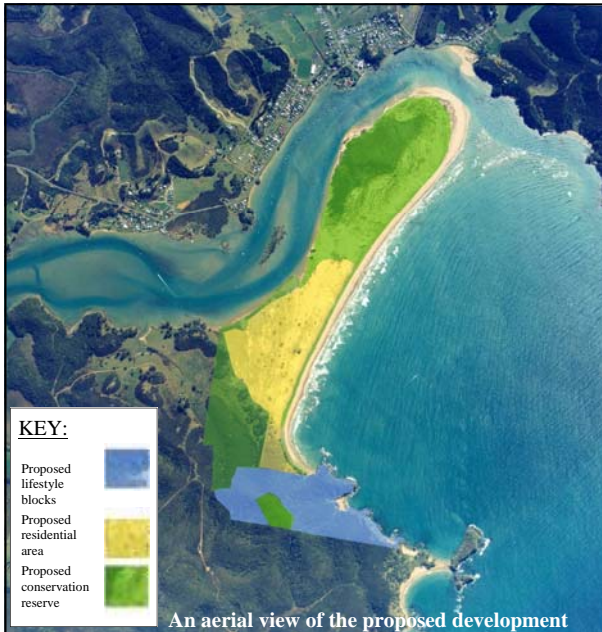


The NGUNGURU SANDSPIT *newsletter*

Issue 2 - November 2006

Keeping local residents informed

WELCOME to the second issue of the Ngunguru Sandspit newsletter, which is being produced regularly by Landco to keep residents and property owners up to date with planning for the land's future.



VILLAGE, RESERVE & ACCESS FOR ALL

LANDCO's initial proposals for the Ngunguru sandspit are on display at the three day drop-in at Ngunguru Memorial Hall between 30 November and 2 December.

Landco proposes a significant, 85 hectare reserve on the sandspit alongside a compact, carefully designed coastal village of approximately 350 dwellings.

The village would occupy 36 hectares (24%) at the southern end of the 152 hectare property owned by Landco, while all the northern end of the sandspit would become conservation reserve.

Under Landco's proposals, the public would have access to the ocean beach on the sandspit, other public facilities provided through the development and controlled access to the reserve areas.

Landco's aim, says spokesman Bruce Waters, is a compact development with

clearly defined, fixed boundaries to minimise land take and maximise open space and reserve areas.

Buildings would be set back from the edges of the sandspit to reduce the visual impact of the development and to protect coastal eco-systems.

Conservation buffer zones would separate the village from the rest of the sandspit

The village would be supported by community facilities, including a central green space area and shop.

Covenants would control the style of buildings and materials used to ensure that they are locally sourced and natural materials wherever possible.

Access to the development would be from Ngunguru Ford Road and via a small, informal boat ramp proposed for the estuary side of the sandspit, similar to the one in Ngunguru town.

A number of significant sites, including an urupa, the Rangikorero pa site and Whakairiora mountain, would be protected, as well as mature native trees.

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Open space network

Showing the sandspit conservation reserve, coastal buffer esplanade zones, village open space and protected culturally important urupa, pa and Whakairiora sites

WHERE TO SEE THE PLANS

Landco's initial plans for the Ngunguru sandspit will be on display at the Memorial Hall, Ngunguru, between:

Thursday 30 November 10am-2.30pm

Friday 1 December 10am-2:30pm

Saturday 2 December 10am-3pm

You are welcome to come along at a time that suits you to view the displays and talk to Landco staff.

152 hectares - Landco's total landholding at Ngunguru.

80 hectares - the size of the sandspit itself

...continued from page 1

Weeds would be cleared and pests removed as part of a programme to restore the habitats of a number of at-risk species, including native land snails and dotterill.

It is likely that future owners would be banned from having cats on the sandspit, and that there would be restrictions on dogs.

“We want to create a settlement that respects the sandspit’s natural and cultural landscape and sets new standards in coastal development and design.”



ONE SANDSPIT, TWO SCENARIOS

The Ngunguru sandspit is currently zoned for Coastal Countryside Living in Whangarei’s Proposed District Plan. An allowable development option is subdivision into 20 hectare lifestyle blocks.

Landco’s Bruce Waters says that this would go against the principles of good coastal design. “It would exclude public access, fragment the landscape and natural eco-systems, and reduce opportunities for managing the significant archaeological sites and habitats.

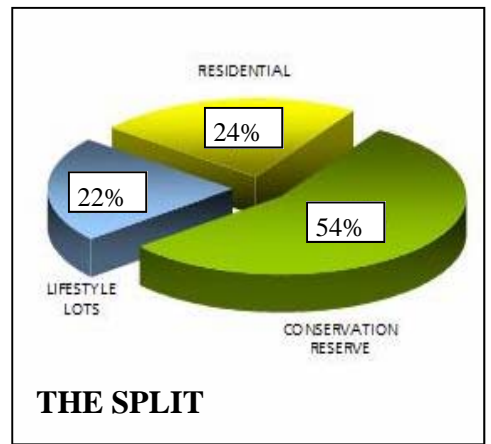
“Also, given the value of the land, the blocks would be beyond the purchasing power of most New Zealanders.”

The scenario proposed by Landco would, on the other hand, keep a large area of the sandspit intact as a conservation area.

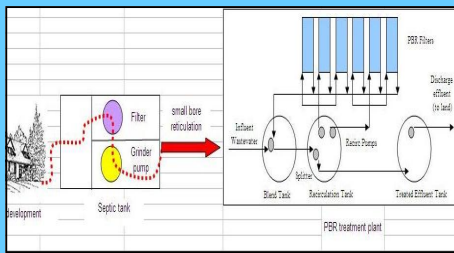
“World best practice says that coastal development should fit within, rather than dominate, the landscape. It should have clear boundaries, so that there’s no sprawl in the future, and it should provide a variety of housing types. Most important, it should be accessible to everyone.”

“Landco’s vision for the sandspit is for a village where a cross-section of New Zealanders could own a property.

“There will be no exclusive enclaves and there will be public access to the beach.”



LOW IMPACT INFRASTRUCTURE



Rainwater harvesting is Landco’s preferred option for supplying water to the proposed sandspit development.

Rainwater would be collected by a development-wide system, treated and reticulated. Bore water would provide a back-up source during prolonged dry spells.

The company favours a newer version of Tutukaka’s sewerage system for managing wastewater. This would comprise a reticulated system, on-site treatment to a high level and disposal via an underground drip system.

Low-impact stormwater management is also planned, using rainwater gardens and roadside swales.

Roads would be informal.

YOUR VIEWS WILL BE CONSIDERED

The three-day community drop-in at the Memorial Hall is an opportunity for local residents and property owners to give feedback on the initial plans. For example, do the proposals represent a reasonable balance between development and conservation? What issues would you like Landco to address in the final planning?

Feedback forms will be available at the drop-in. Pick one up, consider what’s proposed and tell Landco your views.

A form can also be downloaded from the website: <http://www.landco.com>

Completed feedback forms should reach Landco by **5pm on Friday 15 December**.

CONTACT LANDCO:

If you would like to find out more information about Landco’s proposals, or you have an issue that you’d like to discuss, please contact:

George Hulbert: 09 306 8161

Email: enquiries@landco.com

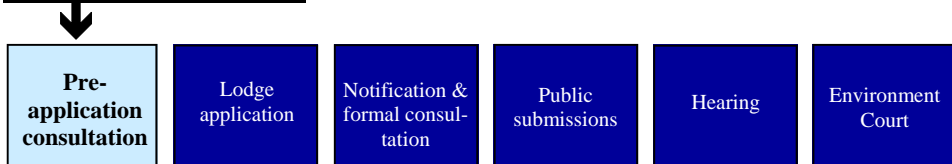
Alternatively, to find more information on the company, please do visit Landco’s website at: <http://www.landco.com>

WHAT HAPPENS NEXT?

Early in 2007, Landco will finalise its proposals for the sandspit and subsequently lodge applications for consents. In finalising the plans it will consider and address where possible the concerns and issues raised in feedback forms.

Its applications for consent will be publicly notified by Whangarei District Council. This will begin the formal consultation process required by the Resource Management Act, allowing any member of the public to make submissions and attend hearings.

WHERE ARE WE NOW?



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