

Minutes of (MCPG meeting – (Mahurangi Community Planning Group) WALG 4 March 2026

Totara Park Hall, 3 Melwood Drive, Warkworth – 7:00 p.m.

Opening & Administration

The meeting commenced at 7:00 p.m. Attendees were reminded to sign the attendance sheet. Chair Pete Sinton called the meeting to order.

Attendance: Pete Sinton, Hugh Briggs, Bill Foster, Dave Stott, Noeline Walsh, Ann Langdon, Angela Buckton, Peter Buckton, Roger Williams, Pete Kemmler, Glyn Williams, Lance Taylor, Maurice Hooper, Rey ??, Debbie Aldred, Greg Sayers (AC), Tim Holdgate (RLB) and Alex S.

Apologies: Maury Purdy (MCPG) and Murray Chapman (Richard) (OM)

Motion to accept apologies: Moved by Pete, Seconded by Hugh. Carried.

Minutes of the previous meeting (5 November): Minimal discussion lead by Pete and Hugh, as items covered in agenda.

Minutes moved by Bill Foster, seconded by Peter Sinton, and approved by the meeting.

Council report

Greg Sayers advised:

1. the rate increase being proposed of 7.9% over the whole of Auckland, designed purely to pay for CRL. This would generate about \$230m. There has been a saving of \$160m which would have meant a nil rate increase! He is promoting a motion to Council that Rodney should not have to receive that increased rate, as it gets no benefit from the CRL (whereas all other areas will having rail and bus links into it!). There is an opportunity to submit to the Annual Plan to oppose this for Rodney. He exhorted us (and the community) to make lots of submissions to let Council know how our community feels about lack of equity and fairness (again). **Some** of those \$160 M savings should be directed to Rodney to resolve its transport and infrastructure issues.
2. The new 10 Year Plan is looking at an increase in the uniform general charge that is part of our overall rate take to up to 30%, which would reduce the general rate

Commented [WF1]: Not sure of the number?

accordingly. Thus the Rodney rates would drop. There was strong discussion about the way rates are taken.

3. GST on rates is a tax on a tax. If GST could be given back to AC it would be around \$400M!! Government is being asked about this. Government should also pay rates on their properties which would raise about \$40M!

Local Board Report

Tim advised on the following aspects:

1. He related his connection with the death at **Falls Road** (an ex-tenant!). It was a tragedy that should never have happened. This is not a road that should be used as it is – rat run and by trucks! The solution is to widen the Woodcocks single lane bridge and close this route to vehicles urgently.
2. He then mentioned the **waste collection system at Sandspit**, needing a long-term solution and plan for the whole spit area.
3. **The Bridge walkway was given an award and has had very positive responses. Further work needs to be done to extend it to Matakana Road.**
4. Stubbs Farm development is causing issues with traffic flows, lack of knowledge about what consents have been granted (subdivision and housing numbers, reserve provision?). Difficulty of getting information from the project manager. Hugh will endeavour to find out about consents.
5. **Shoreline Adaption Plan** and coastal erosion – issues with public/private works on shoreline (eg Pt Wells case).
6. **Have your Say** – he encouraged us to use this to register complaints or concerns to AC/AT/Watercare, which if no action after 10 days to contact Tim, Ivan or Guy.

Commented [WF2]: Is this the one near Hill Street or the bit up by the parkride. Might need some explanation.

Dave Stott's Report

Dave provided a very comprehensive report.

1. **Murray** was absent at another meeting and new man Richard did not show.
2. **Transport Forum: AUDO** (Auckland Urban Development Office) set up to coordinate development/planning/community/utilities groups. Have done exercise down south, Warkworth is next. They have apparently already started (?). Dave had met them before Xmas. They are looking at waste and fresh water solutions with cost savings (with developers!). MCPG needs to contact them urgently to work together on the Plan!!
3. **Hill Street:** Lost opportunity to do works when Minister withdrew funding. Still a major issue with growth of traffic from new developments. Need a 3 way meeting with AC/AT and NZTA.

4. **NOR's and developments in train;** Some widening work along Matakana Road to Sharp Road which needs to be incorporated with cycle track. Also need to do some further improvements around the roundabout to minimise the congestion at peak times (possibly remove some parking on the first section of Matakana Valley Road). Also need to look at Matakana roundabout to Hill Street. Arvida have sold off some land so development on hold? Appeal on Plan Change and Resource Consent so no guarantee that it will occur for a while.
Western Link needed as development of Stubbs Farm underway with earthworks. It needs to be put into the LT Funding Plan now to get it built by AT/AC, as there will be serious issues with heavy traffic. Difficult to get info on Stubbs Farm works (resource consents for land use and subdivision). Issues with Classic Developments (Warkworth south) now seemingly on hold. (Slow down all round!)
5. **Watercare** – the main system well underway. Replacement Works in centre in March-July; section between Hill Street and Park May to December; and Elizabeth Street July-September (to avoid summer peak). Whole project will be complete by end of 2027!
6. **AT in centre;** proposing 2 hour parking limit as 1 hour too short. Supported by OM.
7. **Speed Changes:** some changes possible with Woodcocks Road to 80km as concerns about speed. SH1 has several changes from motorway to Sheep World: 110-60-100-80. With Kaipara Flats Road intersection issue should be reduced to minimum of 80 after motorway.
8. **Stubbs Farm Resource consents:** Given issues with Mansel Drive narrowing need to establish whether RC has been applied for and whether consultation/submissions can be made. Hugh to check.

Technical Group Report

Chair Pete updated the group on progress in that meetings are to be held with the developers re funding and working together on the strategic plan. The request for the funding is vitally important to be able to progress the Town Centre Plan – and beyond.

Administration of MCPG

Hugh said that MCPG is now an Incorporated Society, with being registered with its Certificate of Incorporation, having met the requirements of the Companies Office. Hugh had submitted all the information to IRD. (They came back next day (Thursday) requiring 2 more items, which have now been OK'd. MCPG now has an IRD number, and is registered!).

The bank account has been set up with Kiwibank so funds can now be established. There was discussion about what fees and/or donations should be set at. At this stage \$50 was suggested for general members and businesses or sponsors at \$1500. Whilst Maury Purdy is currently the “treasurer”, the Group is seeking assistance from a retired accountant to take that role.

Once the Society has been finally formalised, an AGM will be required to pass resolutions for the Companies Office requirements. This will need to be in July after the end of the financial year.

Incorporation and Charitable Society

Bill went on to outline a possible initial budget and also to gain charitable status. MCPG has already requested \$100K from the Board (which it will promote again at the next RLB meeting on the 18th by way of a Public Forum item), and will seek a further \$50K from donations from businesses and memberships, as well as sponsorships. The team has suggested some costings of aspects, which has to be finalised and presented to the Board and others. The purpose of the Charitable Trust will be to control the allocation of funds and be able to claim tax benefits. There will need to be members on the Trust.

Planning Submissions

Hugh indicated that he had made two key submissions: **on Change 120** and the RM Act reforms. They strongly identified issues with the imposition of more potential intensification in parts of Warkworth which MCPG opposed. They both argued the role of Warkworth was not an urban centre where such intensification is being promoted. MCPG considers that it is a rural service centre and not an urban centre or transport hub where such intensification is planned. There is an opportunity to substantiate those submissions during a period yet to be advertised. Once the Council report on the original submissions becomes available, the team can respond appropriately.

The submission on the RM and Natural Environment Bills again opposed the opportunity being proposed for more intensification with limited chances for community consultation. It seems that the direction for planning is coming from the Government and Councils and not from the local level. Groups such as MCPG/WALG have never been given due consideration by any Government in the planning process and are seeking for more recognition.

MCPG supported the concept of Spatial Plans being required that have to take into account all aspects of development planning (Planning 101!). These have to include the provision of the necessary infrastructure, roading, community and recreational facilities, and the recognition of the capacity of the natural environment to

accommodate future growth. This has not happened in the past and it is imperative that the local community is fully involved in their preparation,

Heritage Buildings in the Town Centre

Peter indicated that Dave Parker (Warkworth's heritage expert) had offered to assist in preparing a heritage inventory, which could be used in the MCPG plan for the centre. It was essential to identify those aspects that made up the character of the centre. Roger Williams has produced an excellent book of paintings of heritage buildings and items that would become part of that exercise. He was thanked for such an excellent document and his passion to ensure its protection.

Falls Reserve – a future park

Roger Williams has previously presented to the Local Board to create a large park around the Falls Road reserves within the future development of this part of Warkworth. He will be presenting it again in the next Public Forum meeting on the 18th as it needs to be proceeded with. It will also require discussions with AC's Parks Department to get in included with their Parks Development plans for Warkworth's growth (which currently it does not have)

Mansel Drive Traffic Fiasco

Glyn Williams is still very concerned that this issue is not being raised and addressed by AT and AC. There was no AT representative at the Transport Forum meeting last week to address the link route through Mansel Drive! MCPG will seek to get a meeting with AT and the developer!

Other Business

Hugh raised the issue of meeting with AUDO as it has already started "work" on Warkworth's growth. A meeting is required urgently with the Project Manager.

Closing Discussion & Wrap-Up

There being no further business, the meeting was closed at 8:50 p.m.