

1. My name is **Henry Van der Velden**.
2. I am a director of Lowburn Viticulture Limited (Submitter 123) and am authorised to give this evidence on its behalf.
3. Lowburn Viticulture owns an approximately 5.6ha block of land at Lowburn, located approximately 1.3 kilometres north-west of the Lowburn Valley Road and State Highway 6 intersection. The Site adjoins the existing residential area.
4. The Site is wholly unproductive. It has never been farmed or used in any productive capacity due to the steep contour and poor soils. Water is not available and the catchment is overallocated. The land is presently sitting idle, with no economic use.
5. LVL has extensive experience with development at Lowburn, having developed 48 residential sections there over 20 years. This has been done at my pace and not necessarily as the market dictated. However, when land has been released, there has been significant interest and the uptake has been swift. There are very few sections available for sale within the existing residential area.
6. Drawing from my experience in the property market (as a developer and in real estate), there is high demand for low density rurally focused living, such as Lowburn offers.
7. I understand that wastewater infrastructure has been identified as a potential constraint to rezoning the Site. .
8. For the last development I undertook in Lowburn - the Turner Terrace stage, being the final stage of the existing zoned area adjoining the Site - I paid a development contribution of \$73,000, which I was advised was required for the express purpose of upgrading the wastewater infrastructure to accommodate growth and storage capacity at Lowburn. I made this payment 5 years ago, in 2018.
9. I have since made enquiries with the Council as to whether the monies paid have been applied to the purposes for which they were taken (the upgrade). The indication given is that they will be applied for this purpose at some point, but they have not been so applied yet. I can only assume the cost of the works has increased considerably since the monies were taken.
10. Given the quantum and express purpose of my previous payment, I find it frustrating and consider it unfair that the need to undertake waste water infrastructure upgrades is advanced as a reason to refrain from zoning LVL's Site now. It would seem the upgrade could have been undertaken or at least advanced when I paid the monies in 2018.
11. In any case, I understand that the upgrades are now programmed, funded and imminent.
12. I also note that the Council will require further development contributions should additional residential development be allowed at Lowburn, as per LVL's submission, which could be put toward the upgrades.

13. I therefore consider that wastewater servicing should not pose a constraint to rezoning LVL's Site for residential purposes now, given it is accepted as appropriate in all other respects.

H Van der Velden

16 May 2023