

## **Summary of Evidence**

**Stephen Davies    Submitter 19-147**

### **INTRODUCTION**

1.     Good afternoon. My name is Stephen Davies. I am the sole owner and director of Doctors Flat Vineyard Ltd and Rubicon Hall Road Ltd.
2.     I made a submission on Plan Change 19 in respect of the land owned by Doctors Flat Vineyard Ltd.
3.     The legal address is 69 Hall Road but the land is located to the south and east of Lynn Lane.
4.     The Doctors Flat land holding is about 16.8 Ha. Of this 3.6 Ha is planted in established vines (the Vineyard) and importantly there is also 2.4Ha of Residential Resource Area 4 that covers much of the planted vineyard.
5.     I have owned the property since 2002 and resided there since building my house in 2005.

### **Summary**

9.     I am here today to ask the Panel to protect the Vineyard area from residential development by moving the residential capacity currently held within the Vineyard to an area about 250m to the east. This will entail rezoning a portion of unproductive rural land for residential use and rezoning the Vineyard to be wholly in the rural zone.
  
10.    Currently I grow and make wine of National and International standing from the Vineyard, as is substantiated in my evidence. The conflict arises because most of the residential zoning sits within the Vineyard. From a financial stance, the most beneficial path would be to rip up the Vineyard and replace it with houses, but I believe the Vineyard is an exceptional site and to do that would be a dis-service to myself and to future Bannockburn.
  
11.    My submission therefore seeks to move or exchange zoning: the residential area within the Vineyard area would become rural and the residential capacity is moved to an unproductive area at the eastern end of the property, hence both the Vineyard and the residential capacity are protected.
  
12.    The relief area I am asking to be rezoned as residential (LLRZ) has been assessed by Dr Reece Hill and he concludes that it does not meet the threshold for Highly Productive Land .

13. I understand the HPL policy is new and untested so I want to reassure the panel, regardless of any regional mapping, this area of relief is just not productive land and not at all suitable for growing Pinot Noir. If I had more good land to choose from when I established the vineyard in 2002, I would have avoided the need for a resource consent and planted outside of the RRA4 area. Again when I subdivided in 2006, in 2017 or today, if I had suitable land I could have moved vines to release the residential capacity in the underlying RRA4 zone and saved myself a good deal of stress and money pursuing consents to establish houses on unzoned land. My goal has always been to grow grapes on the best land so please be assured I planted the vines in the right place and it's the residential zone that would be much better placed as we have described

14. It's also relevant that the relief area will be behind and to the south of a consented subdivision that is in the process of being given effect to. The relief area therefore will be largely shielded from any viewpoint in Bannockburn as is described in the landscape evidence you have.

15. To a layperson at least, this proposal seems to be a fair and logical exchange with the net benefit of releasing much needed residential capacity and protecting the existing vineyard which is part of Bannockburn's character and its reputation as a source of great Pinot Noir.

16. I understand that the existing RRA(4) zoned area at 69 Hall Road is able to be serviced. It therefore seems a logical and simple exercise to apply this capacity to a comparably sized area of relief land. The engineering required to make the new connections is achievable.

17. However I understand that there are a range of other criteria for the Panel to consider. In this regard, I have commissioned, and the Panel has before it, reports and evidence from consultants and expert witnesses in relation to the heritage values, planning implications, the landscape impact, the soil's productive capacity, service and access implications and the legal framework. All of these reports demonstrate this proposal satisfies the Council's tests and requirements in every respect.

18. Just to recap, the vineyard is both productive financially and part of the region's reputation for great wine. I want to be on the right side of history and preserve vineyard, but as we know, residential demand will inevitably prevail over rural activity where there is residential zoning. I am here today to ask the Panel to protect the Vineyard from development by moving the residential capacity within the Vineyard about 250m to the east. The receiving area is unproductive and the services that are available to the existing Residential zone can be engineered to connect with the new receiving area.

19. Thank you for your time and consideration.

S Davies