



20-22 Brigham Creek Road, Whenuapai



Strategic Location & Multiple Designations

- NZTA & AT Stormwater & Silt Pond Designation of 1.6 ha
- Wastewater Designation Sewer Mains connection to WWPS
- Part of the Whenuapai Residential Precinct No.2 Area
- 2016 Unitary Plan Zoning for Medium Density Residential
- Rear 3.6634 ha Block with Great Residential Typography
- Large Silt Pond required for all surrounding Earthworks

Brilliant Land Investment Opportunity to Hold with a Key Infrastructure component for the future Whenuapai Residential Precinct awaiting Wastewater's Water Supply pipeline from the Huia Dam's New Water Processing Plant.

The landowners of 20-22 Brigham Creek Road, who have owned the property since 1993, have instructed us to take their property to the open market to find a Land Investor or Developer to purchase

5.26ha

Price	Contact Agent
Property Type	Commercial
Property ID	801
Land Area	5.26 ha

Agent Details

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it, or, if there is no interest after the mandatory 3-month period of open-market advertising, to approach NZTA under the RMA for Designations and seek an Advanced Purchase Option that is only available to the landowners at the time of Designation.

The proposed Stormwater/Silt Pond is strategically beneficial because it will collect a large proportion of the stormwater & silt from the earthworks from any new development, together with road drainage. This infrastructure could facilitate the future development of all or part of Whenuapai Precinct Two, replicating the successful development already achieved in Precinct One. Working in conjunction with Auckland Council, a future developer may also have the opportunity to pursue Fast-track Resource Consents for a large, Master-Planned Residential Development.

Considered to be one of Auckland's strongest socio-economic locations for the residential development of high-quality, profitable homes, the purchase of this property provides the opportunity to own a key infrastructure development site for this precinct.

Please Note:

This property is in part designated for a future Stormwater/Silt Pond by NZTA & AT and a Wastewater Pipeline. A plan showing the extent of the designation is attached. This property has been placed on the market to support an application for a whole property purchase order to be made to the Environment Court under s185 Resource Management Act 1991 (RMA). The designation has blighted the value of the property, but no allowance can be made for this as s185(3) RMA requires the property to be marketed at its full current market value ignoring the depressant effect of the designation on value. Should you require any advice on the effect of the designation please note:

- A - As Real Estate Agents, we are neither qualified to give any such advice nor are we authorized by the vendors to make any warranties or representations on their behalf as to the designation.
- B - You should consult your solicitor should you require any advice on the effect of the designation."

whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.