

Response to Plan Change 19 Minute 4 of the Hearing Panel

Thank you for your advice that some issues raised in legal submissions or expert evidence would be the subject of further consideration after Central Otago District Council itself took additional legal or expert advice. You also note that matters that are outstanding between the reporting officer and any submitters that presented at the hearing will be addressed by the officer with final recommendations in relation to those matters.

Although our evidence was presented in a non-expert capacity, we would like to identify, for completeness, what we see as the key issues the reporting officer should address. They are as follows:

1. Inconsistency between the Cromwell Master Plan and Plan Change 19 in respect of Bannockburn's residential zone boundary. The Master Plan signals no change in that boundary and Plan Change 19 signals an expansion to include the Domain Road Vineyard area in response to an approach from the landholder. Plan Change 19 although publicly notified involved a lack of Bannockburn community consultation over zone boundaries.
2. The absence to date of any strategic spatial planning for Bannockburn itself and the desirability of undertaking such an exercise given the Cromwell Master Plan's very brief, but significant identification of landscape, heritage, tourism, rural and allied values in the settlement. In this respect, consideration of the following is required:
 - Protecting the high amenity landscapes of Bannockburn as part of Central Otago District's identified tourism product.
 - Identifying the decision-making criteria used or to be used for any expansion of the Bannockburn residential zone, particularly in light of the other possible options for expansion contained in submissions: 100, 127, 135, 143 and 163.
 - Giving weight to protection of high quality agricultural and horticultural land in considering all residential zone expansion options either by applying the National Policy Statement on Highly Productive Land or applying the Master Plan's priorities in respect of productive land. We believe it is reputationally important for the Central Otago District Council to do so in an even-handed manner with all expansion options.
3. Whether the views expressed in the s42A report justifying the Domain Road Large Lot Residential Zone expansion (including that it is surrounded on three

sides by housing) can still stand after the evidence presented to the hearing panel that the vineyard and its low impact organic operation is compatible with adjacent residential use and indeed contributes to amenity and landscape values for residents and visitors.

We trust the reporting officer will address these specific issues with recommendations.

Yours sincerely

Niall Watson

On behalf of

Harvey Perkins and Judith Miller (Perkins/Miller Family Trust, 35 Domain Road, Bannockburn), Niall and Julie Watson (122 Pearson Road, Cromwell) and Robyn Fluksova and Jindrich Fluksa (24 Domain Road, Bannockburn).