# Auckland Council rejects plan for 2,500 new homes in Warkworth



In a significant turn of events for the ongoing development landscape in Warkworth, Auckland Council has rejected a private plan change application that aimed to facilitate the construction of nearly 2,500 new homes at Paddison Farm. This site, located conveniently opposite Te Honohono ki Tai Road, was the focus of much attention as plans proposed by retirement home provider Arvida sought to rezone 140 hectares of land off Matakana Road for mixed housing.

The proposal included the controversial inclusion of 29 hectares that are currently designated as highly productive rural land, situated in proximity to the Warkworth Golf Club. This aspect of the plan raised eyebrows and concerns among various stakeholders, including local residents and political figures.

Auckland Mayor Wayne Brown was particularly vocal in his opposition to the plan, describing the scale of the development as “ridiculous.” His sentiment echoed the apprehensions of those who feel that such extensive development could compromise existing rural character and the agricultural viability of the region.

The decision by the council signals a robust stance against what some perceive as an unbridled push for urban expansion in a region that is undergoing rapid transformation. The implications of this ruling extend beyond just this particular development site; it raises broader questions about land use priorities and the tension between housing needs and agricultural preservation in the Auckland region.

As Warkworth continues to experience growth, the community’s future development strategies will likely be influenced by this decision and the ongoing debates surrounding land use regulations. The outcome reflects a balancing act that local authorities must navigate as they confront competing interests in a rapidly changing urban landscape.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/sgw-nor4-arvida-ltd.pdf> - This document provides context on Arvida's involvement in development projects in Auckland, including their interests in land use and zoning changes, which aligns with the discussion about Paddison Farm.
* <https://www.bayleys.co.nz/news/commercial/greenfield-development-yields-opportunity-along-aucklands-northern-boundary> - This article highlights the strategic location of Paddison Farm and its potential for large-scale development, reflecting the broader context of urban expansion in Auckland's northern regions.
* <https://ourauckland.aucklandcouncil.govt.nz/news/2025/01/categorisation-update-19-february-2025/> - While not directly related to Paddison Farm, this update from Auckland Council discusses broader land use policies and recovery efforts, which can inform discussions on urban development and land management.
* <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/Pages/unitary-plan.aspx> - This link provides information on the Auckland Unitary Plan, which guides land use and zoning decisions, including those affecting Paddison Farm and similar developments.
* <https://www.mfe.govt.nz/publications/national-policy-statements/national-policy-statement-highly-productive-land> - This National Policy Statement on Highly Productive Land addresses concerns about preserving agricultural land, which is relevant to the controversy surrounding the proposed development at Paddison Farm.