

**BEFORE THE HEARING COMMISSIONERS
AT WAIKATO DISTRICT COUNCIL**

IN THE MATTER of the Resource Management Act 1991 (RMA)

AND

IN THE MATTER of submissions and further submissions on the Proposed
District Plan

**REBUTTAL STATEMENT OF EVIDENCE OF JONATHAN IRVINE QUIGLEY
FOR SUBMITTER #389: J AND T QUIGLEY LTD
3 May 2021**

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INTRODUCTION

- 1 My full name is Jonathan Irvine Quigley. I am the sole director of J & T Quigley Limited (**JTQL**). JTQL has made a submission (#389) on the Proposed Waikato District Plan (**Plan**).
- 2 The submission relates to the land holding owned by JTQL at 25 Tamahere Drive, Tamahere. The subject site is legally described as Section 3 Survey Office Plan 60550 (**Site**).

SCOPE OF REBUTTAL EVIDENCE

- 3 This rebuttal statement of evidence has been prepared to consider the Waikato District Council S42A Report Hearing 25: Zone Extents Rest of District – Hamilton Fringe by Susannah Tait (16th April 2021) (“S42A Report”), specifically in relation to:
 - (a) Recommendation 29(a) to reject the submission of J and T Quigley Ltd [389.1] and retain the Rural Zone.
- 4 This rebuttal evidence responds the S42A Report on the following matter:

“the rural residential zones are not considered to address the housing (in)affordability issue where the median sale price in Tamahere is \$1.3M”
- 5 I believe the housing (in)affordability is due to a lack of supply, so firstly we would address that issue by increasing supply. An example that is Tamahere relevant, there is a section that has just been sold in Riverfields land off Newell Road for \$1,051,000 for a bare section. The reason it commanded such a high figure is there were 8 offers on the table (myself included), all fighting over the ONLY vacant section currently available in Tamahere. If there were 20 sections to choose from the heat would have come of that section and probably sold for mid \$800k where its value actually sat.
- 6 Secondly, by allowing smaller lot sizes (circa 1000m²) it would create a space that allows for more affordable sites, naturally people will pay a premium for 5000m² over 1000m² and allowing a higher density leaves room for the section price to be lower and still have the overall profit margin the same for the developer.
- 7 Thirdly, my other company (Precision Built Limited) would be constructing the houses and selling them as house and land packages with current thoughts around the pricing of \$1,000,000 per house and land for a 220m²

house. While \$1.0M is still up there for a house and land, it is well below the Tamahere median price and potentially helps pull a few people out of the second-hand market, reducing competition for those houses and helping to cool the pricing on them.

Date: 3 May 2021

JONATHAN IRVINE QUIGLEY