

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT WAIKATO**

IN THE MATTER OF

The Resource Management Act 1991 ("the Act")

AND

IN THE MATTER OF

Proposed Waikato District Plan – Village Zone

AND

Vineyard Road Properties Limited

Submitter

**STATEMENT OF EVIDENCE OF ADAM MARSH ON BEHALF
OF VINEYARD ROAD PROPERTIES LIMITED**

DATED 25th November 2019

1. We would like to take this opportunity to introduce ourselves as the owners of Vineyard Road Limited. Our names are Adam Marsh, Carol McColl, Steve and Jan Godley.
2. Over the past nine plus years we have undertaken several residential developments in the area.
 - a. Clark Road, Ngaruawahia – 4 Lots
 - b. Vineyard Rd, Te Kauwhata – Stage 1 / 38 Lots
 - c. Vineyard Rd, Te Kauwhata – Stage 2 / 18 Lots
3. We also own Vineyard Rd, Te Kauwhata – Stage 3 which has an area of 7.1203ha. This area has had part of the development process completed but for all intense purposes it is basically a greenfield situation.
4. Prospective buyers are overwhelmed and impressed with the rural outlook however the large lot size has often been a negative point and creates push back from the purchases.
5. The sizing of 5,000m² is not practical for grazing or small farming situations and is also a burden for people to mow and maintain. The resizing to the 2000m² area, offers a large manageable site while still accomplishing the feel and outlook of a rural site.
6. Due to a reduction in lot size there would likely be a reduction in price which would be attractive to prospective purchases.
7. In conclusion we continually have the question put to us can the lot size be reduced, where we must unfortunately explain the zoning restrictions and that our hands are tied. Consequently, it has resulted in many potential purchases going to other areas to achieve their desired 2000m² lot area.

Regards;

Vineyard Road Limited

Adam Marsh (Director)

Steve Godley (Director)

