

RESOURCE CONSENT APPLICATION

APPLICANT: QUATTRO PROPERTY HOLDINGS LIMITED

CONSENT AUTHORITY: Waikato District Council

STATEMENT OF EVIDENCE OF JASON KEITH BARNES

Dated: 6 November 2020

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Introduction

1. My full name is Jason Keith Barnes. I am a shareholder and director of Quattro Property Holdings Limited.
2. I am also a shareholder and director of Saint Properties Limited, a property and building development company based at Hamilton and a shareholder and director of Te Kowhai Estate Limited. Saint Properties Limited and Te Kowhai Estate Limited have obtained subdivision consents for, and have developed, the country living development immediately to the east of the application site. Te Kowhai Estate limited was also one of the key parties involved in relocating and upgrading the adjacent church and it obtained the resource consent for the church's use as a cafe and gift shop.
3. I have the following experience in property development in New Zealand:
 - (a) Renovations to existing buildings.
 - (b) New buildings including site purchases, design, construction, finishing.
 - (c) High density residential development.
 - (d) Residential subdivision and development.
 - (e) Commercial consenting and development.
4. I have been personally involved in the planning, project management and marketing of these types of development, to differing degrees in each case. I have had involvement in these projects over the past 20 years, with property and building development being my full time occupation throughout the last 7 years.

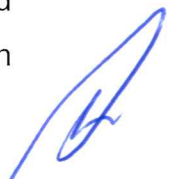


Scope of evidence

5. This Statement of Evidence addresses the following issues:
- (a) A brief history of the development of the sites to the south and the east of the application site.
 - (b) The application proposal and its context.
 - (c) Progress in securing tenants for the proposed development.
 - (d) Prospects of letting the remaining tenancies and confidence in the project.
 - (e) Comments on concerns about design and appearance of the development.
 - (f) Community support.

A brief history of the development of the sites to the south and the east of the application site


6. The sites to the east of the development site have been consented and developed for subdivision under the Country Living zoning in the Operative District Plan and are proposed for inclusion in the Village Zone under the Proposed District Plan.
7. The sites closest to the east of the development site and south towards Te Kowhai Road have been developed to a range of sizes 3,000m² to 3,500m². The sites further to the east have been subdivided and developed to an average lot size of 5,000m².
8. The Country Living Zone and the proposed Village Zone surrounding the site will provide the majority of the current and immediate future expansion of Te Kowhai.
9. Immediately to the south of the development site is the consented and developed cafe and gift shop. My companies have been



directly involved in the relocation of the London Street Methodist Church to the site for reuse as the cafe and gift shop, to provide a much needed and welcomed addition to hospitality at Te Kowhai. In my personal view, the cafe is a high amenity addition to the village.

10. The occupation and operation of the cafe is expected to occur within the next month. There is a signed long term lease in place for the cafe and gift shop, to be operated by the one tenant. First occupation by the tenant is expected by 15 November.

The application proposal and its context

11. The Proposed District Plan provides for the development site to be zoned as a Business Zone. Although the policies and rules for the Business Zone are not yet settled, the zoning is unchallenged, so my understanding is that there will be a Business Zone at this location.
 12. I am not aware of any other proposal for development of a modern superette or any other retail outlets to service the residential, village and country living development that exists and that is proposed for expansion at Te Kowhai.
 13. Te Kowhai is listed as one of the proposed growth areas in the Waikato District, through further Village and Country Living zoning. The uptake of Country Living sites surrounding the development site recently has been very strong. The building activity near to this site confirms that popularity.
 14. There can be no doubt that Te Kowhai will continue to grow in the short and longer term.
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Progress in securing tenants for the proposed development

15. The following tenancies have been secured for the proposed development, conditional on the resource consent being granted:

- (a) Superette in Tenancy A;
- (b) Liquor store in Tenancy B;
- (c) Hairdresser in Tenancy C;
- (d) Pizza shop in Tenancy D;
- (e) Bakehouse in Tenancy E;
- (f) Health and beauty in Tenancy G.

The tenants have all confirmed they will be moving into their tenancies as soon as they are constructed and ready to occupy. Leasing arrangements are with the real estate agent for documentation and are either under signed leases or in the process of preparing leases for signing. Some of the tenants have said they would like to buy their tenancies but at this stage they will be leased.

I have no doubt that we will find a tenant for Tenancy F before the building is completed.

16. My confidence in the project has been boosted further by the evidence of Mr Colegrave about supply and demand for retail and service outlets at Te Kowhai. I note Mr Colegrave's comments about the additional demand for goods and services from passing traffic. I believe this is realistic, based on my experience of the amount of traffic that passes through Te Kowhai, especially travelling north / south through the village.

Response to concerns about design and appearance of the development

17. I see that a number of the submitters have concerns about the design and appearance of the development, in particular that it does not reflect the character of the village. To be honest, my experience of the character of the village is that it is a very mixed character. There are some strongly functional areas of development such as the school, hall, tennis courts, churches, etc. There is a very wide range of housing including variation in lot sizes, ages and styles of dwellings, etc. The commercial development could not be described as modern or attractive and I would not want to copy that style of building at any new development.
18. The development around the site will be all modern housing development to the east, some longer standing residential development to the south, modern country living development to the west and the cafe/gift shop to the south. I see no reason why the design and appearance of our group of shops would detract from that range of existing development or Te Kowhai's character.

Community support

19. I and my business partners have received strong support from many of the residents of Te Kowhai, who have said they will welcome the superette and smaller shops. One comment that has been consistently being made is that it will remove the need to travel outside Te Kowhai so often for shopping. People have told me they frequently have to travel into Hamilton to do most of their shopping and it will be a relief to be able to go to local shops for a wider range of goods and services.
20. I have chosen not to drum up submissions in support of the project, as I believe the proposal speaks for itself and has such obvious



benefits that statements of personal opinion about it are not really relevant.

21. I was disappointed to see in the s42A report a comment that the submissions by some residents shows a community statement about the proposal. The submissions do not indicate anything about general community views about this proposal. The submissions reflect the personal views of those submitters, nothing more.

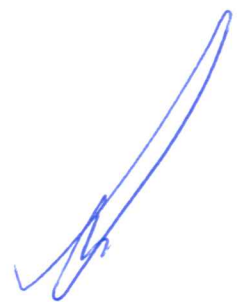
Conclusions

22. This development will sit in a convenient location to serve the Te Kowhai settlement and through traffic. It is consistent with Te Kowhai being one of the intended growth areas in the Waikato District.
23. There is already a strong uptake of the tenancies and I do not expect any difficulty in filling the one remaining tenancy quickly.
24. I believe the design and appearance of the development will be consistent with the existing development and character of Te Kowhai, which is quite varied.
25. Comments to me indicate there is strong community support for the proposal, mainly due to it providing very good local shopping and services that reduce the need to travel to other centres.

Dated: 6 November 2020

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J K Barnes



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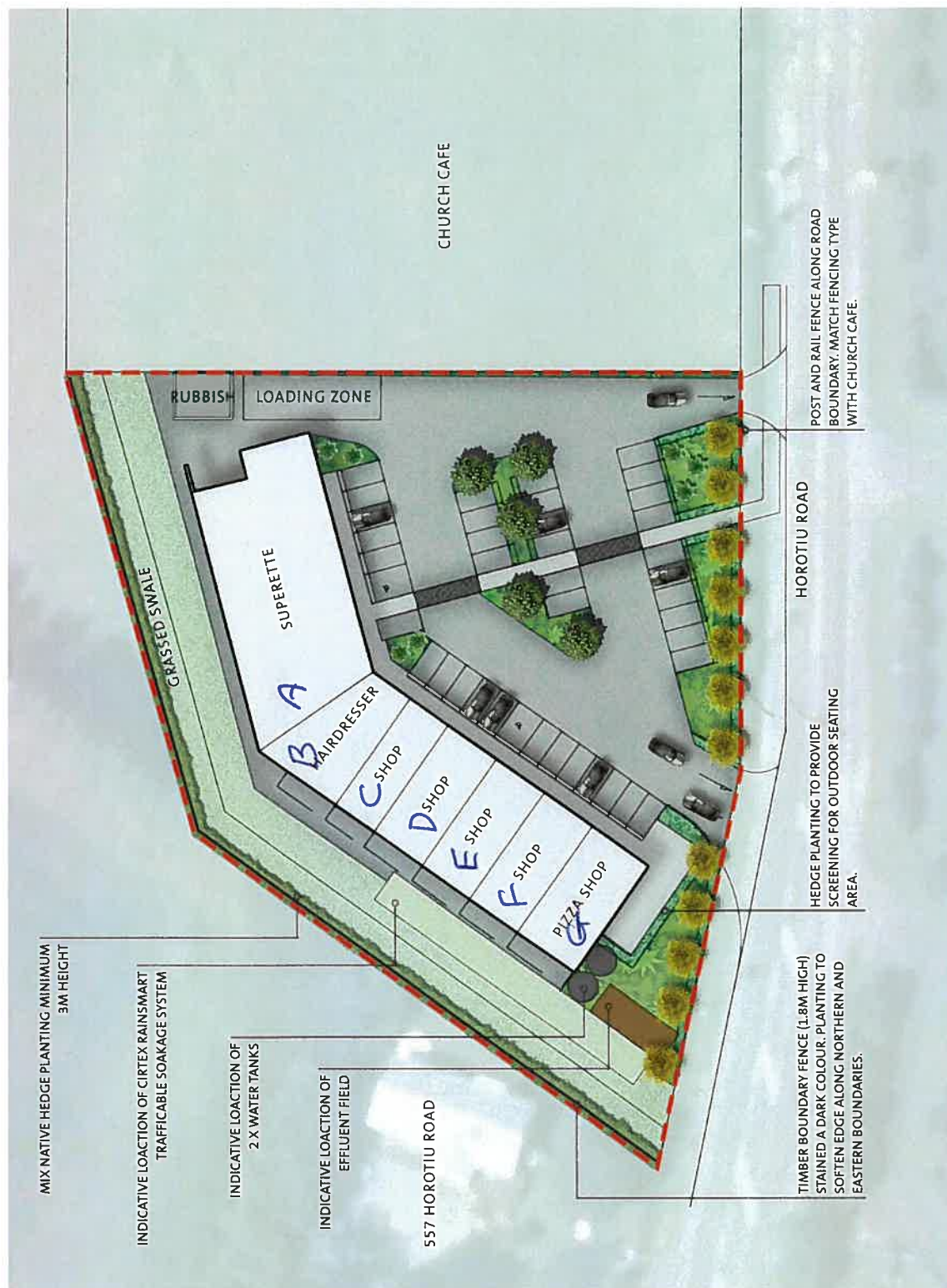


Figure 8

COMMERCIAL COMPLEX, 561 HOROTIU ROAD, TE KOWHAI

Planting Plan

Date: 6th November 2020 | Revision: A

Plan prepared for Terra Consultants by Boffa Miskell Limited

Project Manager | jo.soanes@boffamiskell.co.nz | Drawn Bfo | Checked JSO

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