

Before the Hearing Commissioner
Appointed by Ashburton District Council

Under the Resource Management Act 1991

In the matter of an application by GDT and JR Osborne at 798 Longbeach Road to renovate and convert a former Scout Hall to a dwelling within the Rural B zone (LUC23/0033)

Statement of Evidence of Jennifer (Jenny) Ruth Osborne

30 August 2024

Applicant's solicitors:

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**anderson
lloyd.**

Introduction

- 1 My full name is Jennifer Ruth Osborne.
- 2 I am a registered owner of the property at 798 Longbeach Road (**the Property**), along with my husband Graham Osborne.
- 3 We are jointly seeking land use consent to convert the Property, a former Scout Hall, to a residential dwelling.

The property

- 4 We purchased the Property in 2020. The area appealed to us since it is a rural area but is close to Lake Hood, about an hour from Mt Hutt and 40 minutes from Methven, while still being close to Ashburton.
- 5 The main building (**the Building**) on the Property was originally a church and was moved to its current location and converted to a Scout Hall in the 1970s. The Building has not been used as a Scout Hall for some time or used for any other purpose, so it has deteriorated over the years.

Restoration and conversion of the property

- 6 We would like to make the most of this great location by renovating the Building and using it as a holiday home.
- 7 Renovation will focus on internal alterations to the Building. Our plan is to convert the building to a two bedroom dwelling and to paint the exterior and replace the windows with double glazed aluminium windows. We have no plans for external extensions to the Building.
- 8 An existing attached double garage building is to be retained. Shelter belts and mature vegetation on all four sides of the property will be retained.
- 9 Servicing would be provided for by way of the existing septic tank and a new onsite potable water supply. We hold resource consent (CRC212067) for a wastewater system.

Occupying the property

- 10 We intend to use the Property as a holiday home during the weekends and school holidays. We love the Property due to its proximity to ski fields and Lake Hood and hope to have many happy and relaxing family holidays there.
- 11 However, if we were not using the Property as much as we'd hoped, we would consider renting out the Property on a long term tenancy. The Property is located in a rural area, surrounded by large farms. The Property would logically appeal to

those working in the local rural industry, given its convenient location in close proximity to a number of rural businesses.

Conclusion

- 12 The Building has existed on the Property for some time but has not been used for many years. This is a great opportunity to repurpose an old building, renovating it as a residential dwelling to be enjoyed by its owners.
- 13 We are proposing minimal changes to the Building and will retain shelter belts and mature vegetation on all four sides of the Property, so there will be very little impact (if any) on the existing rural environment.

Jennifer Ruth Osborne

Dated this 30th day of August 2024