

BEFORE THE CENTRAL OTAGO DISTRICT COUNCIL

Under the Resource Management Act
1991

In the Matter of the hearing of submissions on
the Central Otago District Plan –
Plan Change 19 (Stage 2)

Evidence of **Stephen Davies (Submitter 147)**

Dated: 16 May 2023

INTRODUCTION

1. My name is Stephen Trevor Davies. I am the sole owner and director of Doctors Flat Vineyard Ltd and Rubicon Hall Road Ltd.
2. Doctors Flat Vineyard Ltd is the legal owner of land at 69 Hall Road Bannockburn, legally described as LOTS 50-51 511592 LOTS 5-6 DP452123.
3. I am a director of the company and made a submission on Plan Change 19 in respect of the land, in my personal name.
4. The physical address of the site is 69 Hall Road but it is located to the south and east of Lynn Lane.
5. The Doctors Flat holding is currently 16.7732 Ha in area, most of which is zoned Rural Resource Area, with approximately 2.37Ha zoned Residential Resource Area (4) (RRA(4)) under the Operative District Plan.
6. I have owned the property since 2002 and resided there since building my home in 2005.
7. The site contains the Doctors Flat Vineyard which I own and manage. The Doctors Flat vineyard is located on productive land, but is mostly within the RRA(4) zone under the Operative District Plan. As I have noted, the remainder of the Site is zoned Rural Resource Area in the Operative District Plan, albeit that it is largely unproductive and not suitable grapes or other productive uses.

Summary

8. I am here today to ask the Panel, via PC19, to protect the Vineyard from residential development by moving the residential capacity currently held within the Vineyard under the operative RRA(4) zoning to an area about 250m to the east. This will entail rezoning a portion of unproductive rural land for residential use (Large Lot Residential Zone) and rezoning the Vineyard to be wholly in the rural zone.

Qualifications

9. I am a viticulturist and winemaker. I hold the qualifications of Post Graduate Diploma in Viticulture and Oenology from Lincoln University awarded in 2002. My relevant work history begins in Bordeaux France in 1988 and includes 8 years as winemaker and resident of Napa, California, before returning to Central Otago to build the winery and take up the position of winemaker at Akarua. I also built the winery at Carrick in late 2001 and was winemaker there from 2002 until 2008. Since 2008 I have been farming the Doctors Flat vineyard and making and selling Doctors Flat Pinot Noir.

10.

Doctors Flat Vineyard Site

11. I first moved to Bannockburn in 1998 to take up the role of first winemaker at Akarua Vineyard. I also started looking for vineyard land for myself. I eventually purchased this 19ha block of land in Bannockburn in 2002. The block is much larger than I had expected to buy, and only about one quarter of the land is suitable for a vineyard.

12. After purchasing the land I identified the best vineyard land as the broad and consistent plateau at the higher western end of the block. The eastern end of the property is resolving into a gully with unfavourable aspects and numerous mining era water races and remnants which have left the soil quite disturbed and inconsistent over much of that area. As the land tips toward the east there are a number of destroyed holding dams facilitated by the slope and water races going from a gentle swale to a trench of 2m x 1.8 m. These areas are depicted in the Figures contained within a heritage report I have obtained for the site, **attached**. I discuss this report in more detail later in my evidence.

13. In 2002 the preferred vineyard land included approximately 2.75 Ha of RRA(4) zoned area with the balance of the vineyard area being within the Rural Resource Area. In February 2002 I was granted a resource consent to plant vines within the residential zone/RRA(4) (RC 020122) and started planting in spring 2002.

14. The weather data I had at that time showed the area to have a very low frost risk, but in 2004 a hard frost killed about 20% of the vines. In mid 2005 I applied for

resource consent for a wind machine to provide frost protection (RC 050271). This was granted by the Council on the condition it was located outside of the Residential zone. I installed the wind machine in the spring of 2005, locating it to the south of the RRA(4) zone boundary, and replaced about 2000 (of 10,000) vines that were killed by frost.

15. The location of the wind machine to the south of the residential zone boundary meant the northern portion of new planting was beyond the frost protected range so those vines were dug up and moved into the frost protected area.
16. The vineyard block 5 (to the east of my driveway) contains the vines moved in 2005. This block was not my first choice for planting as it had a number of old water races running west to east. At the time I engaged in some large scale earthworks to repair and reinstate the soil as best I could but the results are far from perfect and although the vines are now 20 years old that block remains inconsistent and of lessor quality.
17. Just to clarify the need for consistent vineyard land, Pinot Noir spends three to four week on its skins in tank and the colour, tannin and much of the flavour is extracted from the grape skins over that period. Uniform ripeness is one of the most important factors contributing to red wine quality but if soil is inconsistent the grapes will ripen at different times hence the wine will be made from under and over ripe grapes and be of a lessor quality. To make white wine we generally press the juice from the grapes immediately after harvest and a small variation in ripeness can be accommodated. I would also note Central Otago is a marginal grape growing area, crop levels are low and farming costs are high, so the only viable path for a small producer is to make very good wine that will earn its place in the market. To survive financially we must make good wine and that can only come from a good vineyard with consistent vineyard soil being of the key components.
18. I have subsequently planted Chardonnay to the east of block 5, again extensive earthworks were required to repair mining era water races in this location. Moving further east across the site, the topography and damage from historical mining further reduces the viticultural potential.

19. By 2005 I had a better idea of what was possible on the site. In January 2006, I applied for resource consent to subdivide the land that was surplus to, in the sense of unsuitable for, the vineyard operation (RC 050467) including the area initially planted in vines in 2002 but which I was unable to protect from frost, as detailed above. This was by way of a boundary adjustment. The ownership of this new block passed to Rubicon Hall Road Ltd, an entity related to Doctors Flat Vineyard Ltd.
20. In March 2006 Rubicon Hall Road Ltd applied to subdivide the new Lot 1 into five residential lots with one residual lot (lot 6) (RC 060028). The consent was granted and the subdivision has been completed, with the lots sold and now occupied. These are Lynn Lane #'s 15, 23, 25, 35 & 37.
21. Income from this initial subdivision allowed me to leave Carrick Winery in 2008 where I had been the winemaker for the last 6 years and focus on growing and making wine for the Doctors Flat Label.
22. In 2016 I lodged an application to further subdivide Lot 6 (RC160312). This was to be in two stages. Stage 1 was wholly within the RRA(4) zone and was completed in 2017. The seven lots completed in Stage 1 are Lynn Lane # 43, an empty section, #'s 49, 51, 53, then to the south #'s 48 & 50.
23. Stage 2 was also submitted for resource consent (RC 160365) at this time. Stage 2 encompassed land within both the RRA(4) and rural zones (the zone boundary bisected the each of the proposed new lots), this was initially declined, but a modified version was granted via the Environment Court (ENV-2017-CHC-16). Four residential lots were approved. I am presently implementing this subdivision consent. A survey plan was submitted to and approved by the Council in November 2022. Earthworks are scheduled to commence this winter. Through my submission on PC19 I seek a residential zoning (LLRZ) for the Stage 2 area that reflects the consented development, which, when completed, will have the appearance and read as part of the neighbouring, residentially zoned Lynn Lane area. I also seek an extension of the residential zone over unproductive land to the south which is not suitable for grapes, as I detail shortly.

Doctors Flat Vineyard Soil

24. The Doctors Flat name comes from an historic mining claim on the Site as shown on an 1890 map of Bannockburn mining claims.
25. The vineyard land form is glacial moraine that came directly from the Cairnmuir hills around 450,000 to 480,000 years ago. Although our region is predominately derived from schist, the mechanics of how the soil was deposited, the depth, composition and its age all make a significant difference to the soil texture and that in turn makes a significant difference to the vines and wine that grows there.
26. This terminal moraine area is quite small, loosely extending south from Felton road to School House and Quartzville roads. Large parts of it were sluiced and mined for gold as we know but the remaining and undisturbed parts have high viticultural potential.
27. The Doctors Flat site has some areas with a uniform overlay of Loess, low frost risk, available water, this old and unique subsoil and a number of other factors that all contribute to it being an exceptional place to grow grapes.
28. As mentioned above the site is a relatively level and uniform plateau in the west and resolves into a gully with mining remnants and a gravel pit in the east.

Doctors Flat Wine

29. I planted the Vineyard in 2002 and since 2008 I have been farming, making and selling Doctors Flat Pinot Noir.
30. The Vineyard has been farmed organically since 2008 meaning no synthetic sprays or fertiliser are used. In terms of spray trespass, the prevailing wind is from the north and if there is anything more than a light breeze I do not spray as it reduces the coverage in the vine canopy.
31. Doctors Flat Vineyard produces high quality Pinot Noir, consistently gaining 5 star ratings from Michael Cooper, ratings in the mid to high 90's and is one of Bob Campbell's top 50 New Zealand wineries.
32. The wines are highly regarded by my peers, my neighbours and in the New Zealand and international markets.

33. The current 2019 vintage received multiple outstanding reviews, as contained in the **attached** summary. In my view this highlights the importance of the vineyard to the Bannockburn wine area.
34. Current production is about 750 dozen per vintage.
35. About 40% of the production is exported, to the UK, USA, Japan and Singapore, and the balance sold in New Zealand.
36. Given the scale of the Vineyard, no large machinery or equipment required, other than a small tractor, which is used infrequently – about once a week between November and April.
37. As explained earlier, I installed a frost fan in 2005. I have had no negative feedback from neighbours to date. I run the machine infrequently. The machine has run only 381 hours since installation, which averages around 20 hours per year. This indicates a very low risk frost site.
38. Financially Doctors Flat is viable as a one man operation and it provides me with a good income and lifestyle. If I were to attribute a lease cost to the vineyard and land, the financial merit of the business would become marginal.

PC 19 submission

39. Plan Change 19 offers a great opportunity to consider where my land fits into a broader view of Bannockburn and how it might develop in a way that is beneficial for all concerned.
40. Currently I have a productive vineyard and make wine of international standing. I also have about 2.37 Ha of RRA(4) zoned land (in the Operative District Plan) which the section 42A reporting officer recommends be rolled into the new LLRZ to ensure that there is enough zoned land to cater for predicted growth at Bannockburn. I generally support this recommendation, noting that from my experience with developing the Lynn Lane area, there is a demand for these larger lots at Bannockburn.
41. A conflict arises, however, which, in simplified terms, is that the residential capacity within the operative RRA(4) zone and proposed LLRZ (per the section 42A recommendation) sits mostly 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 disservice to myself and future Bannockburn.

42. My submission therefore seeks to move or exchange zoning: the 1.89ha Vineyard area would become rural, and the residential capacity contained therein (under the operative RRA(4) zoning and Section 42A proposed LLRZ) is moved to a comparably sized (approximately 2Ha) unproductive area at the eastern end of the property, hence both the Vineyard and the residential capacity are protected.
43. I also seek a LLR zoning for the northern part of my site to reflect the consented land use which enables the creation of 4 residential lots, consistent with and as a continuation of the adjacent Lynn Lane area.
44. The 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 of Highly Productive Land under the NPS-HPL. This accords with my observations that it is unsuitable for grapes, noting:
 - (a) the most northerly portion covered by the four lots consented via the Environment Court (aka Stage 2) was subdivided from the vineyard holding in 2006 because it was not suitable for any kind of farming. It slopes steeply to the north and as a windward face has little soil over the native gravel.
 - (b) The northern half of the modified lot 50 slopes to the south which is less preferred for vineyard and has numerous mining era remnants so the soil is disturbed and inconsistent; these two factors make it unsuitable for grapes.
 - (c) The southern half of the lot 50 area is an active gravel pit to the east and a reinstated gravel pit to the west. Council took about 20,000m³ of Bannockburn gravel for roading in 2011 and 2014 from this and the adjacent area. I have made a considerable effort to reinstate this area by replacing the topsoil over subsoil that used to be 2 – 4m below surface. Since reinstating in 2015 I've planted various cover crops to rehabilitate the area but having helped dig the test pits for Dr Reece Hill I can see the result is still compacted topsoil over very compact subsoil.

45. To a layperson at least, this proposal seems to be a fair and logical solution with the net benefit of releasing the 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.
46. I understand that the existing RRA(4) zoned area, (which the section 42A reporting officer recommends is rezoned LLRZ) is able to be serviced. It therefore seems a logical and simple exercise to apply this capacity to a comparably sized area in a different but very closeby location.
47. However I understand that there are a number of other matters for the Panel to consider. In this regard, I have engaged, and the Panel has before it, reports and evidence from consultants and expert witnesses in relation to the planning implications, the landscape impact, the soil's productive capacity, service and access implications, heritage and the legal framework, which together demonstrate that this proposal satisfies all of the Council's tests and requirements in every respect.
48. The heritage report which I refer to above is attached to my evidence. It is dated December 2022. I commissioned this as part of this plan change process, to inform future planning and layout of the site. The report identifies a number of heritage items on the property (none of which are protected under the District Plan) and recommends the preservation of two tunnels on the site associated with historic mining activity, as well as several water races and sluicing remnants. These features are within the Building Line Restriction (BLR) area that is proposed to apply to the Site under a LLR zoning. I understand that Mr Espie and Mr Woodward discuss the BLR further. In any case, I intend to observe the recommendations contained in the heritage report when it comes to developing the site.
49. Just to restate, I am here today to ask the Panel, via PC19, to protect the Vineyard 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.

50. I intend to continue the vineyard operation if my request is approved, and to protect this from any sensitivities associated with using part of the remainder of my land for residential purposes by applying 'non-object' covenants to the new titles created, as I have done for the earlier stages of the Lynn Lane development.

51. Thank you for your time and consideration.

S Davies

16 May 2023

Re: Preliminary Report Doctors Flat –residential exchange proposal survey

Date: 5 December, 2022

File:

Subject: Site Heritage survey findings and preliminary recommendations

Introduction & background

Steve Davies of Doctors Flat Vineyard, as part of Central Otago District Council (CODC) plan change 19 is making a submission seeking to exchange land designated for residential development, which is productive horticultural vineyard land for equivalent land of less productive capacity with recorded and remnant heritage sites and features to be exchanged and zoned for residential use.

This land is in the south eastern section of the Doctors Flat Vineyard land holding Lot 50 Deposited Plan 511592 featuring past water race conveyancing and storage dams for a large sequence of gold working sluicing's that had progressively worked westwards from Shepherds Creek well up into Doctors Flat. Left across the width of the terrace now are truncated remnants of water race that progressively dissolved the terrace to its current 750 m length of irregular high sluiced terrace faces with remnants of tailings, sluice channels down into Shepherds Creek beyond.

A number of mining companies and individuals are known to be associated with mining Doctors Flat terrace. Paul Crumps The Bannockburn History Project records the Deep Lead Terrace and Doctors Flat Mining company's as workings areas known variously as Deep Lead terrace and Doctors Flat. The Terrace was used as a local route (with historic easement) to the first private school and later public school, now known as Bannockburn School Camp. Fred Rowley had a dwelling recorded in what later became the Rugby Ground Recreation area refer SO356 Section 58. The dams and water races were known as Crabbe's in the 1870's.

Later the Early Settlers/Shepherds Creek water race was cut and tunnelled around and through Doctors Flat to service farm steading and the town Bannockburn as per SO 357 and SO3088 which show the two tunnels cut through portions of the Doctors Flat terrace before turning east and running parallel below Hall Road and the Carrick water race. It is still in operation with an associated easement over Lot 50 Deposited Plan 511592 and with capacity for irrigation purposes up to the southern tunnel but not beyond.

The Doctors Flat Deep Lead gold workings and water race remnants are recorded on the New Zealand Archaeological Association (NZAA) site recording scheme as F41-693 Doctors Flat & Deep lead Terrace water races and sluiced terrace faces and F41/694 as the Earlier Settlers water race and two tunnels.

The area and particularly the water races have been progressively used for farm steading; grazing and more recently the land for life style blocks, viticulture and residential subdivision.

The south east portion of terrace sluice faces have been long used as source of gravel for roading and building fill and have been authorised by archaeological assessment and Heritage NZ (HNZ) archaeological authority 2011/342 and final report on the authority No 2011/342 by the late Angela Middleton Arch Hill Heritage report No 102 December 2011 states.

“Part of the old gold workings, sluice faces at the south eastern end of the site, have been previously quarried away, while the development of the vineyard on the upper terrace of the property had

modified or destroyed parts of water races and dams that were once located there. Following the extraction of further gravel from the upper terrace, the CODC has reinstated the area with improved topsoil in order for the landowner to extend the vineyard planting.”

The objective of the commission was to survey and confirm what historic features remain and provide a preliminary opinion of what must be retained and what could be modified/destroyed subject to HNZ archaeological authority consent, if needed. This would inform further subdivision planning for the exchange rezoning submission on how the area could be used if rezoned. If successful a more detailed archaeological assessment would follow.



Figure 1 Cropped Aerial 1949 Survey 533 run F Sheet 41 of Deep Lead/ Doctors Flat Mining Company workings

Survey

On Friday 11 November 2022 under fine conditions after an initial site introduction by Steve, a ground surface survey was undertaken of the proposed exchange area being the undeveloped eastern end of the Doctors Flat terrace up to main sluiced terrace face which roughly forms the parcel boundary.

Doctors Flat/Deep Lead Terrace mining features F41/693

The truncated water race remnants in the northeast of the block were surveyed, waypointed and photographed. Five truncated water race remnants remain. Four were supplied from Crabbe’s Dams and one via Poverty Gully possibly a branch off the Carrick Water race. The two parallel water races (Wr Poverty Gully & Wr north remnant) along the northern boundary have the highest physical presence and level of intactness. The other three are disturbed, shallow in form and quite cryptic in their presence.

The dominating feature of the Doctors Flat/Deep lead Terrace mining is the 750m long near sheer sluice faces running across the width of the Doctors Flat terrace, the final terminus for the substantial mining of the terrace up from Shepherds Creek from the 1870s. While the southeast portion has been quarried away for gravel, the majority remains. The most intact sequence being the incised lead up towards the established vineyard and Steve Davies residence. The terrace crests have remnants of water races that sluiced the faces and provided water for sluicing the alluvial gold into the box sectioned sluice boxes and then flushed the sludge and tailings overburden away via tailings/sludge channels cut down into Shepherds Creek. The 1949 Aerial Survey image 533 run F Sheet 41 shows clearly the whole complete Doctors Flat/Deep lead terrace mining operation from its beginnings at Shepherds Creek right through high cut sluice faces and the water conveyancing and storage network beyond as in 1949.

Early Settlers/Shepherds Creek Water Race and tunnels F41/964.

The two tunnels remain intact with a mechanically maintained water race live to the southern first tunnel portal. An intact unused water race exits at the northern second tunnel portal. The linking water race between the tunnels is destroyed with no evidence remaining. The southern end of the second northern tunnel has been infilled with runoff material likely as a result of more recent quarry and subsequent land rehabilitation earthworks. The second tunnel while partially infilled has the more intact original setting. The first southern tunnel is internally more intact but its original setting has been heavily modified by quarrying that has occurred especially along its eastern side.

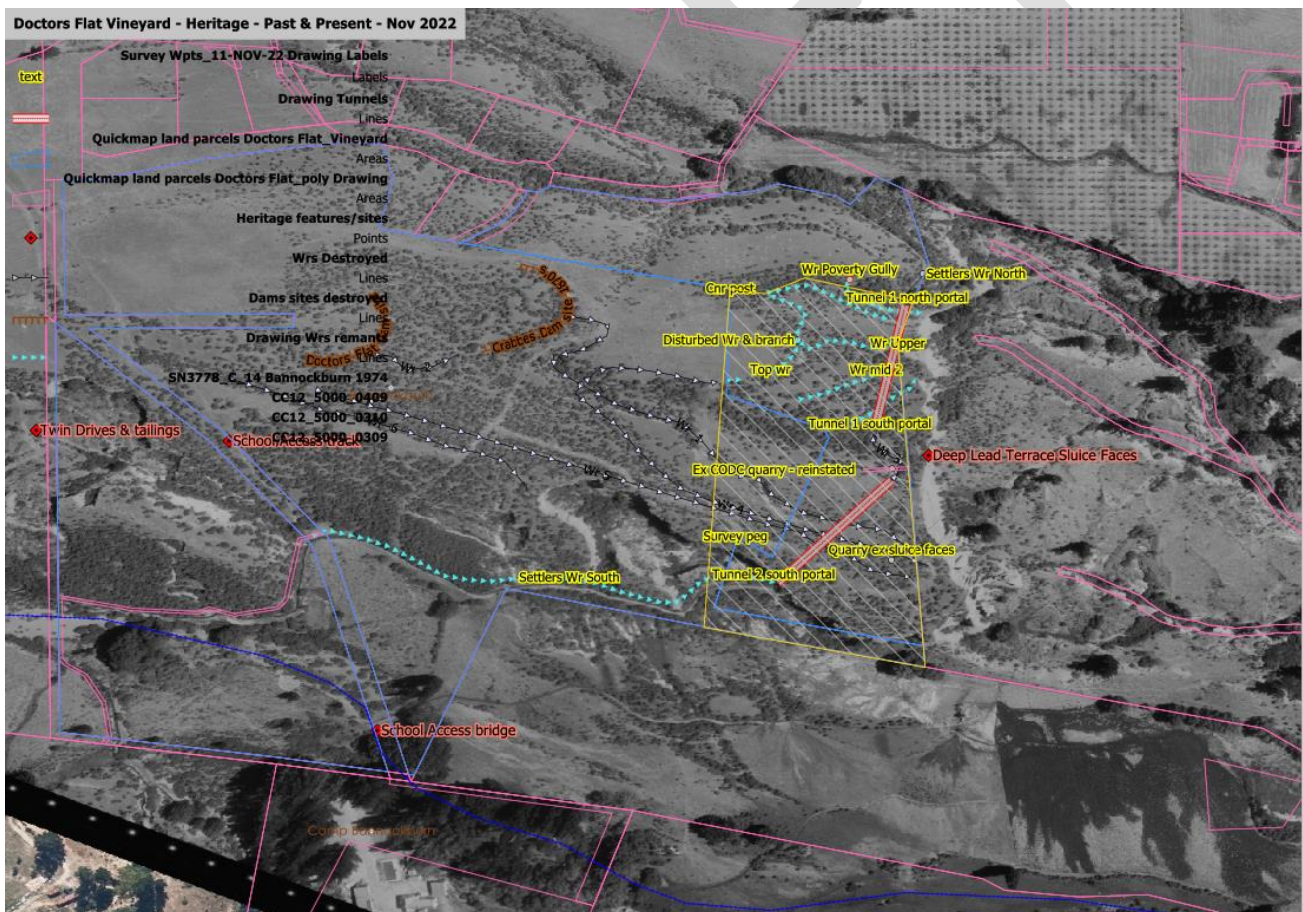


Figure 2 Layout V2 1974 aerial Doctors Flat Vineyard Heritage past & present Dec 2022

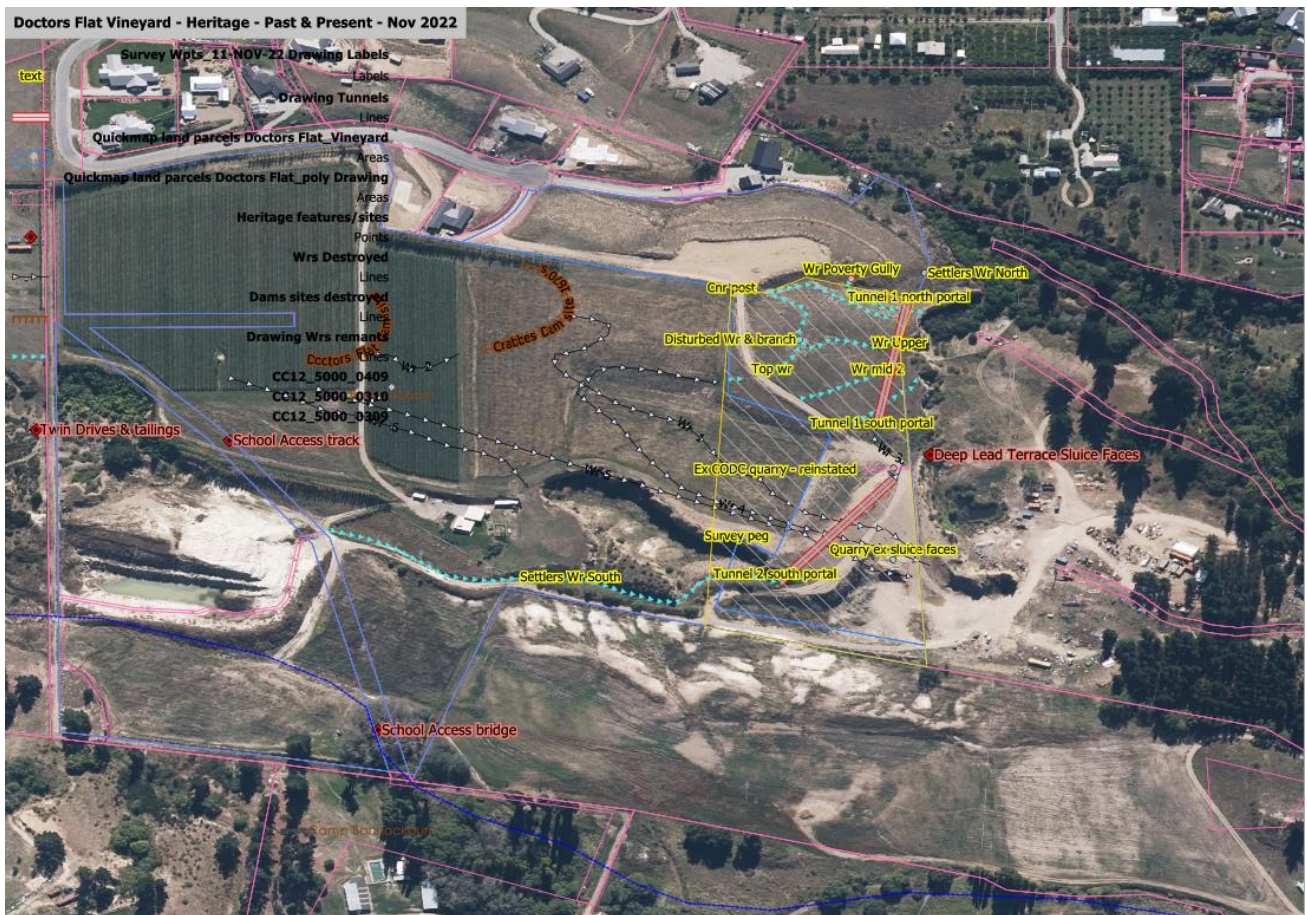


Figure 3 Layout V2 2019 aerial Doctors Flat Vineyard Heritage past & present Dec 2022

Preliminary recommendations

Specific to the proposed residential exchange zone are the Doctors Flat/Deep lead terrace mining site, the water race remnants and the intact remains of the sluiced terrace lead in the south west corner. Of the water race remnants the two northern (near parallel races) (Wr Poverty Gully & Wr north remnant) are a priority for preservation along with Early Settlers/Shepherds Creek water race and second Tunnel and both portals below them. The other races, subject to further archaeological assessment to inform a HNZ authority could have a case made for modification and or destruction due to their truncated remnanance, cryptic presence and low archaeological contribution. The remaining sluice faces should be retained.

As noted the second tunnel and northern section of the Early Settlers/Shepherds Creek water race should be preserved along with the first Tunnel and upstream extent of the water race.

While efforts have been made to retain the first southern tunnel, the degree of modification to its setting has compromised its context and archaeological contribution. While preservation should be pursued, if there are benefits in terms of facilitating residential use, a case could be made for further disturbance, modification and or destruction. Again like the minor water races this would be subject to further archaeological assessment to inform a HNZ authority application on the basis of the pending, developing, more informed and defined residential proposal.

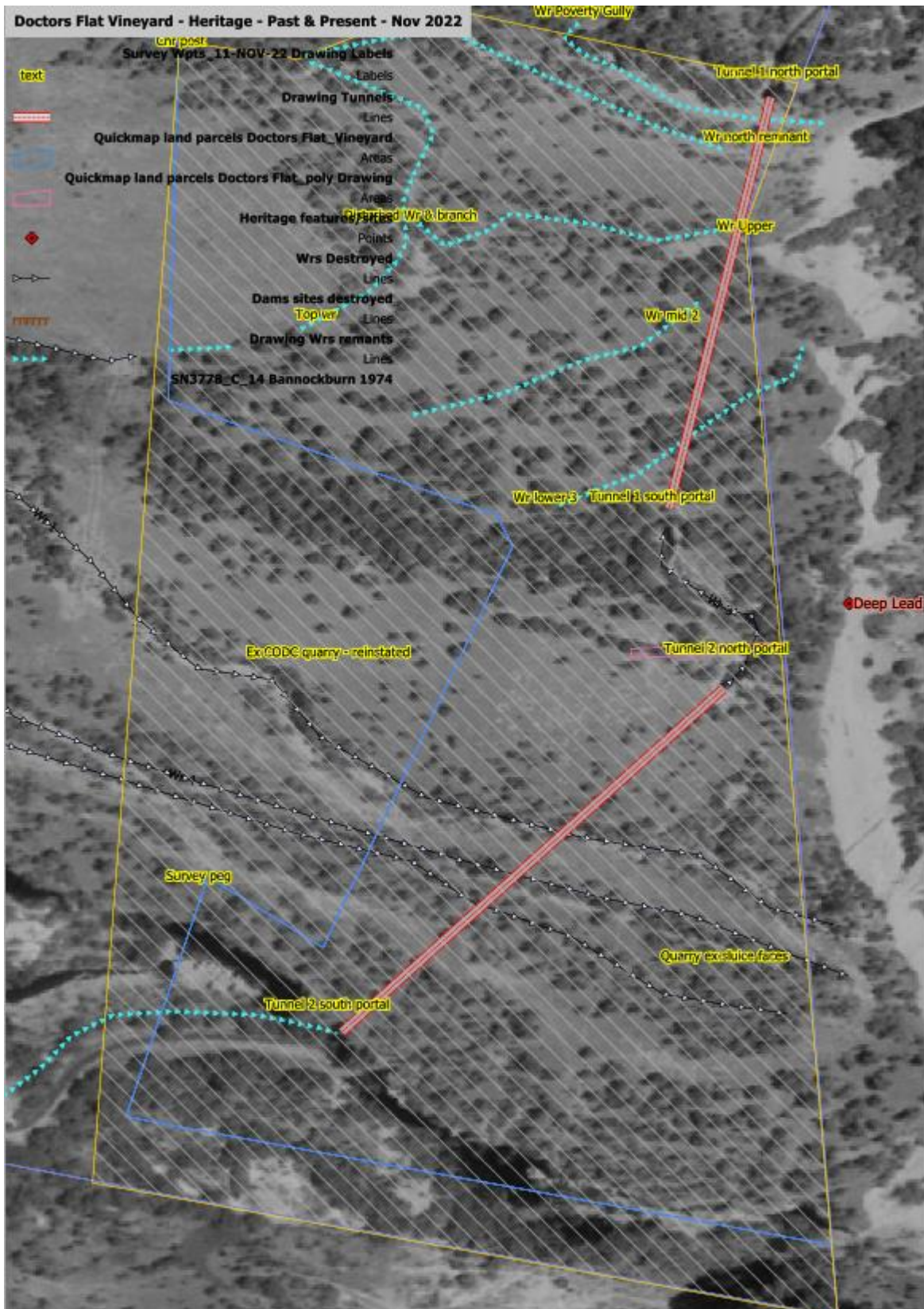


Figure 4 Layout proposed Residential exchange Zone 1974 aerial heritage past & present Dec 2022



Figure 5 Layout proposed Residential exchange Zone 2019 aerial heritage past & present Dec 2022

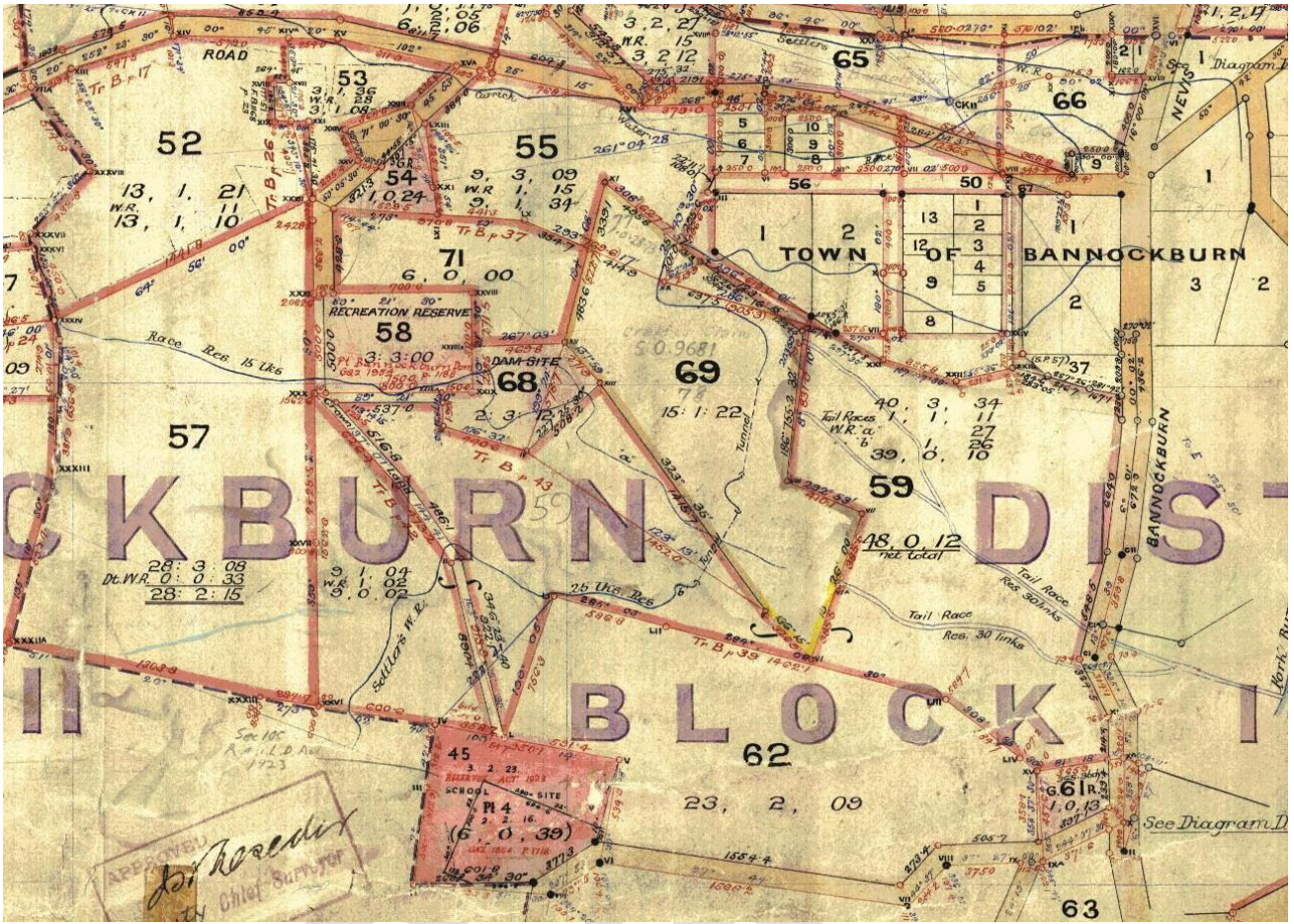


Figure 6 SO_357_1924 Bannockburn-cropped project area Doctors Flat- Secs 71, 58, 68, 69.

Matt Sole

Archaeologist
Kopuwai Consulting

Dec 2022

DRAFT



SINGLE VINEYARD
PINOT NOIR

2019 Pinot Noir; the reviews so far...

Emma Jenkins MW

I've long been an admirer of this wine, but this has got to be the best yet. Very comfortable in its skin with a lovely calmness. A clear sense of the velvety, slightly chocolately Bannockburn dark fruit but there's far more liveliness and ease here than many of its peers. Attractive aromatics - not immediately yielding but they then open up with creamy blue/black berries, a touch of reductive bacon fat, earth, and an intriguing thread of herbs & florals. Supple and silky, very complete and consistent across the palate, really well integrated with very fine tannins. Lots of fruit concentration delivered in an elegant, dry, savoury manner. This is a really lovely wine and when I drank it after tasting it, I was quite sorry to see the end of it.

Sam Kim - Wine Orbit

97/100

Gorgeously composed and gracefully elegant, the wine shows dark cherry, rich floral, dried herb, game and roasted nut aromas on the nose. The palate displays outstanding weight and concentration, combined with refined mouthfeel and fleshy texture, leading to an impressively long velvety finish.

At its best: now to 2033.



CamDouglasMS.com

96/100

Complex and distinctive, varietal and quite intense with aromas of black cherry and dark raspberry, savoury dried herb qualities, warm earth and mineral then baking spices from barrel and maturation. Lovely intensity and richness with core flavours that reflect the bouquet, complex and detailed with an abundance of fine tannins and medium+ acidity. Lush and salivating, mineral and savoury, complex and lengthy. An excellent wine with concentration and power.

Best drinking from 2023 through 2030.

[camdouglasms.com/reviews/2022/1½0/doctors-flat-single-vineyard-pinot-noir-2019-bannockburn-central-otago](https://camdouglasms.com/reviews/2022/1%2F0/doctors-flat-single-vineyard-pinot-noir-2019-bannockburn-central-otago)



Doctors Flat

BANNOCKBURN • CENTRAL OTAGO

Jane Skilton MW, DipWSET

It is a good day when the latest vintage of Steve Davies' single vineyard wine arrives. With the vines approaching their 20th birthday, the combination of a special site, the experienced hand of the winemaker and a great vintage has resulted in a wine with a powerful density of fruit, rich and textural. Yet Davies' skill is in keeping the wine vital and dynamic so that the finely grained tannins, the succulent acidity and the subtle lift of whole bunch come together to give a wine of immense appeal. This 2019 is arguably his best release to date.

Mark Henderson - ODT Rating Outstanding

Darker fruited, an impression of richness, savoury characters, incense, beguiling & intriguing. Power without weight, deftness, vibrancy and energy evident, super texture. Powerful tannins a corset for the wine with a hint of stalky (?) freshness. Red & dark fruits, savoury notes swelling, ripe yet not 'sweet' with a very long, dry close. A compelling example.



Bob Campbell 94 points

Quite a concentrated pinot noir with ripe plum, dark cherry/berry flavours together with a seasoning of nutty oak and dried herb flavours. Youthful wine that will benefit from cellaring for at least a few years.

therealreview.com/wines/316116/



Joelle Thomson - Writer, author, journalist

Doctors Flat is an elevated three hectare vineyard in Bannockburn, Central Otago, where schist sub soils, clay and fine silt all provide Pinot Noirs with great density and complexity. This is a full bodied, dark take on the Central Otago Pinot theme, made from three Dijon clones of Pinot; 115, 777 and 114 by winemaker Steve Davies. It was fermented in small tanks with wild yeasts with 22% whole bunches in the ferment followed by about 22 days on skins and 12 months ageing in French oak, 24% new... The result is a big wine with density and weight, firm smooth tannins that suggest a long life ahead.

joellethomson.rocketspark.co.nz/blog/post/95114/tasting-note--2019-doctors-flat-pinot-noir-rrp-56-to-57/

WINE DATA

Clones:	<i>Dijon 115, 777, 114</i>	Harvest dates:	<i>April 5th, 7th & 9th</i>
Residual sugar:	<i>Nil</i>	Brix in tank:	<i>23.6, 24.0, 23.8</i>
Titrateable acidity:	<i>5.34 g/L</i>	Bottled:	<i>December 21st, 2020</i>
pH:	<i>3.63</i>	Production:	<i>780 dozen</i>
Alcohol:	<i>13.55%</i>	RRP:	<i>\$56.50</i>



Doctors Flat

BANNOCKBURN • CENTRAL OTAGO

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