

Date: Wednesday 15 March 2023
Time: 10:00am
Meeting Room: Rodney Local Board boardroom
Venue: 3 Elizabeth Street
Warkworth

Rodney Local Board

OPEN MINUTE ITEM ATTACHMENTS

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Submission by NAG on Planning Matters

My name is Hugh Briggs, and I am Secretary of NAG. I am a retired urban planner with considerable experience of planning for urban growth in many regions in NZ and overseas. It is essential to have well-coordinated approach to enabling development to occur to meet demand for growth.

The basis of sound planning is that any proposed development fit in with an overall development framework. This means that all the services and infrastructure will be available along with the provision of new homes, schools, work centres, commercial development and community facilities in accordance with a staged programme.

The Auckland Plan provides the overall planning framework but there also needs to be an implementation planning structure. The Warkworth Structure Plan was designed to provide a more detailed planning framework for the most appropriate pattern of development for the town and surrounding area.

Within that Plan were many objectives indicating that any such development could only proceed when there would be sufficient capacity in the roading network, adequate provision for waste water and water supply, adequate provision to dispose of stormwater without detriment to the natural environment, and a form of development that would reflect and maintain the character of the landscape and natural environment.

It is obvious that the context for planning in Auckland has changed with new requirements from Central Government to increase the capacity of the City to accommodate more housing to deal with the housing crisis. This now enables more intensive development to occur as of right. Developers are taking heed of this approach and requesting Private Plan Changes for more intensive developments than would otherwise would have been permitted.

It can be seen in the Rodney (Warkworth) situation that there are already a number of applications or Plan Changes in the pipeline. This is putting pressure on currently overloaded infrastructure and congested roads. Such developments should only be allowed to proceed when the infrastructure has been upgraded to have sufficient capacity to meet such demand.

An example of this is the Clayden Road Precinct development alongside the Matakana link road and Matakana Road. It is proposed to be more intense than the WSP indicated was suitable for that site. Council has been unable to complete the required services prior to the houses being constructed, forcing the developer to provide temporary solutions. It should have been built in stages ready for use when capacity was adequate.

Other new large developments (to the north and south) are also adding to this pressure. I note that the Board commented on one such development indicating that it was premature well before the service extensions would be available. It is important that Board continue to take this approach.

Finally, given the significant implications for urban growth and the intensification of development arising from the recent weather events, it is imperative that the Board clearly indicates to Council that new approaches have to be taken to minimise the impacts of such developments on the natural environment – ensuring that development is not too intense, that more open areas and pervious surfaces are used to improve natural drainage, that flood prone areas are not used for new housing, and that the roads throughout Warkworth will have sufficient capacity to cater for more traffic.

Leigh Library is a gem and a vital and thriving part of the local community. We have asked our members to tell us what Leigh Library means to them and I am giving you a sample of what they're saying.

What you need to know is that we're passionate about two things: books and community. Leigh Pre-school brings a handful of children in a walking bus so that they can have an outing, choose some books to take back and have a small story time.

We are planning to do a Matariki star themed colouring competition with Leigh School this year.

We run a library book-club once a month on a Tuesday evening and each review a library book that we've read and partake of some home baking, tea and coffee and sometimes a little red wine.

This week we are starting a knitting club. Our oldest member, who is 94, is offering to teach anyone who wants to learn to knit and we're encouraging people to either bring their own projects or knit for prem babies or blankets for the local rest-home in Whangateau.

The money we get from you and AKL Council is vital for our continued operation. We don't qualify for grants or other community funding as those require a finite project – something with a beginning and end and book buying is a continuous project.

We're asking and hoping that Auckland Council Libraries will continue to donate \$2000 and that Rodney Local Board will donate \$1,250

So, what do we do to help ourselves? We run our annual Christmas raffle. Our committee and volunteers all provide luxury food items and we parcel it up and sell raffle tickets locally – in Leigh, in Matakana, outside Warkworth New World and at the Whangateau folk club evening. Recently we have asked some businesses for prize donations and have been grateful for what they've kindly donated. This year we are also going to run an Easter raffle in an attempt to spread the fundraising load and hope we can get some more businesses to donate suitable prizes. We also sell withdrawn and donated books that are surplus to our requirements.

So, in essence, we are 99.9% reliant on yours and Council's funding. For this funding, we provide an excellent service to our community and we hear time and time again how amazing our book selection is. Sometimes, our volunteers are the only people that some of our members talk to in their day. We care for the cottage and gardens and have an excellent working relationship with the UMS staff. We need you but equally we believe you need us.

Tracey Lawton
Librarian 021 825818

Sir.

I would like this noted in the minutes not as I spoke but what I spoke about.

Re SH16

I have notified the Minister of Transport, Ceo of NZTA plus several of her management, ATOC, Fulton Hogan, Auckland Transport, Auckland City Council, including the Mayor, EQC, Vector, NZ Police plus a number of other Politicians and locals as locals with me..

Over the many many years this has never been fixed and I have a map from 2006 rethis.

Since May 2019 the road has been patched not fixed.at least 3 times.
In September approx the road dropped approx 100mm at the top and rose approx 100mm about 100 meters down hill and is still dropping with none in Authority caring from the looks.

There is no communication of what is happening which really doesn't surprise me and when you do you get called to a meeting with 2 very senior persons to zip it and only talk to them, what are they trying to hide.

The Companies doing the works are given a Little Plaster to put on a Big Wound.

A patch on a patch was done to alleviate the danger and finally after being raised in Parliament Michael Woods stated that it would be fixed in weeks.

On 7th Nov work was started and on Monday 14th a car and trailer went down the bank on my Boundary, On Thursday 17th early morning a car went down the bank very close by and an hour later meters away a car went down the bank killing the Mother and injuring the Daughter this is under 3 investigations and am not discussing them.

The SH 16 road works took 5 weeks and lasted 6 weeks till the 1st of the 3 storms. Now we have had at least 3 patches to make it safe but is RAGs. and since has caused another accident where luckily no one was injured

As heavy vehicles plus smaller ones go over these 2 sections the continuous thumping is causing a continuous vibration in the land.

A slip has developed approx 140 meters wide across my total property and into my neighbors.

When it goes, not if, but when, SH16 will be taken out and hopefully there will not be any injuries or deaths. there are no Buildings in danger on the east side. so will be closed for months and when the Dome valley is closed Heavy transport will be stuck.

Yes this is SH 16 and alot of areas around the whole Local Board that have been wrecked due to the storms but when they are resealing parts of the Highway that are ok and they are not even removing slips blocking drains on the road verge of the resealing , really where are their priorities certainly not making the Highway safe. This is the route they use to divert SH 1 traffic to. Will it take a fatal to get fixed as 30kph limit is not working.

Only 2 out fits have been in contact with me Vector to the danger their lines are in and EQC who say as the slip is not within 8 meters of a residence they can't do anything yet..

I have Organized an Engineering Geologist to look at it and requested under the OIA info on the history of this site regards road work done, accidents and any other info as a resident down the road is forever helping motorists who have had damage done and is out of Vodafone coverage in an emergency..

I want this on record as I know you won't advocate for the Locals and as told several years ago it is not your problem yet it is a road in your area.

A few meters up the road a slip blocked 1/2 the road and took 3 days and an accident to clear and they are blaming nature and a few hundred up the road another slip putting a house in danger and motorists lives at risk and taking out 1/2 the road and has been patched 3 times since but those 2 are another story.

Regards

Thankyou for your time..