

## Isobel Lee

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**From:** Michelle Kemp  
**Sent:** Thursday, 8 December 2022 10:39 am  
**To:** Isobel Lee  
**Subject:** FW: [NG4470DM] Whenuapai Business Park Extension - Fast Track Consent Application

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**From:** Trevor Canty s 9(2)(a)  
**Sent:** Thursday, 8 December 2022 7:00 am  
**To:** Michelle Kemp s 9(2)(a)  
**Subject:** Fwd: [NG4470DM] Whenuapai Business Park Extension - Fast Track Consent Application

**Trevor Canty**  
**Senior Development Manager**  
**The Neil Group Limited**



Level 3, Building B  
8 Nugent Street, Grafton  
Auckland 1023

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Auckland 1149  
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s 9(2)(a)  
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Begin forwarded message:

**From:** Tiaki Trust <[tiaki@tekawerau.iwi.nz](mailto:tiaki@tekawerau.iwi.nz)>  
**Subject:** RE: [NG4470DM] Whenuapai Business Park Extension - Fast Track Consent Application  
**Date:** 7 December 2022 at 8:58:45 PM NZDT  
**To:** Trevor Canty s 9(2)(a)

Kia ora Trevor,

Thought i'd do a quick reply before I head off. All sounds good to me. I agree we won't need to do a CIA for this as already covered previously. All I'll need is a site visit with you to understand any changes. Can discuss the other site at the same time.

Lets talk again on the 16 Jan or thereabouts.

Ngā Mihi,



**TE KAWERAU IWI  
TIAKI TRUST**

Tikanga (Cultural) | Taiao (Environmental) | Tangata (Social)  
Level 3 Henderson Civic Building, 1 Smythe Road Henderson  
[www.tekawerau.iwi.nz](http://www.tekawerau.iwi.nz)

**From:** s 9(2)(a)

**Sent:** Wednesday, 7 December 2022 4:51 pm

**To:** [Tiaki Trust](#)

**Cc:** s 9(2)(a)

**Subject:** [NG4470DM] Whenuapai Business Park Extension - Fast Track Consent Application

Tēnā Koutou,

Further to my email earlier regarding Kauri Road, Neil Construction Limited (NCL) proposes to undertake an industrial development extending “Whenuapai Business Park” by incorporating properties at 73 Trig Road and 155-157 Brigham Creek Road, Whenuapai. This project was subject to your CIA reference TKITT00030 CIA September 2021.

The property street addresses, legal description, and land areas of the additional areas are:

Street Address	Legal Description	Area	Registered Owner
73 Trig Road, Whenuapai	Lot 1 DP 117365 (NA66D/174)	2.6085ha	Neil Construction Limited
155-157 Brigham Creek Road, Whenuapai	Lot 2 DP 334953 (Identifier 143112)	3.6224ha	Neil Construction Limited
<b>Total area</b>		<b>6.2309ha</b>	

### Background

NCL recently lodged a fast-track consent application (under the COVID-19 Recovery (Fast-track Consenting) Act 2020) to create 21 allotments for industrial development, known as Whenuapai Business Park: [Whenuapai business park | EPA](#). Through this process, NCL has engaged with all Mana Whenua Groups that hold an interest in the area in which the site is located. Overall the proposal takes into account and provides for the matters raised by Mana Whenua and the applicant has committed to ongoing engagement that will continue through planning, design, and delivery of the Whenuapai Business Park.

NCL has recently acquired 73 Trig Road and proposes an extension to the Whenuapai Business Park. Details of the Stage 2 proposal are provided below.

### The Proposal

NCL intends to subdivide 73 Trig Road to accommodate three industrial lots and a road connection to Trig Road (draft scheme plan attached). The proposal also seeks consent for Lots 1-3 (73 Trig Road) and Lots 200 and 300 (155-157 Brigham Creek Road) to be used for any permitted activities listed in the Auckland Unitary Plan (‘AUP’) Light Industry Zone Activity Table H17.4.1, and for any

buildings to be constructed on the industrial lots that meet the identified bulk and location standards of the Auckland Unitary Plan's Business - Light Industry Zone. The boundaries of 155-157 Brigham Creek Road (Balance Lot 200 and 300 Whenuapai Business Park Stage 1) are not changing. No residential development is proposed.

The project includes infrastructure, upgrades to Trig Road (including a new flush median with a kerb and channel, cycle lane and footpath of the eastern side of Trig Road), new intersection, two bus stops on Trig Road, public road connection to the Whenuapai Business Park, pedestrian accessways, earthworks and quality treatment of proposed stormwater discharge. The attached plans show the general scope and location of the development.

The land is situated within the area previously proposed by Auckland Council under Proposed Plan Change 5 Whenuapai to be zoned a mixture of Light Industry and Residential. Plan Change 5 was withdrawn by Auckland Council due to infrastructure funding constraints. NCL intends to fund the infrastructure required for this project.


The proposed development is expected to help satisfy a severe shortage of employment accommodation in the North West. The anticipated activities would be similar to those already established in the industrial-zoned parts of Westgate and Hobsonville. The project will promote employment to support the Covid-19 economic recovery and result in a significant public benefit by generating additional employment in the Whenuapai area.

Particular regard has been had to the importance of Kaitiakitanga and the ethic of stewardship in the proposed conditions we submitted for the main business park. Consultation with mana whenua is a core part of the design process and the project team is committed to engaging in good faith. We invite your comments and any advice on whether a new Cultural Values Assessment is required or confirm that none is required in this particular instance. We are sending this information to all iwi authorities whose area of interest includes the area in which the project will occur.

I will make contact on 16 January to make a time to visit the site, but if an earlier visit is required please do let us know.

Ngā mihi  
Trevor Canty  
s 9(2)(a)

**Trevor Canty**  
**Senior Development Manager**  
**The Neil Group Limited**

	Level 3, Building B 8 Nugent Street, Grafton Auckland 1023	PO Box 8751, Newmarket Auckland 1149 New Zealand	T: +64 9 918 6565 s 9(2)(a) W: <a href="http://neilgroup.co.nz">neilgroup.co.nz</a>

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## Isobel Lee

**From:** Trevor Canty s 9(2)(a)  
**Sent:** Wednesday, 7 December 2022 5:05 pm  
**To:** Michelle Kemp  
**Subject:** FW: [NG4470DM] Whenuapai Business Park - Stage 2: Iwi Consultation DRAFT  
**Attachments:** 46528-DR-PLN-1200-A Scheme.pdf; 2022-12-07 Email sent to mail list.pdf; 2022-12-07 Te Kawerau.pdf; WBP Extension application area.pdf; Screenshot 2022-12-07 16.52.53.png

Hi Michelle

Please find attached copies of the emails and attachments sent today, in respect of Whenuapai Business Park Extension, plus a short follow up with Edward Ashby on Teal Park.

Emails were sent to:

Ref	Email	7 December 2022 WBP Extn email sent	
a. Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara	<a href="mailto:tetaritaiao@kaiparamoana.com">tetaritaiao@kaiparamoana.com</a>	Yes	
a. Ngā Maunga Whakahii o Kaipara Development Trust, representing Ngāti Whātua o Kaipara	<a href="mailto:admin@kaiparamoana.com">admin@kaiparamoana.com</a>	Yes	
b. Ngāi Tai ki Tāmaki Tribal Trust, representing Ngāi Tai ki Tāmaki	<a href="mailto:kaitiaki@ngaitaitamaki.iwi.nz">kaitiaki@ngaitaitamaki.iwi.nz</a>	Yes	
Ngāi Tai ki Tāmaki Tribal Trust	s 9(2)(a)	Yes	
c. Ngāti Manuhiri Settlement Trust, representing Ngāti Manuhiri	<a href="mailto:kaitiaki@ngatimanuhiri.iwi.nz">kaitiaki@ngatimanuhiri.iwi.nz</a>	Yes	
c. Ngāti Manuhiri Settlement Trust, representing Ngāti Manuhiri	<a href="mailto:info@ngatimanuhiri.iwi.nz">info@ngatimanuhiri.iwi.nz</a>	Yes	
d. Ngāti Maru Rūnanga Trust, representing Ngāti Maru Rūnanga	<a href="mailto:office@ngatimaru.iwi.nz">office@ngatimaru.iwi.nz</a>	Yes	
e. Ngāti Paoa Iwi Trust, representing Ngāti Paoa	<a href="mailto:environment@ngatipaoaiwi.co.nz">environment@ngatipaoaiwi.co.nz</a>	Yes	Email undeliverable
e. Ngāti Paoa Iwi Trust, representing Ngāti Paoa	<a href="mailto:kaiarahi@ngatipaoaiwi.co.nz">kaiarahi@ngatipaoaiwi.co.nz</a>	Yes	Email undeliverable
f. Ngāti Paoa Trust Board, also representing Ngāti Paoa	<a href="mailto:nptb@ngatipaoatrustboard.co.nz">nptb@ngatipaoatrustboard.co.nz</a>	Yes	
f. Ngati Paoa	<a href="mailto:Taiao@ngatipaoaiwi.co.nz">Taiao@ngatipaoaiwi.co.nz</a>	Yes	Email undeliverable
f. Ngati Paoa	<a href="mailto:ngatipaoa.info@gmail.com">ngatipaoa.info@gmail.com</a>	Yes	Receipt Acknowledged

g. Ngāti Tamaoho Trust, representing Ngāti Tamaoho	<a href="mailto:info@tamaoho.maori.nz">info@tamaoho.maori.nz</a>	Yes	
g. Ngāti Tamaoho Trust, representing Ngāti Tamaoho	<a href="mailto:rmaofficer@tamaoho.maori.nz">rmaofficer@tamaoho.maori.nz</a>	Yes	
h. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā	<a href="mailto:chair@tamatera.iwi.nz">chair@tamatera.iwi.nz</a>	Yes	
h. Ngāti Tamaterā Treaty Settlement Trust, representing Ngāti Tamaterā	<a href="mailto:rma@tamatera.iwi.nz">rma@tamatera.iwi.nz</a>	Yes	
i. Ngāti Whātua o Ōrākei Trust Board, representing Ngāti Whātua o Ōrākei	<a href="mailto:tokitaiao@ngatiwhatuaorakei.com">tokitaiao@ngatiwhatuaorakei.com</a>	Yes	
i. Ngāti Whātua o Ōrākei Trust Board, representing Ngāti Whātua o Ōrākei	<a href="mailto:kaitiaki@ngatiwhatua.iwi.nz">kaitiaki@ngatiwhatua.iwi.nz</a>	Yes	
j. Te Ākitai Waiohua Iwi Authority, representing Te Ākitai Waiohua	<a href="mailto:tawia@teakitai.com">tawia@teakitai.com</a>	Yes	
j. Te Ākitai Waiohua Iwi Authority, representing Te Ākitai Waiohua	<a href="mailto:kaitiaki@teakitai.com">kaitiaki@teakitai.com</a>	Yes	
k. Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohua, representing Ngāti Te Ata	<a href="mailto:taiao@ngatiteata.iwi.nz">taiao@ngatiteata.iwi.nz</a>	Yes	
l. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki	<a href="mailto:tiaki@tekawerau.iwi.nz">tiaki@tekawerau.iwi.nz</a>	Yes customised	
l. Te Kawerau Iwi Settlement Trust, representing Te Kawerau ā Maki	s 9(2)(a)	not required - address as above	
m. Te Kupenga o Ngāti Hako Incorporated, representing Hako	<a href="mailto:hako@xtra.co.nz">hako@xtra.co.nz</a>	Yes	
n. Te Rūnanga o Ngāti Whātua, representing Ngāti Whātua.	<a href="mailto:runanga@ngatiwhatua.iwi.nz">runanga@ngatiwhatua.iwi.nz</a>	Yes	
Via Minister: Ngaati Whanaunga Incorporated Society	s 9(2)(a)	Yes	

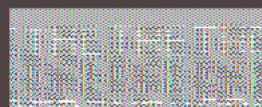
Regards

Trevor

Trevor Canty

Senior Development Manager

The Neil Group Limited



Level 3, Building B  
8 Nugent Street, Grafton  
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**From:** Trevor Canty s 9(2)(a)  
**Sent:** Wednesday, 7 December 2022 3:07 pm  
**To:** Trevor Canty s 9(2)(a)  
**Subject:** Fwd: Whenuapai Business Park - Stage 2: Iwi Consultation DRAFT

undefined

Trevor Canty  
s 9(2)(a)

Begin forwarded message:

**From:** Michelle Kemp s 9(2)(a)  
**Date:** 6 December 2022 at 6:40:55 PM NZDT  
**To:** Trevor Canty s 9(2)(a)  
**Cc:** Philip Brown s 9(2)(a)  
**Subject:** FW: Whenuapai Business Park - Stage 2: Iwi Consultation DRAFT

Hi Trevor,

I have prepared a generic draft iwi consultation email for the Whenuapai Business Park Stage 2 (ends) project.

I recommend personalising an email for TKaM, given that they have already prepared a CIA for the Whenuapai Business Park. They may then be less inclined to want to do another CIA for this site. Are you comfortable with that approach?

Also – What are your thoughts on naming this project ‘Whenuapai Business Park Extension’ – to reduce confusion between stages 1 and 2 of the FTCA process and the name of this project?

Thank you, Michelle

Tēnā Koutou,

Neil Construction Limited (NCL) proposes to undertake an industrial development currently known as “Whenuapai Business Park Stage 2” at 73 Trig Road and 155-157 Brigham Creek Road, Whenuapai.

The property street addresses, legal description, and land areas are:

Street Address	Legal Description	Area	Registered Owner
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Particular regard has been had to the importance of Kaitiakitanga and the ethic of stewardship. Consultation with mana whenua is a core part of the design process and the project team is committed to engaging in good faith. We invite your comments and any advice on whether a Cultural Values Assessment is required or confirm that none is required in this particular instance. We are sending this information to all iwi authorities whose area of interest includes the area in which the project will occur.

If you have any further interest or need more information, please contact me to discuss our proposal and/or to visit the site.

Ngā mihi  
Trevor Canty  
s 9(2)(a)

Michelle Kemp | [Principal Planner](#) | [BSocSc \(Hons\) MEP](#) | [MNZPI](#)

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