

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:43 pm
To: 'kaitiaki@ngaitaitamaki.iwi.nz'
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Ngāi Tai ki Tāmaki Tribal Trust.pdf

Tēnā koe,

Mt Hobson Group have been engaged in regard to resource management matters relating to an area of land at 50 Westney Road in Mangere.

We are now beginning the private plan change process to rezone the land from its current Residential Mixed Housing Suburban to Business - Light Industry.

As part of this process, we wish to engage with, and understand the views of, mana whenua.

Please see attached letter for more details.

If you have an interest in this land, would like to meet to discuss the proposal, or would like further details of the proposed rezoning, please contact me on markb@mhg.co.nz or 09 950 5107.

It would be appreciated if you could confirm whether you have any interest in this proposal by Tuesday 19th December 2023.

Your sincerely,

Mark Benjamin



P 09 950 5107 **M** 021 0267 2078 **E** markb@mhg.co.nz **W** www.mhg.co.nz
A PO Box 37964, Parnell, Auckland 1151 **A** 481 Parnell Road, Parnell, Auckland 1052

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MT HOBSON GROUP

Town Planning & Resource Consent Solutions

27 November 2023

Ngāi Tai ki Tāmaki Tribal Trust - Kaitiaki Unit

Via email kaitiaki@ngaitaitamaki.iwi.nz

Kia ora,

Private Plan Change Request – Land at 50 Westney Road, Mangere

On behalf of our client, Graeme Boddy of Rotokohu Investments Limited, we are beginning the private plan change process to alter the Auckland Unitary Plan zoning of a 4ha area of land at 50 Westney Road in Mangere.

The plan change request will seek to rezone the land from its existing Residential - Mixed Housing Suburban zone to a Business - Light Industry Zone.

The land is currently utilised as the SPCA's Auckland base, and this is provided for by the Mangere 1 Precinct of the Auckland Unitary Plan, which essentially replaces the Residential zoning with provisions specifically for the SPCA whilst also allowing a range of other commercial activities on the site (office, retail, restaurants).

The SPCA sold the land to Rotokohu in 2019 and are building a new premises nearby which they will eventually move to. Considering this, Rotokohu seeks to amend the zoning of the site to allow it to be used for light industrial purposes.

The land is shown on the aerial photos overleaf.

We are writing to you, as mana whenua for the area, to seek your input and views in terms of any potential effects on mana whenua cultural values and how these are best managed.

No earthworks or any buildings are proposed by the plan change. Resource consents will need to be applied for in due course, but no physical works are proposed as part of the plan change itself.

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Mt Hobson Group

Cc – Rotokohu Investments Limited (via email)

markb@mhg.co.nz 09 950 5107

www.mhg.co.nz



MT HOBSON GROUP

Town Planning & Resource Consent Solutions

Plan Change Area



Site Location – Google Maps aerial

markb@mhg.co.nz 09 950 5107

www.mhg.co.nz



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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:44 pm
To: eu@ngatimaru.iwi.nz
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Ngāti Maru Rūnanga Trust.pdf

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27 November 2023

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Plan Change Area



Site Location – Google Maps aerial

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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:46 pm
To: rmaofficer@tamaoho.maori.nz; edith@tamaoho.maori.nz
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Ngāti Tamaoho Trust.pdf

Tēnā kōrua Lucille and Edith,

Mt Hobson Group have been engaged in regard to resource management matters relating to an area of land at 50 Westney Road in Mangere.

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Town Planning & Resource Consent Solutions

27 November 2023

Ngāti Tamaoho Trust

Via email rmaofficer@tamaoho.maori.nz and edith@tamaoho.maori.nz

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We understand that Ngāti Tamaoho undertook monitoring of earthworks on land that Mr Boddy developed next door at 3/5/7 Verissimo Drive in 2016. We are therefore writing to you, as mana whenua for the area, to seek your input and views in terms of any potential effects on mana whenua cultural values and how these are best managed.

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Cc – Rotokohu Investments Limited (via email)

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Plan Change Area



Site Location – Google Maps aerial

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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:48 pm
To: rma@tamatera.iwi.nz; chair@tamatera.iwi.nz
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Ngāti Tamaterā Settlement Trust.pdf

Tēnā kōrua,

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Town Planning & Resource Consent Solutions

27 November 2023

Ngāti Tamaterā Settlement Trust

Via email RMA Kaitiakirma@tamatera.iwi.nz and Chair chair@tamatera.iwi.nz

Tēnā kōrua,

Private Plan Change Request – Land at 50 Westney Road, Mangere

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Plan Change Area



Site Location – Google Maps aerial

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Town Planning & Resource Consent Solutions



Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:52 pm
To: hrenata@ngaatiwhanaunga.maori.nz; mbaker@ngaatiwhanaunga.maori.nz
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Ngāti Whanaunga Incorporated.pdf

Tēnā kōrua Honey and Michael,

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MT HOBSON GROUP

Town Planning & Resource Consent Solutions

27 November 2023

Ngāti Whanaunga Incorporated

Via email hrenata@ngaatiwhanaunga.maori.nz mbaker@ngaatiwhanaunga.maori.nz

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Town Planning & Resource Consent Solutions

Plan Change Area



Site Location – Google Maps aerial

markb@mhg.co.nz 09 950 5107

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MT HOBSON GROUP

Town Planning & Resource Consent Solutions



Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:53 pm
To: tokitaiao@ngatiwhatuaorakei.com
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Ngāti Whātua Ōrākei Trust.pdf

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27 November 2023

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Town Planning & Resource Consent Solutions

Plan Change Area



Site Location – Google Maps aerial

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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:55 pm
To: kowhai.olsen@teahiwari.co.nz
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Te Ahiwaru – Waiohua Makaurau Marae Māori Trust.pdf

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Town Planning & Resource Consent Solutions

27 November 2023

Te Ahiwaru – Waiohua / Makaurau Marae Māori Trust

Via email kowhai.olsen@teahiwaru.co.nz

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markb@mhg.co.nz 09 950 5107

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MT HOBSON GROUP

Town Planning & Resource Consent Solutions



Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:56 pm
To: kaitiaki@teakitai.com
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Te Ākitai Waiohū Iwi Authority.pdf

Tēnā koe,

Mt Hobson Group have been engaged in regard to resource management matters relating to an area of land at 50 Westney Road in Mangere.

We are now beginning the private plan change process to rezone the land from its current Residential Mixed Housing Suburban to Business - Light Industry.

As part of this process, we wish to engage with, and understand the views of, mana whenua.

Please see attached letter for more details.

If you have an interest in this land, would like to meet to discuss the proposal, or would like further details of the proposed rezoning, please contact me on markb@mhg.co.nz or 09 950 5107.

It would be appreciated if you could confirm whether you have any interest in this proposal by Tuesday 19th December 2023.

Your sincerely,

Mark Benjamin



P 09 950 5107 **M** 021 0267 2078 **E** markb@mhg.co.nz **W** www.mhg.co.nz
A PO Box 37964, Parnell, Auckland 1151 **A** 481 Parnell Road, Parnell, Auckland 1052

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MT HOBSON GROUP

Town Planning & Resource Consent Solutions

27 November 2023

Te Ākitai Waiohū Iwi Authority

Via email kaitiaki@teakitai.com

Tēnā koe,

Private Plan Change Request – Land at 50 Westney Road, Mangere

On behalf of our client, Graeme Boddy of Rotokohu Investments Limited, we are beginning the private plan change process to alter the Auckland Unitary Plan zoning of a 4ha area of land at 50 Westney Road in Mangere.

The plan change request will seek to rezone the land from its existing Residential - Mixed Housing Suburban zone to a Business - Light Industry Zone.

The land is currently utilised as the SPCA's Auckland base, and this is provided for by the Mangere 1 Precinct of the AUP, which essentially replaces the Residential zoning with provisions specifically for the SPCA. The Precinct also allows a range of commercial activities on the site (office, retail, restaurants).

The SPCA sold the land to Rotokohu in 2019 and are building a new premises nearby which they will eventually move to. Considering this, Rotokohu seeks to amend the zoning of the site to allow it to be used for light industrial purposes.

The land is shown on the aerial photos overleaf.

We are therefore writing to you, as mana whenua for the area, to seek your input and views in terms of any potential effects on mana whenua cultural values and how these are best managed.

No earthworks or any buildings are proposed by the plan change. Resource consents will need to be applied for in due course, but no physical works are proposed as part of the plan change itself.

If you have an interest in this land, would like to meet to discuss the proposal, or would like further details of the proposed rezoning, please contact me on markb@mhg.co.nz or 09 950 5107.

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Yours sincerely,

Mark Benjamin

Mt Hobson Group

Cc – Rotokohu Investments Limited (via email)

markb@mhg.co.nz 09 950 5107

www.mhg.co.nz



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Plan Change Area



Site Location – Google Maps aerial

markb@mhg.co.nz 09 950 5107

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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:50 pm
To: 'karl_flavell@hotmail.com'
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū.pdf

Tēnā koe Karl,

Mt Hobson Group have been engaged in regard to resource management matters relating to an area of land at 50 Westney Road in Mangere.

We are now beginning the private plan change process to rezone the land from its current Residential Mixed Housing Suburban to Business - Light Industry.

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Mark Benjamin



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MT HOBSON GROUP

Town Planning & Resource Consent Solutions

27 November 2023

Te Ara Rangatu o Te Iwi o Ngāti Te Ata Waiohū

Via email karl_flavell@hotmail.com

Kia Ora Karl,

Private Plan Change Request – Land at 50 Westney Road, Mangere

On behalf of our client, Graeme Boddy of Rotokohu Investments Limited, we are beginning the private plan change process to alter the Auckland Unitary Plan zoning of a 4ha area of land at 50 Westney Road in Mangere.

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Mark Benjamin

Mt Hobson Group

Cc – Rotokohu Investments Limited (via email)

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Plan Change Area



Site Location – Google Maps aerial

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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 4:59 pm
To: tiaki@tekawerau.iwi.nz
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Te Kawerau Iwi Settlement Trust.pdf

Tēnā koe,

Mt Hobson Group have been engaged in regard to resource management matters relating to an area of land at 50 Westney Road in Mangere.

We are now beginning the private plan change process to rezone the land from its current Residential Mixed Housing Suburban to Business - Light Industry.

As part of this process, we wish to engage with, and understand the views of Te Kawerau ā Maki.

Please see attached letter for more details.

If you have an interest in this land, would like to meet to discuss the proposal, or would like further details of the proposed rezoning, please contact me on markb@mhg.co.nz or 09 950 5107.

It would be appreciated if you could confirm whether you have any interest in this proposal by Tuesday 19th December 2023.

Mark Benjamin



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MT HOBSON GROUP

Town Planning & Resource Consent Solutions

27 November 2023

Te Kawerau Iwi Settlement Trust

Via email tiaki@tekawerau.iwi.nz

Tēnā koe,

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Yours sincerely,

Mark Benjamin

Mt Hobson Group

Cc – Rotokohu Investments Limited (via email)

markb@mhg.co.nz 09 950 5107

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Plan Change Area



Site Location – Google Maps aerial

markb@mhg.co.nz 09 950 5107

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Site Boundaries – Auckland Council GIS

Mark Benjamin

From: Mark Benjamin
Sent: Monday, 27 November 2023 5:00 pm
To: 'lorraine.dixon@tainui.co.nz'
Subject: 50 Westney Road, Mangere - Private Plan Change - Residential to Light Industry
Attachments: 50 Westney Road Consultation Letter - Te Whakakitenga o Waikato Incorporated.pdf

Tēnā koe Lorraine,

Mt Hobson Group have been engaged in regard to resource management matters relating to an area of land at 50 Westney Road in Mangere.

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MT HOBSON GROUP

Town Planning & Resource Consent Solutions

27 November 2023

Te Whakakitenga o Waikato Incorporated

Via email lorraine.dixon@tainui.co.nz

Tēnā koe Lorraine,

Private Plan Change Request – Land at 50 Westney Road, Mangere

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Mark Benjamin

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Cc – Rotokohu Investments Limited (via email)

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Plan Change Area



Site Location – Google Maps aerial

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Site Boundaries – Auckland Council GIS