Attachment 1.

PROPOSED NORTHERN CORRIDOR DESIGNATION

Attachment 2.

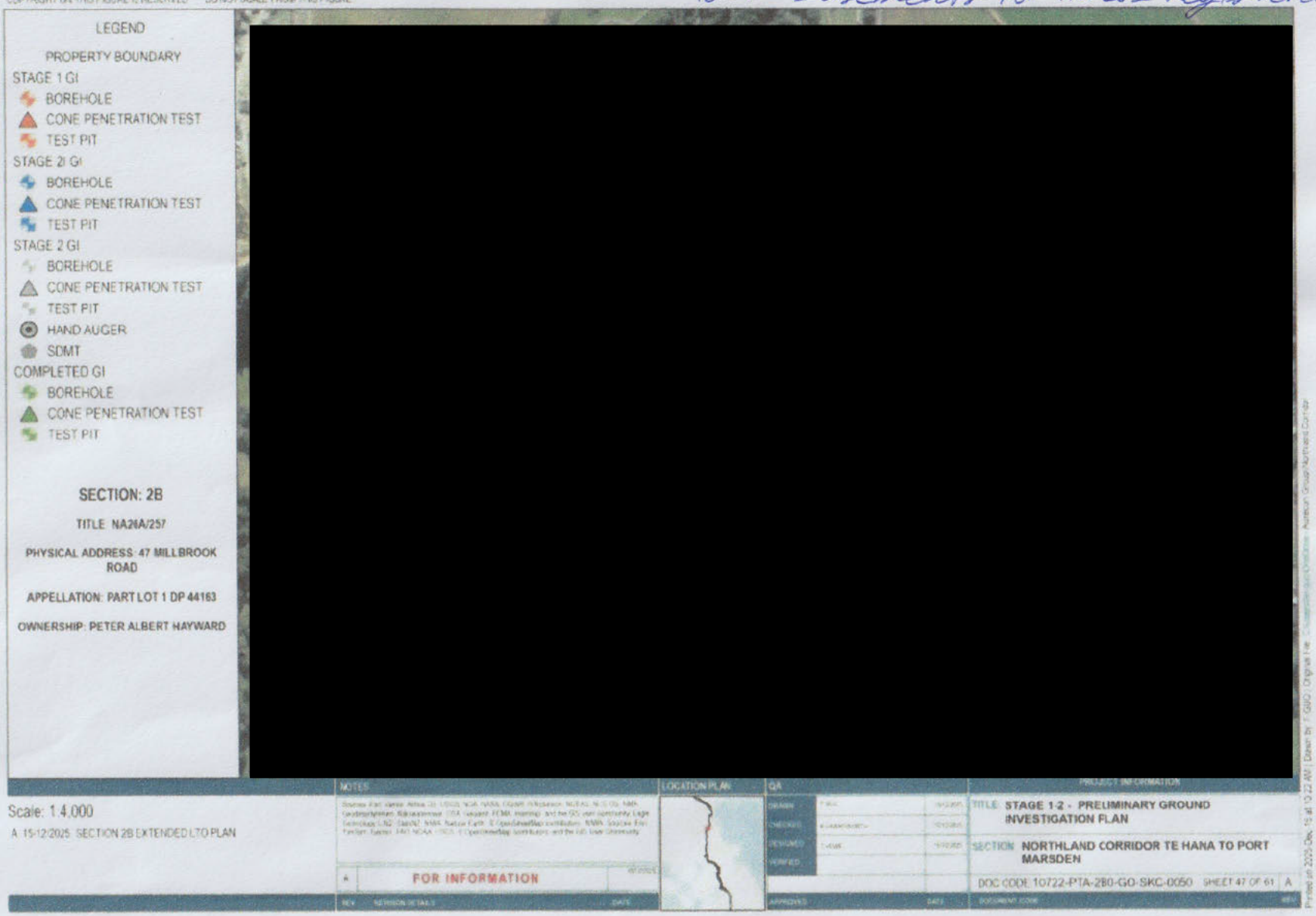
AMENDED DESIGNATION SOUGHT BY

McGREGOR FAMILY TRUST

A. = Proposed amended Designation
B. = Easements for Access Registered on Titles.

ATTACHMENT

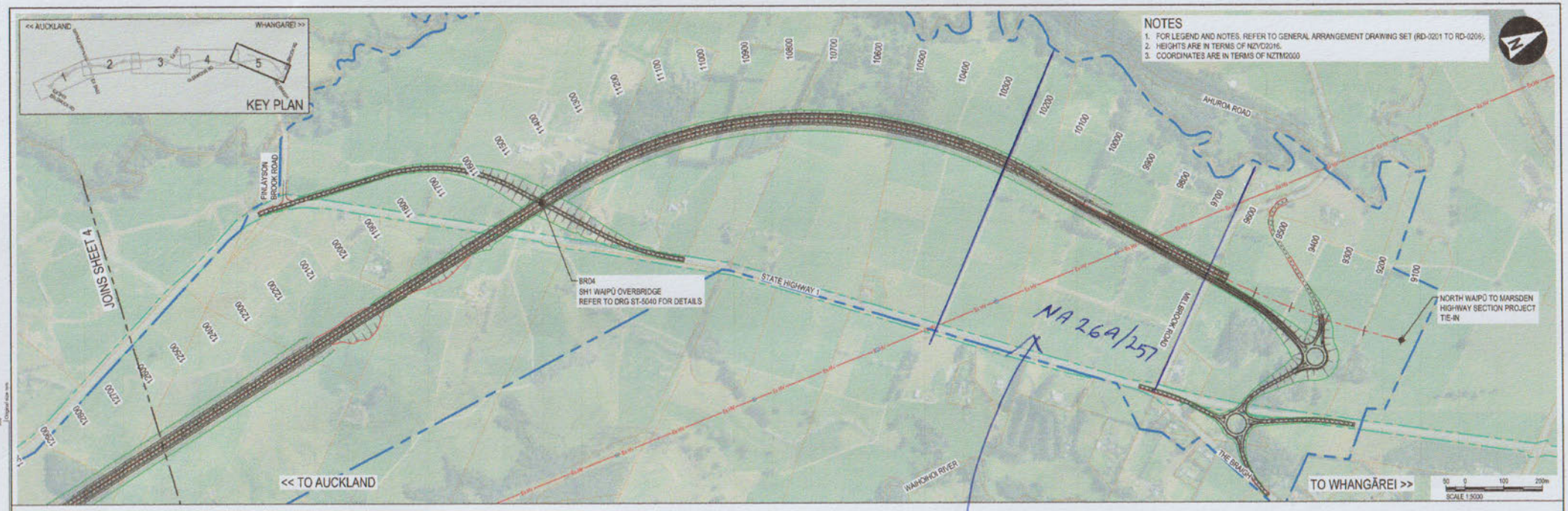
COPYRIGHT ON THIS FIGURE IS RESERVED DO NOT SCALE FROM THIS FIGURE



Attachment 3.

PROPOSED MOTORWAY ALIGNMENT

NZTA

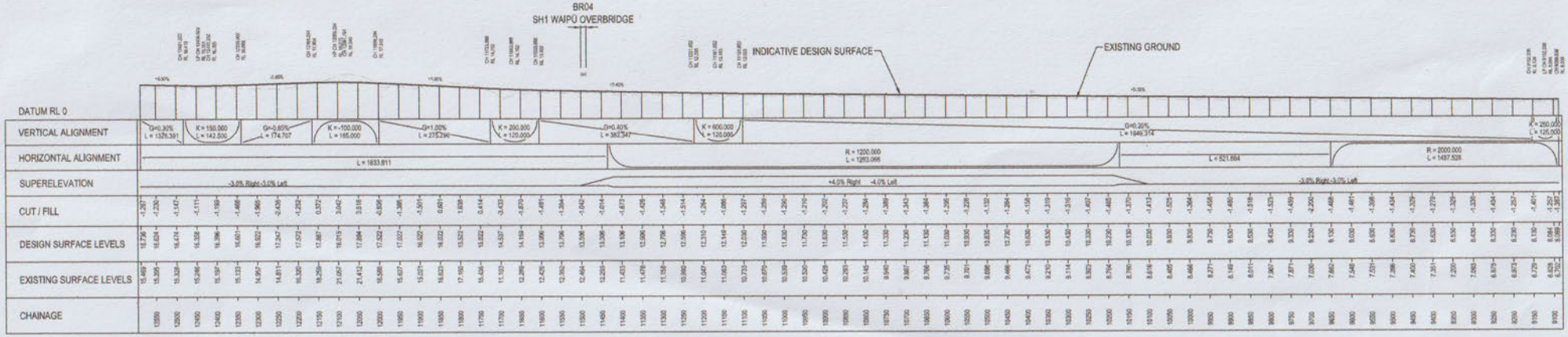


Proposed Motorway Aligament

LEGEND - PROFILE

EXISTING GROUND

INDICATIVE DESIGN SURFACE



INDICATIVE LONGITUDINAL SECTION MAINLINE (1:5000H 1:1000V)

PROJECT	REV	DATE	REVISION DETAILS	APPROVED
ALL INFORMATION SHOWN IS SUBJECT TO FINAL DESIGN AND THE DETAILS MAY CHANGE. AREAS AND MEASUREMENTS ARE SUBJECT TO SURVEY	A	18.02.26	CONSENT DESIGN FOR CLIENT REVIEW	R.D
	B	27.03.26	CONSENT DESIGN FOR LODGEMENT	R.D

NZ TRANSPORT AGENCY — Northland Corridor — Roads of National Significance

COORDINATE SYSTEM: NZTM 2000, VERTICAL DATUM: NZVD2016

ORIGINAL IN COLOUR DETAIL MAY BE LOST IF COPIED

DRAWN	V.HOOKER	27.03.26
DRG CHECK	S.BLAKE	27.03.26
DESIGN	P.KUMAR	27.03.26
VERIFIED	R.LAUREN	27.03.26
PROJECT LEAD	T.IRELAND	27.03.26

STATUS: CONSENT DESIGN

APPROVED: R.DUPLOOY

APPROVED BY: R.DUPLOOY — DATE: 27.03.26

TITLE: BRYNDERWYN HILLS SECTION INDICATIVE PLAN AND LONG SECTION SHEET 5 OF 5

PROJECT INFORMATION: NORTHLAND CORRIDOR

DOCUMENT CODE: 10722-PTA-2B0-RD-DRG-0305

SCALE	SIZE	REFERENCE No.	REV
AS SHOWN	A1	RD-0305	B

Attachment 4.

NZ TRANSPORT AGENCY LETTER TO

VACO INVESTMENTS (WAIPU PROJECT) Ltd

NZ TRANSPORT AGENCY
WAKA KOTAHI

www.nzta.govt.nz

44 Bowen Street
Pipitea, Wellington 6011
Private Bag 6995
Wellington 6141
New Zealand
T 0800 699 000
www.nzta.govt.nz

NZ Transport Agency Waka Kotahi Reference: Application-2022-0131

23 June 2026

Antony Arnerich
Vaco Investments (Waipu Project) Ltd
Po Box 700
Kumeu
Auckland

Sent via Email: [redacted]

Dear Antony,

Proposed Service Centre (SH1) – 47 Millbrook Road, Waipu, Whangarei 0582 – Antony Arnerich Vaco Investments (Waipu Project) Ltd

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991.

NZTA provides written approval under section 95E of the Resource Management Act 1991 for a roundabout which will provide access to a service centre to be located at 47 Millbrook Road, Waipu, Whangarei 0582. This written approval is based on the information set out in correspondence prepared by TPC Traffic Planning Consultants Ltd dated 27 May 2025 (Attachment 1).

This written approval can be provided to the Whangarei District Council as part of your application for resource consent. Also, please be advised that as long your development's access is located in the approximate location of the roundabout shown in the drawing set included in the correspondence prepared by TPC Traffic Planning Consultants Ltd dated 27 May 2025, the NZTA will also formally withdraw its submission.

If for any reason the access arrangement changes from what is set out in the correspondence prepared by TPC Traffic Planning Consultants Ltd dated 27 May 2025, this written approval will no longer be valid. If a new or altered access design is proposed a new written approval from NZTA will be required.

For your information in the detailed development of your design the following information will need to be prepared by a suitably qualified person and provided with any future application for a Corridor Access Request (CAR):

1. Provide the GFA of the total development

   The GFA as it relates to phase 1 and 2 and some indication of opening dates.

2. Confirm the internal site layout and assess queuing risk

   The internal site layout for the proposal and its connection to the proposed roundabout must be confirmed and provided to NZTA. The design shall minimise the risk of vehicle queues extending from the site into the

roundabout. Commentary shall be provided on how this has been achieved. Queuing into the roundabout from the subject site is unacceptable to NZTA.

3. Confirm feasibility of the left turning movement from Millbrook Road to SH1 (northbound)

The vehicle swept paths for left-turning movements from Millbrook Road to SH1 northbound shall be included on the design drawings submitted to NZTA. The drawing must include tracking curves for the 19.45m semi-trailer and 23m truck and trailer for this movement.

4. Undertake sensitivity testing of traffic modelling using 25% and 50% growth scenarios

Sensitivity testing must be undertaken by applying 25% and 50% growth scenarios to traffic volumes in both directions on SH1 and for all movements into and out of The Braigh. This information shall be provided to NZTA. The sensitivity testing is to address the limitations of the traffic survey data and timeframes. Commentary shall also be provided on the results of the testing. NZTA will review the commentary and consider the impacts of the 25% and 50% growth scenarios to determine the adequacy of the proposed roundabout design.

5. Assess feasibility of additional capacity for the SH1 northbound exit lane

NZTA believe that additional capacity could be provided for the SH1 northbound exit lane from the roundabout. This includes the following options:

a. Extending the SH1 right turn bay (into The Braigh) by narrowing the splitter island head and replacing it with flush markings; and

b. Providing a wide shoulder on the SH1 northbound exit lane to allow heavy vehicles to bypass queues spilling over from the right turn bay.

Could you please test both a. and b. and update your design as appropriate.

6. Southbound queues on SH1

Current modelling indicates that southbound queues on SH1 will extend past the intersection with The Braigh. This affects the efficiency of right-turn movements and increases the risk of insufficient storage capacity. NZTA expects this risk to be mitigated through one or both of the above options identified in point 4, which must be reviewed and confirmed.

Note: The roundabout needs to be constructed and signed off by a NZTA Project Manager and ASM's Asset Managers to prior to operation of the service centre. If you decide you are going to stage your development, NZTA would consider alternative entrance arrangements depending on your staging. You would need to put in a new request for a written approval.

Please submit your CAR to the NZTA CAR Manager via aran.arietta@nzta.govt.nz or via www.submitica.com.

The service centre will have a new access to a SH1 which is a limited access road. Once the works have been completed to the satisfaction of the New Zealand Transport Agency Network Manager, a crossing place notice/s as per Section 91 of the Government Roading Powers Act 1989 will be registered on the title confirming the legal establishment of the crossing place.

Expiry of this approval

Unless resource consent has been obtained this approval will expire five years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from The New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at environmentalplanning@nzta.govt.nz.

Yours sincerely,

Sonya McCall
Principal Planner
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

cc: [redacted]

Enclosed:

- Attachment 1: Correspondence prepared by TPC Traffic Planning Consultants Ltd dated 27 May 2025