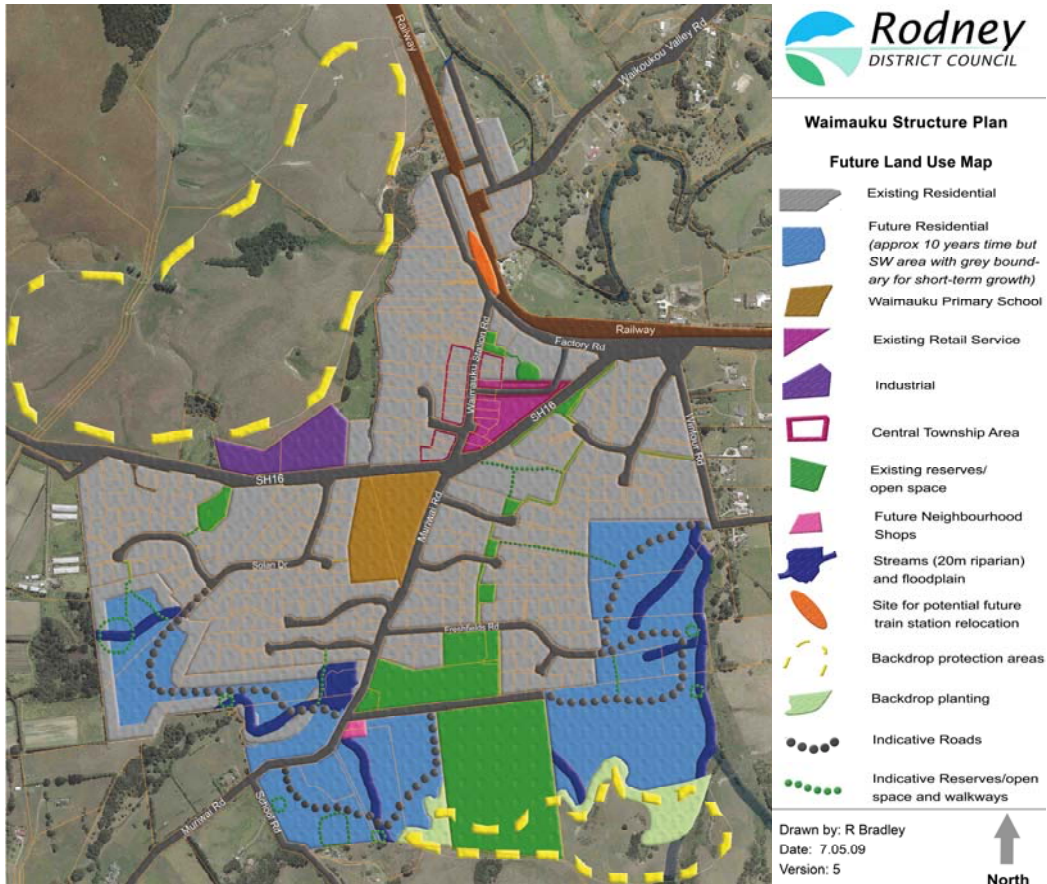


EXECUTIVE SUMMARY

Waimauku aspires to be a rural village in green rural surrounds with a country community identity and spirit. The Waimauku Structure Plan seeks to implement this vision through proposed future land use plans.



Surrounding Rural Area

To keep the green rural surrounds and a country community identity and spirit this Structure Plan proposes retention of the rural zoning of the vast majority of the surrounding rural area. The only rural rezonings considered necessary are the small urban extensions to the township. There are also township backdrop restrictions in the surrounding rural area.

The surrounding rural area is expected to keep its rural character and function as part of a greenbelt, separating Waimauku from the neighbouring settlements of Kumeu-Huapai, Muriwai, and Woodhill. The exact nature of how a greenbelt will work is being currently dealt with on a district-wide level by the development of the district's Rural Strategy.

Waimauku Township

The Structure Plan envisages the Waimauku township growing gradually over the next 20 years, remaining as a rural village in green rural surrounds. Waimauku will continue to have a country community identity and spirit through the small, compact scale of the township and the surrounding rural land uses.

For the short to medium term (10 years) Waimauku will remain largely similar to what it is today. Growth will be through the infill of large lot sites where possible, and the uptake of vacant lots in the new urban areas around Gavinike Place, Solan Drive, and Freshfields Road. The Future Urban zoned land (currently in the District Plan) to the southwest will also be released in the short term for residential development.

This minor growth over the next 10 years is primarily because public feedback has favoured slow growth of the township so as to retain its rural village character. It is also to allow the identified growth nodes in western Rodney (e.g. Kumeu-Huapai) to take precedence in terms of infrastructure provision.

Beyond this, the pressures for urban growth will continue to affect Waimauku over the next 20 years due to its proximity to Auckland. Therefore, the Structure Plan outlines a realistic and measured plan for limited growth (complementary to the existing township) to ensure that growth is well planned rather than ad-hoc.

It is tenable for Waimauku to continue to operate without a public wastewater system in the short to medium term with the use of onsite wastewater treatment. Waimauku is anticipated to connect to the public wastewater system in Huapai in approximately 10 years (2019/20). Once the township is connected to a reticulated wastewater system, some growth will be allowed to occur through limited urban expansion and infill.

The future urban expansion will build on the existing structure of the township and focus growth in areas within walking distance of the commercial shopping centre, reinforcing it as the focal point of the township. The growth will also be in proximity to the (potentially relocated) railway station and the bus 'park and ride' to enable and encourage use of the public transport system.

The short term urban expansion is into an area to the southwest of the township that has already been identified for future urban growth in the 1998 Kumeu-Huapai-Waimauku Structure Plan. The future urban expansion is mainly into an area to the southeast of the township that has been identified as generally suitable for urban development in terms of the constraints and opportunities land mapping (subject to further detailed investigation on some issues) but is not currently identified as such in the Proposed District Plan 2000.

Under the direction set out above, the urban footprint of Waimauku will increase from approximately 110ha to approximately 150ha once all the new urban area is built on. Waimauku will be a clearly defined urban settlement with hard boundaries delineating the transition between urban and rural. The township will not sprawl.

Township backdrops and roading entrances to the township will be protected through restrictions on development in key areas and screening planting where appropriate.

State Highway 16 (SH16) will be calmed through the township by an intersection upgrade at Muriwai Road, speed limit reductions, and safe pedestrian access across SH16 (Muriwai Road/SH16 intersection upgrade project of New Zealand Transport Agency).

This will reintegrate the two side of the township by giving safe and convenient access between destinations such as the shopping centre, bus and train stations on the northern side and the Waimauku Primary School, recreation areas, and the majority of the residential area on the southern side.

Commuting by public transport will be encouraged by the future layout of the township in proximity to the (potentially relocated) rail station and the bus park and ride. The rail service may expand into the future and as well as providing more frequent and convenient services for weekday commuters, there is potential to establish Waimauku as a weekend destination via public transport for visitors to Waimauku.

Walking will be encouraged within the township by traffic calming measures on SH16, establishment of local walkways, and new small neighbourhood shops on Muriwai Road (for daily needs only).

Waimauku township offers limited employment opportunities (through the shopping centre, small commercial land uses, limited industrial sites, and agricultural activities in the immediate vicinity e.g. Taha Road). It is expected that Waimauku will continue to operate as both a rural service town and a commuter town (not a major employment centre).

Waimauku Station Road is seen as the logical location for future town centre expansion and this area will be protected and prepared for future retail service activities through a “Central Township Area”.

The existing industrial use on the northern side of SH16 is recognised and formalised through a suitable zoning and also to allow for minor expansion on the rest of the site for industrial use. The development opportunity this would bring will also be used to improve the visual entrance to the township from the west through screening planting.

Waimauku will be well served by public open space with Glasgow Reserve being the main open space area. New neighbourhood reserves/walkways will be provided in the Future Residential Areas. A village green by the shopping centre will become available (when the township is connected to a wastewater system). New public toilets will be located in the Central Township Area of Waimauku, close to the major shopping amenities.

The Structure Plan identifies cultural heritage items and sites (that are deemed worthy) and proposes that these be listed for protection in the District Plan with appropriate policies and rules.

The Ministry of Education will continue to monitor the growth in the wider area in respect to the provision of new primary and secondary schools. The Ministry currently does not expect a new primary school will be required in the Waimauku/Huapai/Kumeu area before 2015. A new Secondary school will be considered sometime beyond that.

Overall, once Waimauku grows to the level set out in the Structure Plan, the township expansion should be confined. Growth beyond these limits is likely to undermine the small scale rural village nature of Waimauku, and would possibly blur the line between Waimauku and nearby settlements such as Huapai.

Vision Rodney states that a method to ensure “*we will not let our towns and villages sprawl*” is to create other settlements for growth. It states that “*compact growth nodes must be identified and developed to curb the pressure of urban sprawl and to guard against destroying existing communities*”. The Auckland Regional Policy Statement supports this method and provides a mechanism for new settlements to be implemented.

While not promoting further urban expansion beyond that set out, the Structure Plan does allow for future connections to possible expansion areas. This is so that if the future community of the day chooses to expand the urban area, these new areas will be able to be connected to the established areas, retaining a permeable township.

Any future growth beyond that outlined in the Structure Plan may be possible through some intensification of the existing urban area, particularly areas in close proximity to the shopping centre/public transport node. However, this next stage of growth is outside the scope of this Structure Plan and will be determined by the future Waimauku community.

It is important to note that the Structure Plan does not prioritise Waimauku ahead of the other identified growth centres in western Rodney (Kumeu-Huapai, Helensville-Parakai, and Riverhead). These other settlements have progressed much further with their planning and are the priority areas in terms of infrastructure investment. This may mean that Waimauku develops more slowly than these other areas.

The land use proposals in the Structure Plan are included in **Appendix A – Future Land Use Map**.