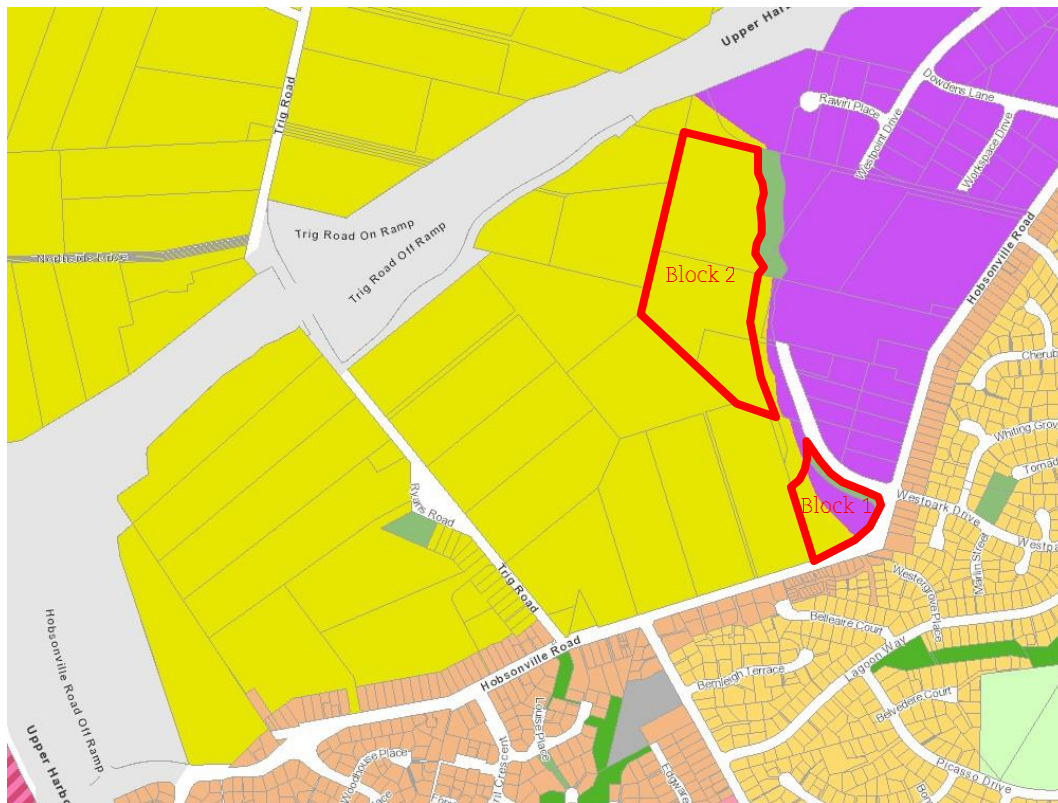




Owner
92D Hobsonville Road
Hobsonville 0618
Auckland

Dear Neighbour,

I am writing to inform you that Austino Property is drafting a Private Plan Change (PPC) to the Auckland Unitary Plan Operative in Part (AUPOIP). The plan change seeks to rezone some 9.5ha of Future Urban zone to Mixed House Urban zone, Terrace Housing and Apartment Buildings (THAB) zone, a Business- Neighbourhood centre zone and some 1.3 Ha to light industrial zone.



The proposed zoning under the Plan Change is:

Block 1	2.1111HA	Light Industrial
Block 2	9.3413HA	Mixed House Urban/THAB/Neighbourhood Centre

The concept master plan shows a possible arrangement of built form and public realm outcomes.

The intention of the proposed zoning is to provide for the establishment of a new residential area in Hobsonville that offers more housing choice, which is predominantly low density residential. Residential – Terrace Housing and Apartment Building zone has been applied surrounding a proposed Neighbourhood zone to reinforce the village. The Residential – Mixed Housing Urban ('MHU') zone has been applied around the periphery of the THAB zone in order to enable three-storey development, transitioning down to two-storeys throughout the remainder of the plan change area.

Open space consideration is either a stand alone small park or an open space network which integrates with natural stream features surrounding the proposed development and will deliver a multi-purpose green corridor.

It is envisaged a landscaped path with various focal point spaces will connect the north of the site with the south.

Roading design will be designed to present complementary spaces to the built form and maintain a human scale throughout the development area.

As a neighbour we welcome to consult with you and any issues that you consider appropriate and you can do that in the first instance by contacting Kerry Keogh, Planning Manager for Austino Property Group, at kerry@austino.com.au

Your sincerely

Kind Regards,

Kerry Keogh