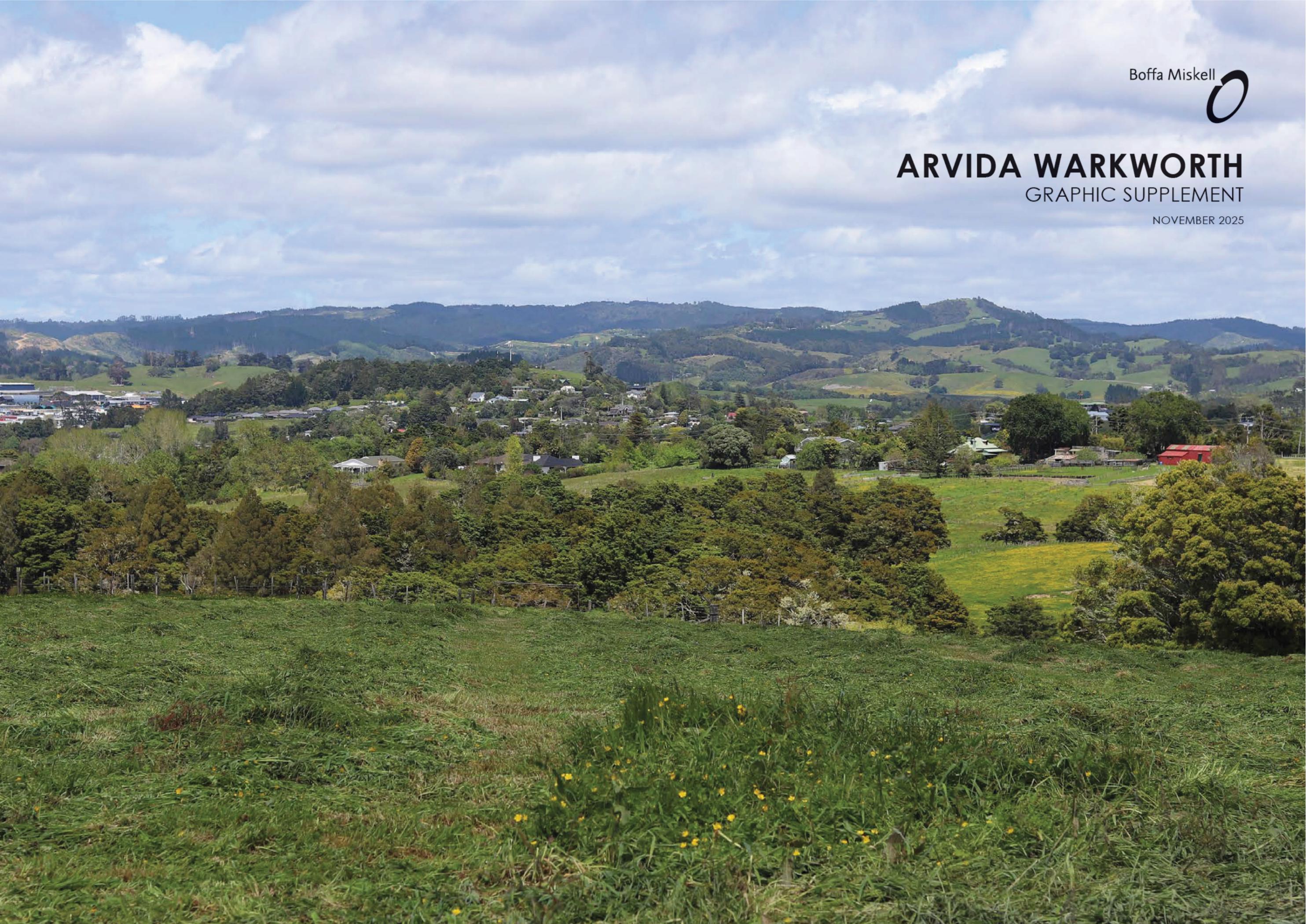


ARVIDA WARKWORTH

GRAPHIC SUPPLEMENT

NOVEMBER 2025





Boffa Miskell is proudly a
Toitū net carbonzero certified consultancy

DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2025. *Arvida Warkworth Graphic Supplement*. Report by Boffa Miskell Limited for Arvida.

PREPARED BY:

s 9(2)(a)
Urban Designer | Associate Principal
Boffa Miskell Ltd

s 9(2)(a)
Senior GIS Specialist
Boffa Miskell

REVIEWED BY:

s 9(2)(a)
Urban Designer | Senior Principal
Boffa Miskell Ltd

s 9(2)(a)
Landscape Architect | Partner

STATUS: FINAL

Revision / version:
Issue date: November 2025

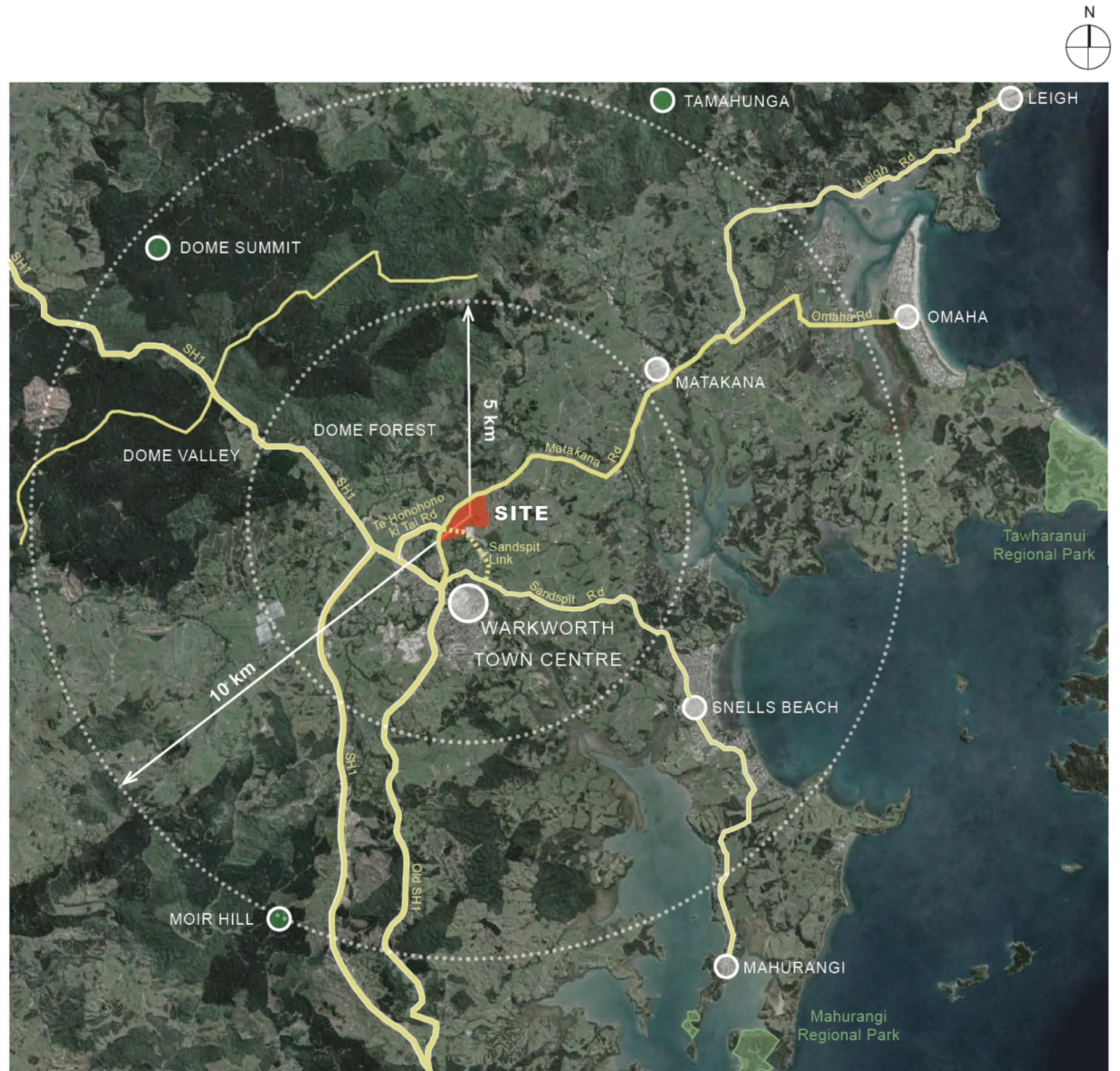
CONTENTS

Site Location	4
Wider Warkworth Context	5
Unitary Plan Zones, Management Layers & NORs	6
Warkworth Structure Plan 2019	7
Rodney Greenways Plan	8
Aerial: Arvida Landholding and Surrounds	9

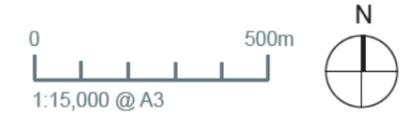


SITE LOCATION

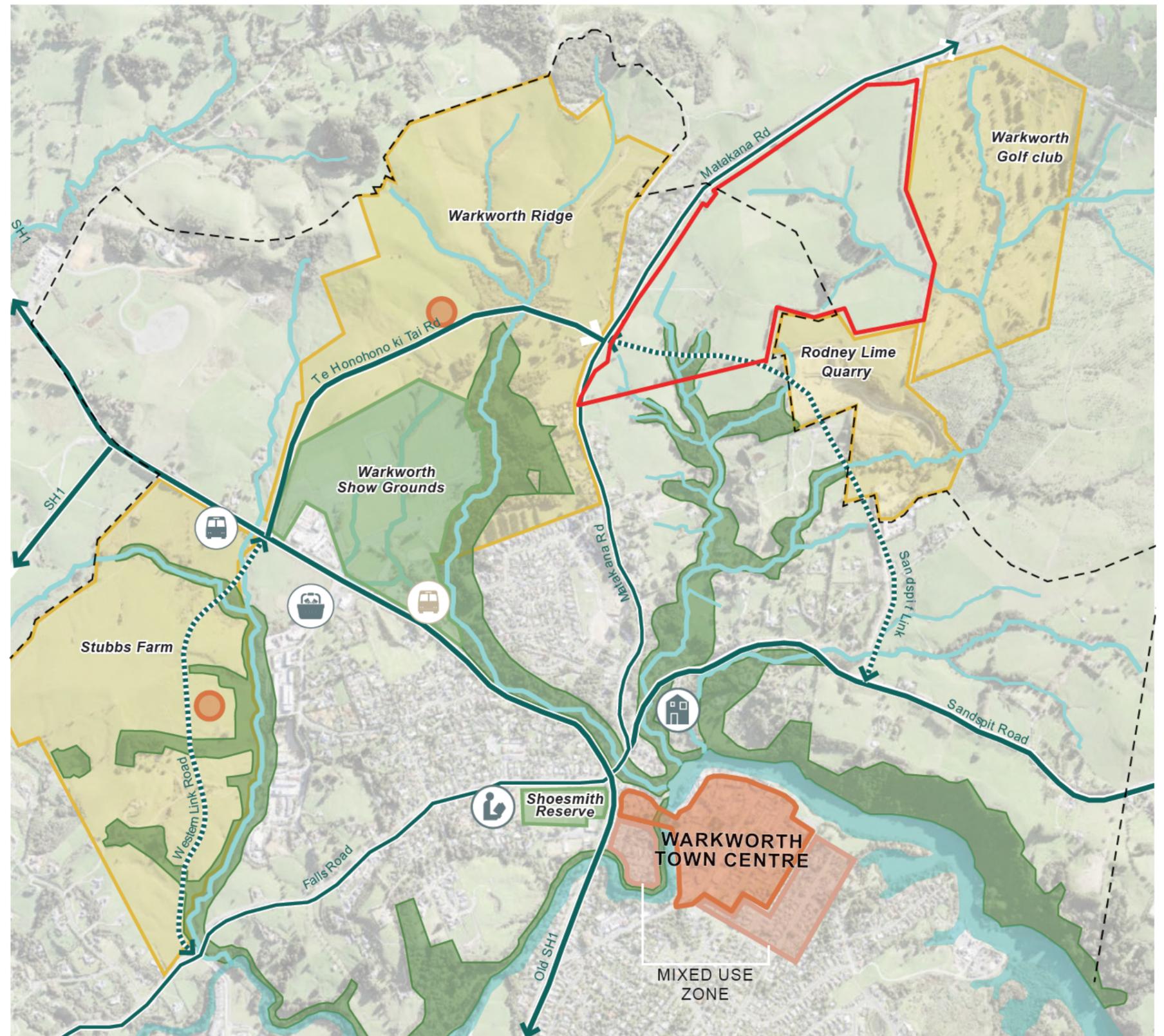
- Arvida Landholding
- Existing roads
- Planned roads
- Settlements
- Key landmarks



WIDER WARKWORTH CONTEXT



- Arvida Landholding
- Rural Urban Boundary (RUB)
- Existing roads
- Planned roads
- Warkworth Town Centre
- Neighbouring large landholdings
- Green corridors
- Streams
- Planned local / neighbourhood centre
- 🛒 Supermarket
- 🚌 Existing Park and Ride (Warkworth Community Transport Hub)
- 🚊 Northern Public Transport Hub (planned)
- 🎒 Warkworth School
- 🏠 Consented multi-unit housing development 'The Kilns', 34 and 36 Sandspit Road



UNITARY PLAN ZONES, MANAGEMENT LAYERS & NORS

- Arvida landholding
- New road proposed in Warkworth Structure Plan
- Warkworth Clayden Road Precinct boundary
- Rural Urban Boundary (RUB)
- Permanent and intermittent streams



Auckland Unitary Plan Zones

Residential

- Residential - Large Lot Zone
- Residential - Single House
- Residential - Mixed Housing Suburban
- Residential - Mixed Housing Urban

Rural

- Rural - Rural Production Zone
- Rural - Mixed rural Zone
- Rural - Rural Countryside Living Zone

Business

- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business
- Business - Light Industry Zone

Open Space

- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation

Future Urban

- Future Urban Zone

Infrastructure

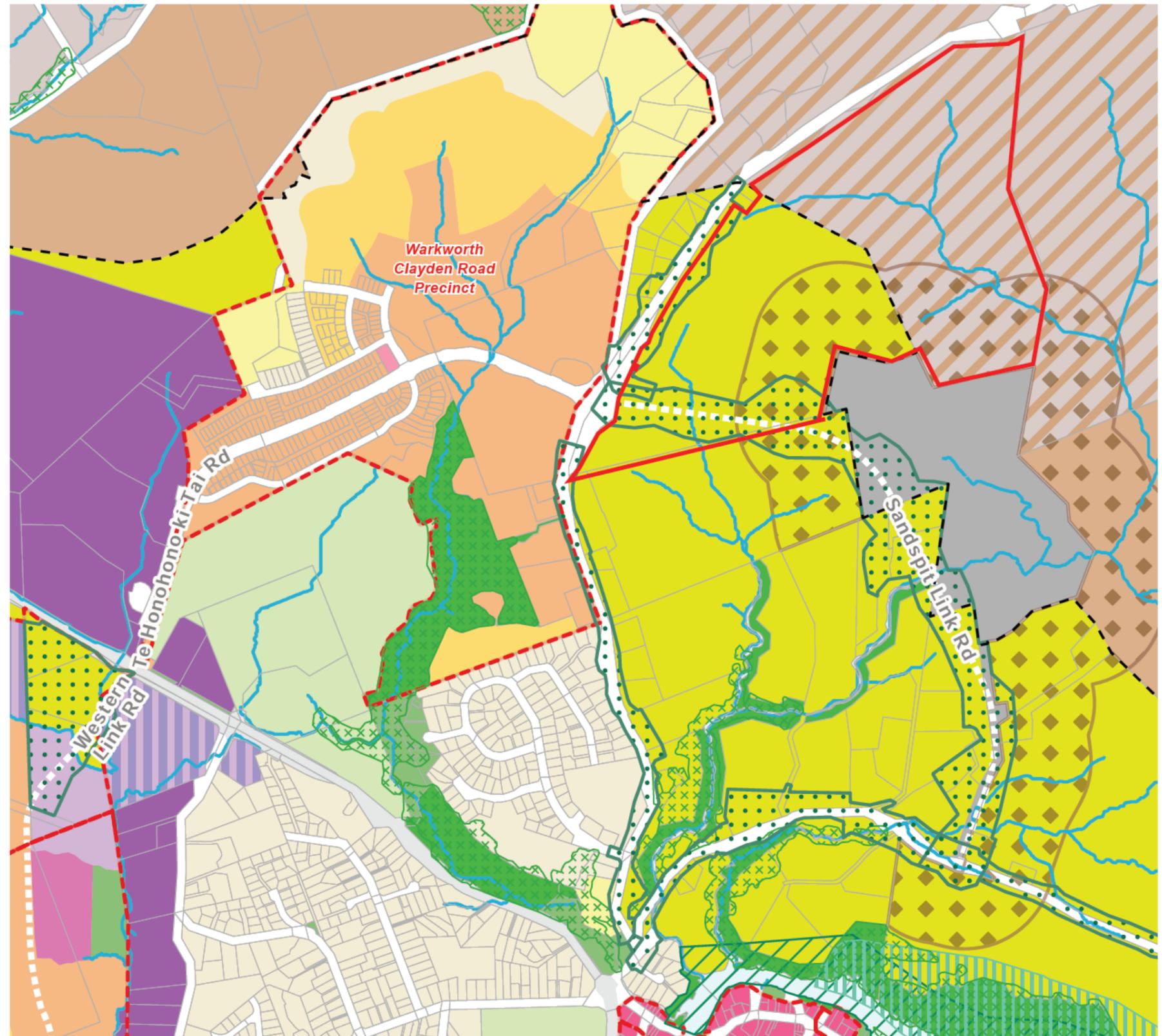
- Special Purpose Zone - Quarry

Overlays

- Quarry Buffer Area Overlay
- Significant Ecological Area (terrestrial)
- High Natural Character Overlay
- Outstanding Natural Landscapes Overlay

Unitary Plan Modifications

- Notice of Requirements

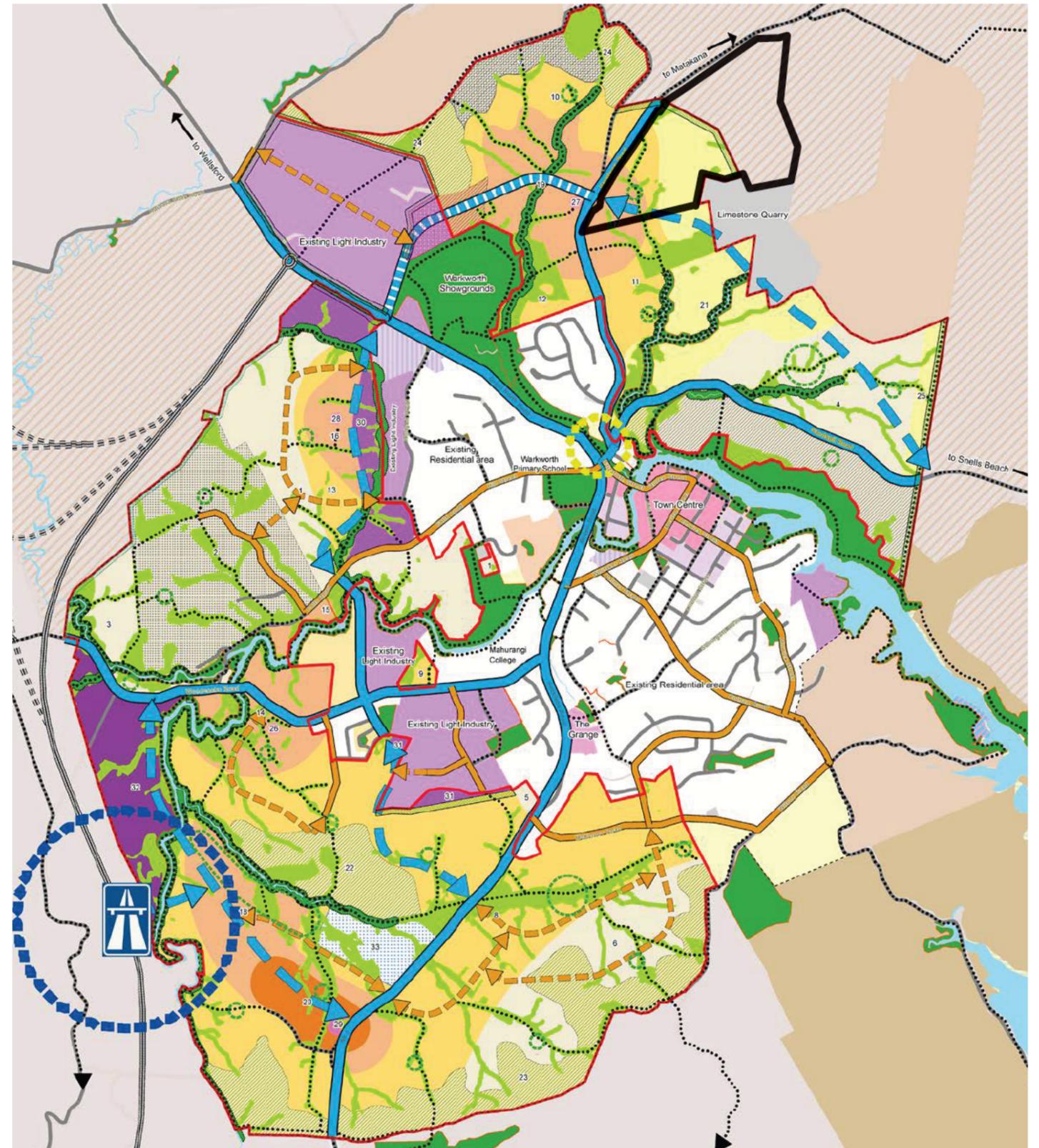


WARKWORTH STRUCTURE PLAN 2019

Arvida Landholding

Warkworth Structure Plan Legend

-  New Interchange - south facing ramps only
-  Ara Tūhono - Warkworth to Wellsford Indicative Alignment
-  New Collector Roads with cycleways (Potential routes)
-  Collector Roads (Upgrade existing road including cycling provision)
-  Arterial Roads (Upgrade Existing road including cycleways)
-  New Arterial Roads with Cycleways (Potential routes)
-  Matakana Link Road - Te Honohono ki Tai
-  Ara Tūhono - Pūhoi to Warkworth (under construction)
-  Rural Urban Boundary (RUB)
-  Landscape Screening Area
-  Potential buffering/screening area from motorway
-  Protection areas (not for development)
-  Existing Open Space
-  Future esplanade reserves (20m) on subdivision
-  Indicative locations of new open space
-  Study Area
-  Business case for long term improvements to the Hill Street intersection
-  Areas for further landscape protection controls
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Area for potential increase to minimum site size
-  Morrison's Heritage Orchard
-  Residential - Large Lot Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Single House Zone
-  Residential - Terrace Housing and Apartment Buildings
-  Potential investigation of rezoning 'live' zone
-  Indicative Greenway routes (walkways/cycleways) (Auckland Council, Rodney Local Board)



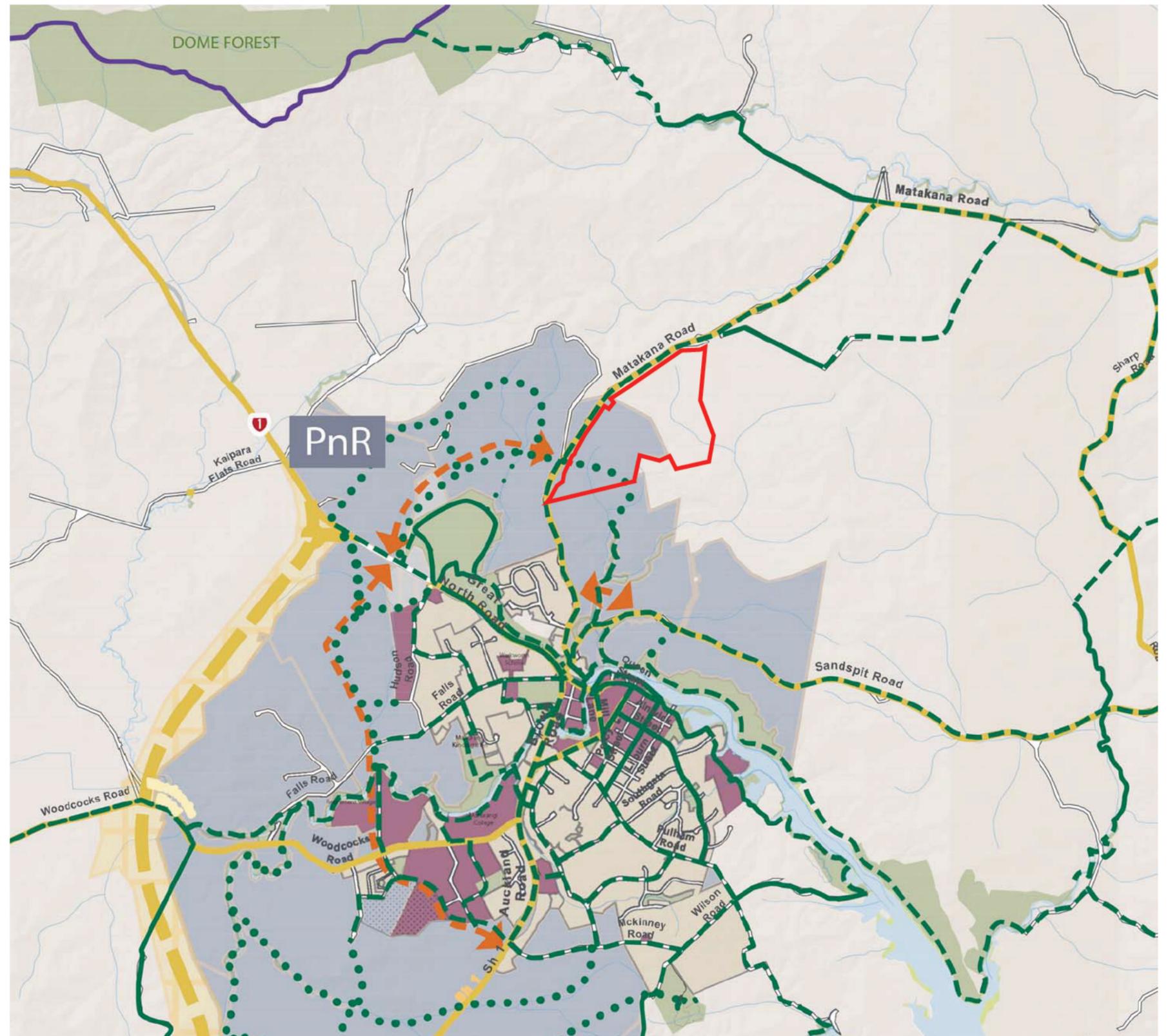
Source: Warkworth Structure Plan, Auckland Council, 2019

RODNEY GREENWAYS PLAN

- Arvida Landholding

- Greenway connections
- Existing route (might require upgrade)
- - - Proposed route
- - - Proposed bridleway
- Te Araroa national trail (land)
- Future greenway

- Base information
- Key community destination
- Residential
- Future Urban
- Park and reserve land
- Coastal area
- Streams & Rivers
- Roads of local importance
- SH1 and arterial roads
- Puhoi to Warkworth RoNS (road alignment and designation area)
- PnR Proposed Park+Ride
- Consented subdivision
- ➔ Future road



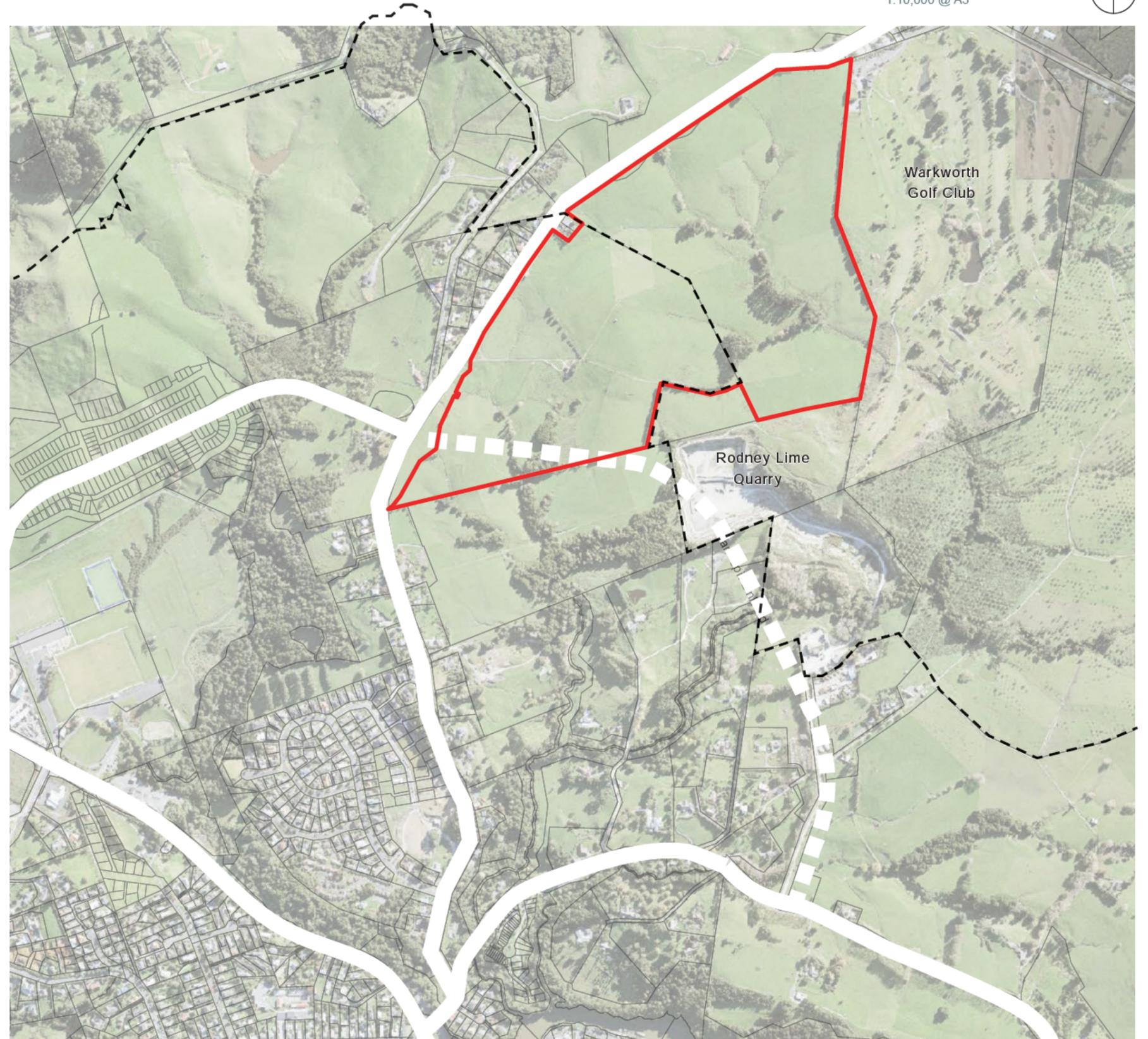
Plan and Legend Source: Rodney Greenways | Paths and Trails Plan, Pūhoi to Pakiri, Rodney Local Board, May 2017

AERIAL: ARVIDA LANDHOLDING AND SURROUNDS

0 300m
1:10,000 @ A3



-  Arvida landholding
-  Rural Urban Boundary (RUB)





Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.

www.boffamiskell.co.nz

Whangarei	Auckland	Hamilton	Tauranga	Wellington	Nelson	Christchurch	Queenstown	Dunedin
09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460