

## Isobel Lee

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**From:** Michelle Kemp  
**Sent:** Monday, 12 December 2022 4:42 pm  
**To:** Isobel Lee  
**Subject:** FW: [#CBC 46528] Files Issued - 73 Trig Road frontage upgrade for Whenuapai Business Park (Stage Two)

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](http://www.campbellbrown.co.nz)



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**From:** Leigh Shaw s 9(2)(a)  
**Sent:** Monday, 7 November 2022 4:51 pm  
**To:** Vandana Rana s 9(2)(a); John Daly s 9(2)(a); Regan Elley s 9(2)(a); Holly Atkins s 9(2)(a); Bruno Busnardo s 9(2)(a); Johan Pratomo s 9(2)(a); Rosemary Beltran s 9(2)(a); Justin Rae s 9(2)(a); Holly Atkins (AT) s 9(2)(a); Lucy Cooper (AT) <s 9(2)(a)> Jaclyn Chetty s 9(2)(a); Ida Dowling <s 9(2)(a)>  
**Cc:** Trevor Canty s 9(2)(a); Philip Brown s 9(2)(a); Michelle Kemp s 9(2)(a); Eric Hebner s 9(2)(a); Chris Solleder s 9(2)(a); Mae Chen s 9(2)(a); Matt Ashworth s 9(2)(a); Paul Kleynhans s 9(2)(a)  
**Subject:** [#CBC 46528] Files Issued - 73 Trig Road frontage upgrade for Whenuapai Business Park (Stage Two)

Hi All

**Neil Construction Limited - Whenuapai Business Park**  
**Proposed Trig Road upgrade for Whenuapai Business Park (Stage Two)**

As previously advised, Neil Construction Limited propose to extend the adjoining Whenuapai Business Park (referred fast-track consenting Project 2021-069) over the adjoining land holding at 73 Trig Road. This application will provide three additional Business – Light Industrial Zone lots over approximately 2.5 hectares of land to enable the proposed services and internal roading to connect to Trig Road, providing an alternative access point to the development. Each lot can be accessed from the proposed road.

PDF plans and a DWG TIN can be accessed at the link below:

Out of Scope

#### **Proposed alternative road alignment for Supporting Growth consideration**

We have reviewed the proposed SGA alignment for Trig Road and its impact on the proposed subdivision, finding that it will create a 76° intersection angle at the Whenuapai Business Park intersection (see **46528-DR-C-3000 - SGA Alignment and Proposed Subdivision Rd**).

We have prepared an alternative alignment for Trig Road that utilises more of the existing road corridor and creates a 79° intersection angle at the Whenuapai Business Park intersection for your consideration (see **46528-DR-C-3000 - SGA Modified and Proposed Subdivision Rd**).

This alternative future alignment TIN is available for s 9(2)(a) and s 9(2)(a) to review prior to designation being lodged (see **46528-DR-C-3000-Cato SGA Alignment TIN**).

Let me know if you have any issues accessing it.

#### **Proposed Road widening and bus stops to be submitted to the Minister for referral**

The site will be accessed from the proposed new 90° intersection with Trig Road. The Trig Road carriageway will be widened at the proposed intersection to accommodate right turning traffic (see below).



Road widening will be from the existing concrete channel on the opposite side of the road and will be enabled by vesting land along the frontage of the subject site (see proposed **46528-DR-PLN-1200-A Scheme**). A building line restriction has been shown on Lots 1 & 3 to accommodate the proposed SGA alignment for Trig Road that we request you reconsider.

The separated two-way cycle lane and footpath proposed within Whenuapai Business Park will be extended to the west and along the Trig Road frontage. A north-bound indented bus stop is proposed in front of land owned by Neil Construction Limited, being 94 Trig Road, to the south of the new intersection. The proposed footpath will extend south to a proposed pedestrian refuge island and pram crossing in front of the subject property to enable pedestrians to cross over to existing footpath on the western side of the road due to any further road widening remaining constrained by being in different ownership (see 46528-DR-C-3001 within the proposed engineering set **46528-DR-C-PSRC-A**).

A south-bound kerbside bus stop is proposed in front of the subject property to the north of the new intersection. The proposed separated two-way cycle lane and footpath will extend past this to a new pedestrian refuge island and pram crossing at the intersection of Brigham Creek Road (see 46528-DR-C-3002 within the proposed engineering set **46528-DR-C-PSRC-A**).

It is anticipated that this proposal will be submitted to the Minister for referral by the end of November, could you please provide a memo on this proposal?



**Leigh Shaw**

**Project Manager** BAppSc(Surv)(Hons) | PGDipPlan

09 263 9020 | s 9(2)(a)

s 9(2)(a)

Level 2, 15 Osterley Way, Manukau

**catobolam.co.nz**



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**From:** Leigh Shaw

**Sent:** Friday, 4 November 2022 4:26 pm

**To:** 'Vandana Rana' s 9(2)(a); John Daly s 9(2)(a) Regan  
Elley s 9(2)(a) Holly Atkins s 9(2)(a); Bruno Busnardo  
s 9(2)(a) Johan Pratomo s 9(2)(a) Rosemary  
Beltran s 9(2)(a); Justin Rae s 9(2)(a) Holly Atkins (AT)  
<s 9(2)(a); Lucy Cooper (AT) <s 9(2)(a); Jaclyn Chetty  
s 9(2)(a); Ida Dowlings s 9(2)(a); Philip Brown  
s 9(2)(a); Michelle Kemp s 9(2)(a) Eric Hebner  
s 9(2)(a); Chris Solleder <s 9(2)(a); Mae Chen s 9(2)(a); Matt  
Ashworth s 9(2)(a); Paul Kleynhans s 9(2)(a) >  
**Cc:** Trevor Canty s 9(2)(a)  
**Subject:** [#CBC 44315] Neil Group Fast Track Consents - Whenuapai

Hi All

Thank you for your time yesterday. I have attached a plan of the Neil Construction Limited land holdings to clarify the 3 projects that we are actively working on. These are:

- Fast-track consenting Project 2021-069 at 69–71 Trig Road and 151 and 155–157 Bringham Creek Road, Whenuapai. Commonly known as **“Whenuapai Business Park”**
- Proposed residential and industrial project at 2-10 Kauri Road, 12 & 18 Kauri Road, and 150 Bringham Creek Road, Whenuapai Commonly known as **“Kauri Road”** to be submitted to the Minister for referral.
- Proposed industrial project and road extension at 73 Trig Road, Whenuapai. Commonly known as **“Whenuapai Business Park – Stage Two”** to be submitted to the Minister for referral.

The applicant also owns 11 Kauri Road and 94 Trig Road, Whenuapai, these will remain Future Urban Zone.

I will send more information on each project over the next few days