

Further response to Plan 19

Central Otago Tourism Strategy 2018 to 2028 document

The document “A world of Difference” has attracted visitors and new residents to historic centres such as Bannockburn since its inception. If approved, Plan 19 will change the landscape in Bannockburn forever. The changes will remove what the document is trying to preserve.

Page 3; 4th paragraph states “--- now have a plan and framework that delivers a clear vision for our communities---; the 5th paragraph refers to values: “--- value to our natural environment---a supportive local community—“. The term “values” encompasses concepts such as: deserve, importance, beliefs; concepts such as these should be enduring but will be discarded under Plan 19 changes.

As an observable example the surrounding areas adjacent to and inclusive of the vineyard in Domain Road are part of the food gathering area for Karearea. It is not inconceivable that these birds have scoured this area since before humans appeared. If the CODC application of Plan 19 is enacted then the disregard of documented values and beliefs will cause the loss of habitat for our wildlife and remove a historic landscape.

CODC document: Notification RC 050241; 6 October 2005

Page 4, paragraph 7, refers to the sluiced faces of Templars Hill, and the actions taken to protect Templars Hill; “---no earthworks or ground disturbance or stone removal of any kind---be permitted--- .”

Page 5, paragraph 2, “We consider that such a subdivision and its associated services would be detrimental to the values of the site: as described in a report by Dr. J Hamel: lodged as part of the report.

Page 5, paragraph 4, “--- the dwellings will be clearly visible on the Templars Hill ridge, which is a prominent platform when viewed from the South---“ No matter the final agreed height for buildings built on the Templars Hill Ridge they will be visually prominent to the detriment of the neighborhood. Building on this landmark feature negates the concepts of values and beliefs contained in the tourism strategy and refutes this CODC report.

Proposed covenants

The land now occupied by the vineyard has historic and cultural connections with the district and a common boundary with the historic ex- Methodist Church circa 1893. The building is unrestrained, stacked stone construction; this heritage building will need special attention if it not to be lost during the conversion of the vineyard into housing.

The Walnut trees; nearly 100 years of age; planted circa 1930's, along the Western boundary and individual trees on the Southern boundary are part of the enduring landscape. To protect them from site development requires a covenant to be placed on them. The house, while modified, is still a reminder of

the style of dwelling that existed around 100 years ago; should conversion happen it will require protection as will other site buildings which predate the vineyard.

Retention of productive land

Pending government legislation

This pending bill will require local authorities to identify, map and manage highly and or consistently productive lands to prevent the encroachment of sub divisions on land such as Domain Road vineyard.

This land has a history of commercial and local food production over many decades, supporting commercial crops of stone/pip fruit, berries and grapes as well as walnuts potatoes and asparagus. This diversity over many decades is possible due to its productive soils and sheltered location.

Signatures

The undersigned object to the loss of heritage values, disruption to native wildlife and the disregard of CODC documentation designed to protect our heritage and landscape.

Signed J & D Walton; A McLean; J Hay & A Robinson; R & B & S Macfadgen.