



MT HOBSON GROUP

Town Planning & Resource Consent Solutions

4 October 2024

Auckland Council

Central/South Planning Unit – Plans and Places

ATTN: MARC DENDALE / NIC LAU

Dear Marc and Nic,

PRIVATE PLAN CHANGE REQUEST AT 50 WESTNEY ROAD, MĀNGERE (MĀNGERE 1 PRECINCT PPC)

On behalf of Rotokohu Investments Limited, and further to our discussions regarding this proposal, please find enclosed the private plan change request to rezone 50 Westney Road from Residential Mixed Housing Urban to Business - Light Industrial. The removal of the existing Māngere 1 Precinct is also proposed.

Forming this request are the following documents:

- Statutory Analysis (including S32 Assessment and Assessment of Environmental Effects) by Mt Hobson Group;
- Urban Design Assessment prepared by ET Urban Design Limited;
- Engineering Infrastructure Report and Stormwater Management Plan prepared by Envelope Engineering Limited;
- Integrated Transportation Assessment prepared by Flow Transportation Specialists Limited;
- Acoustic Assessment prepared by SLR Consulting;
- Economic Assessment prepared by Property Economics; and:
- Certificate of Title and Easement .

We look forward to working with the Council to progress this plan change request, please contact me to discuss further once you have reviewed the documents.

Yours faithfully,

Mark Benjamin

Principal Planner MNZPI

CC: Rotokohu Investments Limited (via email)

markb@mhg.co.nz 09 9505107

www.mhg.co.nz