

IN THE MATTER OF Plan Change 19 to the Operative Central Otago District Plan

AND

IN THE MATTER OF Proposed Plan Change 19 (PC19) to the Central Otago District Plan and to rezone the land at 2 Schoolhouse Road Bannockburn from Rural Resource Area to Large Lot Residential zoning or the like.

BEFORE THE CENTRAL OTAGO DISTRICT COUNCIL

IN THE MATTER OF Plan Change 19 to the Operative Central Otago District Plan

STATEMENT OF EVIDENCE OF ROWAN JAMES KLEVSTUL

ON BEHALF OF

ROWAN JAMES KLEVSTUL AND JOHN CHRISTIAN KLEVSTUL (#163)

LANDOWNERS EVIDENCE

16 MAY 2023.

- 1) My name is Rowan James Klevstul
- 2) I am the joint owner of 2 Schoolhouse Road Bannockburn, Lot 1 DP460583
- 3) Joint ownership of the land is held with John Christian Klevstul
- 4) The opinions in the following are just that, personal opinion. I do not claim any expert knowledge and offer this document as a personal landowner's (layman) perspective.
- 5) I can confirm I speak here on behalf of John Christian Klevstul.
- 6) The following is concerning submission #163 to Plan Change 19.
- 7) The following is in support of evidence given by the following persons: Brett Giddens (Planning); Craig Barr (Planning); Ben Espie (Landscape); Mark Cruden (Infrastructure); Andy Carr (Traffic);; James Lunday (Urban Design). James Gardner-Hopkins has also been assisting and will address the Panel as Consultant/Project Manager.

INTRODUCTION to SUBMISSION #163

For the benefit of this panel, in order to address any major concerns, I would like to emphasise the high level of consideration and efforts a team of experienced specialists have been engaged with to provide a comprehensive submission that fits within the existing PC19 framework.

Whilst I recognise the zone change process is not a matter of seeking resource consent per se, I deemed it essential to undertake in good faith and my own expense these comprehensive technical reports on what the impacts of a zone change for my property would mean for Bannockburn's future.

That said, I acknowledge and accept that the initial submission #163 document was too general, and generated some uncertainty as to how it could in fact be applied under the jurisdiction of PC19. A similar concern – that the submission document lacked specificity, was raised by Liz White in her Section 42A Report - Part 2 (Zoning Requests).

This became the axiom for the team as we compiled the final evidence you have before you. We have strived to make sure the issue of lack of detail has been thoroughly addressed.

Considerable expense and creative effort was undertaken in order to produce illustrative solutions that demonstrate the enhancement good design-led planning has to mitigate the potential impacts of rezoning may incur. In particular, the clustering concept of a Rural Hamlet shows real sensitivity to the Central Otago landscape, and I believe is an appropriate addition to the PC19 suite that would allow for the good governance of intensification by acknowledging site specificity as a tool that complements the existing District Plan. In short, it is a design approach that builds healthy communities and respects the land beneath our feet.

It was encouraging to note Ms. White's interest in how the concept of a development plan could deliver positive outcomes for sites beyond what 'standard' zone rules may achieve.¹

¹ Liz White. *Section 42A Report - Report on Submissions and Further Submissions Part 2 (Zoning Requests)* 113;. Pg 36

Experienced local planners have been brought in to help to identify for the panel the necessary amendments to existing PC19 provisions, offering straight-forward solutions that complement the scope of the PC19 document.

Technical reports have been compiled to address issues such as servicing potential; site constraints regarding landscape topography, stormwater and wastewater disposal and natural hazards; roading connectivity and traffic effects, and how the overall aesthetic imprint of a development would influence the landscape.

My own connection to this area goes back to the early 1980s, when the family owned a crib in Lowburn. The old Harrison Holloway house, I believe? It had a swimming pool, which amazed us kids, to the point that in my fascination I fell through the ice one winter's day and ran around the house refusing to be caught and placed inside a sleeping bag to warm me back up. Burgers in the now-flooded part of town, and fishing at a secret spot just south of Luggate, where an older Maori wahine taught us to cast our fly as close under the willows as we could.

John and I inherited the land in Bannockburn when our father, Tor Klevstul, passed away in July 2000. It was to have been a new chapter in our parent's lives, as they looked towards retirement and sharing more time together in a landscape they loved. For my dad, it was "big sky country," a place that lived in his imagination as much as a reality I'd say. My mum has recently bought a bungalow in the Golden View lifestyle village in Cromwell, and as an active artist, still draws inspiration from the natural world around here.

Having been personally involved with site since 2001, please allow me to share some anecdotes from a landowner perspective to give context for the panel.

1. Submission Overview through my eyes.

To speak to the practicality and benefit of opening more land beyond the existing southern boundary of the residential zone of Bannockburn is to answer some key points from the s42A report, and indeed address some core directives of Plan Change 19. Whilst I will leave the evidential reasoning behind the zone change requested in this submission to the experience of planners and designers, I can offer some further (hopefully) useful information from a resident landowner's perspective.

- A) The fact is that the land itself does not suit its current classification as rurally zoned. Its proximity to town – the nearest residentially zoned dwelling is 150m to the north, almost a literal stone’s throw away, strongly suggests applicable use of the land is to make it available to help meet the pressure of a local housing shortfall of supply. To be frank, in recognising the limitations of land use of this site, we have effectively been patiently waiting to embrace the opportunity that the CODC would look for new land for urban development and implement a zone boundary change in Bannockburn.
- B) Located at the fringe of the Doctor’s Flat clay pan, the site has poor soil. It is mainly comprised of clay and gravel. It faces due south – which offers a great viewing platform for aurora, but means it has limited potential as productive farmland. Ms. White mentions land south of existing residential zone is classified as highly productive and therefore falls under the NPS on Highly Productive Land, but it is simply not the case with our site.² To our chagrin, this has often been pointed out by evergreen local farming personalities such as Maurice Turner and Edgar Parcell, In a landscape increasingly dominated by world class vineyards, we are sitting somewhat on a lemon. The upshot is that, in terms of urban development, it is a blank canvas sitting discreetly on the edge of the existing town belt.
- C) There exist services to the site. In 2012, we undertook the work to extend the town water supply down Schoolhouse Road to service the subdivision of DP460583 into Lot 1 (7.3ha) and Lot 2 (2.2ha). A new power pole was erected to provide electricity to both Lots. We subsequently used the sale of Lot 2 to fund renovating a farm building to a house using a lot of materials purchased by our late father. John and I built the house together, finishing in the summer of 2018. It is a quirky dwelling, although fully consented. With a small footprint, and nestled out of view of the road, it has a mountain cabin feel and has become home for us both.
- D) I would note that we enjoy a good rapport with our neighbours, and that they are all seeking similar outcomes through their own PC19 submissions, which we support.

From my perspective, answering the specific questions that Liz White has posited regarding Plan provisions – such as how the submission fits within the PC19 framework or National Policy Statements and the like, is beyond my formal expertise to comment on. I feel I can

² Liz White. *Section 42A Report - Report on Submissions and Further Submissions Part 2 (Zoning Requests)* 109;. Pg 35

however clarify a few minor administrative points that hopefully will shed light as to why the initial submission was not categorical in the first instance.

2. What land is subject to submission?

This table is from Page 1 of submission #163, 2 September 2022, titled “General Overview.”

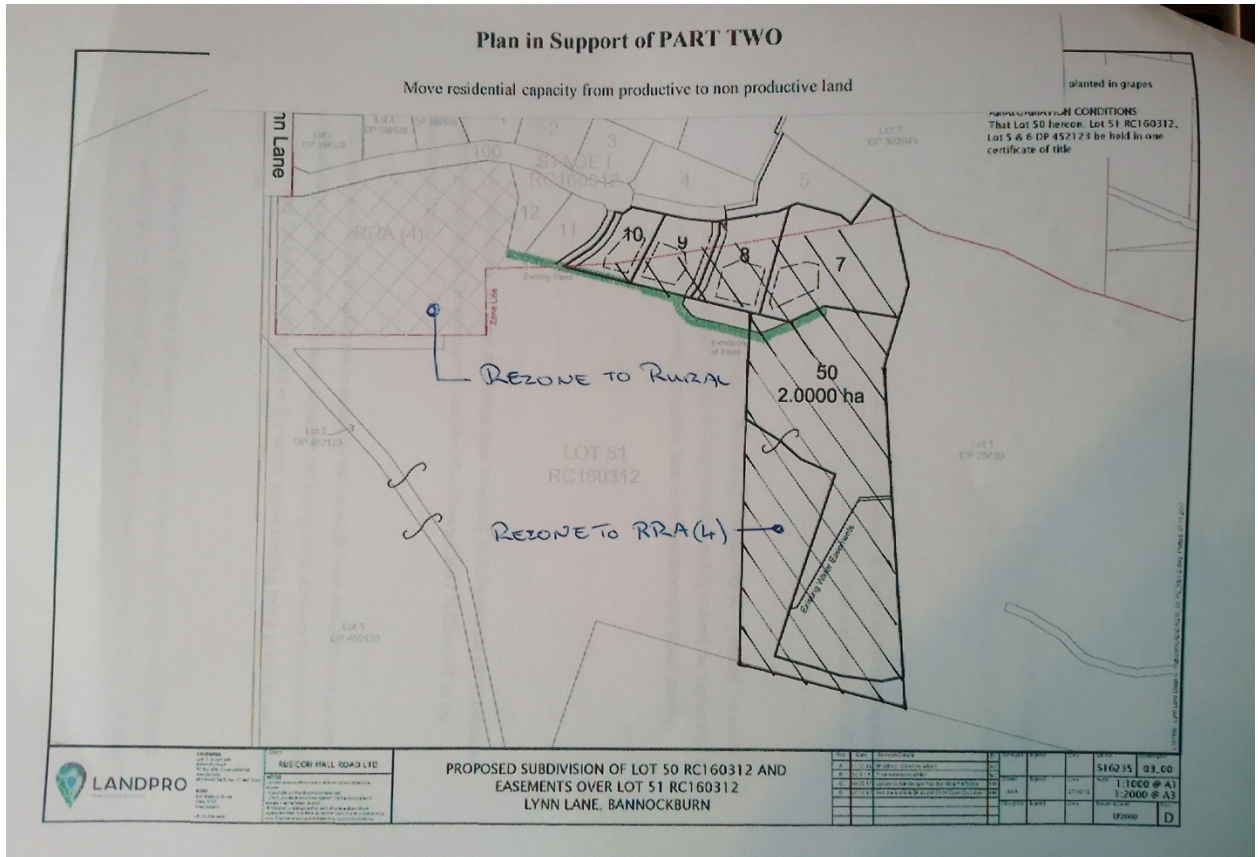
Table 1. Properties subject to the submission			
Legal Description	Address	Owner	Area
Lot 1 DP 460583	2 Schoolhouse Road	John Christian Klevstul, Rowan James Klevstul	7.3ha
Lot 2 DP 460583	22 Schoolhouse Road	Kieran Douglas Parsons, Nita Jane Smith (Note that these persons are not submitters)	2.22ha
Lot 50 DP 511592	None identified	Doctors Flat Vineyard Limited	3.419ha
Lot 51 DP 511592	69 Hall Road	Doctors Flat Vineyard Limited	9.28ha ²

A joint submission was made on behalf of John and Rowan Klevstul of 2 Schoolhouse Road, Bannockburn, and our neighbour, Steve Davies, who submitted as Rubicon Hall Limited. Mr. Davies is the owner/operator of Doctor’s Flat vineyard.

It was agreed at time of submission that the entirety of Klevstul land, and Davies’ two lots that share the northwest boundary of my property (Lots 50 & 51 DP511592) were subject to the submission. There was an unfortunate misunderstanding that the Doctor’s Flat vineyard land was also to be included in the submission.

2.1 It was never Mr. Davies intention to have his vineyard considered for residential zoning. This point led to Mr. Davies deciding to remove his involvement in the joint submission (#163) after it had been filed. Mr. Davies has made his own PC19 submission (#147), seeking to make amendments to the zone line that runs directly across his property, and modifying the zoning to accurately reflect land type and use.

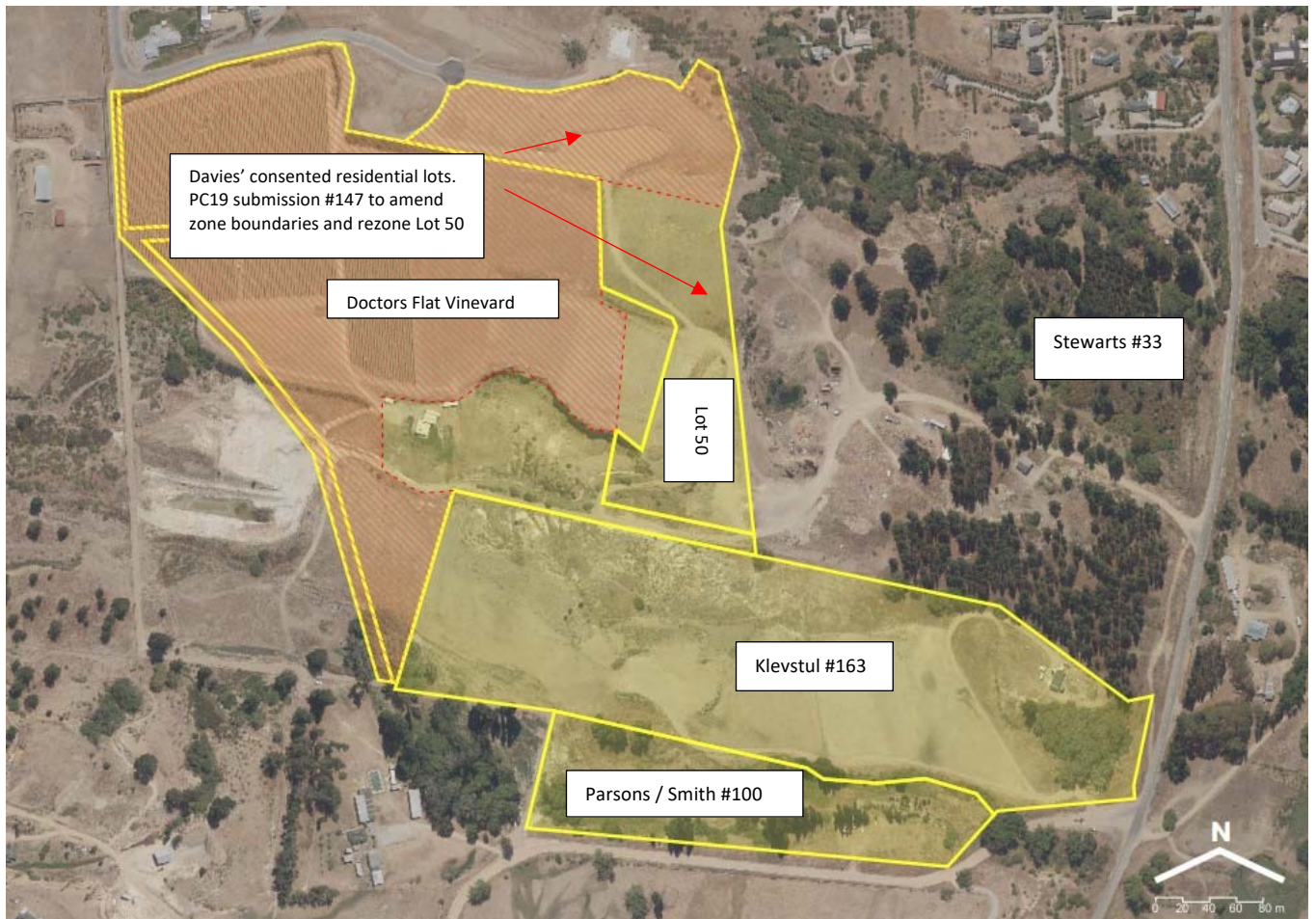
The map **below** is from Mr. Davies own PC19 submission #147 and describes the actual amendments he is seeking.



For the record, I supported Mr. Davies’ submission in the PC19 Further Submissions process. As can be seen from the diagrams shown in paragraphs 2.3 and 2.6 of this document, a zone change to residential of Lot 50 is of relevance to submission #163, as it provides further connectivity between the existing Bannockburn residential zone, Schoolhouse Road, and the site subject to this submission.

2.3 Below is the map (which appeared as ‘Attachment B’ on page 15 of the original submission #163) describing the land subject to the initial submission. I have added for clarity here the names of the separate landholders to help locate their respective parcels of land. Please note that the red shaded area is the Doctor’s Flat Vineyard land Mr. Davies’ did not want to be included in the original #163 submission. This inclusion was an unfortunate misunderstanding made by the designer who generated the artwork at short notice.

Attachment B Site location illustrated by yellow boundaries, with indicative areas shaded red that may be excluded from urban development.



2.4 In consideration of a suitable boundary to Bannockburn township if the residential zone was indeed to move southwards, I posit that Schoolhouse Road should be considered as the appropriate and existing southern border, as it both geographically, and in terms of community activity already constitutes the edge of town.

It is for this reason, when deciding upon which land was appropriate for inclusion in #163 that Lot 2 of DP460583 (22 Schoolhouse Road) became subject to the submission. This property shares a southern boundary with my own and runs as an east/west strip along the northern side of Schoolhouse Road. Lot 1 and Lot 2 boundary straddles Smiths Creek, therefore forming a boundary which acts as a natural limit to the town's topography.

I approached the owners of Lot 2, Kieran Parsons and Nita Smith, and brought to their attention that a plan change process regarding zoning was underway. They were invited to be part of joint submission #163 but decided to make their own submission (#100).

A young married couple with two small children, they are seeking a similar outcome from PC19 – that Lot 1 and Lot 2 DP460583, and Lot 50 and 51 DP511592 be considered for rezoning to LLRZ under PC19. I supported their submission through the Further Submissions process. It is my understanding that they have not pursued generating any further evidence to support their initial submission.

2.5 For completeness, the owners of Lot 1 DP25669 (510 Bannockburn Road) and longtime Bannockburn residents, Graeme and Mary Stewart, were also approached during the joint submission discussions I organised amongst my neighbours. Their land is on my northern boundary, and is “in between” my property and town.

Whilst interested in the zone change process, they too ultimately chose to make their own PC19 submission (#33). As I understand it, this was mainly to protect the recent Resource Consent Graeme was granted, to enshrine that any light industrial use of his site that their RC had granted was factored into any zone change considerations. Their parcel of land is zoned rural, but I would note that in practical terms it serves as a depot for industrial use by companies such as Speight Drilling and South Drill, as well as having become somewhat of a storage yard for local farmers' excess machinery and farm equipment.

The above is a selection taken from the s32A report mapping of Bannockburn that shows the current residential zone boundaries and proposed PC19 additions. I've added the Klevstul land location, noted Schoolhouse Road, and included Davies' Lot 50, as additional reference points to demonstrate the existing connectivity the site enjoys to town.

As such, I would like to suggest to the panel the urban extension requested is therefore a logical and contiguous extension of an established urban area and the proposed zoning is not a spot zone, nor is it isolated from existing urban areas.

3. Benefits of residential zone extending its southern boundary to the lower portion of Schoolhouse Road as an asset for the local community and visiting public. It was encouraging as submitter of the #163 zone change request to note that there was strong public support shown in the Submissions and Further Submissions that a new area of residential potential exists in the vicinity of Schoolhouse Road. The general tenor of interested locals was that any further residential development of Bannockburn would preferably be sensibly achieved by looking to the south of the town.

Ms. White states that “from an urban form perspective, I generally consider the sites to the south to be a logical area for an expansion to the boundary of the township.”³

Schoolhouse Road effectively functions as a natural dividing line between the rural character of the valley as it heads out towards Nevis, and the burgeoning community of Bannockburn town. Smiths Creek runs through the southern foot of my property, a natural limit to the town's topography as described by a gully.

3.1. The School Camp. On the southwest corner of my land is the Otago Outdoor Education Trust land.⁴ The site of the old Bannockburn School, it now operates as a 58-bed dormitory and offers an expansive outdoor activity experience available for hire by schools, families and the wider public. We often hear at home the revelry coming from family reunions, or the dinner bell chiming from what is affectionately referred to locally as the “School Camp.” This is a real community asset that brings people together from all over New Zealand, and there

³ Liz White. *Section 42A Report - Report on Submissions and Further Submissions Part 2 (Zoning Requests)*, 111; Pg 36

⁴ <https://otagooutdooredtrust.wixsite.com/bannockburn>

is strong case for a special hamlet developing alongside the school camp and expanding the walking/biking connections around the Bannockburn area.

3.2 As a now-defunct school, but fully operational outdoor educational facility, the School Camp offers a unique site for Government interests, such as a possible “spot zone” opportunity for the Ministry of Education. Kate Graham from Beca Consultants (#60) was interested to hear of submission #163s potential as augmenting the potential for new school-type facilities beyond what are normally classified as a traditional school. In her evidence given at the Provisions Hearing on 26/4/23 she argued for more provisions and more permissive language to be included within PC19 to help provide for community needs by factoring in designated community sites. The school camp is a valuable asset to the community and is a definite site of interest for the Ministry of Education that could be better realised by the community connection a residential zone change to include Schoolhouse Road would encourage.

3.3 The CODC and businesses already in many ways functionally treat Schoolhouse Road as the unofficial edge of town. The last pick-up point for rubbish collection and recycling is at the bottom of Schoolhouse Road, directly outside my gate. The local school bus drops off and picks up kids 50m up the street. Schoolhouse Road’s large verge is often used as a parking site for trucks and heavy machinery by Fulton Hogan and the like as they conduct work around the outlying district. Likewise, local mountain bikers, motocross enthusiasts and horse riders use the verge as a parking bay for their weekend adventures.

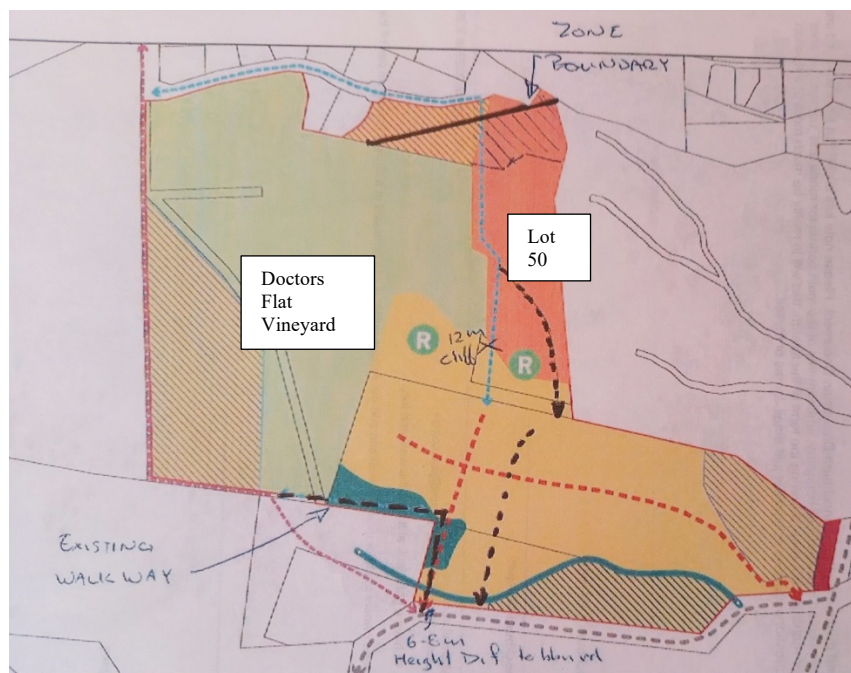
3.4 The street effectively functions as part of the community, as described in 3.3. Waka Kotahi and Council recently upgraded the road signage, and in recent years there has been increasing use of ‘Eco seal’ to help limit the rise of dust during the summer months.

3.5 There exists an easement that borders the southwest corner of my property that was brought into use by the CODC in 2016 with the development of a council owned and maintained walking track. Known as the “Lynn Lane to Schoolhouse Road Link Track,” it is a well frequented walking track that encourages a loop to be walked around the perimeter of town. For the record, we were pleased that the walking track went ahead, and would like to further add to the trail system by providing connectivity across the 2 Schoolhouse Road property to Lynn Lane or Hall Road that would encourage the positive environmental and

health benefits of walking and cycling for the community. This demonstrates a real-world application of our submission’s values to provide for the well-being of future residents and visitors to Bannockburn.

3.6 The potential of Lot 50. To expand on point 3.5, in regards to low impact connectivity to town, Mr Davies has proven amenable in conversation to the idea of easements or the like in the form of walking or cycle trails to be incorporated into the design of any residential or common ground developments on Lot 50. This would encourage the use of the land for walking and cycling and offers a practical use of the contiguous access to town the initial joint submission sought to promote.

I include below an illustration with hand drawn annotations showing how the existing council-owned walking trail could be expanded upon to complete a “loop” track between Lynn Lane/Hall Road and Schoolhouse Road. This is a safer option for the public, as it removes the issue of having to complete the current circuit by traversing the ditch up the non-existent verge of Bannockburn Road back up to town.



*This map (from the initial #163 submission as “Attachment A Rezoning Plan”) shows existing walkways. Additional annotations made by Mr. Davies (in blue pen and black dotted lines) note the existing zone boundary, and expand on plausible connectivity ideas that take into account topographical issues such as a cliff, and the general fall of the land across properties. Of note is that Lot 50 also features the Dennison Gravel Pit, and protected water

paces from the Carrick scheme, a tunnel, and remnants of mining activities. There is real potential for incorporation of these historical assets into developing an educational/nature trail with local historical information and community amenities akin to the popular nearby attraction of the Bannockburn Sluicings.

4. To Be Site Specific In Conclusion: Talking to Submission #163

Having watched Central Otago – and the Cromwell Basin in particular, grow at an extraordinary rate over past 15 years, we are under no illusion to the fact that the world has finally discovered us.

As such, we recognise the potential our site has as an area of obvious appeal for new residents considering moving to the area. Bannockburn punches above its weight in terms of a little town with a big reputation, both here and abroad. We recognise the need to exercise social conscience as a land holder in this instance – Our land can assist in easing the pressure on housing crises whilst keeping a sensitive approach to development.

We are looking to champion nuanced outcomes via a design-led approach to planning. Objections to further urban development in the Submissions and Further Submissions process focused primarily on protecting the undeveloped integrity of the landscape to the north (Templars Hill), and to the east spilling over into the Bannockburn Inlet. Lot size was the other main concern.

We feel our submission handles these community issues with sensitivity. In fact, we see our site is useful in assuaging community concerns over development density, as we are located in a south-facing location that enjoys a close proximity to town, whilst being discretely situated. Implementing such concepts as the Rural Hamlet design suggested affords a less ‘obvious’ built environment by clustering dwellings. The focus naturally falls on generous amounts of the site for greenspace. Our specific submission here champions the inclusion of natural areas, communal garden spaces and plantings that could utilise of our ½ share connection to the Carrick water race scheme well. We envisage amenity areas and playgrounds, with native forest regeneration cloaking the development, and land unsuitable for built form will be given to become commons.

We anticipate living here for long term. I will stress that as current residents, we have a vested interest in meeting the intent of the existing district plan requirements in terms of building guidelines, sightlines, and the preservation of the local character– all concerns reasonably raised in the submissions process, and ones we ourselves expect to be upheld as the urban nature of modern New Zealand life becomes more prevalent in our area.

We see this submission as a site-specific compromise that will go a long way to achieve affordable housing stock requirements for the community, as highlighted in the s42A.

A yield of around 35 houses was decided upon in keeping with the lot size capacity of the site using the LLRZ rules. In keeping with the open character of Bannockburn’s fringes, when considering urban design we have deliberately steered away from the maximum development potential approach.

PC19 offers a unique opportunity to refresh the conversation around planning, particularly with its 30-year aspirations that look to the future wellbeing of our community and landscape.

My brother and I strongly agree that the site would in fact be more appropriately zoned residential, and we request that this panel give serious consideration to the submission made.

Yours Sincerely,

Rowan James Klevstul.

(16 May 2023)