

## **Summary of evidence of Joe Morrison (OS263)**

My name is Joe Morrison. I am a shareholder (and Director) of GTJM Property Limited, along with my partner, Gill.

We currently live on a 15Ha site on Saddle Hill that we built on in 2007.

We first saw the site at 336 Portobello RD in 2012 when Graeme (Gill's brother) purchased the property at 340 Portobello Rd. When 336 Portobello RD came up for sale it was on the market for more than a year before we entered into an agreement to purchase it in October 2019.

We have enjoyed living at Saddle Hill, but we see some major advantages to moving to 336 Portobello Road. Our plans for our home on the site are well advanced and we hope to begin building in November.

Over the past year at 336 Portobello Rd, we have cleared all the gorse, demolished the old house, re-fenced some boundaries and supported the Otago Peninsular Biodiversity Group (OPBG) to put a predator free fence along our part of our southern boundary and down our entire eastern boundary. Now 3 of the 4 boundaries are totally re-fenced.

We are in the process of installing three 30,000l tanks that will be the basis for our new water scheme. We are clearing piles of slash left behind from the previous owners tree felling and establishing a suitable one lane access road through our property to our building site.

When we saw the area of our site that Council indicated for rezoning, we began investigating our options. We have never been involved in a subdivision project before so we have engaged and accepted the advice of the best experts we could find including Terramark, Gallaway Cook Allan, Fluid, Chris Adams, Terra MDC and GHD.

Since we first purchased the site we have treated our neighbours as we'd like to be treated. We have openly shared our plans with them and listened to and investigated their concerns.

On the 9 March 2022 we wrote to all of our neighbours setting out where our investigations had got to and providing them with a copy of all the technical information that we had gathered and a proposal for their consideration. We invited them to attend an initial meeting on 23 March 2022 (via Zoom due to Covid) to provide an opportunity to discuss the proposal, answer questions and hear what concerns they had.

I also had numerous onsite meetings with various neighbours where I was able to provide a detailed walk through of the roading solution, running string lines and marking up the site with dazle to help translate the information on the plans to the ground.

From my perspective these discussions were really useful as I felt we were able to address a number of the concerns people. I am glad that we have been able to achieve an agreement with Joan Wilson that, amongst other things, has resulted in her boundary issues being resolved and her submission in opposition to the rezoning being withdrawn. Unfortunately, it has not resulted in all the neighbours withdrawing their opposition, but I respect their reasons for wanting an opportunity to discuss their concerns at this hearing.

Finally, I'd like to reiterate that we will be living at 336 Portobello Road and as such want it to be the best environment possible. We genuinely believe that the rezoning and subsequent subdivision will result in eight additional new quality building sites and that there will be significant benefits to the current residents as a result of the overall upgrade of the environment and infrastructure.