

Warkworth Area Liaison Group

a local forum

Secretary: Steve Haycock

270 Falls Rd

Warkworth 0984

Telephone: 0274 963 711

Minutes for Warkworth Area Liaison Group

Date: 1st November 2023

Meeting Opened: 7:30 pm

Chairperson: Ox Wightman

Attendees: 30 Present

Apologies: Noeline Walsh, Richard Papworth, Bill Foster, Hueline Massey, Grant Reddell

Minutes accepted: Peter Buckton/Dave Stott

Guest speakers; Phillip Nicholson from Classic Developments, and David Hay from Osbournehay updated progress on the Warkworth South subdivision development

- We were advised that the Plan Change has been with Council for a couple of months now and initial feedback has been positive with only a couple of queries having been received from the Council processors so far.
- The Plan Change was notified last week and is now open for public submissions, which close on the 23rd November. There will then be a period when more submissions can be made in response to the first submissions, then the Plan Change will go to a hearing probably before three independent commissioners sometime about March or April next year. Prior to this hearing Council officers will also prepare a report with their recommendations and any recommended changes. Council have appointed David Green to process the Plan Change, which David and Phillip see as a positive as he is pragmatic and proactive.
- Local support for the development appears still to be strong with a lot of local interest as to how things are proceeding. Ngati Manuhiri and the Manuhiri Kaitiaki Charitable Trust have also maintained support for the project.
- The draft development strategy that Council are considering at the moment may yet be a hurdle but we'll just have to wait and see. Classic are completing a new wastewater pipe from the Warkworth South subdivision all the way into town to the new pump station at Lucy Moore Park. This means they won't need to rely on Council to complete their infrastructure requirements before they connect to it, unlike developments to the north of town.
- The new subdivision will include approximately 1600 new dwellings either side of the current highway. The mix of stand-alone homes, terrace houses and apartments hasn't been finalised yet. They will be targeting the market for quality, affordable homes, and have a proven record having already built 7000 homes across the country.
- Also included in the development will be a local centre with potentially a transport hub, a potable water reservoir, a new wastewater pump station and sewer line into town, parks, open spaces and sports fields, and maybe a new primary school. Flood plains have been worked

around with none of the housing being constructed on flood prone areas.

- There will be a cycleway/walkway developed right into town, and design for a temporary version of this that will run from the subdivision to the McKinney Rd intersection is underway and this will be built first. All this infrastructure will be constructed and paid for by developers and is expected to cost about \$50 million.
- The connection between the subdivision and a possible future southern motorway interchange has not been considered as yet, but will be able to be worked into the design when needed.
- The first houses are expected to be built by 2025 once the wastewater pipeline and the pump station at Lucy Moore Park are up and running.
- A vote was held on whether WALG would put in a submission to Council on this development. This was passed. Anyone also wanting to make a private submission can do so by following this link [PC 93 \(Private\): Warkworth South \(aucklandcouncil.govt.nz\)](#)

Councillor's report – Greg Sayers

- Greg acknowledged the good turnout at the meeting from the Local Board members with Michelle Carmichael, Ivan Wagstaff and Tim Holdgate being present along with Guy Wishart from the Kumeu ward. Greg commented that he has regular meetings with the Local Board and that these are very worthwhile.
- Greg advised that Mayor Wayne Brown will be coming up to Warkworth during Heritage Festival week (see report from Dave Parker later).
- The Snells Beach seawall has collapsed during the last spell of bad weather. It is unfortunate as this was the area that had been temporarily repaired after previously giving out during cyclone Gabriel. Council had nearly finished the design for the permanent repair and now even more of the area has been eroded. Council are now

assessing the best way to permanently fix the problem and have approved a \$500,000-00 budget to build a new wall.

- Greg reminded us that the Council had voted down a motion to instill permanent Maori representation in Council. Greg explained that the main reason this was done was because the new incoming National lead government had indicated that they were opposed to what they term this sort of preferential treatment towards Maori, and that they would work towards repealing this sort of thing. Also Act are promoting the idea of a referendum on issues like this. Greg suggested that this could've meant that all the work setting up the new system would be wasted if it was just going to be repealed. He said it would be more prudent for everyone to wait and see how things panned out.

Local Board report – Michelle Carmichael

- The Local Board Plan was signed off this week. Michelle said the board members are pleased with the Plan as they feel that they have received a lot of predominantly positive feedback through the submission process, and that they have listened to this when drawing the Plan up
- The hearings for the Notices Of Requirement will start in a week or so and the Rodney Local Board will be talking to it's submission. This will be kept fairly general and has been prepared to reflect the views from locals the Board members had spoken to.
- The Local Board is currently looking into what will be the best way to use the money it is allocated through the Targeted Transport Rate. They are aware that the need to get good, long term value from what they spend it on. This has made them wary of using the money to trial a local Warkworth shuttle bus service as Auckland Transport will not give any guarantee that they will take over funding this service even if it proves to be popular. This would mean any money spent on such a trial could be wasted. The Board is leaning more towards spending the money on much-needed road improvement in our area if Council rules

allow the Rate to be used in this manner. No decision has been reached yet.

- Local Board meetings are held alternately, one month in Warkworth and the following month in Kumeu. Dates and times for these meetings can be found on the Auckland Council website and members of the public are welcome to attend in person. They can also attend on-line. Details on how to do this are on the Council website too.

Roger Williams outlined his submission on behalf of WALG on the Notices of Requirement

- Roger reminded the meeting of the main issues around each of the eight Notices of Requirement. He will be speaking at the Council hearing that will be starting in a week or so and is seeking any further information that people may want to add to the submission. The draft of his submission can be viewed by clicking [here](#). If you have any suggestions, or if there is something you would like to discuss with Roger about this submission please contact him at this email address; ropeworth@gmail.com

Local Issues (Dave Stott)

- With reference to the Notice of Requirement discussion Dave noted that while there is an urgency for some NORs to be settled as quickly as possible, it might be better if the ones relating to Sandspit Rd and Matakana Rd were shelved for a while. This is because Arvida have indicated an interest in doing a large development of the whole area between Sandspit Rd and Matakana Rd and the infrastructure requirements for what is designed can't be predicted yet. Thus it would be prudent to see what plans emerge in this area before tying up parcels of land that may not be needed.

- There has been further developments on Hill St. Auckland Transport gave a presentation to the Local Board and they revealed that a compromise solution has been achieved that is acceptable to both our local community representatives and to AT. AT have included a slip lane from Sandspit Rd to Elizabeth St into the design that has long been seen as essential. The draft design will come up for public submissions in the next two to three weeks, after which it will go to the detailed design phase before going out to tender. Funding has yet to be guaranteed by Council for the construction phase but there is good confidence that this will be granted. Watercare urgently needs to run its wastewater line from the north into the new pump station in Lucy Moore Park and the Hill St intersection work could be done in conjunction with this to save doubling up on disruption.
- Dave advised that the exact route that the wastewater line will take through Warkworth is still yet to be finalised.
- There was a meeting on Wednesday morning with Auckland Transport on parking in Warkworth and AT were left in no doubt that the community did not want paid parking in Warkworth.
- AT have undertaken to start to tidy up the shambles up Glenmore Drive. They will be constructing a new footpath right up the western side of Glenmore Drive to Hospice. Businesses that try to utilise the public berm as an extension of their business premises will then be discouraged from doing so.
- More talks have been held with interested parties and experts regarding the best solutions we can instigate to achieve long-term improvements to our region's unsealed roads. The main issues that need resolving include dust suppression, gravel loss through rain, and culvert and water table design. The need for skilled grader drivers for ongoing maintenance is also very important.
- A meeting is needed with Auckland Transport about a local shuttle-bus service as there are a lot of frustration among locals that this service is needed but we are being ignored. A meeting will be a start to at least give us direction on the best way to work productively towards getting a service underway or at least trialed.

- Dave is encouraged that the CEO of Auckland Transport will be attending the next Transport Forum.
- A meeting has also been arranged for early next year with appropriate members from Council to clarify all the issues around Warkworth's subdivision developments. Dave intends getting Council decision-makers together with representatives of developers and the local community to provide some clarity and fairness to how the many subdivision developments around Warkworth proceed. Workable solutions are desperately needed for everyone's benefit.

One Mahurangi (Murray Chapman)

- The great debate went really well with about 250 people turning up for the Hospice fundraiser.
- The Kowhai Festival Big Day Out was a much reduced affair this year as the volunteer ranks were very thin, meaning only four people were left to organise it. It was decided that it was essential to hold something as to let the festival lapse for a year may mean it stops for ever. The festivities were restricted to the wharf area. It still was still a successful day however and a call-out for more volunteers to help run it next year got a really good response, so next year promises to be a much bigger event.
- The Warkworth Bowling Club held a very successful centenary dinner celebrating this admirable achievement.
- A Chat GBT seminar on AI is coming up soon. Check the One Mahurangi website for details.
- The Santa Parade will be held on 3rd December and Murray has put out a call for volunteers to act as road marshals. This just involves being stationed along the route the parade takes to stop people inadvertently wandering on to the road in front of the floats. You will only be required between about 10 am and 1pm. Contact Murray at murray@onemahurangi.co.nz if you can assist.

General Business

- Peter Sinton told the meeting that the next national Citroen Rally had been allocated to Auckland and as holding such an event anywhere near Auckland Central would be a nightmare it was decided that Warkworth is the perfect place to hold it. Preparation for the rally has been going on for three years. It will be held from March 5th to March 8th next year and will be based at the Bridgehouse for the duration. Roughly 100 vehicles are expected from all over the country for this rally and these will be all gathered for a mass display at a venue to be arranged. The Citroen was first developed in 1919 and has always been a 'different' car that was often been very innovative in its approach to vehicle engineering. They say that once you drive a Citroen you get hooked. Peter personally has five of them. This will certainly be an event worth looking out for and supporting. If this rally is successful it could encourage similar events to be held in Warkworth in the future.
- Dave Parker reminded us that there have already been many different events held throughout this year promoting all things heritage, and marking 170 years since Warkworth was founded. This will culminate in Heritage Festival week from November 11th to November 18th. At 11am on the 11th a service will be held marking Armistice Day and there will be a parade with over 100 soldiers, the Navy Band, many local groups such as scouts, and a selection of military vehicles. The parade will march from Baxter St to the bridge then back to the Warkworth Hotel where the Navy Band will play, and there will be a reception held for invited guests. There will also be other events over the week including a flower show and a big band performance. On the 18th November a Founders Day celebration will be held with representatives from the founding families boarding the Jane Gifford at Robertson's Boatyard for a short trip up to the Wharf, where vintage cars will then take them up to the Town Hall for a reception lunch which will be attended by Mayor Wayne Brown. For a full list of events during Heritage Festival visit the Heritage Mahurangi website.

Meeting Closed: 9-25 pm. Next meeting is on Wednesday 6th December at **7-30pm**

PDF Link: