



14<sup>th</sup> May 2023

**Re: Plan Change Proposal by Austino**

Our company is currently building our new business premises adjacent to this proposed plan change area across the Rawiri Stream.

We welcome the progress of this plan change as it will provide extra employment land with more light industrial and plentiful nearby housing solutions for our staff and wider community.

The infrastructure in the area is supportive of more housing and development, WestPoint Drive provides sufficient capacity once complete to support the bridge access to the south east of our property.

We have observed the Rawiri stream over last 3 years with its upgrade and the big rain events and it has coped well with the major rain events and can't see why a Bridge over it near the top of the catchment is not a good idea.

Also the lot has access from our land across walkway and the vehicle traffic and the provision of access of this bridge will allow the removal of this access improving safety and amenity of the public walkway.

Our experience of Austino is speedy, professional and quality development with their recent adjacent ex Rose Garden light industrial development. So they have the track record to do a good job of this proposed development.

In summary:

- we support the rezoning of the Future Urban zone to light industrial zone(block 1) as there is no more light industrial land in the area and there is significant demand for light industrial sites in Hobsonville and it will create jobs and adds to the economics of the area.
- we support the rezoning of future urban zone to residential zoning as we need housing for the workers in our new employment areas allowing walk or cycle to work rather than have to drive their cars. And also support an element of THAB as it provides a bit more density in an area that has reasonable transport.
- we support a neighbor centre as there is little retail in the area for the workers to service their day-to-day needs. It also provides a centre to the community.

We look forward to this development proceeding.

Please feel free to contact me if you require any further information.

Kind Regards,

A handwritten signature in blue ink that reads "Dean Stuart".

Dean Stuart

Director

HydroVac Ltd 0274501122

HydroVac Ltd

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