

Before Kaipara District Council

IN THE MATTER the Resource Management Act 1991 ("**RMA**")

And

IN THE MATTER of an application for Private Plan Change 83 ("**PC83**") by THE RISE LIMITED to rezone 56.9 ha of land at Cove Road and Mangawhai Heads Road, Mangawhai from Rural Zone to Residential Zone.

**STATEMENT OF EVIDENCE OF MARK ROWBOTHAM ON BEHALF OF THE RISE
LIMITED**

CORPORATE

29 February 2024

Michael Savage

Barrister

Park Chambers

1. INTRODUCTION

- 1.1 My full name is Mark Watson Rowbotham. I am one of the 2 directors and one of the two shareholders of The Rise Limited (“**the Applicant**”). I am also the Principal and Project Manager for the proposed private plan change application 83 (“**PPC83**”).
- 1.2 PPC83 seeks to rezone the Plan Change Area, the Operative District Plan Residential zone, with a precinct (the Cove Road North Precinct) which includes a bespoke suite of objectives, policies, and rules that will guide development. Precinct provisions primarily seek to protect ecological features, promote high quality urban design, deliver affordable housing, provide for sufficient infrastructure and servicing, ensure a safe transport network and enhance landscape and amenity.
- 1.3 My evidence will address:
- (a) my experience (including other developments I have been involved in and my philosophy); and
 - (b) the need for residential land.

2. MY EXPERIENCE

- 2.1 I am a local Mangawhai Heads resident and my wife and I have been land holders in Mangawhai since 1982. Our 3 children attended the local school in Mangawhai. I am an active local resident with a keen interest in the local cycle club and anything to do with the outdoors
- 2.2 My first development was in 1985 on Devich rd, (under the then Town and Country planning act, pre the RMA) This was when the entire length of Devich consisted of 4 titles: it now has in the vicinity of 100 free hold titles. In 1995 I began consulting in the public arena to those that wanted to subdivide their land, mostly so the land owner could release funds for retirement. I would project manage their development from concept to completion and obtaining titles. This would include managing the resource consent process, engineering design, completion of civil works and completing the “paper war” to obtain titles. I was also obtaining land use consents and doing plan changes. My passion is to achieving good outcomes, for the client, the environment and the community. For me, it’s never about obtaining maximum yield at all costs.

- 2.3 I have also worked for the Council when project managing extensions to the sewer reticulation network through what was called the Sands development. This has all now been built on

I have been involved in and understand the importance of community planning and the need to be involved with the Long Term Plan, Annual Plan and Spatial Planning processes. I along with others submitted many submissions to the now Operative District Plan and attended and submitted at many of the plan hearings. As a note: 92% of the submissions in 2012-2013 were declined.

Estuary Estates

- 2.4 In 2002 I initiated the Estuary Estates plan change. The rezoning of the area was comprehensively designed based upon a structure plan process being comprised of approximately 130 hectares of land located on the upper Mangawhai Harbour, south of the Mangawhai Heads settlement and northwest of Mangawhai Village.
- 2.5 I worked collaboratively with Kaipara District Council to work through the plan change process and achieve what was for the time, a visionary outcome that would join the Heads and Village area and supply much needed commercial land as well as residential

The Anchorage

- 2.7 I designed and project managed this development that bounds the north side of the local primary school and has the main street called Kedge Drive. This consisted of 104 lots and I saw the project through to being titled lots and we completed the sale of all these residential sections. This development has three public walking connections to roads, parks and an estuary walk. Whenever I go down there I get great satisfaction when watching children walk safely through the development to school

My Philosophy

- 2.6 I believe it is important to create and maintain a good working relationship with the whole team, consultants, construction company, District and Regional Council and your business partners.
- 2.7 In all of my projects I like to achieve the most aesthetically pleasing outcome with minimum development cost to the final purchaser of each section. I like to take a solution-based approach to our projects and find it most effective if we get into dialogue

early to front foot any issues and meet with parties before a problem escalates. Throughout my years of experience, I have found using this approach you have a greater chance of a good outcome (granted it does not always work).

- 2.8 As a company, it is our goal to leave behind successful projects that we are proud of and places where families are happy to call home. We do our very best to minimise any impact to the surrounding environment, including adjoining neighbours and affected parties. While this isn't always possible, because of different agendas, we do our utmost to achieve the best outcomes possible.

3. DEMAND FOR RESIDENTIAL LAND

- 3.1 I believe there is limited options for new, cost-effective, and different housing typologies in Mangawhai and there is demand for increased residential development in Mangawhai. In my experience, it is important to provide for all family needs, young families with children, working professionals and retirees. My research and personal belief are that retirees have not been well served when it comes to housing in Mangawhai over what has been an unprecedented growth phase.
- 3.2 I was an active participant in the Mangawhai Spatial Plan process, which identified this area as being one of the two most appropriate locations for residential growth. The aspirations of the Mangawhai Spatial Plan have feed into my philosophy for the proposed plan change and we seek to enable and promote high-quality residential housing in close proximity to both the services and employment opportunities of Mangawhai Heads and the amenity of Mangawhai Heads beach.
- 3.3 The Rise Limited has engaged a team of expert consultants to advise on the most appropriate way to achieve our vision. To that end, our expert team are supportive of a residential rezoning and have proposed a set of new precinct provisions to provide for an increased range of housing opportunities and densities. Those provisions also seek to manage any potential effects arising from future residential use and development of the land.

4. CONCLUSION

- 4.1 The residential rezoning of the site will enable increased residential housing opportunities for all different groups of people and communities in Mangawhai now and in the future.

- 4.2 For those that have been here a while, you might recall that in the year 2000 a report commissioned by KDC and authored by Barry Kaye and Dennis Scott (and accepted by the Council in 2005 but never included in the ODP of the time) the majority of the area in PPC 83 was recommended to become residential.
- 4.3 As a note I find when discussing developments in general, there is a general nervousness from the community about infrastructure but never is there any clarity of what this might mean. I believe over the next few days our team will show that there is sufficient infrastructure to service future development within the plan change area, or if not proposed provisions ensure that it will be provided at time of development.
- 4.4 Through this plan change process we have ensured that the rezoning proposal and any future housing development will be appropriately guided by bespoke planning guidance and will achieve positive housing outcomes.

Mark Rowbotham

Date: 29 February 2024