

X

Crosbie

Domain Road Vineyard LLRZ.

Support re zoning the site known as Domain Road Vineyard as LLRZ

Site

The site of which I am one of the owners is a natural geographical fit to be included into the town of Bannockburn. It lies naturally within the urban landscape being part of a small valley with the town domain to the east, housing to the south and west and a rural housing precinct to the north. The site slopes to the east and is separated from the rest of the rural zone by Templars Hill which runs the full length of the Northern Boundary. Historically it remained as rural due to the fact that an orchard had been established on part of the site.

Until we purchased the property only 40% was used for horticulture, the rest being left vacant as it was deemed unsuitable by being too steep or unsuitable soils. We have attempted to increase this to around 65% by using some areas of marginal soil types with only partial success. There is no other rural activity bordering the property.

With regards to the loss of productive land, this site has productive land on approximately 4 hectares out of 9 hectares. Many areas of Bannockburn are built on similar land, including more recent developments.

Frost vulnerability

Although we have established a vineyard over as much of the property as we can a third of the planted area remains a marginal proposition due to frost vulnerability, (this season has been a good example of how that can affect grapes).

Operating a rural operation within an urban landscape

In the 20 years since we established a vineyard we have fielded numerous enquiries about noise, especially the on site wind machine but also vehicles travelling up and down the rows m, and the sprays that are used. We have had to modify our operations slightly to try and accommodate the urban landscape we work in. Summer crop spraying would be an example of this as we would normally spray from daylight to make the most of calm weather, not unusual to be onsite from 5am. Generally it is becoming more difficult to carry out modern viticultural practices within what is essentially an urban landscape.

It is proposed to continue operating on part of the site while it is viable to do so.

Servicing the site.

Sewage services were put through the domain camping ground in the late 1980's in the expectation that at some stage development may happen further up the valley. Most of the site falls naturally the east and services would be able to be connected to existing on Domain Road.

Addressing some concerns

No build zone on Templars Hill. We generally agree with not building on ridge lines but would also like to note that from our property looking south there already exists a long row of houses built on a ridge. Some submitters have made reference to heritage values and archaeological reports for Templars Hill but these relate entirely to a neighbouring property, also on Templars Hill.

Character and Views. The character of Bannockburn has already changed considerably over the last 30 years with infill development on going. Residential Bannockburn has already expanded in size considerably especially along Hall Road for example where the residential zone used to stop before the Church and Hall were reached, some 200m from the intersection with Bannockburn Road.

There has been mention of possible loss of an historic church building on Domain Road but this site does not belong to Domain Road and is really a separate heritage issue.

Loss of Rural land. Arguments on loss of rural land cannot be taken seriously when several submitters have no objection to rezoning rural land to the south of Bannockburn. The loss on this site is very small in comparison to the rezoning that has taken place already. The length of Hall Road is an example of this.

Lot size. Although not strictly part of a zoning hearing there has been a suggestion of a different lot size to the rest of Bannockburn. There appears to be no real reason for doing so other than personal preference. Many existing houses are already on sites of varying sizes, often from 1000 to 2000 square metres.

Traffic and egress issues If and when any subdivision occurs these concerns would be addressed within existing subdivision rules.

Native flora and Fauna. The site has been largely modified by a century of horticulture. There are some native birds (possibly Karearea) that appear to be living in the nearby reserve and these are seen from time to time. Rezoning this site is unlikely to affect any birds of prey as they would still be able to fly and hunt in the area.



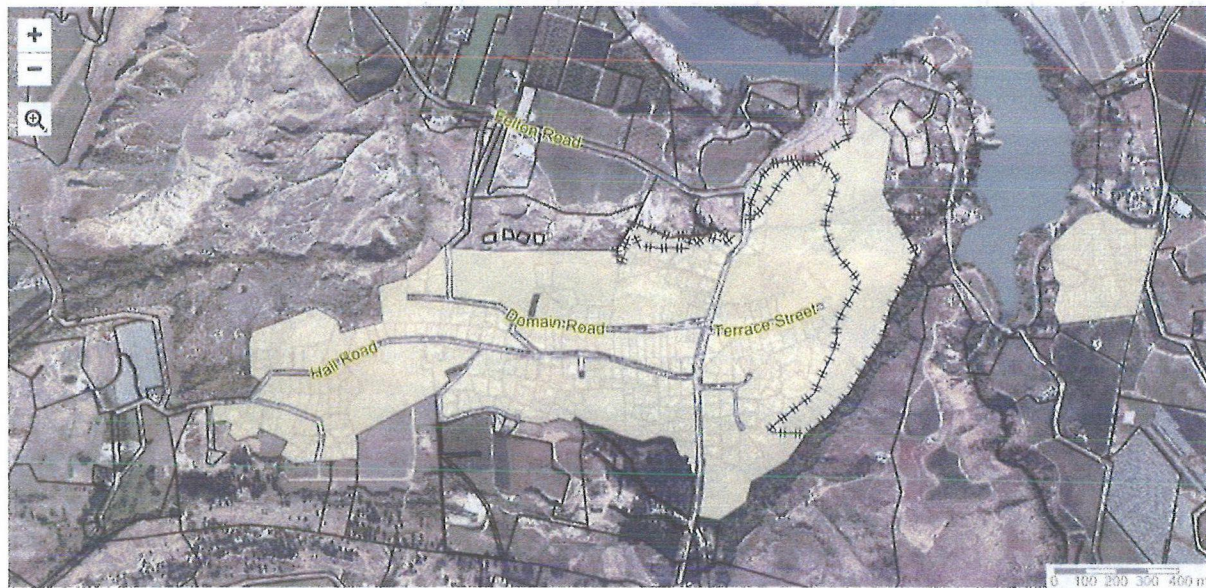
Domain Road valley looking west, housing along the south side



Domain Road vineyard looking north, natural geographical barrier along northern boundary



Aerial of site including sewage services. North ↑



Aerial view showing natural fit within the Bannockburn LLRZ