

Fern Bradly

From: James Gardner-Hopkins <james@jgh.nz>
Sent: Wednesday, 20 September 2023 3:14 pm
To: District Plan
Cc: Brett Giddens
Subject: Re: Plan Change 19
Attachments: 16. Memorandum in response to s42A reply report.pdf; 17. Rowan Klevstul landowner's comment on s42a reply report.pdf

Hi Tarryn,

Please see the **attached**, in response to the invitation to provide comment by today's date.

This should be considered by the Panel in addition to the material filed on 1 September 2023.

Kind regards
James

JAMES GARDNER-HOPKINS

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Thank you.

From: District Plan <DistrictPlan@codc.govt.nz>
Sent: Wednesday, September 13, 2023 2:13 PM
To: District Plan <DistrictPlan@codc.govt.nz>
Subject: Plan Change 19

Afternoon

Section 42a reply report is available on the Lets Talk platform [Plan Change 19 - Residential Zoning | Let's Talk Central Otago \(codc.govt.nz\)](#)

Any comments can be made to districtplan@codc.govt.nz by Wednesday the 20th September
thanks

Tarryn Lines

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2 Schoolhouse Road, Bannockburn

19 September 2023.

The Panel, Plan Change 19

Dear Deputy Mayor Gillespie and Councillors McPherson and Cooney,

RE: Comment on s42a Reply report / #163 Klevstul.

I accept the invitation by Ms. Tarryn Lines in her email of September 13 to comment on the s42a Reply report authored by Ms. Liz White, dated 31 August 2023.

On September 1, information was filed to the panel by Mr. James Gardner-Hopkins and Mr. Brett Giddens, and myself regarding the Minute 4 peer reviews. These documents also outline the evolution in the submission request. It appears that unfortunately Ms. White has not been able to include them in her summary response to my submission.

They were however provided in good faith that they would be taken into consideration, and with urgency, I would ask the panel to familiarise themselves with that correspondence, as it offers an up-to-date and fair reflection of my zoning request.

As you consider your verdict, I would like to encourage the panel to keep in mind that the property has been with my family for over a quarter-century, and my brother and I have been resident since 2006. Bannockburn is our chosen home. Over this time, we have established the firm belief that the 7.3 hectares at 2 Schoolhouse Road does not suit its current land use classification as a rural resource area. We skirt the town, but our land is unsuitable for horticulture or farming. The district has grown exponentially, and the township is developing all around us.

As such, we have been anticipating a council-led initiative addressing zoning for many years. We regard PC19 as the appropriate mechanism to realise the potential this site has to contribute to the need for more land being made available for housing. The general evidence provided throughout submission #163 speaks strongly to this point.

My boundary neighbours all desire zone changes for their properties. The interceding land between 2 Schoolhouse Road and the existing residential zone is prominently utilised as light industrial by Graeme and Mary Stewart under resource consent. They inform me they intend to continue using the land as such, and will seek a rezone when that process is afforded by council. The portion of land on our northwest boundary owned by Mr. Stephen Davies is being recommended by Ms. White to be rezoned residential under PC19. This would bring the residential zone of the town literally to my boundary.

I agree with Ms. White's suggestion that Bannockburn is indeed a place with distinct character and amenities highly valued by the community. This does not however preclude a rezoning of the site in question. A reclassification of this southern boundary to Bannockburn would be in fact a positive decision for the community – as mooted by various community members during the PC19 submissions process – and consistent with the aspirations of the plan change literature. The site is a very suitable location to help meet future housing needs whilst causing minimal adverse impacts to the natural and social aesthetics of the community.

For clarity, I would like to restate that the hamlet concept produced by Mr. James Lunday as part of the submission was merely a design-led exercise undertaken for the benefit of the panel to help visualise one potential outcome of a zone change. It is not a concept I am wedded to.

Furthermore, the infrastructure issues cited in Ms. White's report are nothing new for Bannockburn and the limitations she has highlighted are a topic of constant consternation to locals. Indeed, Ms. White's comments illuminate the specific and ongoing pressures our community faces regarding our status as an increasingly desirable place to live, and accordingly, the obligations that places on council planning going-forward.

With this in mind, and in recognition of my genuine personal attempts to engage positively and constructively in this council-driven process, and the considerable expenditure to generate the necessary supporting evidence my family have undertaken, it is our simple request that the land at 2 Schoolhouse Road be rezoned to LLRZ under PC19. This request was communicated to Ms. White through my planner Mr. Giddens in good time prior to the publication of her s42a reply report. I agreed with their conclusions that a suitable relief for this site is, as she suggests for similar areas in Central Otago under consideration through PC 19, LLRZ.

If you feel that infrastructure does in fact constrain your outright ability to support this request then it seems appropriate, considering the feasibility and common sense of the request, to include the property as a site rezoned to LLRZ (without additional provisions applying) through PC19 but with a Future Growth Overlay applied to address the capacity constraints of those concerns. I understand that the Future Growth Overlay is not considered necessary by Mr Giddens, however, as infrastructure is required to be considered under the subdivision rules, but would rather have the certainty of rezoning with the Future Growth Overlay, than no rezoning. In practical terms, it may make little difference – infrastructure will need to be assured in either case.

In summary, the Klevstul land at 2 Schoolhouse Road is a viable location for the township of Bannockburn to grow into during the 30-year timespan under consideration by Plan Change 19. We firmly believe this would be the most appropriate use of the land and supports the best interests of positive growth in the district going forward.

Yours sincerely,

Rowan Klevstul.