

From: [Andrew Giles](#)
To: [Audrey Benbrook](#)
Subject: Re: A Giles Electronic copy of today's submission
Date: Wednesday, 5 June 2024 9:38:29 AM
Attachments: [0.png](#)
[04062024130549-0001.pdf](#)
[04062024130926-0001.pdf](#)

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Good morning Audrey

First of all we would like to thank you for allowing us the opportunity to present our case to the panel for the rezoning 464 & 474 Mandeville Rd from its current status of Rural Residential to LCZ. Further to our meeting and as requested please find attached in 2 PDF file formats:-

1/ Series of site plans covering both historical & up to date plans of the, 'Mandeville Village' properties and those of 464 & 474 Mandeville Rd including for Mr Ryan's site specific notations on each.

2/ Copies of expert pages from Mr Willis & Mr Foy's reports, these pages include for highlighted areas together with Mr Ryan's notations'

Please Note :- The pink highlighted text area (on the 6th page, number pg 58) referencing the potential Ohoka residential development of Tim Carter's was not covered off in Mr Ryan's presentation.

It seems that having this to go ahead with its planned for commercial activities as well would seemingly provide for more commercial space thus taking away some of the anticipated growth requirement for the Mandeville Village.

Our understanding of this development is it has not yet been approved and as such should there be the extra rezoning on 464 & 474 Mandeville Rd then would it not be more appropriate to reduce the amount of commercial activity at the proposed Ohoka Site.

The last page being a comprehensive list of potential commercial occupiers for the Mandeville Village.

We look forward to a positive response from our presentation, providing much needed clarity over the actual commercially based capacity for future growth on the designated 5,500sqm to be rezoned to LCZ as related to in Mr Foy's report together with the sensible recognition for rezoning of 464 Mandeville Rd (Hire Centre site) and the potentially soon to be 'orphaned' an isolated site at 474 Mandeville Rd.

Please do not hesitate to contact us should you seek any further clarifications of matters,

Regards
Andrew Giles & Gavin Ryan

Andrew Giles

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On Tue, 4 Jun 2024 at 14:15, Andrew Giles <andrew@mandevilleservices.co.nz> wrote:

Hi Audrey

Please see attached copies of what was given to Mareea today at the hearing.

Regards