

SUMMARY STATEMENT OF ROWAN KLEVSTUL, #163

My name is Rowan James Klevstul, and I own 7.3ha of land to the south of Bannockburn on the corner of Bannockburn Road and Schoolhouse Road that I have submitted for consideration to be rezoned from rural to residential through the PC19 process.

As a photographer and writer who has studied to Masters level in art history, I feel a palpable aesthetic connection to being-with-the-land here. That genuine southern hospitality, community values and the visual beauty I draw inspiration from found a curious contestation as the compilation of the somewhat dry evidence for a zone change request became evermore complex. I began to appreciate the profundity of what we are actually asking to happen here. As I mentioned to the panel in the Provisions Hearings, the process has captured my imagination and has asked of me to consider my social values.

The question became: How can we express custodial care whilst not shying away from change or development?

My own connection to the area goes back to the early 1980s, when the family owned a crib at 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.

I used to ride my BMX down to the Clutha, which seemed eons away across the gravel pan at Parkburn to my 4 year-old's legs. Burgers in the now-flooded part of town, and fishing at a secret spot just south of Luggate, where an older Maori woman taught us to cast our fly as close under the willows as we could.

My twin brother John and I inherited this land 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 in 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.

We anticipate living on the site long term, and in fact 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. 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. As such, this is not a private land change request seeking to go against the grain of the District Plan, but a considered and thorough submission that has used the scope and jurisdiction of the council-driven initiative of PC19 as a guiding principal throughout.

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 at our own expense, these comprehensive technical reports on what the impacts of a zone change for the property would mean for Bannockburn's future.

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 should in fact be more appropriately zoned residential, and we request that this panel give serious consideration to the submission made.

Yours sincerely,

Rowan Klevstul.

(16 May 2023)

