufacturing (i.e. composites), and some heavy industries. Some respondents raised the prospect of extending the Rural Urban Boundary so as to provide for more large format business zoned land.

“There is need for industrial land that allows for large sites such as 5-10 hectares of land for any given industry”

Other comments that relate to zoning of business land

The other comments that related to the zoning of business land commented on:

- potential for Warkworth to be a site for marine related activities – including boatbuilding (this is covered in detail in the business section)
- importance of reasonably priced business land so that businesses are not priced out of Auckland/Warkworth
- the need for several business centres
- that planners need to consider appropriate densities so that people can walk to access retail and other services
- one commented on gaudy advertising signs and no additional advertising boards to obstruct pedestrians
- concerns about the cost of business zoned land and the ability of labour to access jobs in Warkworth.

5.6 Land use planning, housing and structure planning

This section summarises the main themes related to land use planning, housing and structure planning. **Appendix 1** summarises other relevant comments on land use planning, housing and structure planning.

Type of comments	Number of comments
Need for good urban planning	46
Cohesive/holistic urban planning in Warkworth	24
Comments on housing	16
Other comments on land use and structure planning	22
Total comments	108

Need for good urban planning

Respondents commented on the structure plan process both positively and negatively. The need to 'get the plan right' came through strongly. A number of comments focused on the form and function of different land uses and having a focus on connectivity and good design.

“If the time is taken to do this thoroughly, it could become a magic place”

Cohesive/holistic urban planning in Warkworth

Some respondents were concerned about the boundary of the Warkworth Structure Plan project. Many commented on the need to consider the existing urban zoned area as part of the structure plan (not just the future urban zone). Others commented on the need to review the Rural Urban Boundary at the same time as the structure plan project.

“Constraints mapping would benefit identification of locations best suited to a range of land uses and whether there is sufficient land identified within the RUB for the projected growth”

Housing

16 respondents commented on housing provision in Warkworth. Comments included:

- the need to consider sufficient housing provision so that people can live and work in Warkworth
- a mix of housing typologies will attract people of different ages
- there is potential to provide affordable housing in Warkworth
- provide green space by residential developments and be cognisant of green principles when developing homes

“younger people being able to work in Warkworth or surrounding areas with new road being built and more housing for them”

Other land use/ structure planning comments

22 comments related to structure planning and land use. Some of these mentioned:

- the need for strong community consultation as part of the development of this structure plan (e.g. a reference group or equivalent)
- comments on structure planning for other areas such as Snells Beach, Matakana etc. to manage growth
- the lag time between development of north, northeast and south Warkworth could mean piecemeal development of Warkworth

5.7 Heritage

This section summarises the main themes related to heritage. **Appendix 1** summarises other relevant comments on heritage.

Type of comments	Number of comments
Historic 'feel' of Warkworth (including comments on signposting heritage sites)	55
Specific heritage areas	23
Total comments	78

Historic 'feel' of Warkworth

54 comments related to the historic buildings that add to the historic and 'old world charm' of Warkworth. 9 of comments related to sign posting some of these historic sites so that residents and visitors could better understand the historical value of Warkworth.

"Historical character and charm"

Specific heritage areas

23 respondents identified specific site that they considered had heritage value including the Lime Kilns, Cement Works, Little Riverine, and Falls Road and its ford.

"It is very important to me that the heritage of Warkworth is retained ie: the art deco and colonial buildings, the cement works and lime works, the old bridge and the few remaining large trees..."

6 Where to from here?

This initial public consultation phase will assist staff in developing some principles and ideas for the structure planning stage. Council's specialist topic experts will be given the opportunity to alter their topic papers based on feedback from this consultation stage.

The community design workshops will be held in late June 2018. They are a more detailed planning exercise that will generate ideas and help inform the draft structure plan. After the workshops the council's structure plan team will review all the ideas generated. A follow up public session will be held in July/ August to summarise the main results and to outline some of the emerging preferred transport options for Warkworth.

The council's structure plan team can then work with its specialists to further analyse the feedback and come up with a draft structure plan. Once the draft structure plan and its supporting information is complete, it will put out for public feedback.

Appendix 1

Detailed summary of feedback

This appendix contains the detailed themes and topics from feedback received.

The 223 pieces of feedback received were divided into broad topic areas and themes. Staff coded each feedback point against these themes and topics.

Table A1 below summarises the high level topic areas.

Table A1 Broad topic areas

<i>Key issues/ topics</i>	Number of feedback points
Transport	429
Infrastructure provision	331
Character and identity of Warkworth	221
Environmental considerations	208
Business and employment	191
Land use planning, housing and structure planning	108
Heritage	78

The tables that follow summarise the key themes and comments that are related to these topic areas.

Topic	Themes	#	Key comments
Transport	Road network is too congested and/ or growth will add to congestion	92	<ul style="list-style-type: none"> • Significant number of comments were on the impact of traffic congestion on current lifestyle in Warkworth (i.e. a few commented on how they do not leave their homes on the weekend because of congestion) • Comments included how any forecast population growth is likely to make congestion worse • Some comments were on the importance of getting the traffic infrastructure 'right' – i.e. at the right capacity, before any subdivisions or zoning occurs.
Transport	Other comments on Road Network (including comments on Southern Link and Matakana Link Road)	80	<ul style="list-style-type: none"> • These comments related to planning of the wider road network to Warkworth's surrounding towns (i.e. Snells Beach, Mahurangi, Omaha) and upgrade road network to better serve these towns • Comments on the need for better connections to Snells Beach, Omaha but also west and north from Warkworth • Comments that the roads are gravel and not of the standard that will easily handle congestion • Several comments related to the need for a southern connection on the proposed motorway so as to reduce the likelihood of congestion in the northern part of Warkworth (10) • There is support for Matakana Link road, as it will quicken journey to eastern beaches (15)
Transport	Fix Hill Street intersection	71	<ul style="list-style-type: none"> • Comments that the proposed road network will not ease congestion at Hill Street, but potentially worsen it. For instance, Matakana Link Road leads to Hill Street as well • Congestion at Hill Street should be a priority before any more growth as it is currently negatively impacting the area • A few comments on how the proposed road network changes are too far away into the future.
Transport	Public transport is currently insufficient and there is a need to improve public transport	42	<ul style="list-style-type: none"> • Comments that public transport needs to be proactively provided if there are plans to move away from the car centric model • Too much growth in the area for there not to be a public transport system to absorb cars off the road • There is a need for better public transport now
Transport	Provide public transport within Warkworth	21	<ul style="list-style-type: none"> • There is a need for public transport around Warkworth so as to alleviate potential congestion from population growth • It is pointless to provide public transport to Auckland and other centres if residents need

Topic	Themes	#	Key comments
			to jump in their car to access services in Warkworth
Transport	Other comments on public transport (including comments on Park and Rides)	20	<ul style="list-style-type: none"> • There was support for the Park and Ride facilities, commenting that proactive planning for this is essential • 8 stated that the Park and Ride system encourages a car centric model of transit and commented that more internal based public transport or biking will be better options • 1 commented on a potential ferry service connecting Warkworth to Auckland and the Eastern Bays • Comments also covered an integrated transport network – walk/ bike/ public transport, and the need for proper bike lock/ other services to support this.
Transport	Provision of footpaths and cycle ways	45	<ul style="list-style-type: none"> • These comments relate to the safe and amenable provision of walkways and cycle ways as a viable transport option so as to reduce car dominance • 20 comments related to the provision of a cohesive transport network that includes walkways and cycle ways so as to enable residents to undertake short journeys by foot or by bike • A further 10 comments stressed the importance of cycle ways as part of the integrated transport network • 8 comments related to the provision or more pedestrianised/ bicycle boulevards for a more pleasant walk/ cycle through the town and Warkworth surrounds • 8 comments related to safety issues in Warkworth - i.e. the provision of footpaths so that people don't need to walk on the road. • 1 respondent commented that cycle ways and walkways are nice options but not a priority in terms of infrastructure.
Transport	Parking issues	58	<ul style="list-style-type: none"> • Comments on the limited parking available in Warkworth and population growth will add to these parking issues • 33 respondents commented on lack of parking in the town centre and the negative impact of this on businesses in the town centre • If Warkworth is to become a satellite city- there needs to be more parking to access services so that residents from other towns can access it. • Some respondents did not support car parking near the riverfront and less parking in the heart of the town centre
Infrastructure (Infrastructure Provision)	Provision of infrastructure to support growth in Warkworth	81	<ul style="list-style-type: none"> • 42 respondents commented that current infrastructure cannot cope and growth will add pressure. • 34 commented that there is a need to be proactive about the provision of infrastructure before growth can occur. Of these 6 commented specifically on setting up water, wastewater and storm water in order to meet current and future demand

Topic	Themes	#	Key comments
			<ul style="list-style-type: none"> • About 3 comments on the need for better internet services to support businesses • 3 developers commented that council should work with developers in ensuring that infrastructure is available before any growth (or subdivision) in the area • A few respondents were concerned about whether there is enough infrastructure funding and therefore whether infrastructure will be ready in time for growth. • One commented on using capital gain from re-zoning to pay for infrastructure
Infrastructure <i>(Infrastructure Provision)</i>	Pace of growth in Warkworth	21	<ul style="list-style-type: none"> • These comments build on the comments from provision of infrastructure- the infrastructure is already behind in the growth curve • It is not just Warkworth but surrounding areas that are growing as well (i.e. Auckland, Snells Beach, Matakana) • The infrastructure needs to keep up or we are already behind, i.e. there is a need to respond quicker to growth • Some respondents said that no more housing/ subdivision or building should occur until the infrastructure (roads, water, wastewater, storm water) is ready
Infrastructure <i>(Education)</i>	Education provision in Warkworth	37	<ul style="list-style-type: none"> • Feedback on the need for schools (primary, secondary and intermediate) to expand given forecast for growth • The current schools are at capacity and that the school sites are limited for any further expansion • Some respondents commented that this structure planning stage provides an opportunity to identify future sites • 5 respondents commented that the Ministry should consider a technical college/ institute to provide more education options for the region. A further 3 commented that there isn't enough tertiary options near Warkworth and north • one commented that there will be a need for early childhood centres with growth, but in particular, community run ones to make it more affordable.
Infrastructure <i>(Health)</i>	Health provision in Warkworth	26	<ul style="list-style-type: none"> • A number of comments on the need for medical services and options. An example given was a 30km drive for an X-ray facility and that there are 2 GPs that serve the population • In particular respondents commented on the need for emergency services, especially given the road congestion, a serious medical emergency could be life threatening • About 5 commented on a health hub near the Rodney Surgical Centre given the space. A few comments revolved around the area (near Rodney Surgical Centre) as a health precinct • One commented on the potential for Warkworth to service wider northern area with a hospital and other medical options. This will provide healthcare for the population but

Topic	Themes	#	Key comments
			also employment.
Infrastructure <i>(Community facilities & open space)</i>	Provision of a swimming pool	22	<ul style="list-style-type: none"> • Support the provision of a public swimming pool • Preferably located in proximity to the Warkworth Showgrounds to be a 'sporting hub' • Preferably multi use (including a leisure centre) to enable diversity of uses
Infrastructure <i>(Community facilities & open space)</i>	Sports facilities and sportsgrounds	24	<ul style="list-style-type: none"> • Current recreational facilities- i.e. Warkworth Showgrounds are at 'breaking point' • With population growth, there will be a need for more recreation facilities • 1 comment on potential for Warkworth to be a sports hub for the wider region • 10 comments on Warkworth Showgrounds and the existing pressure on this area. Also commented that any new sports facility should build synergies with Warkworth Showgrounds
Infrastructure <i>(Community facilities & open space)</i>	Provision of other community facilities	22	<ul style="list-style-type: none"> • Comments that provision of community facilities is poor and with growing population, there needs to be more community based facilities • Examples given are arts and cultural spaces, and the opportunity for Warkworth Town Hall to subsidise cultural shows (e.g. dance troupe) • Comments also included library, in particular, how it is an important asset and should be expanded or retained as a community asset
Infrastructure <i>(Community facilities & open space)</i>	Retain existing parks and/or ensure sufficient provision of parks and green spaces	59	<ul style="list-style-type: none"> • Support provision of parks and green spaces • Retain the parks and green spaces as it adds to Warkworth's natural heritage • There needs to be a balance between the provision of parks and green space and dense residential areas • Parks and neighbourhood plazas (with playgrounds, cafes etc.) add to a sense of community • Green spaces add to the rural feel of Warkworth – achieving a balance between building and natural spaces will help retain this • Retain green spaces around Mahurangi River • 5 asked for a linear park along Mahurangi river • 2 asked for more dog friendly areas
Infrastructure	Provision of recreation tracks and bushwalks	31	<ul style="list-style-type: none"> • Support the provision of recreation walkways, including bush walks) around Warkworth • Comments on retaining bushwalks, walkway along Mahurangi River and walks through the countryside

Topic	Themes	#	Key comments
<i>(Community facilities & open space)</i>			<ul style="list-style-type: none"> Majority of respondents also commented on areas they would like to see walkways extended –i.e. walkways to access coastal areas, wineries etc. Many commented on cycleway provision as part of these tracks 2 support the Greenways Plan
Infrastructure <i>(Community facilities & open space)</i>	Provide more opportunities for horse riding and equestrian sport	8	<ul style="list-style-type: none"> Provision of bridleway trails and areas for equestrian based activities (i.e. such as a Pony Club, riding areas) 3 commented on the Warkworth Showgrounds –Matakana Link are as appropriate to develop further as an equestrian link. Horse riding is not appropriately provided for in the region and this will help retain the rural 'feel' in Warkworth
Character & identity of Warkworth	Warkworth's identity- Maintain the 'look and feel' of Warkworth	85	<ul style="list-style-type: none"> A total of 85 comments related to retaining the 'look and feel of Warkworth' 35 referred to the word 'Village' and suggested that living in Warkworth is a lot like living in a small, friendly village where the community spirit is present Others highlighted that the community is involved in civic life, and events, schools and sports helps keep this community spirit alive These comments related to the importance of retaining the unique character of Warkworth which risks being lost with urban growth
Character & identity of Warkworth	Rural character of Warkworth	58	<ul style="list-style-type: none"> All 58 comments related to retaining the rural nature of Warkworth By rural, it was meant, the rural vistas, farmland views, bush reserves and mature trees Retain productive farmland, rural activities and lifestyle blocks and that the lifestyle blocks keep the area quite unique These respondents do not support the urbanisation of the area and sees Warkworth as distinct because of its rural character <i>There is a comment on the vegetation as a landscape value – linked to in Mahurangi River</i>
Character & identity of Warkworth	Don't become like Auckland	23	<ul style="list-style-type: none"> There are a further 23 comments that related to the special character of Warkworth that the locals would like to retain These respondents do not want it to become a 'cookie-cutter' suburb of Auckland like Albany, Silverdale or Millwater Locals have moved to Warkworth to get away from the hustle and bustle of city life in Auckland Any urbanisation needs to be done well to ensure Warkworth does not become like a suburb of Auckland
Character &	Don't become like	21	<ul style="list-style-type: none"> Builds on the theme of a rural/ semi-rural Warkworth that does not want to see itself

Topic	Themes	#	Key comments
identity of Warkworth	Auckland (Includes comments on high density developments in Warkworth)		<p>highly urbanised</p> <ul style="list-style-type: none"> • A few submitters commented on the high density retirement village in the township and is contrary to the small town feel of Warkworth • Some submitters supported high density but commented on the need to do this carefully • 8 submitters commented that high density could be explored closer to the town centre but keep the outskirts of Warkworth rural in character
Character & identity of Warkworth	Town centre- Protect the Warkworth town centre from effects of growth	19	<ul style="list-style-type: none"> • Retain Warkworth town centre is the heart of the Warkworth area • Respondents want to retain the low rise and intimate nature of the town centre • Its location next to the Mahurangi River and the small boutique local shops with store frontage adds to its ambiance
Character & identity of Warkworth	Town centre- Impacts of growth in the town centre	15	<ul style="list-style-type: none"> • Do not allow big box retail in the town centre (x1) • Consider the impact of other business centres on the local shops in the town centre • Retain local shops- don't want them to lose business to chain stores • Do not become like some other town centres, such as Browns Bay (i.e. no character) • Growth could indicate more traffic and therefore more parking is needed in the town centre
Environmental considerations	Mahurangi River- Keep Mahurangi River as a focal point of Warkworth	70	<ul style="list-style-type: none"> • Majority of these comments were about the importance and uniqueness of Mahurangi River as a focus of Warkworth and a contributor to its identity • 14 of these 70 comments related to protecting the bush environment around the town centre
Environmental considerations	Mahurangi River- <i>Encourage access and use</i>	34	<ul style="list-style-type: none"> • These comments were about enhancing access and use of the river. – i.e. parks and walkways along the river to better access this natural asset • Of these, 6 comments related to the dredging of the river to access the river itself
Environmental considerations	Mahurangi River- <i>Environmental protection of river</i>	15	<ul style="list-style-type: none"> • Comments related to the protection of this sensitive receiving environment • Comments on the environmental protection of the river, including consideration of its streams and tributaries that feed into the environment
Environmental	Protect and enhance environmental values in Warkworth	65	<ul style="list-style-type: none"> • Majority of respondents commented on the need to protect wetlands, significant ecological areas, flora and fauna, the bush environment, mature vegetation (and trees) as well as streams and watercourses in the area • The protection of the environmental values in Warkworth is also seen as a means to protect the rural landscape in Warkworth. Trees were specifically mentioned for protection, particularly mature trees

Topic	Themes	#	Key comments
considerations			<ul style="list-style-type: none"> • Four respondents commented on the need to plant more native trees in Warkworth • Some respondents commented on enhancing environmental values in the area such as planting along watercourses
Environmental considerations	Protect the environment from impacts of growth and development	24	<ul style="list-style-type: none"> • Overwhelmingly comments revolved around increased sedimentation from urban development and the impacts on Mahurangi River but also other streams and watercourses • Also the impacts on potential land contamination from heavy metals etc. • There is a need for sensitively designed subdivisions and any development • Three respondents commented on the potential for the focus on sensitive design (e.g. ridgeline protection etc.) to be expensive and limit developable land.
Business and employment	Warkworth as a satellite city (including comments on retail provision of services)	46	<ul style="list-style-type: none"> • 40 commented that there are benefits in Warkworth as a satellite city due to its location, that there will more recreational, retail and employment opportunities and they were positive comments on this. • About 5 commented that Warkworth currently serves that function as a service centre to its rural towns • One commented on the need to retain the uniqueness of the local shops – i.e. pottery etc.
Business and employment	Warkworth as a commuter town	24	<ul style="list-style-type: none"> • Ensure Warkworth does not become a ‘dormitory suburb’ or a commuter town where residents will need to travel to Auckland or elsewhere for work. • A commuter town will destroy any community identity and is not sustainable
Business and employment	Opportunities for local employment	64	<ul style="list-style-type: none"> • Warkworth as an employment hub for its local population and wider rural communities • Ensure adequate business zoning for a variety of businesses so as to enhance employment opportunities • Employment for young families and the younger population, so that they stay in Warkworth • Increase employment to improve the local economy and this means the provision of services, retail offerings etc. • Establishment of marine industry • Attract a major employer, such as a university, hospital. Or keep the winery as a major employer
Business and employment	Attract different types of businesses to Warkworth	21	<ul style="list-style-type: none"> • Opportunity for Warkworth to attract high technology, high value businesses to locate there and provide more jobs • Respondents also raised the prospect of businesses locating in Warkworth given rising costs in Auckland • Half of the comments focused on the need for office space in Warkworth

Topic	Themes	#	Key comments
			<ul style="list-style-type: none"> 5 respondents highlighted the prospect of the relocation of marine industry (i.e. composites and polymers) to locate in Warkworth
Business and employment	Ensure enough land for business expansion and large format businesses	28	<ul style="list-style-type: none"> The road network improvements provides an opportunity for business expansion However, lack of land for the current expansion of businesses the future urban zoned area might be too small for business expansion and population growth- therefore consider moving the rural-urban boundary to provide more land Also concerns of increasing cost if not enough land for business
Business and employment	Comments that relate to zoning of business land	8	<ul style="list-style-type: none"> Comments that planners need to take into account current business zoning and be more cohesive 4 comments related to spreading out retail, shopping and business land in order to reduce congestion 2 comments negatively related to the fragmented nature of business land 1 comment related to the favouring of light industrial and residential land over heavy industrial
Land use planning, housing and structure planning	Need for 'good urban planning'	46	<p>Pay attention to reverse sensitivity and boundary effects of development</p> <ul style="list-style-type: none"> comments on managing urban sprawl through quality compact urban environments 5 commented on high density town centres and more rural outward towards the boundary To consider the form and function of different uses – that is the focus on the design, connectivity (e.g. subdivisions to be designed well with planting between them, or attractive layouts) Avoid urban sprawl Two contradictory statements on business land being fragmented versus being clustered A few comments on the importance of not building on flood plain areas
Land use planning, housing and structure planning	Cohesive/ holistic urban planning for Warkworth	24	<ul style="list-style-type: none"> These comments related to the inclusion of the currently zoned land (i.e. existing urban footprint) into consideration when planning for the area This means consider the impacts of any proposed zoning or development on the existing footprint Some comments related to the three parts of the structure plan and to consider these as an integral whole- i.e. Warkworth North West, South and North A handful of comments related to extending the Future Urban Zone or the Rural Urban Boundary if required to create a good plan for the area
Land use	Housing in Warkworth	16	<ul style="list-style-type: none"> In support of housing provision as part of the Warkworth plan Some commented on the potential for higher densities (i.e. Mixed Housing Suburban

Topic	Themes	#	Key comments
planning, housing and structure planning			<p>zone) or denser housing near the town centre in order to build more of a community and for sustainability</p> <ul style="list-style-type: none"> Some saw housing as a means to encourage younger families to move to the area
Land use planning, housing and structure planning	Other comments on land use and structure planning	22	<ul style="list-style-type: none"> Comments on the structure plan process and governance of Warkworth Comments on better community representation for structure planning process Some respondents commented on the need for structure plan for Snells Beach, Matakana and other growing towns one commented on the need for a social impact assessment as part of this plan. Some respondents commented on better representation at local governance level
Heritage	Heritage/ historical feel of Warkworth	55	<ul style="list-style-type: none"> The historic, 'old world charm' to the Warkworth village, makes it unique and should be retained There are historical buildings and structures within Warkworth that add to this charm 9 commented that the historic aspect of the area needs to be signposted – i.e. there are plaques or some education around these so that the locals and visitors understand its history
Heritage	Specific Heritage sites	23	<ul style="list-style-type: none"> There are 23 comments on specific areas that should be identified as heritage sites- e.g. Lime Kilns, Cement Works etc.

Appendix 2

Summary of building awareness initiatives

This section outlines the methods used to engage the public during the consultation period that ran from 3 April to 23 April, 2018.

Letter to owners

On 3 April a letter was sent to all the owners and occupiers of property within the Future Urban zone informing them of the Warkworth Structure Plan project. The letter welcomed the landowners to come along to the drop-in sessions at the Warkworth Town Hall and provided contact details for the project. A copy of the letter can be found in **Appendix 3**.

Media

A half page column advertisement promoting the Warkworth Structure Plan was run in the Mahurangi Matters on 28 March 2018. A copy of this advertisement can be found in **Appendix 4**.

A list of published media articles on the structure plan project is below:

- Council gives Warkworth Structure Plan green light. Mahurangi Matters. (14 August, 2017)
- Rodney development plan fast-tracked. Rodney Times. (August 29, 2017)
- Talks start on Warkworth's future. Our Auckland. (29 March, 2018)
- Council seeks community feedback on the planning of Warkworth's future. Rodney Times. (6 April, 2018)
- Warkworth Structure Plan process underway. Mahurangi Matters. (16 April, 2018)

Copies of the above articles can be found in **Appendix 5**.

Newsletter

A newsletter "Warkworth Structure Plan project news (April 2018 issue)" was produced and sent to households in the Warkworth area and wider surrounds. The newsletter outlined the project and directed readers to the project website and drop-in days. A copy of the newsletter can be found in **Appendix ?** and a map of the distribution area can be found in **Appendix 6**.

Email to stakeholders

On 10 April an email was sent to a list of stakeholders informing readers that the council was consulting on the Warkworth Structure Plan project. The email included a pdf with further details on the project. A copy of the email and pdf can be found in **Appendix 7**.

Facebook posts

The Warkworth Structure Plan used Facebook as a social media platform to reach out to the social media users interested in Warkworth's growth. Two posts were put up on the Rodney Local Board Facebook over the course of the consultation. Two events were also created on Facebook for people to click their attendance or be aware of the drop-in events at the Warkworth Town Hall.

#FutureWarkworth

The hashtag #FutureWarkworth was used in the Warkworth Structure Plan project consultation to attempt to create a forum for comments about the project to be posted on social media. The hashtag began was used on social media posts and on print media.

Community group meetings

The project team visited various community group meetings in Warkworth to promote awareness of the Warkworth Structure Plan project and answer questions. A list of the community group meetings attended is below:

- Warkworth Town Hall Talks, Warkworth Town Hall. (14 February, 2018)
- One Warkworth Transport Forum, Warkworth RSA. (23 February, 2018)
- One Warkworth Industrial Group, Core Composites. (2 March, 2018)
- Warkworth Area Liaison Group, Warkworth RSA. (4 April, 2018)
- Warkworth Town Hall Talks, Warkworth Town Hall. (11 April, 2018)
- One Warkworth Industrial Group, Core Composites. (13 April, 2018)
- Warkworth Town Hall Talks, Warkworth Town Hall. (9 May, 2018)

Website

All relevant project information was available through the council's website. As the council is currently shifting its consultation pages, access to the material was either through the council's Shape Auckland website or the Have your say website.

www.shapeauckland.co.nz

www.aucklandcouncil.govt.nz/have-your-say/topics-you-can-have-your-say-on/warkworth-structure-plan

The website included various consultation documents (e.g. topic papers) and a link to an online feedback form.

Posters

Warkworth Structure Plan posters were produced to build awareness of the consultation. The posters were printed at three sizes (A0, A3 and A4) and included the time and date of the two drop-in sessions at the Warkworth Town Hall. On Thursday XX April these were put up in businesses, community facilities and organisations in the Town Centre. A copy of the poster can be found in **Appendix 9**.

Appendix 3

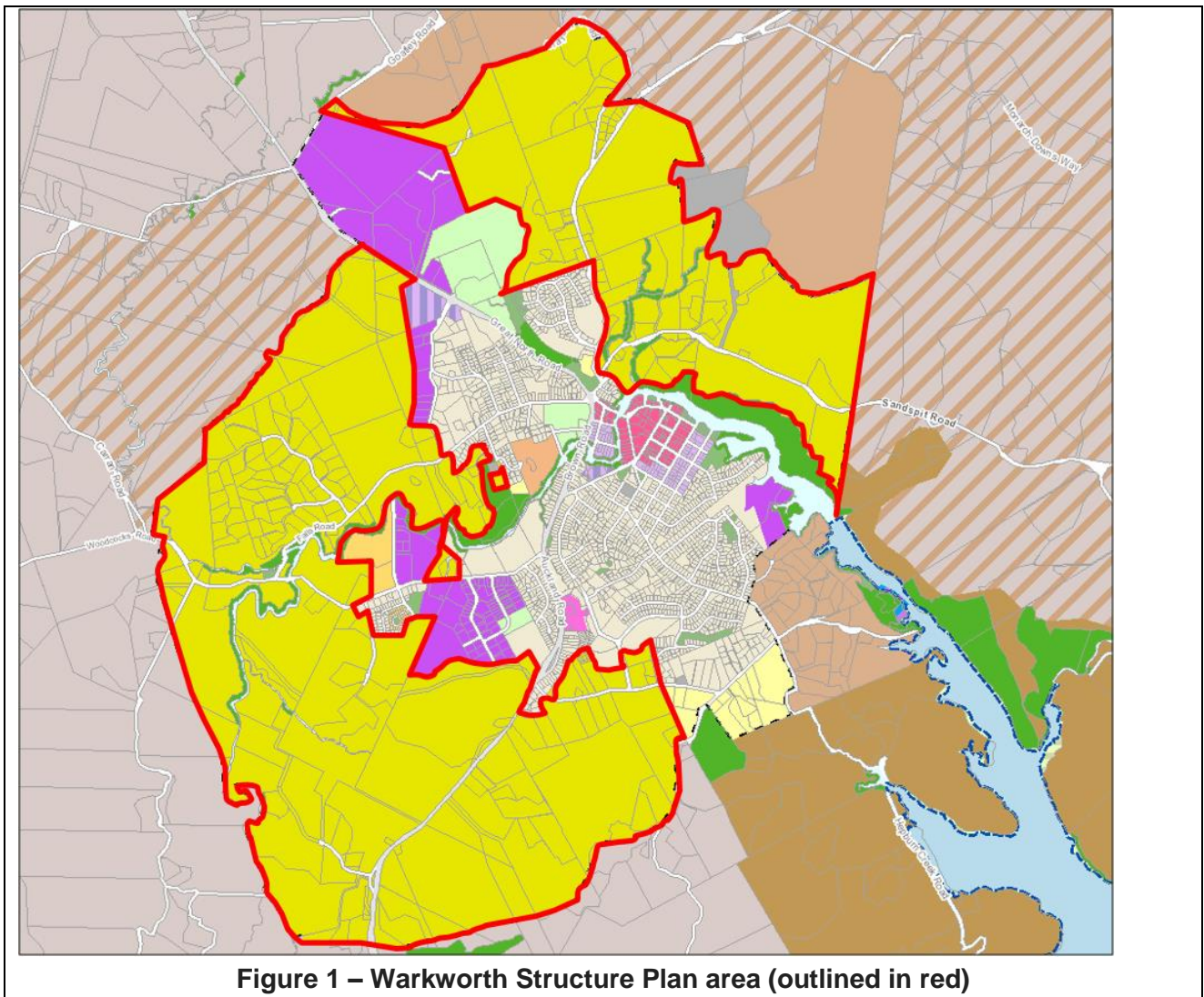
Letter to landowners

3 April 2018

Dear Landowner

Subject: Warkworth Structure Plan

In August 2017 the council's Planning Committee decided to prepare a structure plan for the Future Urban zone in the Warkworth area identified in the Auckland Unitary Plan. Figure 1 shows the structure plan area outlined in red. You are receiving this letter because your property (or part of your property) is within the Future Urban zoned area.



This area is planned to provide local housing and employment opportunities for the growing Warkworth area. A structure plan is the first stage in the process to get the land ready for development. It is a high level plan that shows the future land use and the infrastructure layout.

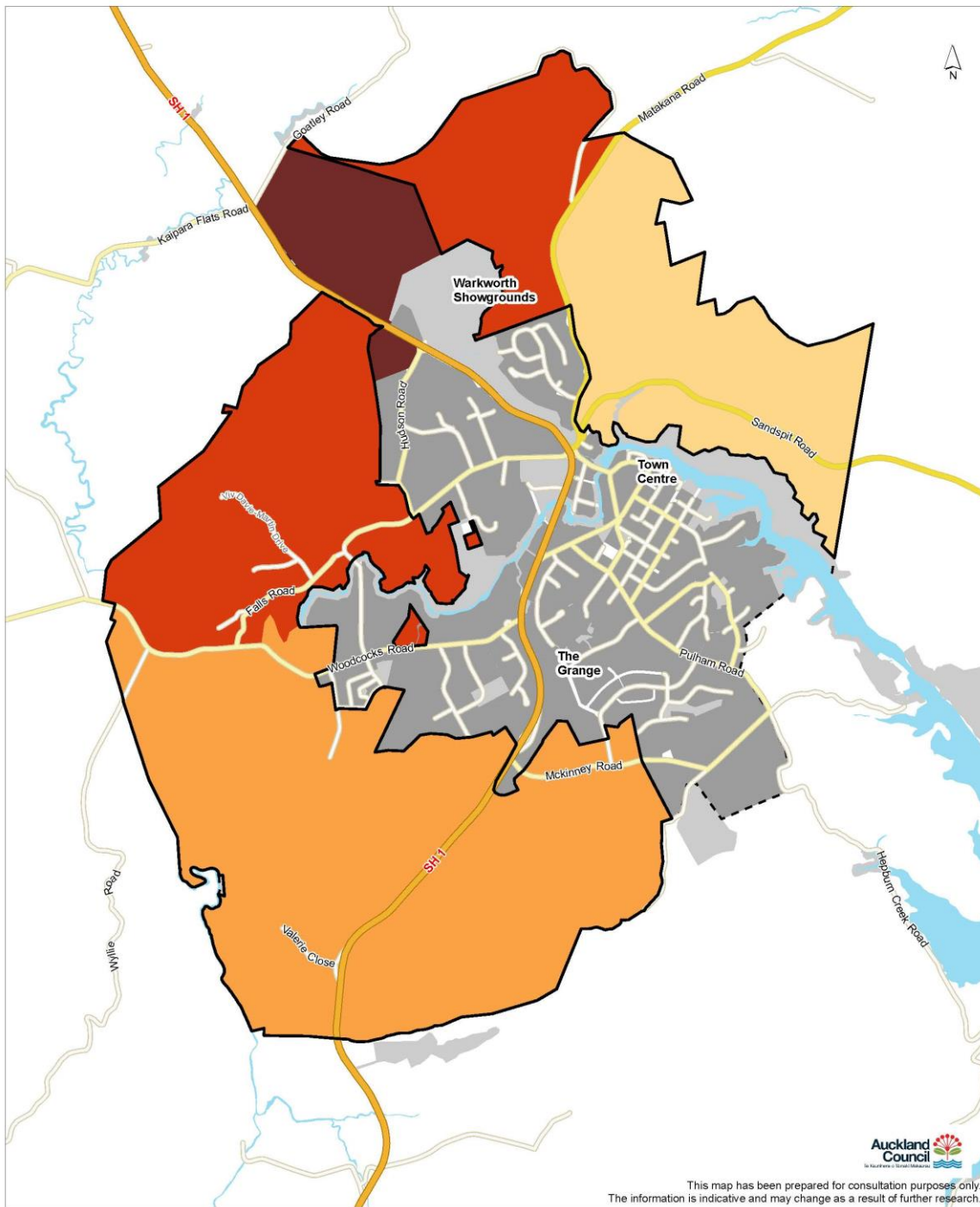
The council has produced background topic papers covering the following issues:

- Business land
- Community facilities
- Education
- Environment
- Geotechnical and coastal hazards
- Heritage and archaeology
- Landscape
- Land contamination
- Land use planning
- Open space
- Stormwater
- Sustainability
- Transport
- Urban design
- Water and wastewater

The topic papers provide a summary of the opportunities and constraints of the Future Urban zoned land around Warkworth. The topic papers are all summarised in the Warkworth Structure Plan Background Report and are available on www.shapeauckland.co.nz .

Once the structure plan is completed, the council will rezone the land from the Future Urban zone to various urban zones. The whole area will not be rezoned at once but instead it will be done in step with infrastructure provision as outlined in the Council's Future Urban Land Supply Strategy 2017.

In that strategy the Warkworth Future Urban zoned area is split into three: Warkworth North, Warkworth South, and Warkworth North East, which are shown in Figure 2. Warkworth North is intended to be ready for development in 2022, Warkworth South is intended to be ready for development in the period 2028 – 2032, and Warkworth North East is intended to be ready for development in the period 2033 – 2037. Ready for development means that the land has had a structure plan prepared, is zoned for urban uses in the Auckland Unitary Plan and bulk infrastructure is available.



This map has been prepared for consultation purposes only. The information is indicative and may change as a result of further research.

Warkworth Future Urban Zone sequencing from the Future Urban Land Supply Strategy (2017)

Scale @ A3
= 1:20,000
Date Printed:
23/02/2018

- Future Urban Land Supply Strategy (FULSS) Area**
- Actuals contracted or planned, 2012 - 2017
 - 1st Half, Decade One, 2018 - 2022
 - 2nd Half, Decade One, 2023 - 2027
 - 1st Half, Decade Two, 2028 - 2032
 - 2nd Half, Decade Two, 2033 - 2037
 - 1st Half, Decade Three, 2038 - 2042
 - 2nd Half, Decade Three, 2043 - 2047
- Study area
■ Existing Urban Areas

Figure 2 – Warkworth FULSS development staged sub-areas

The council will be consulting with the public on the structure plan project from 3 April to 23 April. We will be holding drop in sessions with information of the study area, opportunities and constraints on the dates below:

Sat 7 April	10am - 1pm	Warkworth Town Hall
Thu 12 April	6pm – 9pm	Warkworth Town Hall

For further information you can go to www.shapeauckland.co.nz or contact Ryan Bradley, Principal Planner who is leading the project at warkworthstructureplan@aucklandcouncil.govt.nz or on 09 301 0101.

Yours sincerely



Warren MacLennan
Manager Planning
North, West, and Islands
Plans & Places
Auckland Council

Appendix 4

Advertisement in Mahurangi Matters

Planning for Warkworth's future growth



We are opening discussions with the community about developing Warkworth to accommodate new homes and employment on the town's fringes. This is the first stage of delivering a Structure Plan for Warkworth. The plan will guide the development of rural land in the Future Urban zone. It will also show future land use and infrastructure layout. Over the next 30 years, Warkworth could grow to around 25,000 people with new employment of about one job per home. The completed plan will enable rezoning into residential, industrial, and open space areas. Extra infrastructure will make the land ready for development.

Public consultation opens on 3 April-23 April with drop in sessions at the Warkworth Town Hall on:

Date	Time	Venue
Sat 7 April	10am - 1pm	Warkworth Town Hall
Thu 12 April	6pm - 9pm	Warkworth Town Hall

For more information and feedback forms visit shapeauckland.co.nz

Appendix 5

Media articles

8/16/2017 Local Matters - Council gives Warkworth Structure Plan green light

<http://www.localmatters.co.nz/news/16273-council-gives-warkworth-structure-plan-green-light.html>

Council gives Warkworth Structure Plan green light

Work will start before the end of this year on a Warkworth Structure Plan – the first step in considering how and when future urban zoned land should be made available for urban development.

Auckland Council has bowed to development pressure and community concern over growth directions, and has agreed to make a start on the plan about 12 months earlier than originally proposed. The structure plan will cover all of the future urban area immediately around Warkworth, totalling 1000ha. However, the subsequent Plan Change, which will make the land development-ready, will cover only Warkworth north due to infrastructure constraints. Work on structure planning for Algies Bay and Wellsford will start after 2020.

Manager planning/north Warren McLennan says the structure plan should be finished around the end of next year with land to be development ready by 2022.

“Initially, specialist studies will be prepared covering various issues such as stormwater, open space, transport and roading, wastewater servicing, landscape, archaeology, flood hazards and ecology,” he says.

A key part of the preparation of a structure plan is to ensure that future neighbourhoods integrate with the environment and that bulk infrastructure is provided in an efficient and affordable manner. Once the structure plan is finalised, the next step will be to ensure that infrastructure funding is in place and Plan Changes to the Auckland Unitary Plan are prepared to change the current future urban zones to urban zones allowing development.

Consultation with the community and landowners is a key component of the process. Typically, a structure plan looks at issues such as land use, transport, infrastructure, natural environment and heritage, and open space and heritage. It also looks at the staging of development.

One reason for speeding up the preparation of structure planning throughout Auckland could be Council’s concern that landowners/developers are preparing their own ‘structure plans’ and lodging private Plan Change requests or non-complying resource consent applications.

Council believes these proposals have the potential to undermine the goals set out in the Auckland Plan, the objectives and policies of the Auckland Unitary Plan, and the intent of the Future Urban Land Supply Strategy.

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Rodney development plan fast-tracked

DELWYN DICKEY

Warkworth residents will soon have a say on how the town will look as the towns structure plan is now in the process of being drafted.

The decision by the Planning Committee earlier this month means the plans will be fast-tracked and completed within 18 months.

Warkworth is to be a satellite town on the Auckland Plan with its current population of about 4,000 expected to grow to 20,000 by 2040.

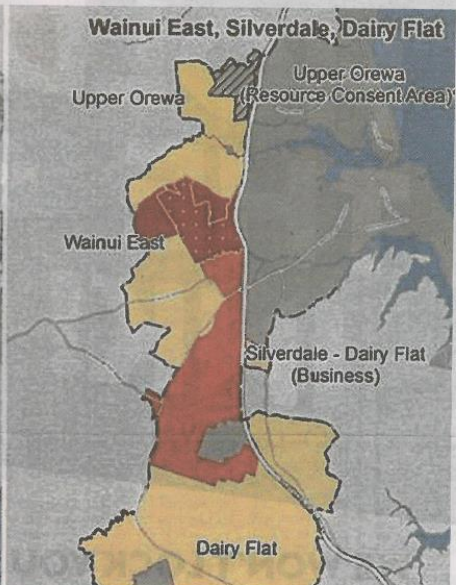
"I am delighted with this win," Rodney Councillor Greg Sayers said. "This means infrastructure will finally go in ahead of housing being built."

"A structure plan is a blueprint for how growth is to occur and it will ensure the character of our townships are able to be protected as growth occurs around them."

Already a popular spot for day trippers to nearby beaches, vineyards and markets and with the new motorway extension from Puhoi to Warkworth opening at the end of 2021, interest in this area is expected to increase quickly.

About 1,000 hectares of land has been designated for future growth the northern area being developed first. This will bring more certainty to where new schools, roads and public transport and ecological and heritage protection areas will be, and where new housing and businesses should be.

Most importantly, it includes



Future Warkworth and Hibiscus Coast development structure plans have been fast tracked

AUCKLAND COUNCIL

confirmed funding from stakeholders that infrastructure will actually be built, Sayers said.

Not everyone is convinced the designated industrial area will attract big business as the residential zoning is hemming in cur-

rent industrial areas.

There is also a lack of large industrial sections available, Tim Smyth of Core Builders Composites said.

The sections available are too small for big business, or for busi-

nesses our size to expand, he said.

"We would need a three to five hectare piece of land if we expanded, not the 2,000 square metre sections that are available."

Further south the Silverdale West-Dairy Flat Business future

urban area, over the motorway at Dairy Flat, has also been brought forward to provide local employment and transport infrastructure ahead of housing. The plan will also be completed in the next 18 months.

Talks start on Warkworth's future

Auckland Council is opening discussions with the Warkworth community on how land on the fringes of the town should be planned to accommodate homes and employment.

It is the first stage of developing a structure plan guiding the urbanisation of rural land in the Future Urban zone. A structure plan is a high level plan that shows future land use and infrastructure layout.

The completed structure plan will enable rezoning these areas for residential, industrial, and open spaces. The structure plan will also help infrastructure providers to plan for future demand, making the land ready for development.

Public consultation opens on 3 April and closes on 23 April. There will be drop in sessions at the Warkworth Town Hall on:

- Sat 7 April – anytime between 10am -1pm
- Thu 12 April – anytime between 6pm – 9pm

Visit shapeauckland.co.nz for further details of engagement sessions and a feedback form to have your say on how land around Warkworth should be developed.

ENDS

Council seeks community feedback on the planning of Warkworth's future

stuff.co.nz/auckland/local-news/rodney-times/102857360/council-seeks-community-feedback-on-the-planning-ofwarkworths-future

Last updated 10:09, April 6 2018

Delwyn Dickey

Warkworth's proposed unitary plan with future urban in yellow and new light industrial area. Auckland Council is calling all Warkworth residents to provide feedback on what they value in the area to create a vision for the north Auckland structure plan.

The council is at its first stage of developing the structure plan which will guide the urbanisation of rural land in the future urban zone.

Ryan Bradley, principal planner at Auckland Council said council is presenting the background research that has been completed for the area, and would like feedback on it.

"We are not yet up to the part where we are seeking feedback on exactly where things should go. That will be part of the next stage of public consultation in June where we will be running community structure plan workshops."

The workshops will get interested members of the community and various council specialists all together in the Town Hall for a session where they can draw on maps and be creative about how they want the future urban zoned land on the edge of Warkworth to look and function in the future.

The council has no set idea on exactly how the land uses and infrastructure networks should be arranged however, background research has come up with things like the amount of open space required for the future population and the amount of business land.

"As well as providing new houses we need to provide sufficient employment land so that Warkworth does not become a dormitory suburb at the end of the motorway.

"The Auckland plan shows Warkworth as a satellite town that has plenty of local employment opportunities," Bradley said.

Public consultation is open now until April 23 and there will be drop-in sessions at the Warkworth Town Hall on April 7 and April 12 between 10-1pm and 6-9pm.

You can check their background information at shapeauckland.co.nz or visit aucklandcouncil.govt.nz for more information.

You can also send in a copy of your feedback to the Warkworth Service Centre, email Warkworthstructureplan@aucklandcouncil.govt.nz or tag #futurewarkworth on the Rodney Local Board facebook page to have your say.

- Rodney Times

4/19/2018 Local Matters - Warkworth Structure Plan process underway

The Warkworth Structure Plan process is underway and Auckland Council is calling for public submissions to contribute to the plan.

The Structure Plan will outline how future urban areas surrounding the Warkworth township will develop. Council held two public consultation days at the Warkworth Town Hall this month, to show how the plan will be put together and gather feedback.

Auckland Council principal planner Ryan Bradley says it's important to understand the process is very specific and in its earliest stage.

"A lot of people think this is the time to talk about Hill Street or the motorway, but that is a separate issue," he says.

"Right now, we are putting the maps in front of people to show what our research team has identified as important services or sites, and we would like to refine those with public feedback at this stage."

Mr Bradley says heritage sites are an important example. "Local people know what has historical value better than anyone. We would like them to point out anything we should preserve during development."

He says the other key to this stage of the process is identifying what people value as Warkworth grows. "This could be the ability to walk your child to school, in which case we would ensure good footpath accessibility is built in to any development.

"We will make decisions mainly based on common themes, but if we see a good idea, we will consider it. It's important to put forward any thoughts in a submission."

Mr Bradley says people will have the opportunity, once this background information is complete, to draw on maps where they would like public amenities to be located, during the workshop phase in June.

Council will also be running an interactive session with Mahurangi College and Warkworth Primary School students to engage them in the Structure Plan.

Info or to submit: visit aucklandcouncil.govt.nz/have-your-say/topics-you-can-have-your-say-on/warkworth-structure-plan/Pages/consultationdocuments.aspx (<http://visit aucklandcouncil.govt.nz/have-yoursay/topics-you-can-have-your-say-on/warkworth-structureplan/Pages/consultation-documents.aspx>)

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Appendix 6

Project newsletter

Warkworth Structure Plan project news

April 2018 issue



Have your say in shaping Auckland's future together.

-  shapeauckland.co.nz
-  warkworthstructureplan@aucklandcouncil.govt.nz
-  phone 09 301 0101
-  #futurewarkworth



Introduction

The council has started a structure planning process for the Future Urban zoned land around the edge of Warkworth and we'd like the community to become involved.

A structure plan is a high level plan that shows the future land use and the infrastructure layout. The map opposite shows the area of land the project covers.

Once the structure plan is completed, the council will rezone the land from the Future Urban zone to various urban zoning. The whole area will not be rezoned at once but instead it will be done in step with infrastructure provision.

Background research

The council has produced background topic papers covering issues such as heritage, stormwater, ecology, and transport. The topic papers provide a summary of the opportunities and constraints of the Future Urban zoned land around Warkworth. The topic papers are all summarised in the Warkworth Structure Plan Background Report and are available on shapeauckland.co.nz

The structure plan process

Public consultation (April)

Community structure plan workshops (June)

Preparation of draft plan

Public consultation on draft plan (November)

Adoption of structure plan (early 2019)

How can I get involved?

You can have your say in shaping Warkworth's future in the following ways:

- fill in an online feedback form at shapeauckland.co.nz
- fill in a hard copy feedback form at the Warkworth Service Centre or library
- leave your feedback on the Rodney Local Board Facebook page using **#futurewarkworth**
- come along to one of our community drop in sessions at the Warkworth Town Hall.

Date	Time	Venue
Sat 7 April	10am - 1pm	Warkworth Town Hall
Thu 12 April	6pm - 9pm	Warkworth Town Hall

What's next?

The council will review all the feedback we receive and make any changes required to the background information. Community Structure Plan Workshops will be held in the Warkworth Town Hall in June.





These workshops will be an opportunity for the public and any interested stakeholders to take part in a design exercise to develop land use and infrastructure plans for the Future Urban zone of Warkworth.

Need more information?

Go online to shapeauckland.co.nz
or get in touch with the project team at
warkworthstructureplan@aucklandcouncil.govt.nz
or phone 09 301 0101.

Shape
Auckland
.co.nz

Have your say in shaping Auckland's future together.

-  shapeauckland.co.nz
-  warkworthstructureplan@aucklandcouncil.govt.nz
-  phone 09 301 0101
-  #futurewarkworth



Appendix 7

Project email



The future of Warkworth

Volume 1



Have your say on future planning for Warkworth

Right now, there is about 1,000 hectares of land around Warkworth that are zoned as Future Urban. This means the land is labelled as being a good area for development – building homes, businesses, and creating parks and green spaces. To be able to use this land, we need to prepare a structure plan.

What is a structure plan?

A structure plan guides future urban development of an area. It is a high level plan that shows how an area of land can be urbanised, taking into account various land use constraints and opportunities. This plan explores potential land uses, roading networks, utility supply, and other key aspects to guide future development.

What is the area of focus for the Warkworth structure plan?

The structure plan will focus on the land currently zoned Future Urban. The map below outlines the study area in purple.



What we need your feedback on

At this stage we want to know how you would like to see Warkworth grow. What do you value about Warkworth, and whether you agree with our background research or you think there are gaps. We will use your feedback to help shape the creation of the structure plan.



When you can have your say

You can have your say from 3 April until 23 April 2018:

- Submit [feedback online](#)
- In person at the Drop-in session on Thursday 12 April, 6pm-9pm at the Warkworth Town Hall
- Email: warkworthstructureplan@aucklandcouncil.govt.nz
- #futurewarkworth on the Rodney Local Board Facebook page

Further information

Visit our project website at:

www.shapeauckland.co.nz

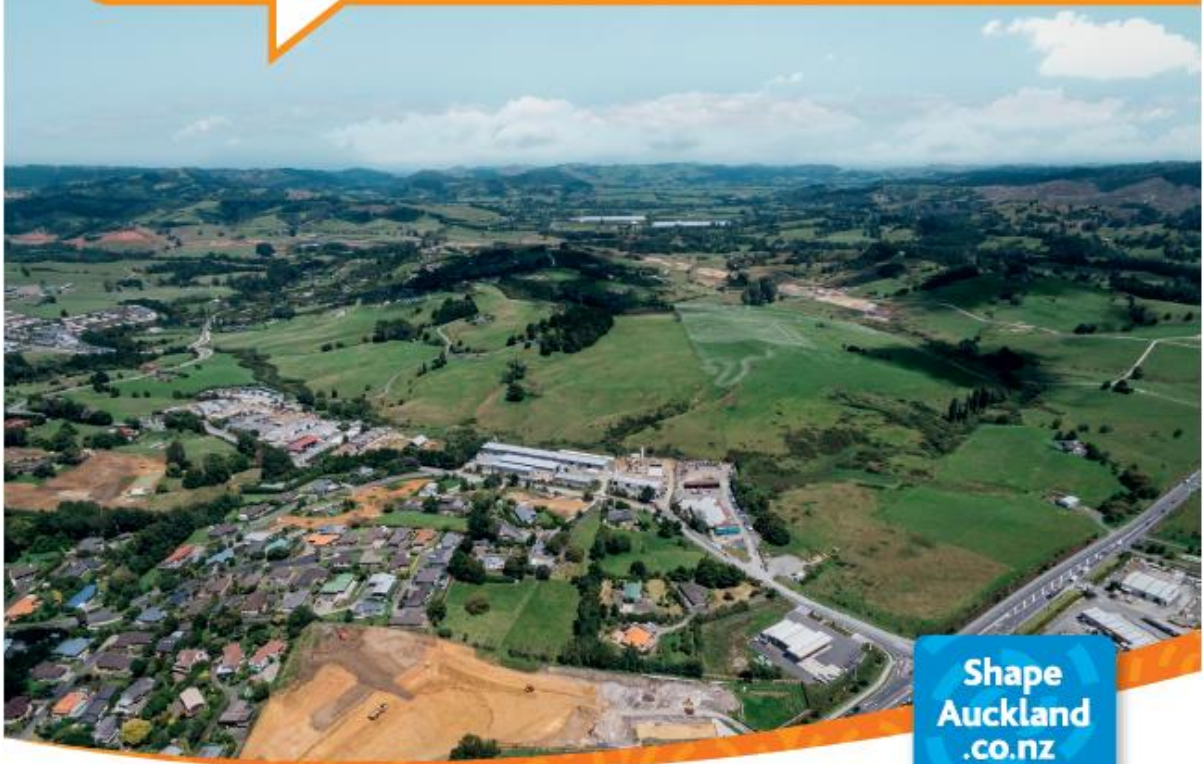


Appendix 8

Poster

Have your say

Warkworth Structure Plan



Public consultation opens 3 April – 23 April

Come along to one of our drop in sessions and be part of Warkworth's planning journey.

Date	Time	Venue
Saturday 7 April	10am - 1pm	Warkworth Town Hall
Thursday 12 April	6pm – 9pm	Warkworth Town Hall

For more information and to give your feedback visit shapeauckland.co.nz or phone 09 301 0101



Appendix 9

Schools consultation

Warkworth Primary School

On May 1, three workshops were held at Warkworth Primary School with a total of around 90 students aged 9-10 years participating.

A presentation started the workshop off by opening the students to 'What is a planner?' 'Why do towns and cities need planning?' and 'Why does Warkworth need planning?'. The students were asked questions and explained concepts of planning and the importance for sense of place. Within this presentation the students learned some principles of planning and the project team gained their subconscious views on place and Warkworth.

The class was then divided into six groups (4-5 students each) and the students took part in some place making activities. These activities included:

- locating 10 places on the Warkworth Structure Plan map;
- finding their homes on the map;
- headbands game of places in Warkworth;
- drawing where they walk, bike, spend a lot of time and not so much time;
- what they like and don't like about Warkworth; and
- what they think Warkworth should look like in the future.

The groups reported back to the class on their main findings for what they would like Warkworth to be like in the future. Common themes included better walking and cycling access, a playground for older kids, a swimming pool, and more food outlets.

Mahurangi High School

On 8 May 2018, 16 Year 12 students from the Mahurangi High School participated in a workshop with the project team. The students began the lesson with a presentation on what the Warkworth Structure Plan project is and were briefed with a task to develop a land use plan and infrastructure network for the Future Urban zone.

As this workshop was only an hour, the students quickly moved into the activity. Five groups were created of two to four students each. The groups were each lead by a planner from the project team. At the beginning of exercise the planner briefly discussed main principles for locating different types of land uses. The planner also outlined that there are existing opportunities and constraints in the Future Urban zone that need to be taken account of in developing a plan. A transparency to create the plan was supplied along with a number of opportunities and constraints maps (aerial map, land use map, zoned map, environment map, stormwater map, transport map, geotechnical map, and landscape map).

The students were given squares representing different land uses and asked to fill the Future Urban zone with the squares.

Each group approached the exercise differently. Some groups identified the main environmental constraints first, others looked at the topography, and others looked at what they believed the most important aspect to consider first, in this case it was neighbourhood centres.

The time constraint meant that not all groups completed the exercise. However, during the reporting of their maps back to the class they were able to explain the rationale of their land use planning approach.

Appendix 10

Feedback Form

Have your say on future planning for Warkworth

Feedback opens Tuesday 3 April and closes Monday 23 April 2018.

Auckland Council has commenced a structure planning process for the land zoned Future Urban around the edge of Warkworth. A structure plan is a high level plan that shows the future land use pattern and infrastructure layout. A map on the last page outlines the study area.

We are seeking feedback on the aspects of Warkworth that you value and what you would consider important in structure planning.

We will use your feedback to inform the development of the structure plan.

Before providing your feedback, we recommend you read the supporting material available:

- online at shapeauckland.co.nz
- at the council service centres, libraries and local board offices
- email warkworthstructureplan@aucklandcouncil.govt.nz to be sent a copy

You can submit your feedback:

- online at shapeauckland.co.nz
- email warkworthstructureplan@aucklandcouncil.govt.nz
- in person at a drop in session:
 - 7 April 2018 – from 10am to 1pm at the Warkworth Town Hall
 - 12 April 2018 – from 6pm to 9pm at the Warkworth Town Hall

Your contact details

First name: _____

Last name _____

Email address: _____

Postal address: _____

Postcode: _____

Your local board: _____

Do you live in Warkworth? Yes No

If yes, which street do you live on?

If no, which suburb or community do you live in?

Do you own property in the Warkworth Structure plan area (the Future Urban zone)?

Yes No

Is your feedback on behalf of an organisation?

- Yes – I am the official spokesperson for the organisation
- No – these are my own personal views

If yes, what is the name of your organisation?

Would you like to subscribe to any of the following (tick all that apply):

- Shape Auckland email – an update on Council’s engagement activities, both local and regional
- People’s Panel – to take part in Council surveys
- Our Auckland email – your weekly guide to what’s happening in Auckland

Demographics (optional)

Finally, we have a few optional questions which will help us understand a bit more about you.

Please note: the following questions help us understand what groups of the community are engaging with council.

All questions are optional and, all personal information will remain private.

Are you?

- Male Female Gender diverse

What age group do you belong to?

- <15 15-24 25-34
 35-44 45-54 55-64
 65-74 75+

What ethnicity(s) do you identify with?

(tick all that apply)

- Pakeha/NZ European Maori Samoan
 Cook Islands Maori Tongan Chinese
 South East Asian Korean Indian
 Other (please specify): _____

Questions:

Firstly, we have some questions about the growth of Warkworth in general.

1. As Warkworth grows what 4 issues are most important to you?

- Providing a variety of housing choices
- Having a range of local employment options
- More recreation options and green spaces
- Protection and restoration of natural areas and streams
- Protection and restoration of historic and culture heritage
- Creating a certain 'look and feel' for the town
- Improved transport connections to the surrounding Matakana Coast areas
- Improved transport connections to Auckland
- Being able to get around Warkworth safely and conveniently by bicycle or walking
- Other (please specify below)

2. What opportunities do you see for Warkworth as it grows?

3. What constraints or issues do you see for Warkworth as it grows?

4. What current aspects of Warkworth would you like to see retained as it grows?

Thinking about the Future Urban Zoned land around Warkworth (refer to map) please answer the following:

5. What particular places, features, or values within the Future Urban Zone area would you like to see protected or enhanced?

Now you have the opportunity to comment on specific aspects of the Warkworth Structure Plan that interest you.

As part of the structure planning process we have prepared background topic papers that are relevant to Warkworth.

6. Would you like to comment on any of the following topic papers?

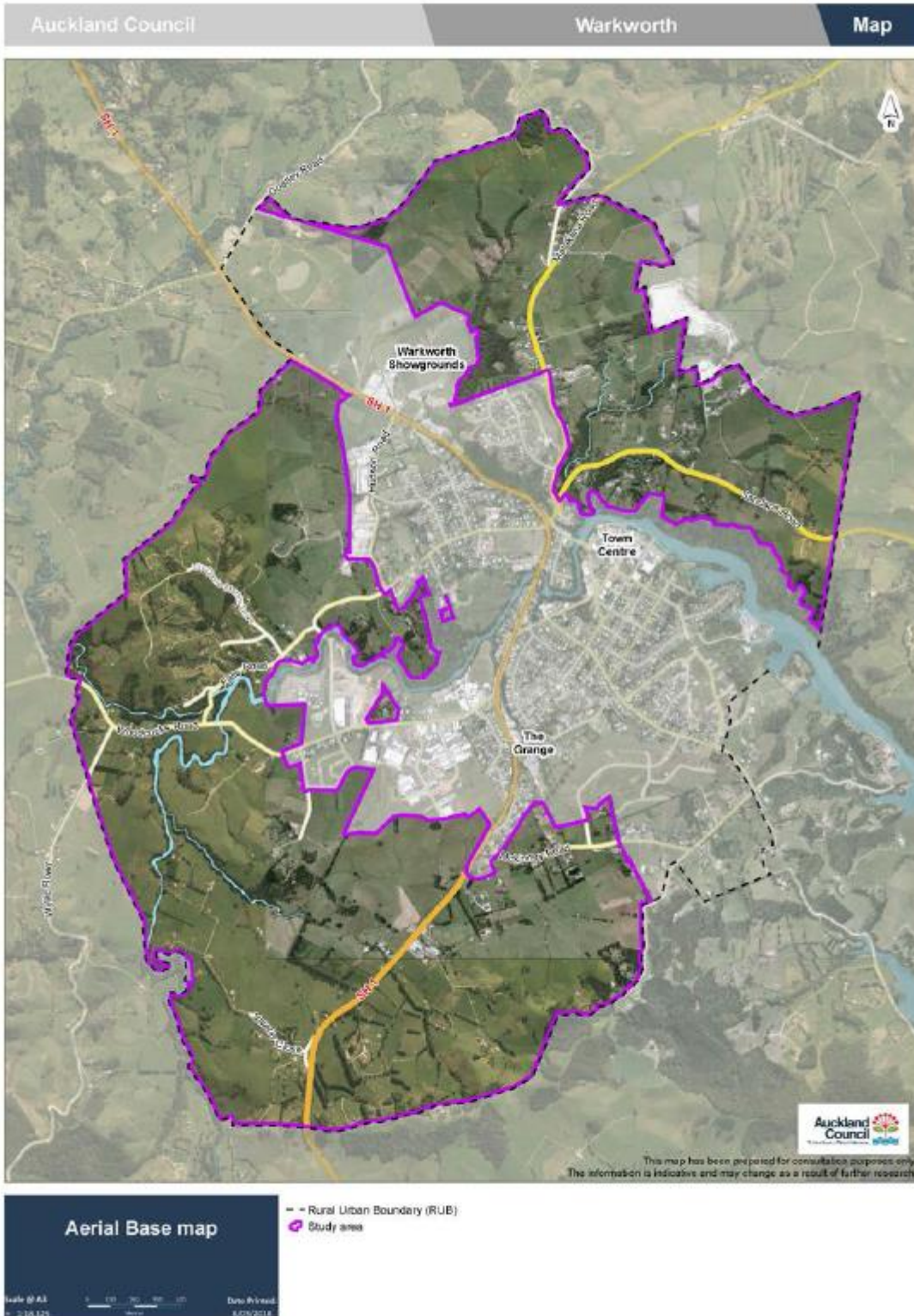
- | | | |
|---|---|---|
| <input type="checkbox"/> Business land | <input type="checkbox"/> Geotechnical and coastal hazards | <input type="checkbox"/> Stormwater |
| <input type="checkbox"/> Community facilities | <input type="checkbox"/> Heritage and archaeology | <input type="checkbox"/> Sustainability |
| <input type="checkbox"/> Contaminated land | <input type="checkbox"/> Landscape | <input type="checkbox"/> Transport |
| <input type="checkbox"/> Education | <input type="checkbox"/> Land use planning | <input type="checkbox"/> Urban Design |
| <input type="checkbox"/> Environment | <input type="checkbox"/> Open space | <input type="checkbox"/> Water and wastewater |
| <input type="checkbox"/> I don't know | <input type="checkbox"/> No – I have no specific comments
(please comment below) | <input type="checkbox"/> Other (please specify below) |

7. Do you think there is anything else that should be included in these topic papers or is there a topic we have missed? Do you have any other comments?

8. Finally, do you have any other comments about the Warkworth Structure Plan?

Need more room? You can attach extra pages, but please make sure they are A4 and also include your name and contact information.

Map of Warkworth Structure Planning area (outlined in purple)



Thank you for your feedback

Find out more: phone 09 301 0101
or visit shapeauckland.co.nz

