

18 November 2022

Kaipara District Council

Attn: Michael Day

Via email: mday@kaipara.govt.nz; koverwater@kaipara.govt.nz; pwaanders@kaipara.govt.nz;

Tēnā koutou Michael, Katherine and Paul,

The Rise Limited Private Plan Change Request

Please find enclosed the private plan change application on behalf of The Rise Limited to rezone and modify planning provisions on 56.9 hectares of land at Cove Road, Mangawhai.

The purpose of the plan change is to rezone the location to a Residential Zone. The key features of the plan change are:

- Rezone 56.9ha of land at Cove Road, Mangawhai from Rural Zone to Residential Zone, including consequential amendments to the KDP Maps;
- The creation of a Precinct over top of the Residentially Zoned land with core provisions that to protect ecological features, promote high quality urban design, provide open space and connectivity; and
- Any necessary consequential amendments to the KDP provisions.

The Rise Limited have been engaging with Kaipara District Council staff since late 2021 on the private plan change. Additionally, consultation has been undertaken with a number of stakeholders including on-going discuss mana whenua and other landowners within the proposed plan change area. Feedback from Council and stakeholders have informed the development of the approach and provisions of the Plan Change.

We anticipate that once the full package of information has been reviewed, including the Section 32 Evaluation, the Council will have further suggested amendments and information requests. Our preference is to continue to work collaboratively with the Council and respond to suggested amendments and requests for further information once the complete application has been reviewed. Included in this application is a Section 32 Assessment Report, followed by the following information:

Appendix 1: List of Records of Title

Appendix 2: Proposed Zoning Plan and Proposed Cove Road North Precinct Plan

Appendix 3: Land Development Report (JAS Civil Ltd)

Appendix 4: Transport Assessment (Engineering Outcomes Ltd)

Appendix 5: Geotechnical Assessment (Wiley Geotechnical Ltd)

Appendix 6: Ecological Assessment (Wild Ecology Ltd)

Appendix 7: Urban Design Assessment (Urbanismplus Ltd)

Appendix 8: Proposed Awakino Precinct provisions and track changes to Residential Zone

Appendix 10: Evaluation of alternative options to achieve plan change objectives

Appendix 11: Evaluation of the efficiency and effectiveness of the Residential Zone and proposed amendments

The application has been provided in electronic format, we have not provided any hard copies of the application, but can do on request. Please contact us should you require any clarification or further information.

Can you please provide an invoice and application reference to enable online payment of the lodgement fee?

Applicant Details and Address

The Rise Limited c/o:

Name: Mark Rowbotham
Telephone: 021969178
Email: mark@traversedevelopments.co.nz

Address for Correspondence/Agent Details

Name: Barker and Associates (c/o Melissa McGrath)
Postal Address: P O Box 37, Whangarei 0140
Telephone: 027 231 9533
Email: melissam@barker.co.nz

Address for Billing

The Rise Limited c/o:

Name: Mark Rowbotham
Telephone: 021969178
Email: mark@traversedevelopments.co.nz

Please do not hesitate to contact us should you have any queries with respect to this application.

Yours sincerely | Nā māua noa, nā

Barker & Associates Limited



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