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Verbal submission on plan change 19

25th May 2023

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Ros and Peter Herbison

We are residents of 45 Domain Road Bannockburn, which is directly opposite the Domain Road Vineyard. When we bought our property in April 1989 the land opposite was a working Orchard. Our specific reason for buying in Bannockburn was to be in a rural environment. We were aware that living close to an orchard means that we would be subject to rural working activities. Sometime later the orchard was replaced with a vineyard which has similar activities. The vineyard is in keeping with the historically rural, low density, dark sky area.

We therefore oppose the provision to rezone the Domain Road Vineyard to Large Lot Residential, because that would not only destroy the valuable arable land but also obliterate the valuable visual asset of our rural landscape. To rezone the vineyard contradicts the principles of the Cromwell Master Plan in which it is specified that the protection of high quality vineyard land and the rural character of Bannockburn are matters identified as being very important. We appreciate the dark sky, which would be greatly diminished by lighting from housing.

The possibility of anywhere between 40 and 80 houses, up to 7 metres high, on the vineyard land does not constitute "a pleasant low density living environment" as described by council.

The proposed rezoning would require substantial infrastructural changes to accommodate this potential subdivision. Currently there are 21 dwellings on Domain Road, 7 of them holiday homes. With 40+ new houses this would mean at least 3 times the amount of traffic on this road that presently provides quiet and safe negotiation for pedestrians and cyclists to enjoy the attractions of the Bannockburn Sluicing area.

Disruption to the present landscape and its visual quality would not be minimal. Street lighting requirements for new developments significantly change the ambiance of the area and this proposed development would certainly not enhance the dark sky amenity that people expect in a rural area.

This proposed zoning change will not only effect Domain Road but will irrevocably change the character of Bannockburn.