



ONEMAHURANGI

BUSINESS ASSOCIATION
WARKWORTH

Transport and Infrastructure Forum

Meeting: OMBA Transport & Infrastructure Forum
Date: 27 February 2026
Time: 10.00am – 12.00noon
Location: The Bridge House, Warkworth, Back Bar

Attendees:

Hon. Christopher Penk, Chair (CP): Dave Stott, OMBA (DS): Murray Chapman, OMBA (MC): Kay Flower, Minute Taker: Rob Burchell, Watercare (RB): Bill Foster NAG (BF): Greg Sayers, AC (GS): Allison Roe, Matakana Coastal Trail Trust (AR): Glyn Williams (GW): Maurice Hooper SBRRRA (MH); Steve Reynolds, Aqua Works (SR): Peter Sinton, WALG (PS): Adriana Summers, Summerset (AS): Roger Williams, WALG (RW): Casper Kruger, Watercare (CK): Hugh Briggs, WALG (HB): Sue Brodziak (SB): Frans Bossert, AUDO (FB): Ian Kloppers, AUDO (IK): Adelia Laubscher, AUDO (AL): Denis Horner The Kilns Ltd (DH): Celeste Rauner MCD Group (CR): Tim Holdgate RLB (TH): Glen Ashton (GA): Maxwell Yang (MY): Cozy Tsui (CT): Steve Cavanagh (SC): Cormac Tague (CT): Beth Houlbrooke AT (BH): Barry Mein, MERRA (BM) Richard Hutchinson OMBA (RH).

Apologies:

Ros Brown, NZTA, Martin Dancy, Omaha Leigh, Pt Wells Resident Association: Andrew Garratt
AT: Marilyn Nicholls, AT: Peter Scott, AT: Johan Swanepoel, AT:

Apologies be Accepted:

Proposed: Christopher Penk
Seconded: Peter Sinton

1. Introduction

Christopher Penk welcomed everyone.

2. Matters Arising from previous Minutes:

Minutes of previous meeting held on 25 July 2025 be accepted.

Minutes be accepted:

DS/GW

TH: Wanted to acknowledge the tragic event in Falls Road earlier this year. I knew the person who died, and it is a reminder of consequences if infrastructure that does not work.

There was a moment's silence in his memory.

3. AUDO

IK: AUDO was set up in July last year, focus on integration of services and engagement with the community. It has reviewed the - Structure plan in and Warkworth is next and will finalise the report. In collaboration with the developers and funding plan – need to know what is required. We are happy to engage with related issues. Early stages now, starting to get we ourselves out there, to be open and honest. Commit to engage.

The more we can get more people aligned, the better.

DS: Engaged with AUDO about the issues, meeting all the developers. We need to continue on that level of communication and have input into the processes. It is acknowledged that Plan changes, have caused a disconnect with provision of infrastructure, and there is a lot of uncertainty, but AUDO supports new development. There are still issues, getting Consultants and getting good outcomes. Council doesn't say no anymore and attempts to find a common solution. We are rethinking our approach in a more integrated way in delivering infrastructure and reconsidering unplanned growth. Our council group has a wide approach. Anything that we can help, we are ready and waiting for your request.

DS: Noted that there are 8 Notices of Requirement current in the Warkworth area, none of which are funded and are not scheduled to be constructed for another 20 to 30 years. This is totally out of sync with major developments already occurring, so this is an urgent matter needing to be addressed by AUDO. The two most urgent would be the Western Link Road and Matakana Road upgrade from the Te Honohono ki Tai roundabout back to Hill Street intersection. Rodney Local Board also needs to be part of the discussion.

4. Report from Northern Corridor Project - Ros Brown

No representative present but written report attached.

One Mahurangi Update – February 2026

Northland Corridor RoNS

Section 1 Ara Tūhono – Warkworth to Te Hana Update

- Currently in the tender phase with the contract expected to be awarded at the end of July 2026.
- The successful PPP consortia is expected to start detailed design and construction by the end of this year.
- Property acquisition close to completion.
- Felling underway in Matariki Forest (Dome Valley) so land is construction-ready, once procurement has been completed.
- The Government Policy Statement on land transport 2024 (GPS 2024) includes the expectation for NZTA to consider tolling to support the construction and maintenance of all new roads, including the Roads of National Significance.

Te Hana to Whangārei Update (this covers two RoNS: Te Hana to Port Marsden Highway (including the Alternative to the Brynderwyn Hills) and Port Marsden Highway to Whangārei)

- The NZTA Board endorsed the Northland Corridor Te Hana to Whangārei Investment Case in October last year. This included the preferred route.
- The Investment Case recommends a staged approach to progress the full corridor from Te Hana to Whangārei.
- To address the critical resilience issues in the Brynderwyn Hills, this section is being prioritised. Focusing on this section will provide the long-term solution and enhance the overall efficiency of the corridor. A Notice of Requirement (NoR) and consents

will be lodged under the Fast-track Approvals Act (FTAA) by mid-2026.

- The corridor from Te Hana to Whangārei is now advancing to the route protection stage. NoR to be lodged for all sections under the FTAA by the end of this year.
- Geotechnical and specialist investigations, such as ecology and cultural assessments, are underway along the length of the corridor.
- Engagement with potentially affected landowners between Te Hana and Waipu has been completed. The project will contact them again in mid-March to confirm if their property will be included in the proposed designation.
- Potentially affected landowners north of Waipu to Whangārei have been contacted inviting them to book a private meeting with the project team to discuss what this means for their property. Landowner meetings will run from April until early July 2026. We expect to be able to confirm final land requirements with landowners before designation is lodged at the end of this year.

RW: Warkworth to Te Hana section does not address any connection to the South Side of Warkworth.

5. Matakana Road Safety Improvements Project – Kyle Martin

Kyle Martin was not present, discussion occurred.

DS: A project is underway to incorporate safety improvements on Matakana Road between Matakana and Sharpe Road. A preliminary design has been issued for the work. Matakana Coastal Trail Trust has also expressed interest in seeing whether its planned cycle path can be incorporated into the project. **DS** also raised the issue of congestion on this part of Matakana Road, particularly during weekends and holiday periods. Travel time between Warkworth and Matakana was often well over an hour during these holiday periods causing major issues for emergency vehicle access.

DS suggested that the project should also incorporate means to improve traffic flow through Matakana with one suggestion being looking at parking restrictions in Matakana Valley Road. Rodney Local Board to bring all relevant parties together.

GS: Acknowledge Christopher Penk, the great work with the Rodney Ward. Stated that there is need for controlled growth with corresponding infrastructure – a need for bringing all stakeholders together to ensure integrated planning and implementation. Important that there is political support for this process.

6. Report from Watercare Project – Casper Kruger

CK: Updating the existing network. Overview – both those x2 projects. Focus on the community and the business owners. Commitments we have made.

- a) Growth Servicing – \$450M investment to service Warkworth and Snells for the next generations. Construction to commence April 2026 and to be completed by December 2027 will have the capacity to support the growth and reduce the majority of overflows into the Mahurangi River. Signed contact with McConnell Dowell. Watercare has already done a lot of work including upgrades, over pumping in Elizabeth Street mitigating overflows. A Network Renewals project also will run concurrently to reduce stormwater infiltration into the existing network. This will be reduced between March to July 2026.
- b) Sequencing of works for Growth Servicing Contract:

- Elizabeth Street shopfronts open cut and bridge crossing – July to September 2026
- Hill Street Intersection – May 2026 to December 2026
- Tunnelling Works from Pump Station to end of Queen Street – April 2026 to February 2027
- Northern Branch Sewer – Jan 2027 – Dec 2027.
- Network Renewals – March 2026 – July 2026.

Current status;

- Contract signed with McConnell Dowell
- Service identification almost complete
- Pipeline design complete
- Resource Consent granted (132 Consent Conditions)

Watercare & Business Association put a lot of work collaboratively, to put the plan together. Communication – send out monthly updates, include the map and schedule from April. Please understand is a complex job – trying to do work faster. Challenges, weather, ground condition. Request patience to deal with issues daily as they occur. Critical growth, do the north end first.

7. Unsealed Roads - Johan Swanepoel (Report attached)



One Mahurangi
Transport and Infras

BF: Need to be connecting communities in the district. AT could comment on why they have priorities on dead end roads rather than main roads.

DS: Priorities – with the use of school buses, heavy truck transport – required sections of the road to be reconstructed x3 times.

GA: On the Ahuroa Road there is recovery work being done, had to go back and it is important from Puhoi – the whole the idea is to build the resilience first – target rate could be used for that.

GS: There is a formula to sort out which roads are next. Important mythology around how they get prioritised. Suggestion that this get workshopped though the RLC, pre brief Peter Scott.

RLB need to have lists of the community's work.

DS: concerns list does not reflect from a year ago, some roads are not on the list. Will be having meetings with Johan.

8. Auckland Transport Restructuring & Hill Street – Greg Sayers

AT being incorporated back to Auck Council. Through legislation changes, bringing AT under control of the Ratepayers. AT will continue with limited responsibilities – mainly public transport – remainder of functions to be part of Auckland Council. Steve Mutton is to coordinate this whole exercise and Auckland Council is managing this merger.

9. Auckland Transport

DS: Meeting between OMBA and Andrew Allen and Chris Martin at AT:

- Falls Road/Mansell Drive Intersection:** Unfortunate accident

MC – concerns with Falls Road crossing. We raised it with AT, is investigating thinking of the possible result, could be barrier arms. We need to mitigate the problem.

b) **Pedestrian Crossing Lights:** Work started the day school went back – unable to use the crossing and created a very dangerous situation.

Andrew is following up with contractors.

c) **CBD Issues:** Looking at extra pedestrian crossing, reducing the speed limits in Queen Street, or one way possibility.

d) **Industrial Area.** A number of parking and access issues in the industrial area are being addressed by Andrew and Chris's team.

AS: Have 360 residents at Summerset and need details of design and construction programme for intersection of Falls Road and Mansell Drive.

DS also pointed out that this is a major route for traffic from the industrial area to the motorway.

Communication Channels.

AS: Thank you, team, for the 999-bus service. Could they use smaller buses?

TH: Want to use existing buses. Is a trial, have had 880,000 users so far.

Hill Street: Currently unfunded and needs to be included in the net RLTP. Requires NZTA's contribution of about \$9m for it to be considered by AT. Need political support to seek NZTA's portion of funding. Greg, Chris Penk and RLB to co-ordinate.

10. Local Board Report:

TH: A lot happening in roading areas and planning.

BH: Local Board passed resolution – Falls Road, Hill Street, more signage needed. Bringing a workshop in on speed limit changes, there will be more responsibility onto Local boards. Speed limit changes are political.

RW: Item for next meeting – Western Link Road – area around Pak n Save.

11. Matakana Coastal Trail Trust:

AR: We have opened part of the Trail, Garth Barfoot handed over to Auckland Construction.

Next is Matakana to Sharp Road on hold at the moment.

Omaha Flats Road, need to look at speed reduction. Might take time, need to get this rolling.

12. Developers

a) Warkworth Ridge – Cormac Tague

b) Arvida

c) Classic Investments – Phil Nicholson

d) Stubbs Farm

MC: I want to thank everyone – forum started x10 years ago with Mark Mitchell – responsible for major wins in the area. Towards consultation – solution based. People in the room, be able to sit thru and be involved in this.

GS: Rate increases. Consultation for a month – key in that proposed 7.9% since amalgamation of the fund and run the CRL. All going to run the CRL (City Rail Link) to pay off, 230M to raise towards the CRL.

CP: Acknowledge **MC** always looking for hallmark of this group – great leadership allow on behalf of the forum – stepping back from the role.

Vote of thanks – everyone clapped.

13. Any Other Business

No further business

Meeting closed at 11.54am