

Michelle Kemp

From: Michelle Kemp
Sent: Monday, 21 November 2022 12:54 pm
To: Trevor Canty; Sean Stirling
Cc: Philip Brown; Leigh Shaw; Mitchell Heaven
Subject: RE: [NG4320DM] 2-10 Kauri Road Fast Track Consent Application

Kia ora Sean,

I hope all is well with you. We are busy working on the Kauri Road Stage 1 Fast Track application and aim to lodge it by the end of this week. The project is called 'Teal Park'.

I just wanted to follow up and see if you had a chance to consider the email from Trevor Canty below? Do you have any feedback?

Our pre-app number for this project is PRR00039932.

As always, we appreciate you providing comments at this early stage. Please do not hesitate to contact me if you have any questions about this project.

Kind regards | Ngā mihi nui

Michelle Kemp | Principal Planner | BSocSc (Hons) MEP | MNZPI

Campbell Brown Planning Limited

Level 2, 46 Brown Street, Ponsonby | PO Box 147001, Ponsonby, Auckland 1144

s 9(2)(a) DDI 09 220 4462 | Ph 09 378 4936 | s 9(2)(a) | www.campbellbrown.co.nz



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From: Trevor Canty s 9(2)(a)
Sent: Friday, 7 October 2022 1:40 pm
To: Sean Stirling <s 9(2)(a)>
Cc: Philip Brown s 9(2)(a) Michelle Kemp s 9(2)(a) Leigh Shaw s 9(2)(a)
Subject: [NG4320DM] 2-10 Kauri Road Fast Track Consent Application

Hi Sean

Further to our previous discussions on Whenuapai Business Park, we are close to lodging another Covid Fast Track Consent application for approximately 200 houses and a light industrial warehouse and commercial precinct at the above address. This is land owned by Neil Construction Limited and Maraetai Land Development Limited (an adjacent block) over a total of about 15 hectares.

An early version of the masterplan is attached for information.

The recently withdrawn Plan Change 5 had an indicative open space near us (see below) on another parcel of land we believe Fletcher Building is planning to purchase and develop. However, after the withdrawal of PC5 they are in the process of reconsidering their plans, and are certainly not as advanced as us in planning or commitment. Their site also has watercourses and wetlands plus other constraints.

We have included an open green space and café on about 3,240m² of flat land on the collector road to give our project relief and amenity. We have not relied on this being Council owned Open Space as our site is not the same location as marked on the precinct plan and is less than 3,000m² and does not quite meet the Council preferred shape factor. Our “green space” also includes a café and associated parking, which we believe is a vital aspect of the wider project from a livability perspective. This will be like the local park at Whenuapai Village where The Parkhouse Café is situated, at <https://g.page/theparkhousewhenuapai?share>

Given that Council has identified “Indicative Open Space” nearby we wanted to consult on this aspect and discuss whether our green space should be privately or publicly owned.

The industrial land / collector road alignment follows the air base engine testing noise contours identified by acoustic specialists through the plan change process. The land to the north of the road is anticipated to be for business activities and is not deemed suitable for residential.

We have developed the café based on attached plan and inspiration images.

Key design elements which came from our discussions with urban design, landscape and architect are as follows:

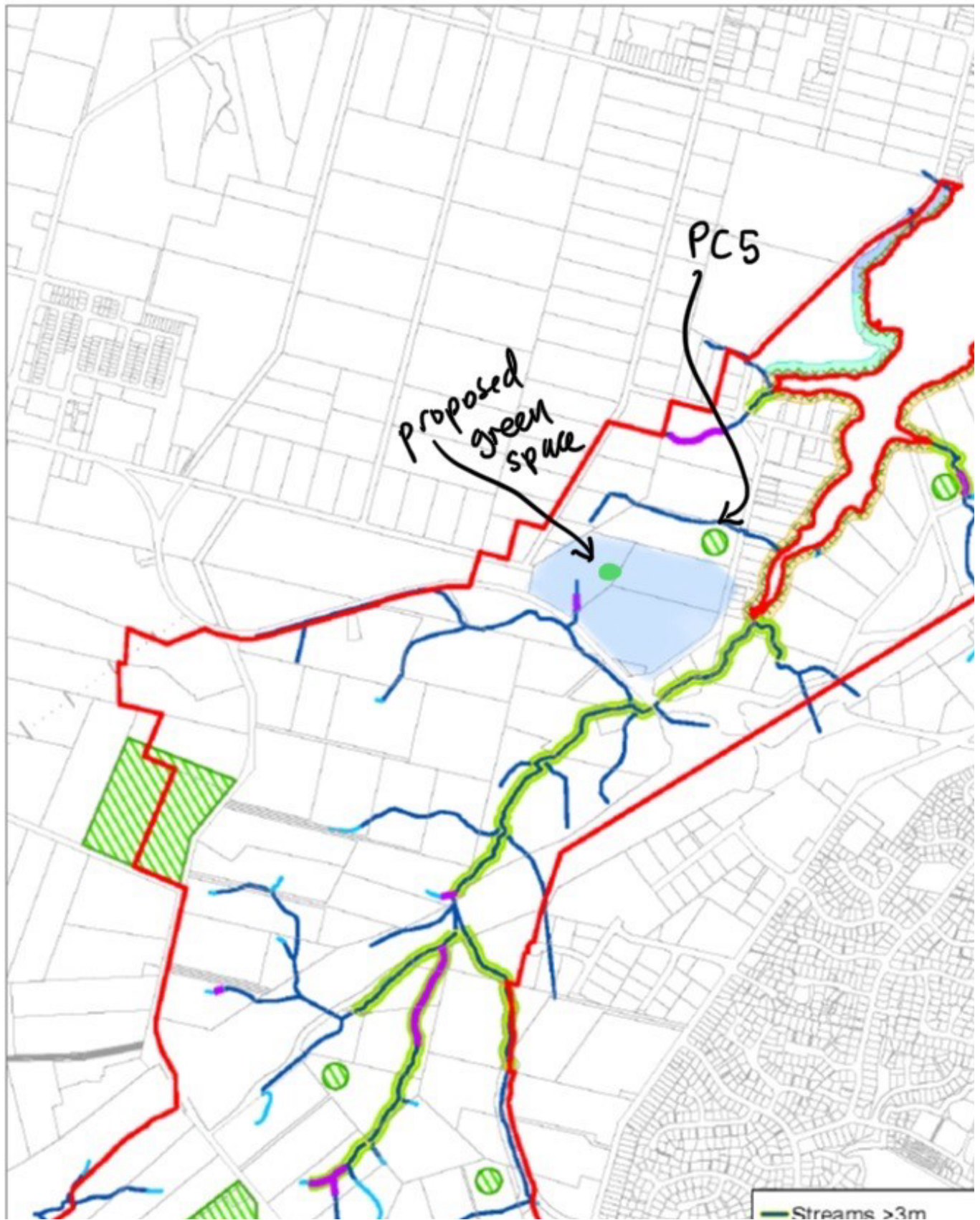
- Optimize morning and midday sun orientation and seating opportunities
- Playground adjacent to outdoor café area, with the mounds providing a visual barrier to the roadway, we would also like to integrate playground equipment – i.e., slide / climbing walls / tunnels and the like
- Landscaping to separate the carparking and café, providing opportunities to grab a takeaway coffee with seating within a landscaped zone. The Café is a pavilion within a park and has been purposely set back from the parking area at this stage.
- A paved zone is indicated in light grey.

We’d be interested in your comments on whether this impacts or could satisfy your requirement for open space in the area and whether it would be of interest for acquisition.

If you need any further information, please let us know, happy to provide or discuss further.

Kind regards

DRAFT text changes for Proposed Variation 1 to PC5



Trevor Canty
Senior Development Manager
The Neil Group Limited

