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2. Resource Management Act 1991

1. FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE

2. TO THE CENTRAL OTAGO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

3. (FORM 6)

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

RECEIVED
20/12/2022
CODC

19/219

3. Name of person making further submission

Name: Stephen Davies
Postal address: 69 Hall Road, Bannockburn, 9384
Phone: 03 445 4161
Email: steve.d@xtra.co.nz
Contact person: Steve Davies

This is a further submission in support of (or in opposition to) a submission on Proposed Plan Change 19 to the Central Otago District Plan.

1. A person who has an interest in the proposal that is great than the interest the general public has, the grounds for saying this being:

Neighbour and affected party, owner of Doctors Flat Vineyard, making a submission under clause 2 ; or

3. The local authority for the relevant area.

I oppose the submission of:

I oppose, in part, the submission of Cairine Heather MacLeod, Po Box 248 Cromwell 9342, # 19/135, points 1 & 2 of the primary relief sought.

on Plan Change 19

The reasons for my support (or opposition) are:

Loss of Highly Productive Land and reverse sensitivity potential to impact Doctors Flat Vineyard farming activities and use of Highly Productive Land.

Please see attached pages for more detail.

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I seek that;

The submitters 'Primary Relief Sought' clause 1

That the land legally described as Section 57 Block I Bannockburn SD is rezoned in part from Rural Resource Area to Large Lot Residential'

Be disallowed

Clause 2, in part, be allowed. The existing residential zoning allow for smaller allotment sizes as described.

I wish to be heard in support of my further submission.

.....
Signature of person making Further Submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make a submission by electronic means)

Date:20/12

Email:steve.d@xtra.co.nz

Telephone No:03 445 4161

Postal Address:69 Hall Road, Bannockburn 9384

.....

Contact Person:Steve Davies, Owner of Doctors Flat Vineyard

4. Submissions close at 4pm on Tuesday 20 December 2022

Submissions can be emailed to districtplan@codc.govt.nz

Note to person making submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious:
- it discloses no reasonable or relevant case:
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

To: The Chief Executive
Central Otago District Council
PO Box 122
Alexandra 9340

From: Steve Davies, owner of Doctors Flat Vineyard
69 Hall Road, Bannockburn

This is a further submission in opposition to a submission on Proposed Plan Change 19 to the Central Otago District Plan.

I am a neighbour, owner of Doctors Flat Vineyard Ltd and an affected party, making a submission under clause 2

I oppose, in part, the submission of Cairine Heather MacLeod, PO Box 248 Cromwell 9342, # 19/135, Primary Relief Sought points 1 & 2.

The reason's for my opposition are;

Reverse Sensitivity.

Doctors Flat is a working vineyard with a wind machine for frost protection. Any residential development on this proposed area has the potential to create reverse sensitivity issues and challenges that would limit my ability to farm in an efficient and effective way.

If the council is inclined to grant this zone change then they must put in place effective and enforceable covenants or mechanisms on the zoning and titles to protect all rural activities in the surrounding area. I hope council will take it's responsibility seriously and protect existings land use.

Avoidable loss of Highly Productive Land.

The Submitter requests the following:

1. That the land legally described as Section 57 Block I Bannockburn SD is rezoned in part from Rural Resource Area to Large Lot Residential, as shown in the plan in **Attachment A**, the area sought to be rezoned is approximately 3.5ha.

The land is immediately to the west of Doctors Flat Vineyard and three hectares of Pinot Noir vines planted in 2002. Doctor Flat has proven to be a high quality and productive vineyard. The Pinot Noir wine produced has consistently been awarded 5 star ratings from Michael Cooper and achieves 95 or 96 points (out of 100) from Bob Campbell, these are New Zealand's two most recognised wine reviewers, and the wine commands a premium price in the market. There is no doubt Doctors Flat is an exceptional and valuable vineyard site.

The land in question has the same soil, aspect, frost risk and the same productive potential as Doctors Flat Vineyard. As such this land should remain in the rural zone and be protected from development for the benefit of the region and future generations.

Furthermore there is about 2.5 Ha of land to the south of the 3.5 Ha in question, this land is also of the same land formation, (glacial moraine with loess overlay) which has not been disturbed by mining and hence has a similar potential to Doctors Flat and the 3.5 Ha in question.

To rezone the 3.5 Ha as requested would all but preclude this smaller block from ever being put to productive use due to it's smaller area and reverse sensitivity issues.

The net effect of rezoning as requested would lead to the loss of productive potential from about 6 Ha of Highly Productive Land.

In Support of clause 2 of Primary Relief Sought.

The Submitter requests the following:

2 That the entire land area of Section 52 Block I Bannockburn SD zoned by PC 19 as Large Lot Residential, and that portion of Section 57 Block I Bannockburn SD which is requested to be rezoned, has a minimum allotment size for residential activity/residential density of 1200m² and average allotment size of 1500m².

In general I am supportive of higher density residential use especially where it will help protect Productive Land from development. In this case I have no objection to the reduced allotment size, for the existing residential land only, as sought above.