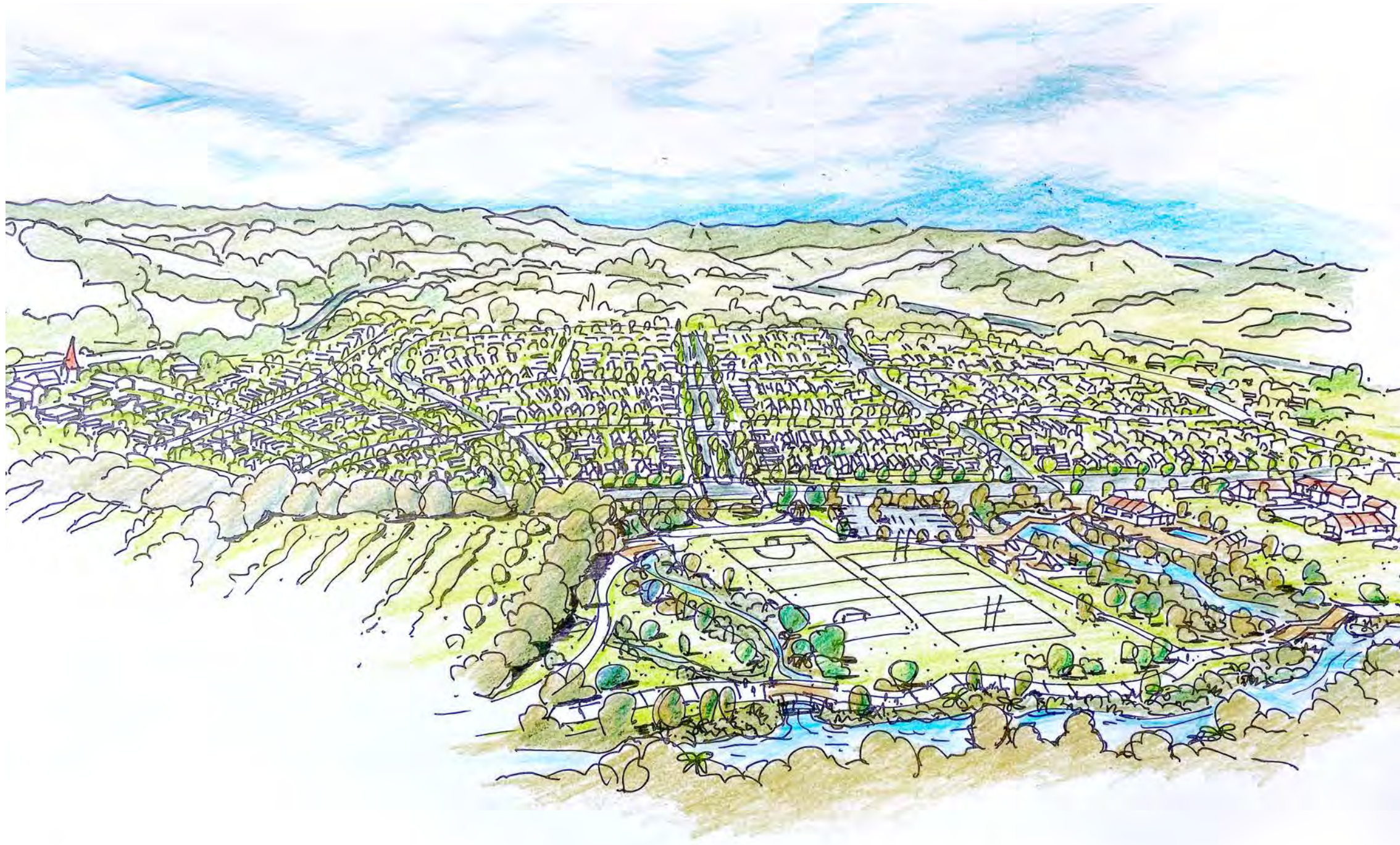


WARKWORTH SOUTH PLAN CHANGE - WAIMANAWA

URBAN DESIGN REPORT

On behalf of KA-Waimanawa Limited Partnership & Stepping Towards Far Limited

January 2023



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1. INTRODUCTION

1.1 Overall

Reset Urban Design has been engaged by KA-Waimanawa Limited Partnership and Stepping Towards Far Limited to provide a masterplan for a proposed Private Plan Change for the site known as Waimanawa in Warkworth. The site comprises a number of properties on the southern side of the township of Warkworth. Together with Osbornehay, Tattico, Maven Associates, Traffic Planning Consultants and other expert consultants, our multi-discipline team has been working collaboratively to develop a comprehensive masterplan that demonstrates the feasibility of the proposed urban development.

Preliminary consultation meetings have been held over a 18 month period with Auckland Council, Supporting Growth, Ngati Manuhiri - the Mana Whenua, the local community board and the adjoining landowners as part of the consultation process.

1.2 Scope and Report Structure

The purpose of this document is to provide a thorough design process and an indicative masterplan layout for the site. It is intended to outline the design rationale and demonstrate a possible subdivision layout to assist in demonstrating the suitability of zoning for the site and the urban structure proposed.

A comprehensive approach is undertaken to conduct masterplanning process throughout the Plan Change area. Building on the vision of being site responsive, this report sets out the relevant planning and strategic context from an urban design perspective. Followed by a series of site analyses, Section 4 sets out the vision and overarching goals, with Section 5 providing an urban design framework for Waimanawa including key design principles, structure of the masterplan and an overall masterplan.

The masterplan has been illustrated through two separate sections that provides key design rationale and details on masterplan layout.

1.3 Masterplan Area

The masterplan area ('the site') incorporates all the land identified as 'Waimanawa' subject to the Private Plan Change. The site comprises two main parts, being 'Waimanawa Valley' to the west of State Highway1 and 'Waimanawa Hills' to the east of State Highway. (Figure 2 shows the area subject to the plan change request)

Waimanawa Valley comprises approximately 99.5 hectare of land stretching along the upper reaches of Mahurangi River (right branch) between State Highway 1 and Valerie Close. Morrison Heritage Orchard is identified as part of Waimanawa Valley for the purpose of this report and is not to be subject to any form of urban development in respect of this masterplan.

Waimanawa Hills incorporates 65.5 hectare of land between SH1 and Avice Miller Reserve. For the purpose of this report, Waimanawa Hills is further referred as Waimanawa Hills(a), Waimanawa Hills(b) and Waimanawa Hills(c). (Refer to Figure 3)

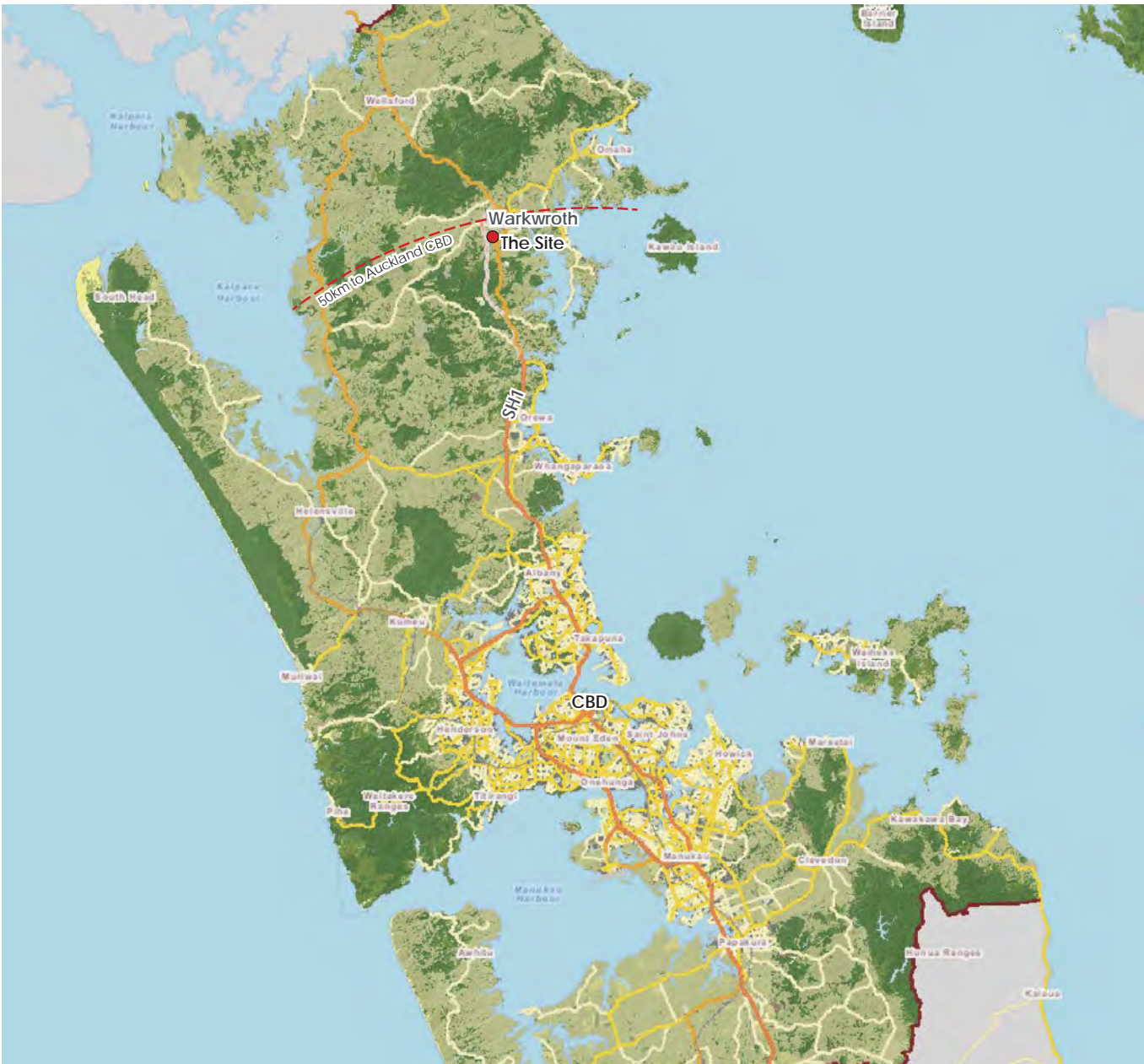


Figure 1 - Plan Change Site Location

Land Subject to the Proposed Plan Change

- Waimanawa Hills(a)
- Waimanawa Hills(b)
- Waimanawa Hills(c)

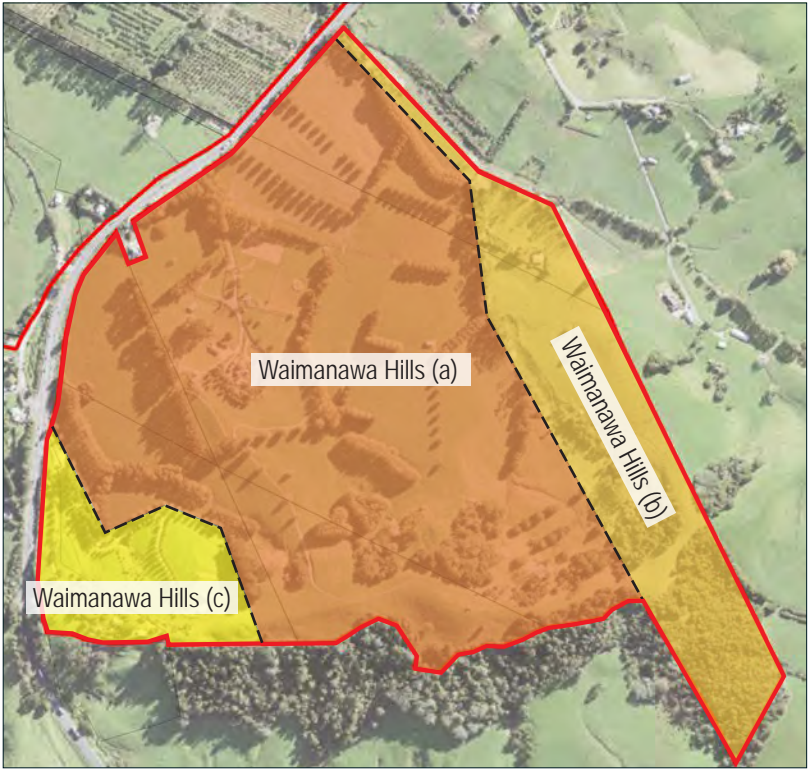


Figure 3 - Waimanawa Hills Areas

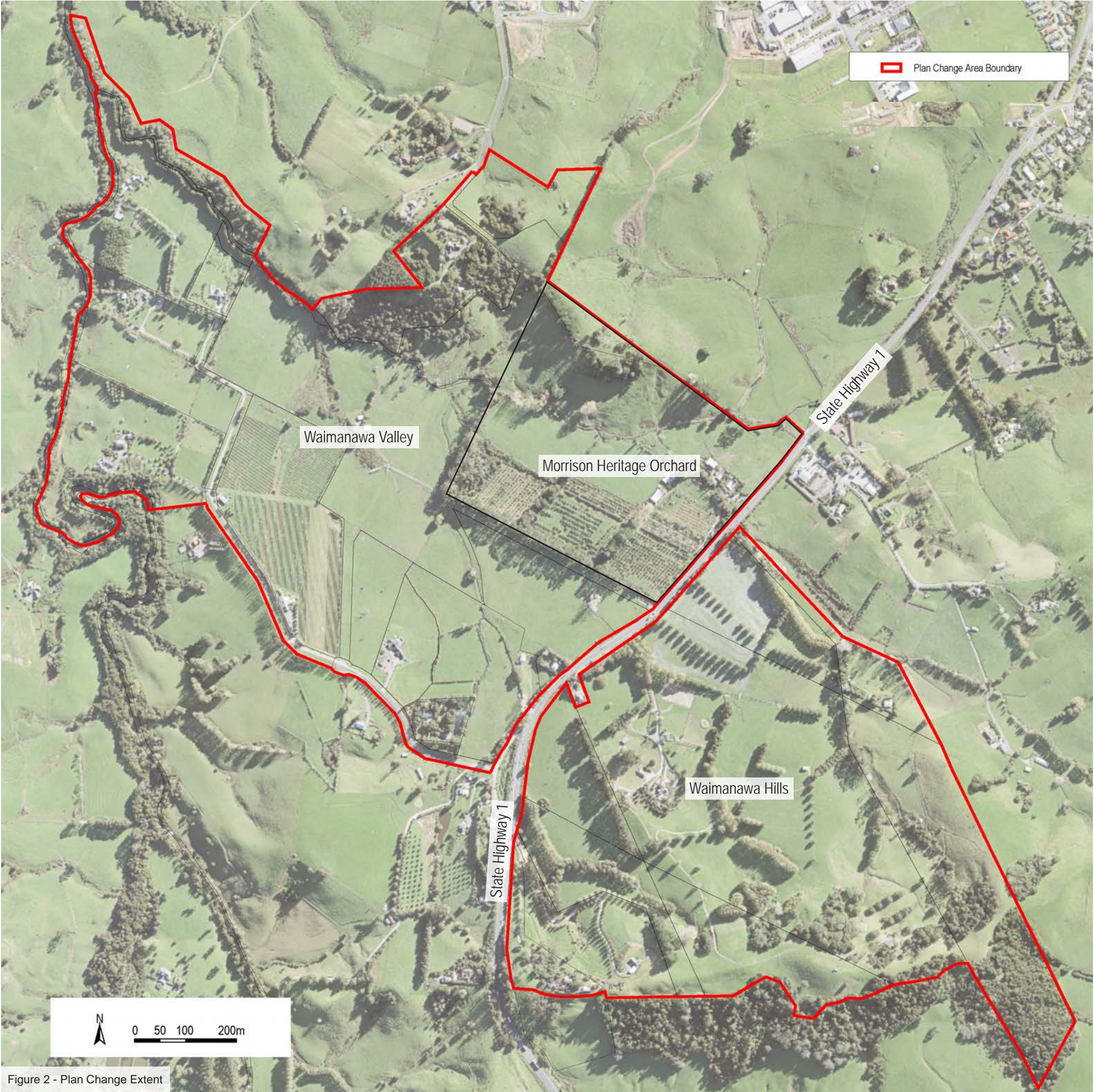


Figure 2 - Plan Change Extent

Properties included in the Proposed Plan Change



Figure 4 - Properties included in Warkworth South Plan Change (by Parallax Surveyors and Planners)

2. CONTEXT INFORMATION

2.1 Strategic context

The Auckland Plan 2050

The Auckland Plan 2050 (June 2018) sets the long-term strategic directions and spatial planning for Auckland to grow over the next 30 years.

Most of Auckland's planned urban growth will have occurred within existing and future urban areas to limit expansion into the rural hinterland. The planned future urban areas will take a quality compact approach to growth and development to ensure these areas are developed in an efficient, cost-effective and sustainable way.

Warkworth, a town in the north of Auckland, will act as a satellite township to provide a range of services to its surrounding rural communities, and also support significant business and residential growth.

With 1100 hectares of land identified for future urban development in Warkworth, significant residential and employment growth is expected in the area. This has the potential to accommodate approximately 7,500 new dwellings.

Figure 7 (below) from the Auckland Plan provides an indicative sequencing for development in Warkworth. The proposed timing for the future urban area in Warkworth South to be development ready is sequenced on the first half of Decade Two (2028-2032), while Warkworth North will be development ready from 2022.

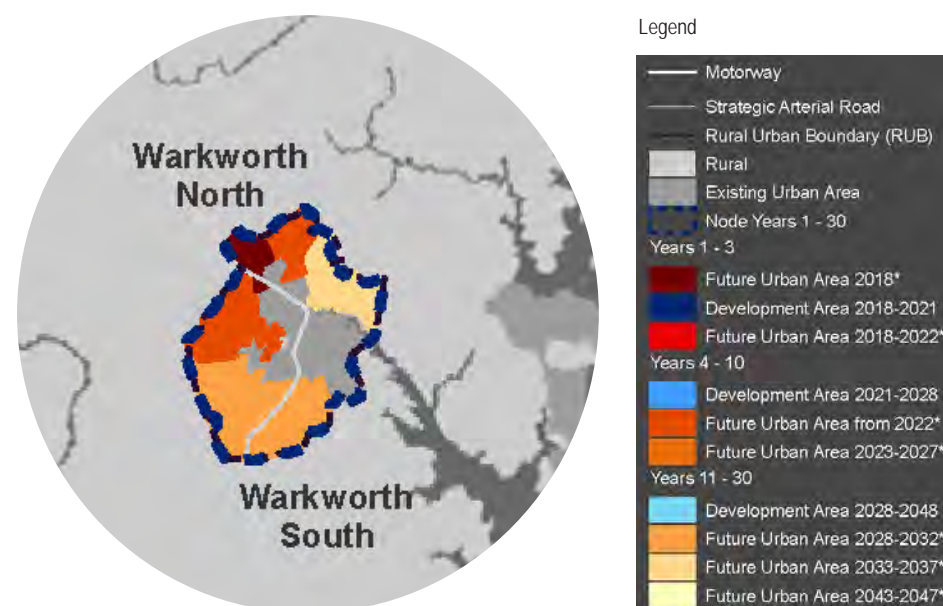


Figure 5 - Sequencing of Future Urban Areas in Warkworth (Source: The Auckland Plan 2050)

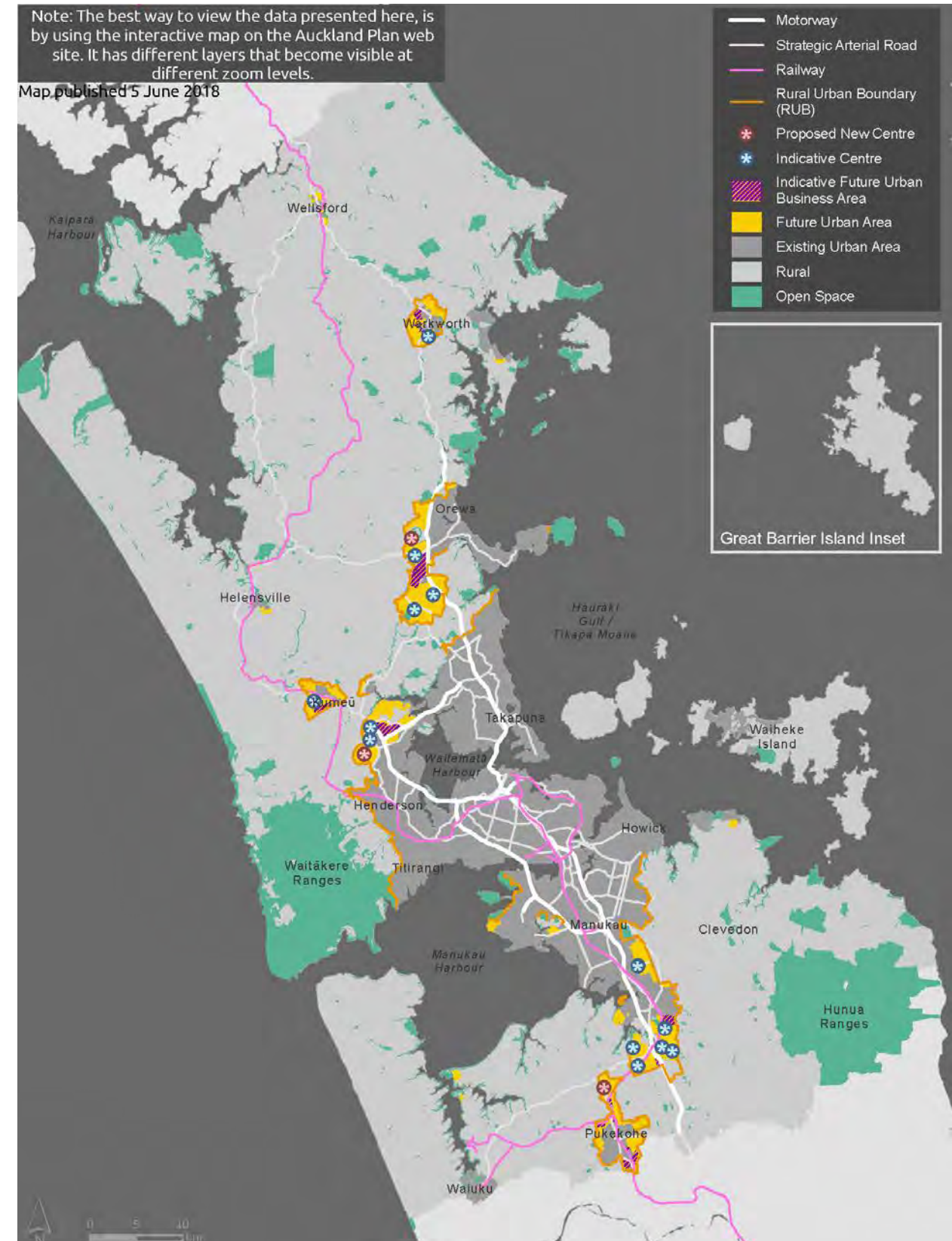


Figure 6 - Auckland Future Urban Areas (Source: The Auckland Plan 2050)

2.2 Planning Context

Auckland Unitary Plan Operative in part (AUP)

Regional Policy Statement

Chapter B2 of the AUP sets out a number of objectives and policies in relation to urban growth and form seeking to achieve a quality compact urban form and provide for a quality built environment.

In particular, the provisions in section B2.2, B2.3, B2.4 and B2.7 are relevant to this plan change in urban design terms.

Policy B2.2.2.(7) sets out that the rezoning of future urban land need to: (a) support a quality compact urban form; (b) provide for a range of housing types and employment choices for the area; (c) integrate with the provision of infrastructure.

In terms of residential growth, the objectives and policies in section B2.4 set out the overarching goal and high-level guide to the residential development within the plan change area. These are summarised below:

- Provide for residential intensification as a primary focus where it is in close proximity to centres, public transport corridors, key social facilities, open spaces and employment opportunities.
- Provide for a range of built forms and housing types and to meet the diverse demands.
- Residential developments respond to the existing natural and physical environment and is in keeping with the planned neighbourhood characters.

Zoning & Overlays

Under the AUP, the area within the Rural Urban Boundary is currently zoned Future Urban Zone with a small section adjacent to the stream identified as Open Space - Conservation. The portion of land beyond the RUB is zoned Rural - Rural Production Zone. (Refer to zoning map below)

The site is not subject to any outstanding natural features, landscapes or character layers. There are no scheduled trees within the site.

The designation of a new State Highway (Ara Tūhono - Pūhoi to Wellsford Road: Pūhoi to Warkworth Section) runs north south to the west of site along the Rural Urban Boundary.

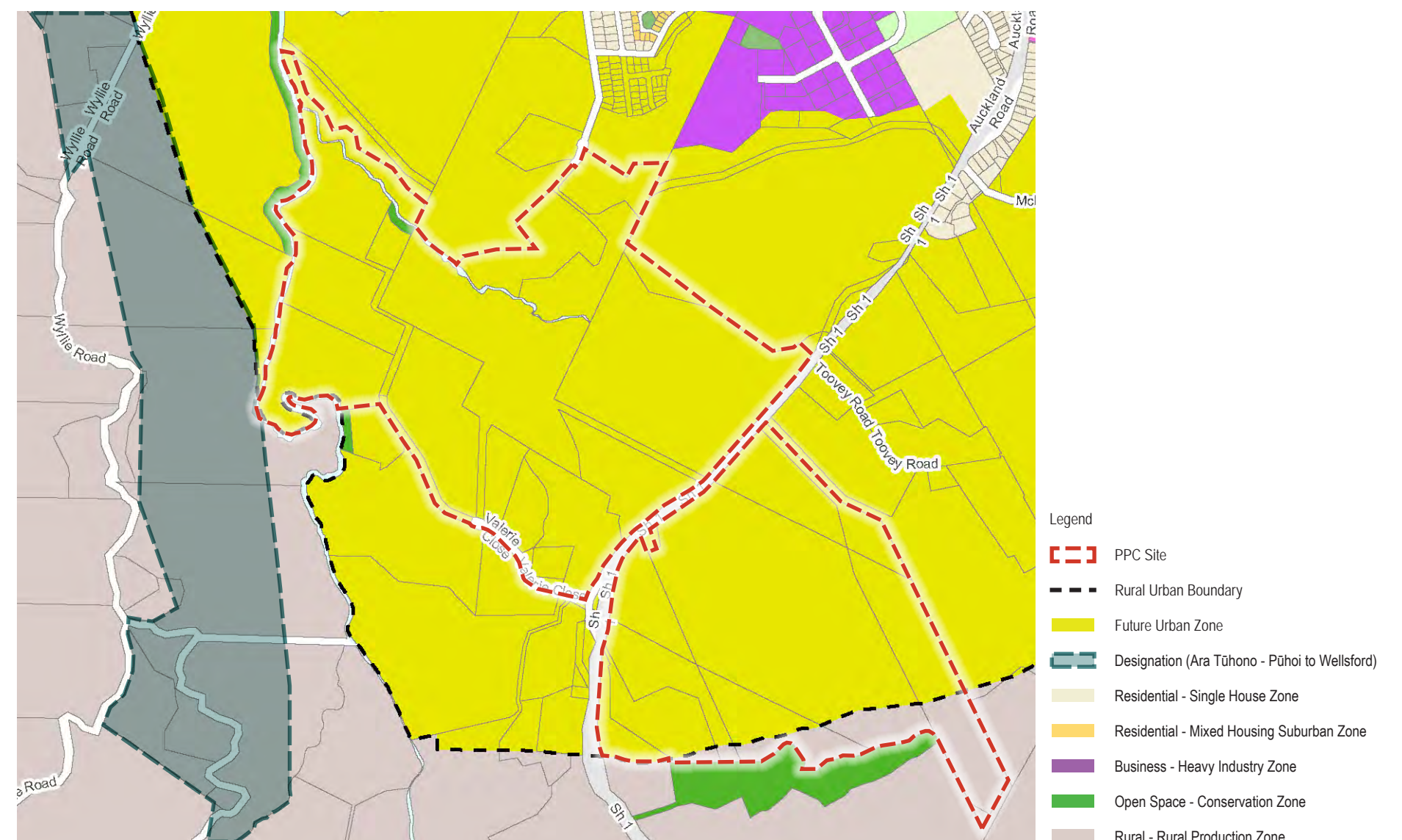


Figure 7 - Auckland Unitary Plan Zones & Designations (Information sourced from Auckland Unitary Plan - Operative in part)

2.3 Structure Plan

Warkworth Structure Plan (June 2019)

The Warkworth Structure Plan ('WSP'), which was adopted in June 2019, sets out the pattern of land use and the supporting infrastructure network for the Future Urban areas in Warkworth. The WSP was produced by Auckland Council through a consultative process involving the public, landowners, Mana Whenua, Auckland Transport, Watercare and Waka Kotahi NZTA.

The vision proposed for Warkworth is :

"Warkworth is a Satellite Town that retains its rural, natural, and cultural character. It is centred around the Mahurangi River and has easy walking and cycling access around the town. There are a variety of high-quality residential neighbourhoods. Warkworth is largely self-sufficient with plenty of employment, education, shopping and recreation opportunities. Transport and other infrastructure are sequenced to support Warkworth's planned growth."

In terms of the masterplan site, some of the key findings identified in the WSP are summarised below:

- New residential areas for more intensive developments (terrace houses and low-rise apartments) are proposed in Warkworth South;
- A new arterial road (Wider Western Link 'WWL') is proposed to connect the existing Stage Highway 1 (SH1) with Woodcocks Road;
- Along with a public transport hub, a new Local Centre ('LC') in the south is located in the vicinity of the intersection of the existing SH1 and the new arterial road;
- Protection areas in Warkworth south primarily include esplanade reserves along the Mahurangi River or tributaries of the river, wetlands, Significant Ecological Areas and covenanted bush.
- Create 'green corridor' across the urban development to provide protection to the existing natural and ecological values, particularly alongside the Mahurangi River and its tributaries;
- Protect Morrison's Heritage Orchard from subdivision and remains as a rural feature of Warkworth.

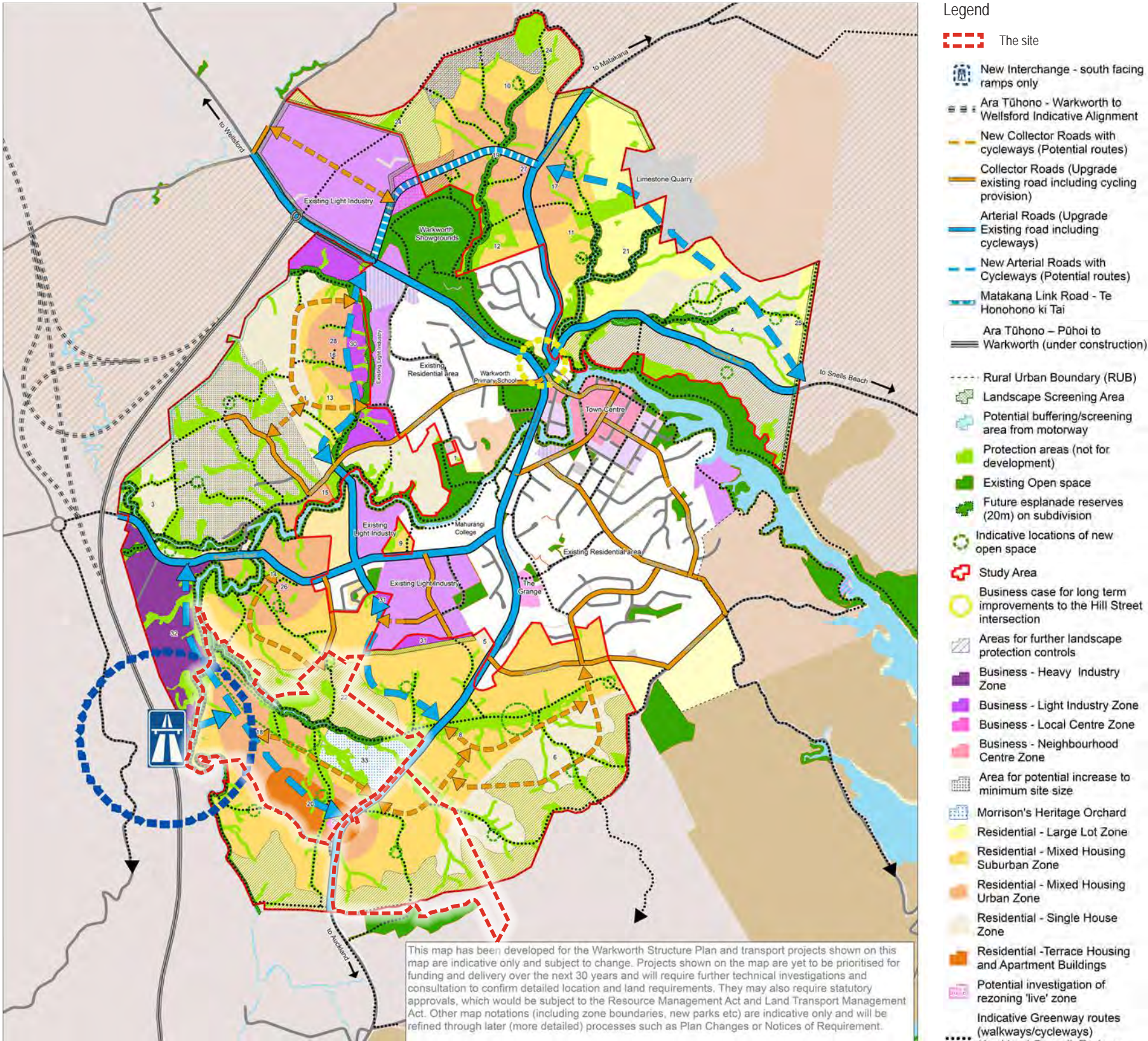


Figure 8 - Warkworth Structure Plan- Land use plan with PPC extent overlaid (Source: Warkworth Structure Plan)

3. SITE ANALYSIS

3.1 Site Location

The Masterplan Site is located near the southern end of Warkworth which is approximately 50km north of central Auckland. The site sits 3km from the Warkworth Town Centre and has convenient access to the existing State Highway 1 that is immediately adjacent.

The Warkworth town centre has been historically formed around the Mahurangi River which creates a unique natural and built form character of Warkworth.

The western site is currently accessed off Valerie Close from the existing State Highway 1 while the eastern site has direct access from SH1 through two separate driveways. Valerie Close together with Avice Miller Reserve defines the southern boundary of the site. A branch of Mahurangi River borders the site to the west with numerous minor tributaries across the entire site. The northernmost part of the site provides for a physical link to the existing urban fabric in the vicinity of Mason Heights.



Figure 10 - Site Boundary

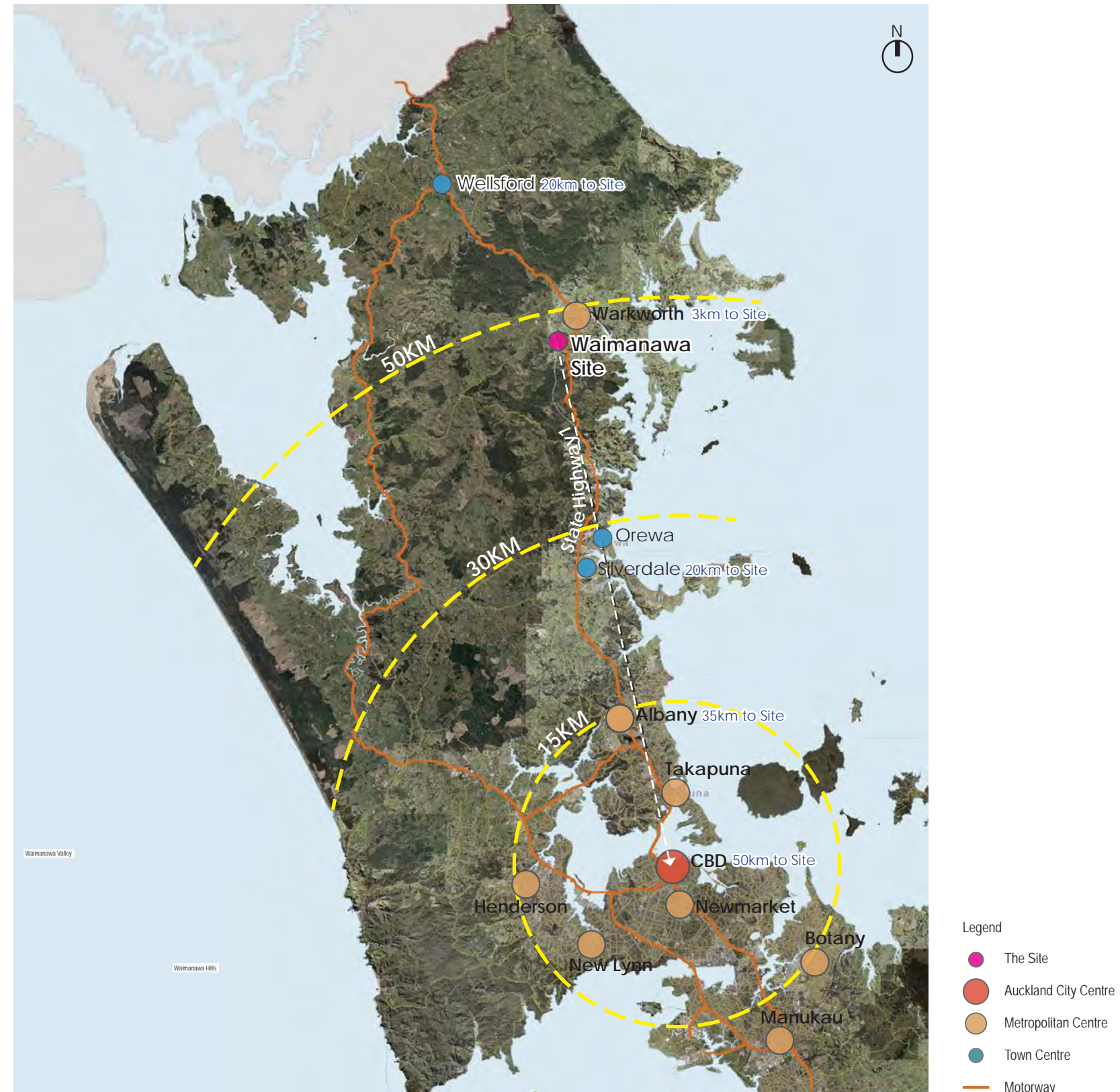


Figure 9 - Site Location Map

3.2 Wider Context

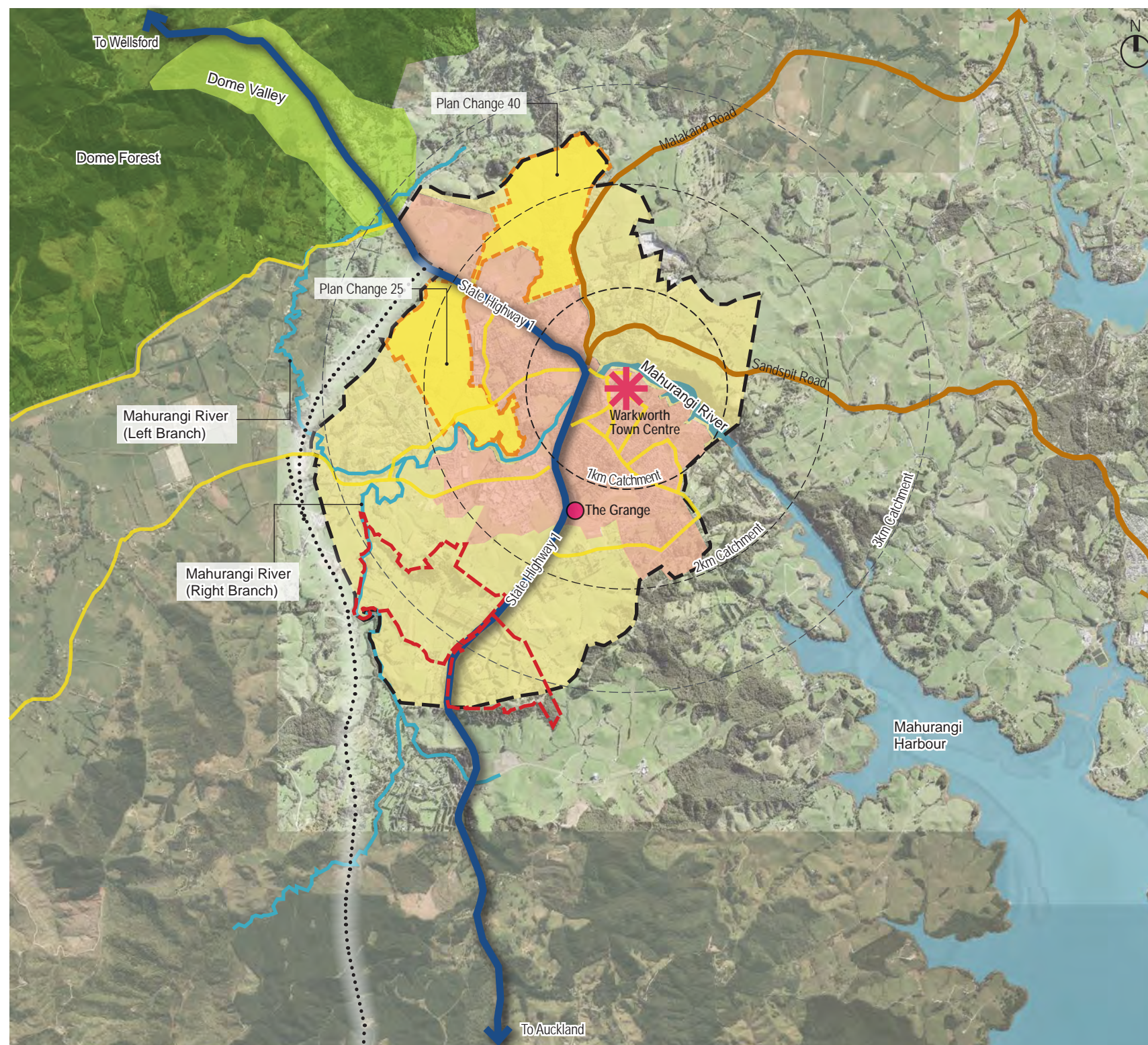


Figure 11 - Warkworth Context Plan

Currently, Warkworth is the largest rural town within the northern Auckland region, providing a wide range of services and employment opportunities to the surrounding small towns, rural hinterland and coastal areas. Warkworth also acts as a gateway to a number of small towns, particular to the east to the coastal settlements and tourist destinations such as Matakana, Snells Beach, Leigh and Omaha.

The Warkworth Town Centre sits on the edge of Mahurangi River estuary where it meets the northern reaches of Mahurangi Harbour. State Highway 1 traverses through Warkworth in a north-south direction and heads westwards to Dome Valley. The current urban area including the Town Centre is concentrated around the Mahurangi River and the State Highway corridor.

Around 1,000 ha of currently rural land immediately surrounding Warkworth has been zoned Future Urban in the AUP. In particular, Warkworth South contains the largest area of Future Urban land due to its flat land, planned local centre, a public transport hub and the future connection to Ara Tūhono – Pūhoi to Warkworth. Comprising around 493 ha of land, Warkworth South will accommodate approximately 3,700 additional dwellings in the future.

Legend

- ▬ The Site
- ✱ Warkworth Town Centre
- Local Centre
- State Highway 1
- ⋯ Ara Tūhono – Pūhoi to Warkworth Motorway
- Arterial Road
- Collector Road
- - - Rural Urban Boundary
- Existing Urban Area
- Future Urban Zone
- Mahurangi River
- Dome Forest
- Dome Valley
- PC 25 & PC 40 Site

3.3 Warkworth Context

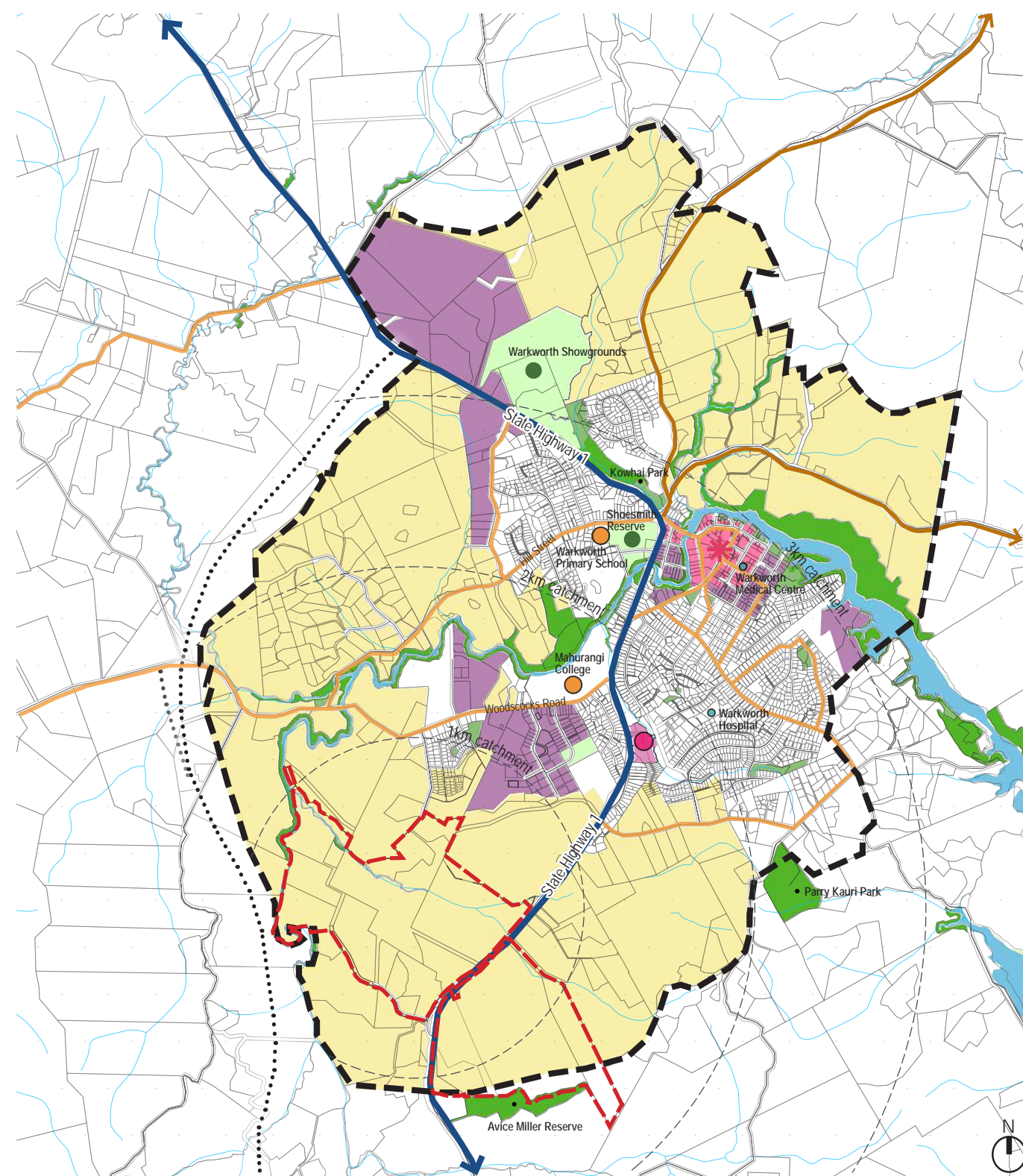


Figure 12 - Local Context Plan

The site sits strategically on a generally low to gentle-contoured valley within the wider Future Urban area in South Warkworth, with the surrounding area currently dominated by pastoral and rural lifestyle activities.

Within the existing urban footprint, residential uses are predominant around the town centre and along the SH1 corridor. In terms of built form, low density 1-2 storey detached residential dwellings are laid out relatively evenly amongst a mixture of basins and stream valleys. Pockets of light industrial land are present in the outskirts of the existing urban areas. The light industrial area along Woodcocks Road 1.5km north of the site provides both industrial uses and large format retail.

A series of esplanade reserves and riparian margins are provided along the main branches of Mahurangi River and some of its tributaries. The nearest conservation reserve is the Avice Miller Reserve located beyond the Rural Urban Boundary to the east of SH1. Within the entire Warkworth, majority of the open spaces are associated with esplanade, native bush reserves, sports fields and community green infrastructure. However, Warkworth is lack of park or open spaces for recreational purposes.

Mahurangi College is located 1.5km north of the site on Woodcocks Road and Warkworth Primary School is 2.5km to the north on Hill Street. As noted in the WSP, two further primary schools and a secondary school are liked to be required in the medium to long term, however, the location of these schools are still under investigation by the Ministry of Education.

The Kowhai Surgery and the Warkworth Medical Centre are located in Town Centre providing general practitioner services for Warkworth. The privately funded Rodney Surgical Centre is located 1km north of the site.

Legend

- | | |
|---------------------------------|----------------------------------|
| The Site | Open Spaces- Conservation |
| Warkworth Town Centre | Open Spaces- Informal Recreation |
| The Grange | Employment Area |
| State Highway 1 | Future Urban Zone |
| Ara Tūhono – Pūhoi to Warkworth | Sports Fields |
| Arterial Road | Schools |
| Collector Road | Medical Centres |
| Rural Urban Boundary | |

3.4 Surrounding Context

Uses

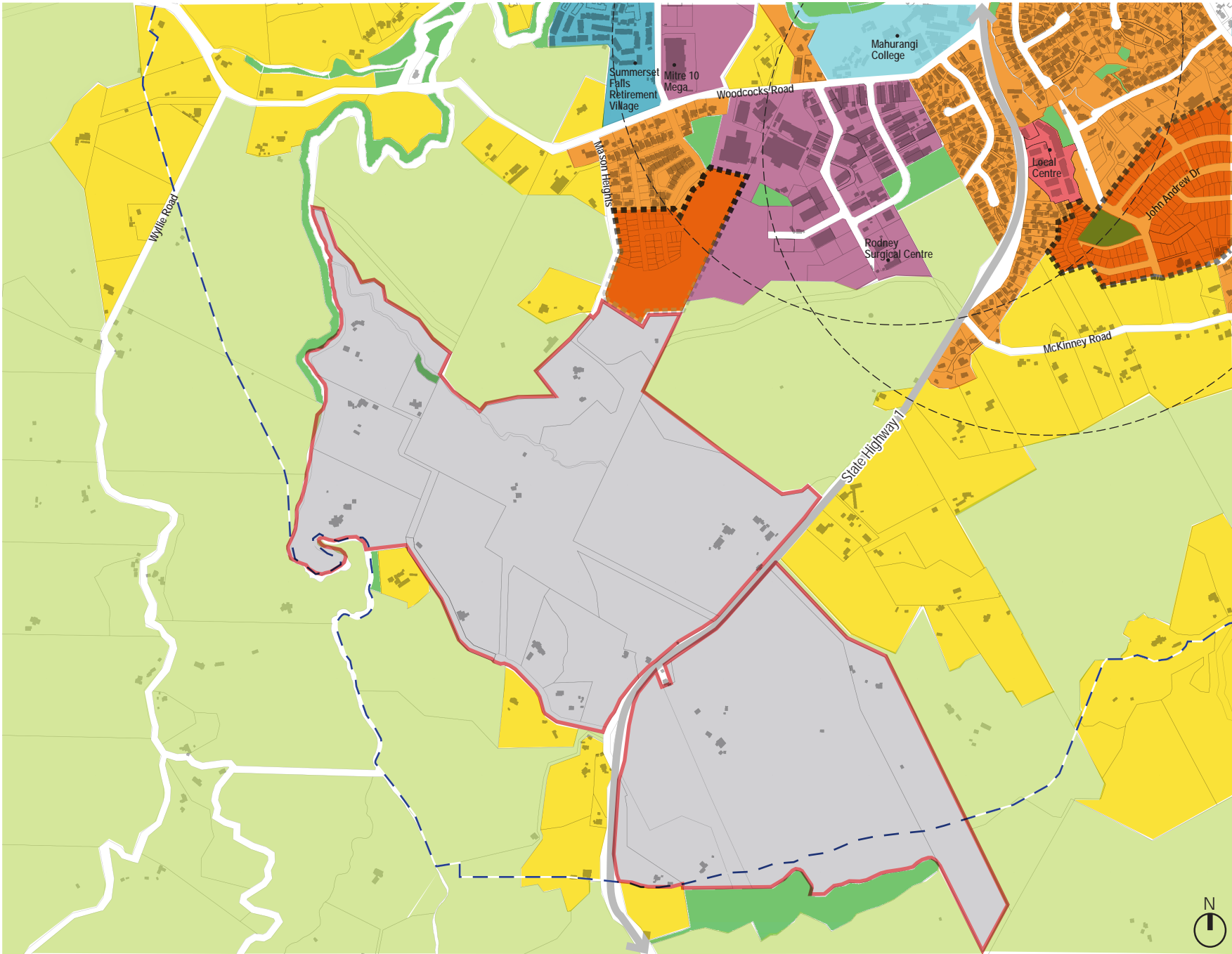


Figure 13 - Warkworth South Context - Uses

The Future Urban land within Warkworth South comprises a broad area of 493 ha of land with predominantly pastoral and rural lifestyle activities. The northern section of Warkworth South area has a strong connection with the adjoining urban activities as a number of recently built residential developments are emerging towards the fringe of urban areas and growing into the Future Urban land (Refer to diagram to the left).

- Legend
- The Site

Commercial

Retail / Light Industry

Residential

Retirement Village

Education

Rural Lifestyle Block

Open Space

Pasture Farm

Most Recent Subdivisions

10-Min Walking Radius (800m)

Rural-Urban Boundary (Indicative)

Movement Network

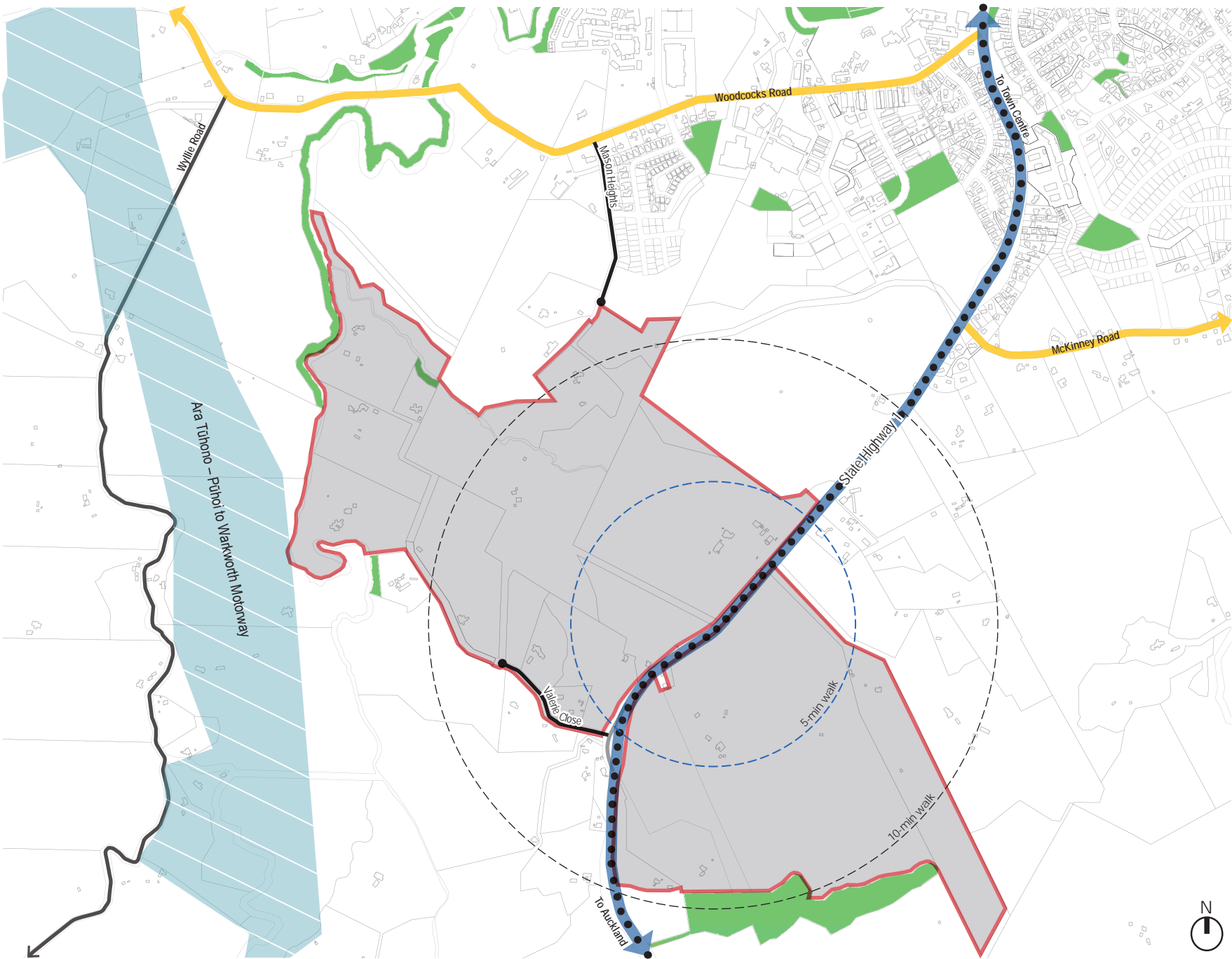


Figure 14 - Warkworth South Context - Movement Network

As with the bulk of the town, Warkworth South is currently split by the existing SH1 travelling north south. SH1 provides primary access to the sites alongside the motorway. Woodcocks Road is a main collector road accessed off SH1 which provides access to the existing urban areas and the future urban land to the west of SH1 in Warkworth South. The site can be accessed from the north through Mason Heights, a local road linked to Woodcocks Road.

The new Ara Tūhono – Pūhoi to Warkworth Motorway is currently under construction which traverses on the periphery of the Warkworth future urban area to the west. The new motorway is expected to open in late 2022 at which time the current State Highway 1 will become an arterial road under the control of Auckland Transport.

- Legend
- The Site
 - Existing Motorway
 - Planned Motorway Corridor (under construction)
 - Collector
 - Local Road
 - Bus Route
 - 5-min Walking Radius (400m)
 - 10-min Walking Radius (800m)

Natural Environment

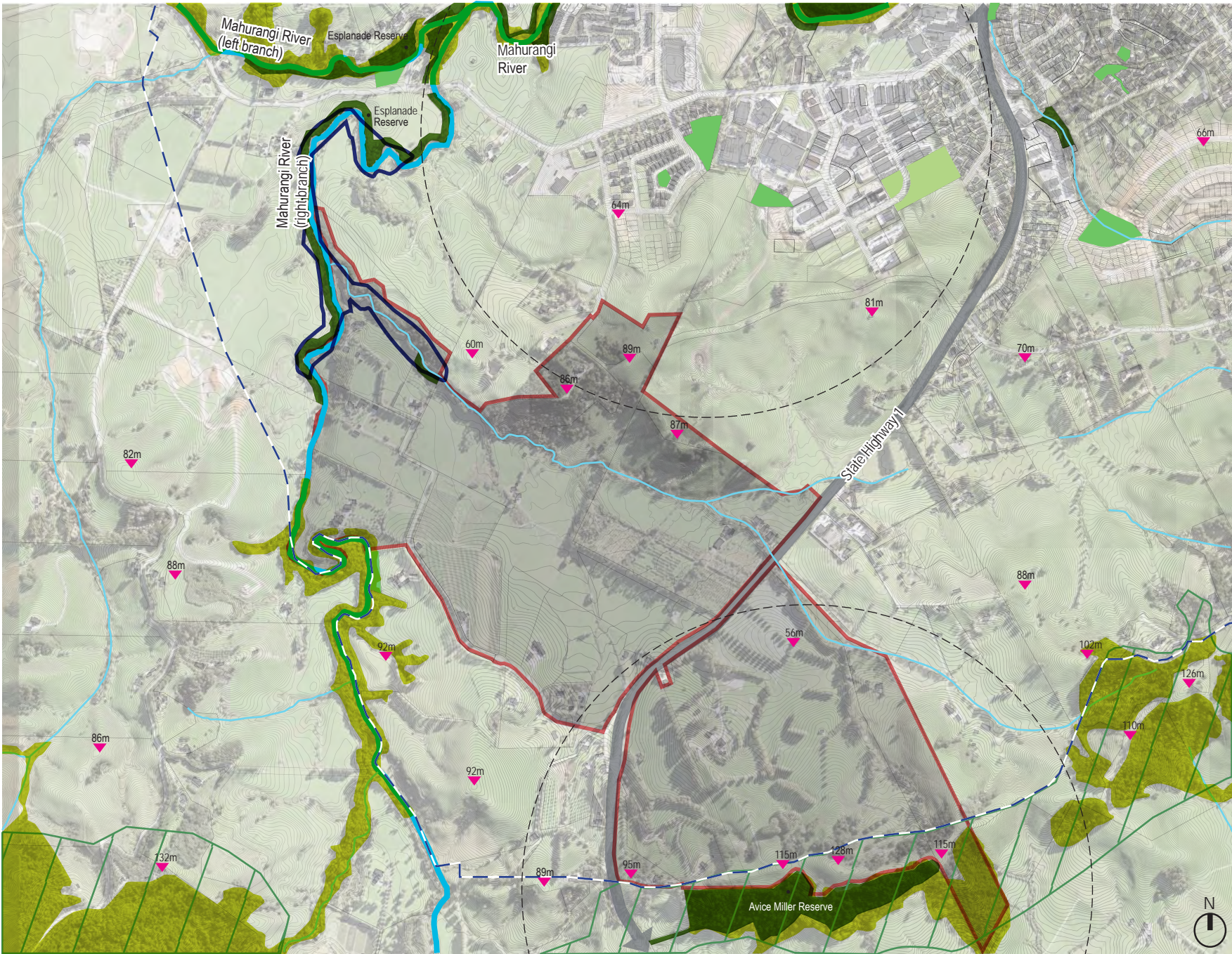
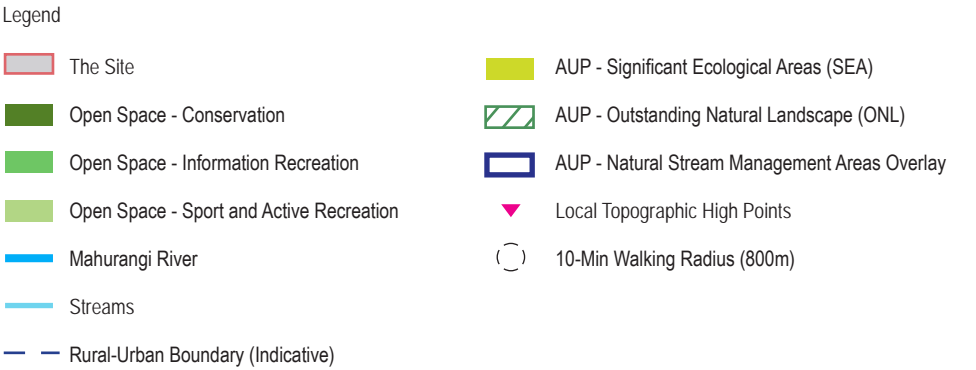


Figure 15 - Warkworth South Context - Natural Environment

In terms of natural land form, the Warkworth South area is broadly framed by a series of elevated ridges and hill slopes to the south which define the outer edges of the future urban area within the Warkworth ‘basin’. Within this catchment basin, a mixture of major streams, tributaries and more localised watercourse form a series of stream valleys and flood plains which are intermixed with a rolling matrix of spurs and hill slopes.

Avice Miller Scenic Reserve defines the southern boundary of the eastern site which is covered by predominantly indigenous species including podocarp trees, kauri, rimu, tōtara and kahikatea. These forest remnants extend further eastwards to the Thompson Road ridge, all of which are identified as Significant Ecological Areas under the AUP and form a large ONL wrapping along the ridges framing the future urban land in Warkworth South. SEA are also located along the right arm of the Mahurangi River from the southwestern corner of the site towards a major stand of bush to the south.

Currently, there are few public recreational reserves provided in Warkworth South and those that are function as stormwater attenuation and lack local/community parks for active recreational activities. A number of reserves for stormwater purposes to the south of Woodcocks Road are within 10-min walking distance from the northern end of the site.



4. MASTERPLAN VISION

4.1 Vision

*Creating a welcoming residential community
with a range of engaging facilities set upon a series of parks
along the southern reaches of the Mahurangi River.*



Example of recreational walkway with riparian planting



Example of suburban residential frontage



Example of Local Centre



Example of stormwater park

4.2 Overarching Goals



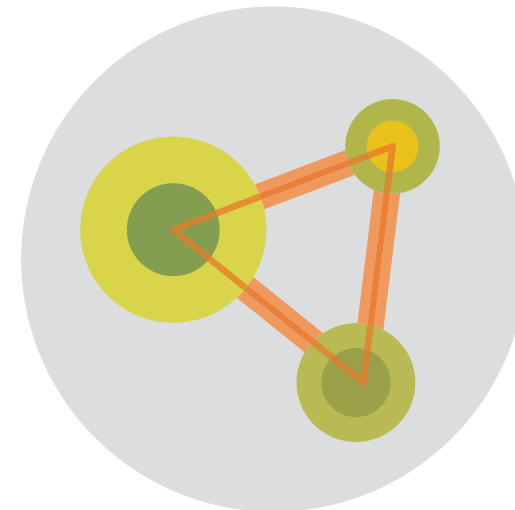
5. URBAN DESIGN STRUCTURE

5.1 Design Principles

To achieve the overarching vision and the goals, a set of high-level design principles and key design strategies has been developed to provide a meaning guide for the masterplan layout.



Enhance the existing ecosystem and natural landscape features



Create a high quality public realm that is connected and accessible to all



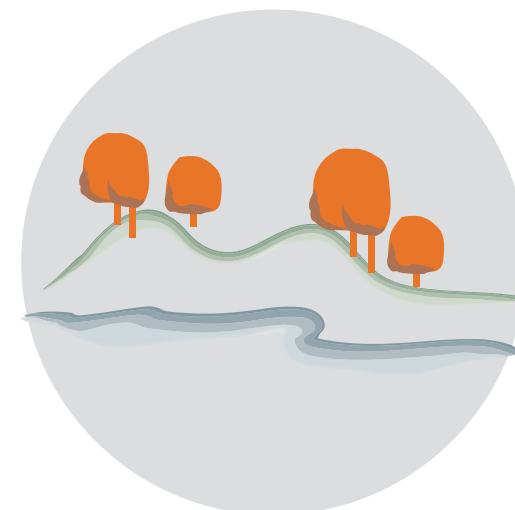
Create a healthy and sustainable community for people of all ages



Provide for a legible network of roads, local streets, lanes and walking and cycling routes



Promote efficient use of land

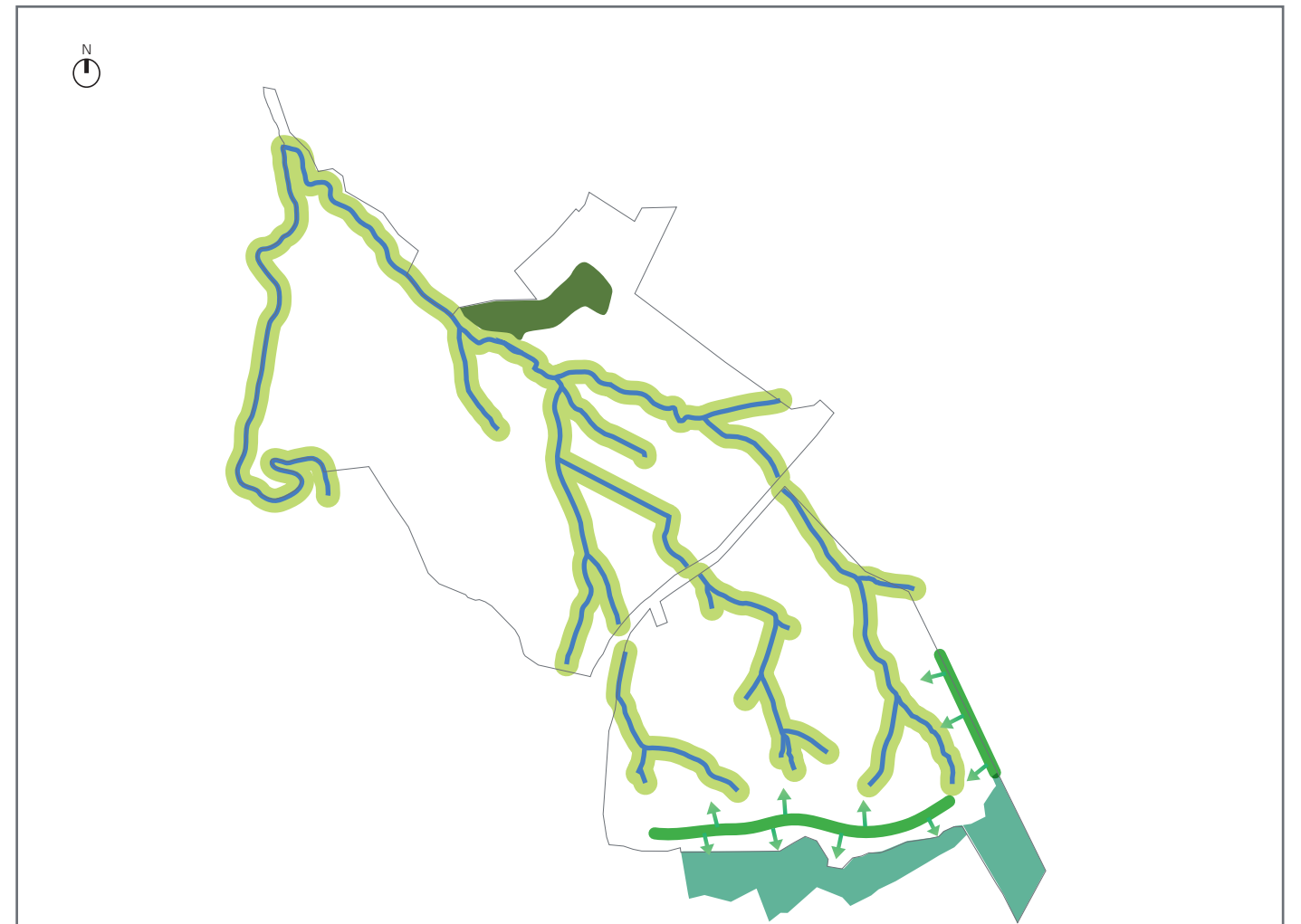


Celebrate the unique identity of Warkworth South and create a sense of place

5.2 Design Strategies

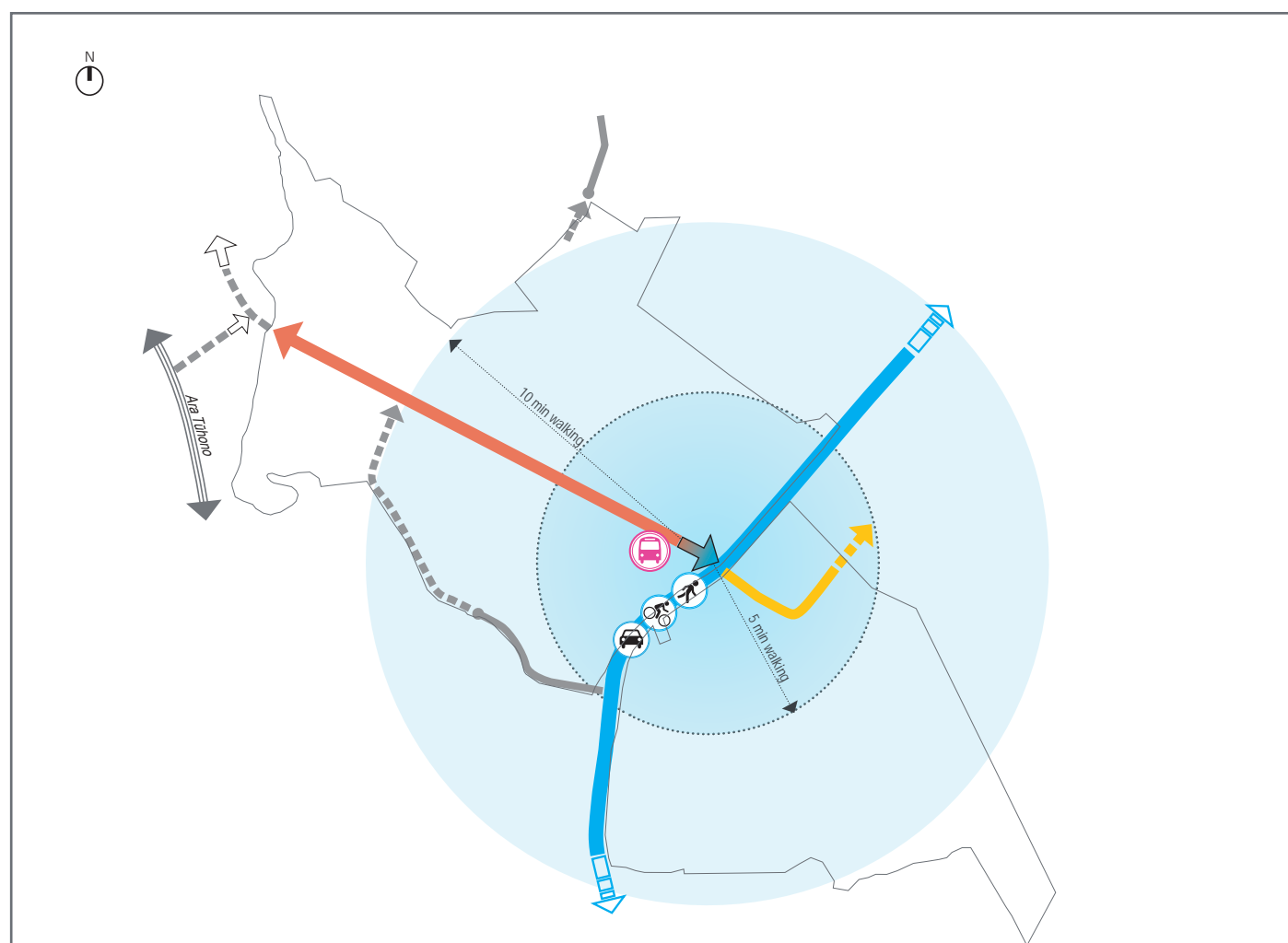
On the basis of the high-level principles, a series of site-responsive design strategies are developed to help establish a welcoming residential community with a high level of connectivity and quality amenity spaces.

Ecology



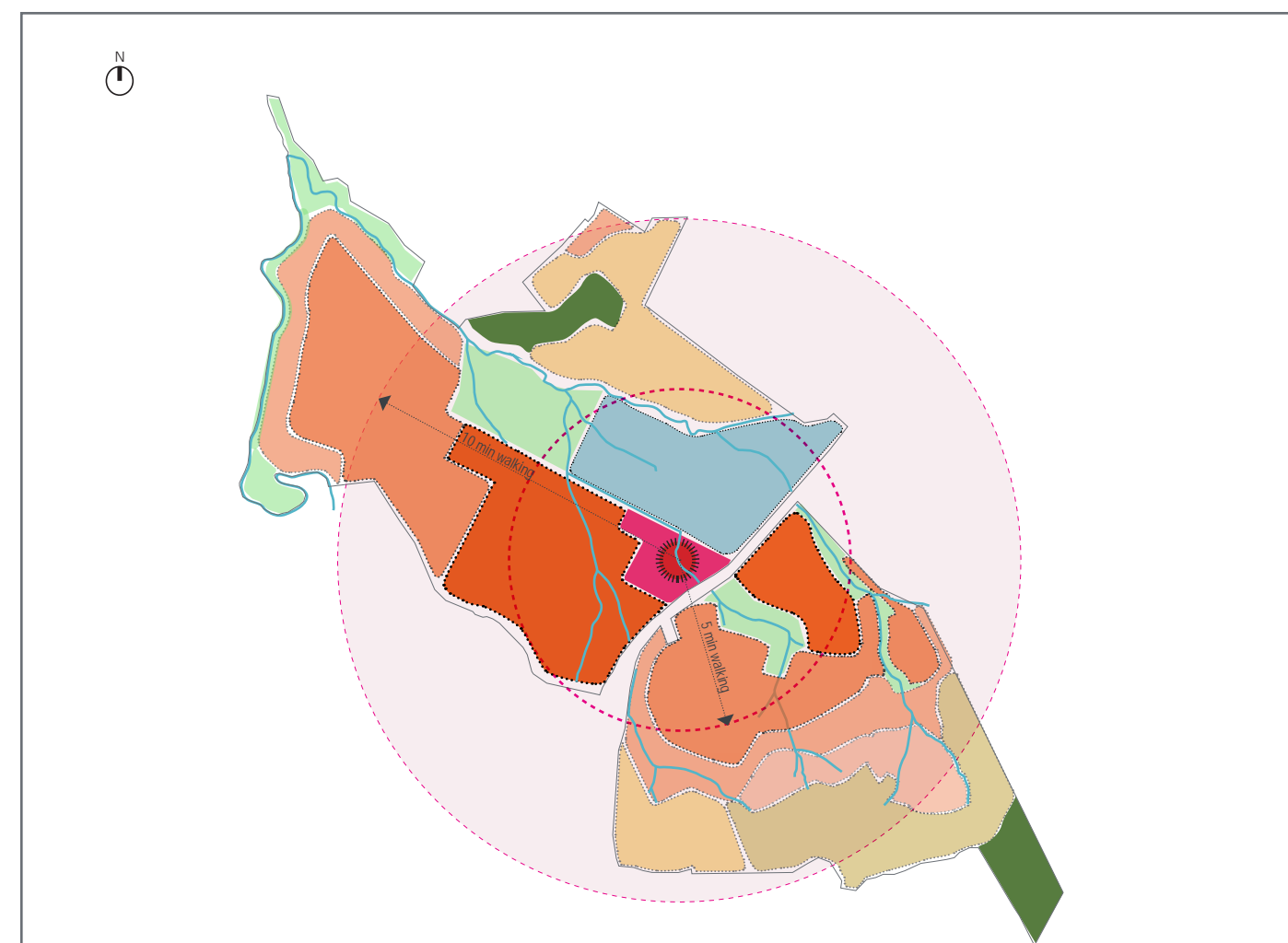
- Protect the existing natural watercourses and enhance ecological corridors
- Maintain and enhance significant indigenous forests and natural wetlands
- Protect the landscape character of Avice Miller Scenic Reserve and escarpments

Transport



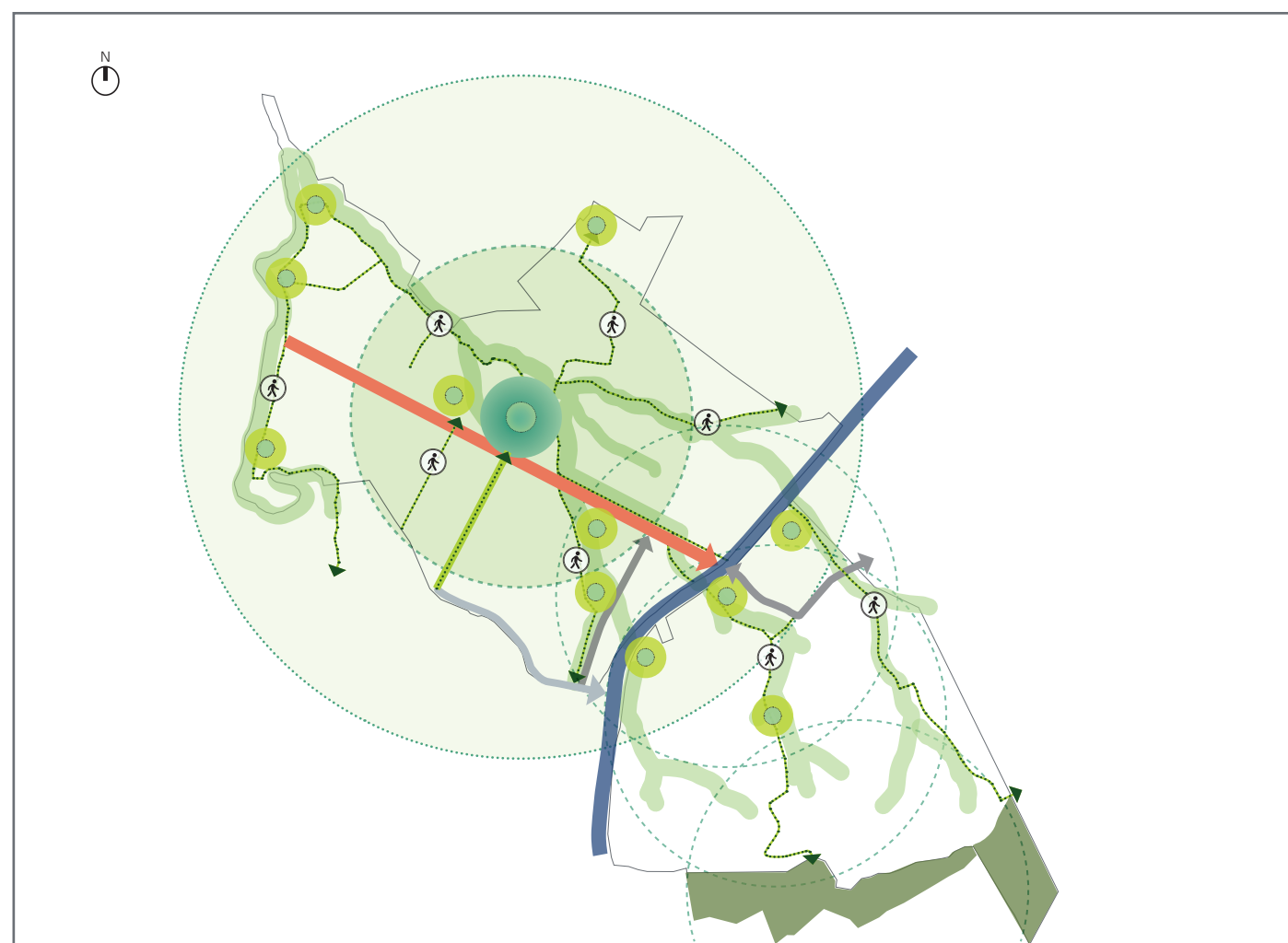
- Connect to the existing motorway and enhance the arterial connection to the Warkworth town centre
- Create a direct and efficient indicative route for Wider Western Link Road across the areas with gentle contours
- Locate future public transport interchange near the key intersection of urban arterial roads (SH1 & WWLR)

Urban Form



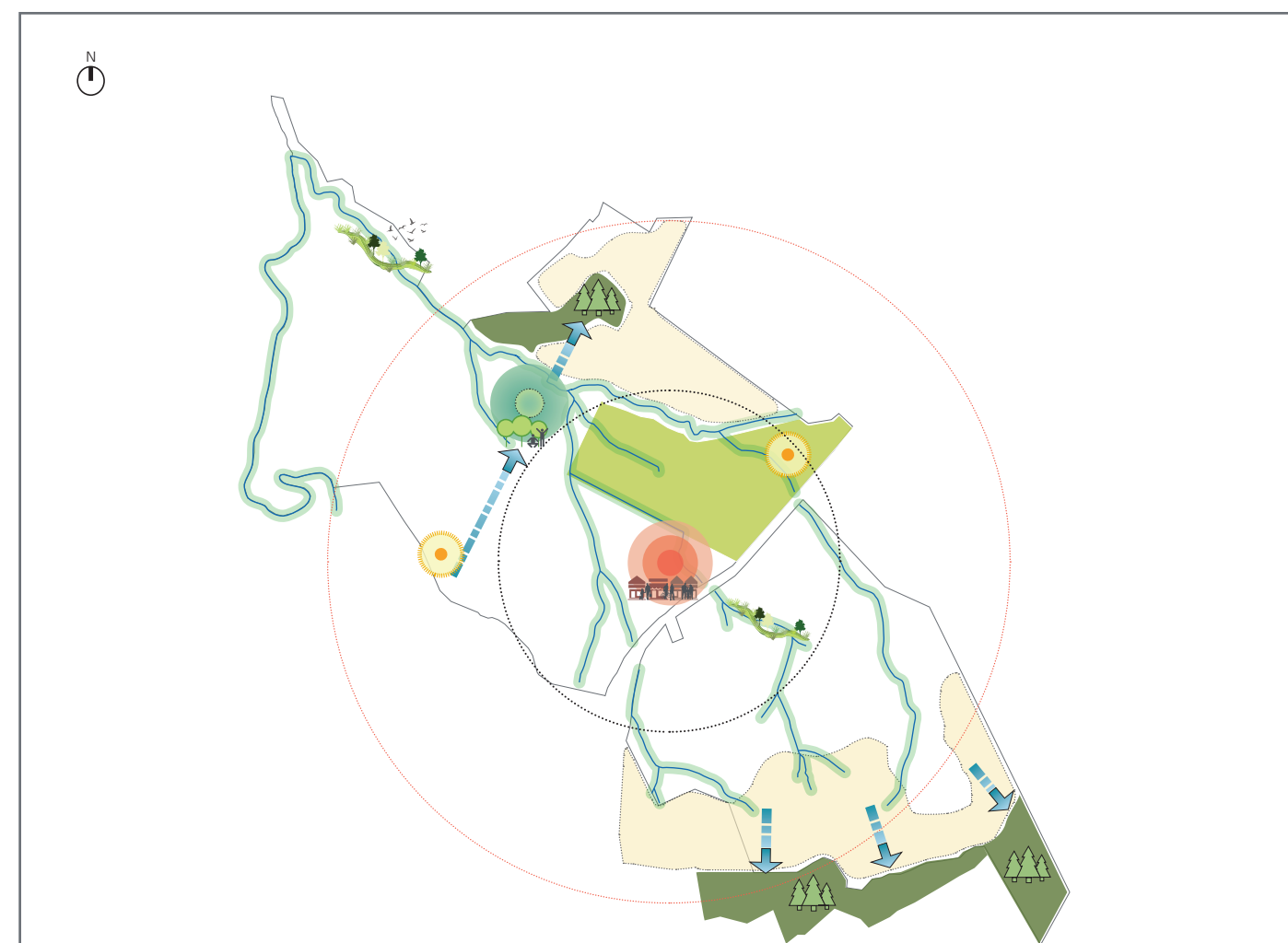
- Place a local centre that serves a wide catchment in south Warkworth area
- Fit in a sympathetic urban form following natural contours and provide for suitable residential uses and density transitions
- Locate higher density residential around the local centre and key transport corridors
- Provide reduced urban density transitions along the main stream corridors and local ridges at the perimeter of the site

Open Space



- Create a generously-sized suburb park as a key open space for the entire community
- Establish a series of open spaces along the stream corridors to provide both amenity and infrastructure
- Provide green links for pedestrians and cyclists across the site and to wider areas

Identity



- Morrison Heritage Orchard retains its rural character contributing to the local identity
- Enhance the ecological values along the natural streams through riparian planting
- Provide key physical and visual connections to the patches of indigenous forest and promote native re-vegetation across the local ridges adjacent to Avic Miller Scenic Reserve to strengthen the landscape character in Warkworth south

5.3 Zoning Concept Plan

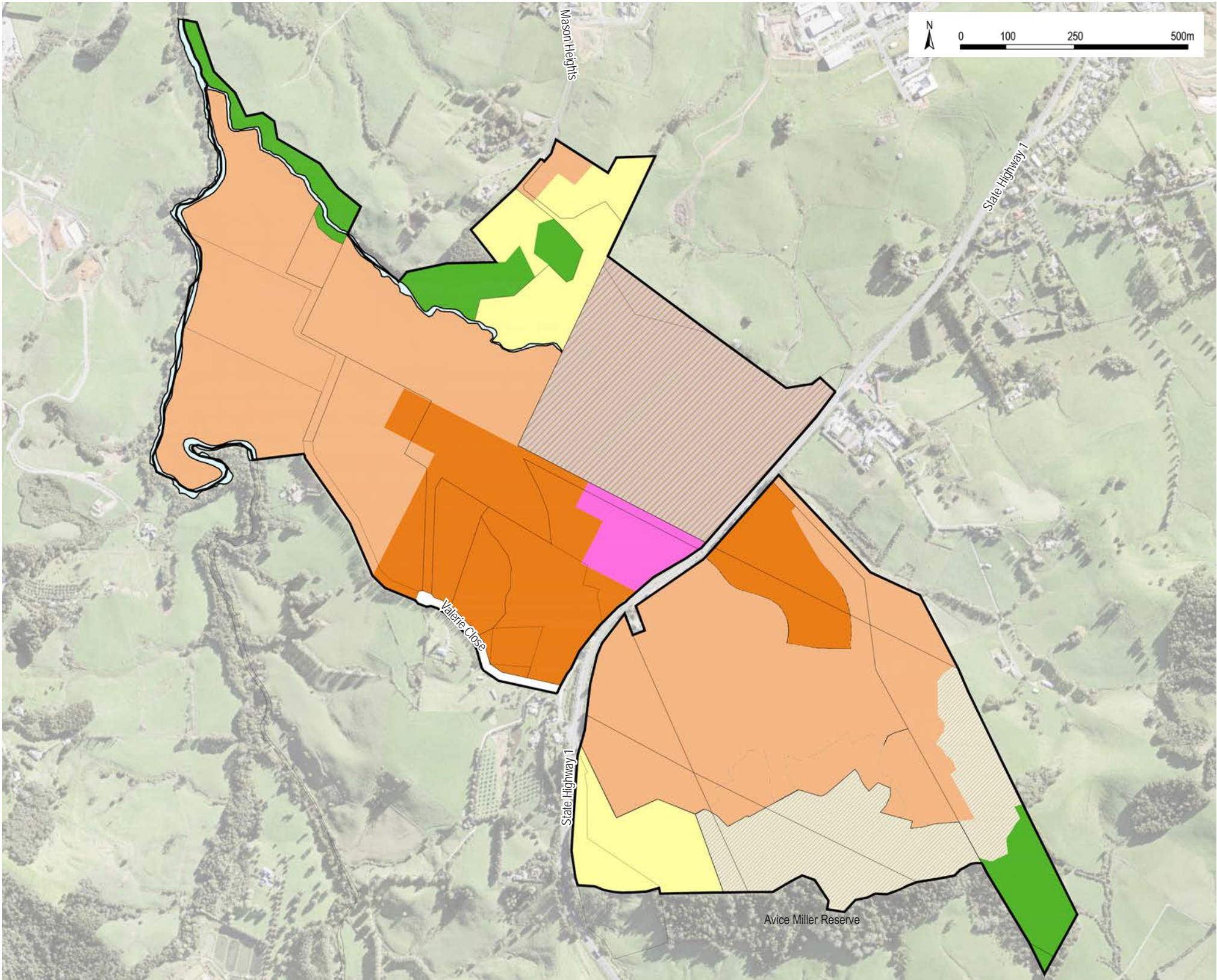


Figure 16 - Warkworth South Zoning Concept Plan

- Legend
- Plan Change Extent
 - Residential- Large Lot Zone
 - Residential- Single House (minimum lot size 1,000m²)
 - Residential- Mixed Housing Urban Zone
 - Residential- Terrace Housing and Apartment Building Zone
 - Business- Local Centre Zone
 - Open Space- Conservation Zone
 - Rural-Mixed Rural Zone

5.4 Indicative Masterplan

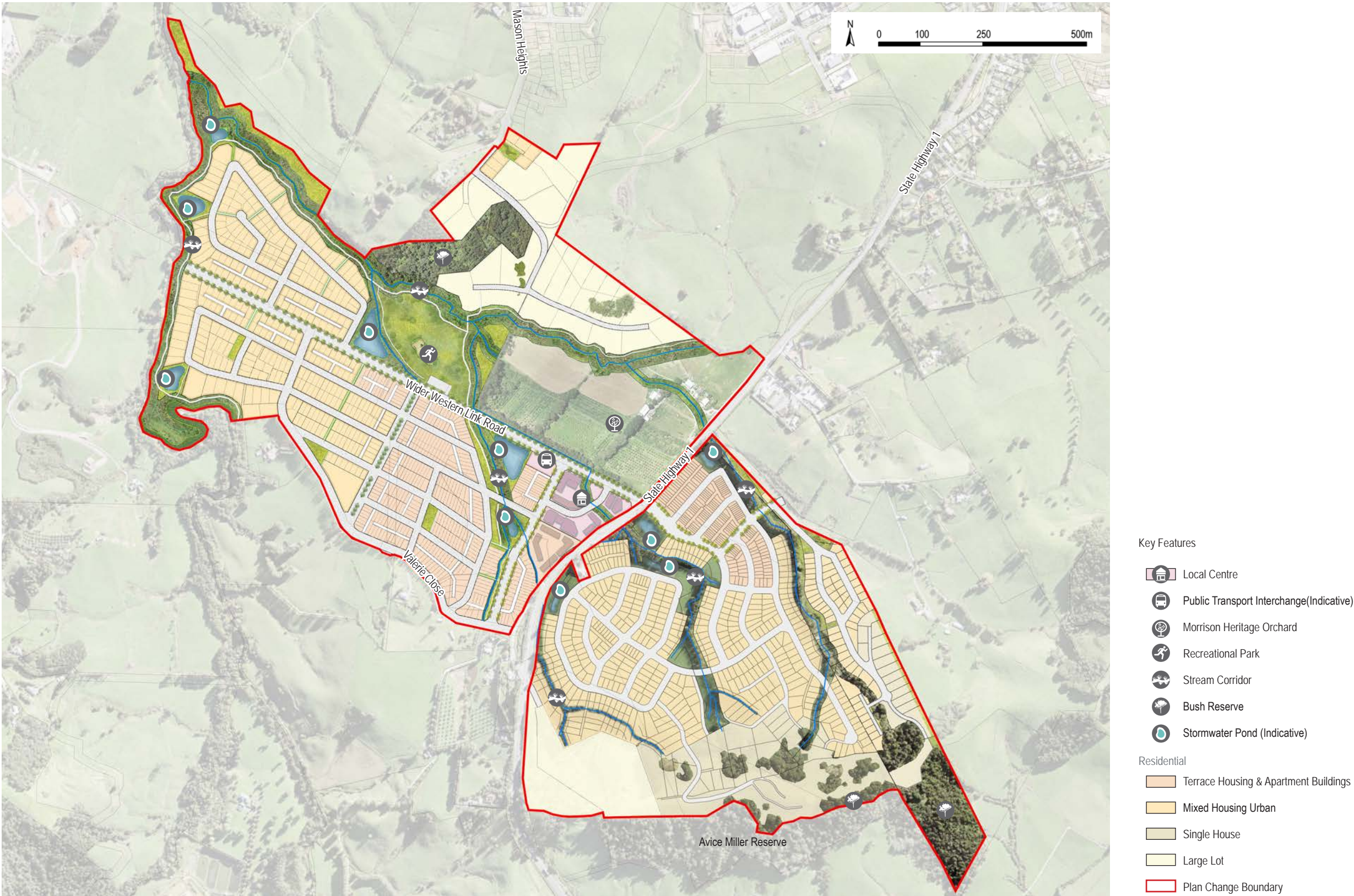


Figure 17 - Warkworth South Indicative Masterplan