CENTRAL OTAGO
DISTRICT COUNCIL

AGENDA

Independent Hearings Panel Meeting

Friday 7 August 2026

Date: Friday 7 August 2026

Time: 9:00 am

Location: Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra

Notice is hereby given that a Hearings Panel Meeting will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra on Friday, 7 August 2026 at 9:00 am.

Order Of Business

1 Reports 4

26.0.1 RC250155 - NEW ZEALAND CHERRY CORP (LEYSER) LP 4

Members R Day-Cleavin (Independent Chairperson), M Justice (Independent Hearings Panel Member)

In Attendance T Lines (Minute Secretary)

1 REPORTS

26.0.1 RC250155 - NEW ZEALAND CHERRY CORP (LEYSER) LP

Doc ID: 2873059

1. Purpose

A report to consider a subdivision consent and land use consent for 44 residential allotments to be incorporated into the approved Shannon Farm subdivision (RC220396, as amended)

2. Attachments

Appendix 1 - s42A Planners Report ⇩
Appendix 2 - s95 Notification Report ⇩
Appendix 3 - Application ⇩
Appendix 4 - Landscape Peer Review ⇩
Appendix 5 - Further Information Earthworks Plans ⇩
Appendix 6 - 02 Submission Fire and Emergency New Zealand ⇩

APPLICATION	**RC250155 & RC220396V3**
APPLICANT	**NEW ZEALAND CHERRY CORP (LEYSER) LP**
ADDRESS	**112 & 144 RIPPONVALE ROAD, CROMWELL**
LEGAL DESCRIPTION	**RECORD OF TITLE OT7C/632:** • **SEC 27 BLK III CROMWELL SD** • **SEC 102 BLK III CROMWELL SD** • **SEC 99 BLK III CROMWELL SD** • **SEC 28 BLK III CROMWELL SD** • **SEC 96 BLK III CROMWELL SD** **RECORD OF TITLE OT7C/633:** • **SEC 26 BLK III CROMWELL SD** • **SEC 100 BLK III CROMWELL SD** **RECORD OF TITLE OT106/99:** • **SEC 54 BLK III CROMWELL SD** **RECORD OF TITLE 126180:** • **PT SEC 25 BLK III CROMWELL SD** • **PT RUN 1201R** • **SEC 11 BLK III CROMWELL SD** • **SEC 101 BLK III CROMWELL SD** • **LOT 2 DP 330709** • **SEC 4 BLK III CROMWELL SD** • **SEC 103 BLK III CROMWELL SD** • **SEC 98 BLK III CROMWELL SD** • **PT SEC 5 BLK III CROMWELL SD**
ACTIVITY DESCRIPTION	**SUBDIVISION CONSENT AND LAND USE CONSENT TO ESTABLISH ANOTHER 44 RESIDENTIAL ALLOTMENTS IN THE RURAL RESOURCE AREA**
ACTIVITY STATUS	**NON-COMPLYING ACTIVITY**

BACKGROUND

The subject site comprises land at 112 and 144 Ripponvale Road, Cromwell, which is currently being developed as a rural lifestyle subdivision known as *Shannon Farm*. The development is authorised under a comprehensive suite of consents as outlined below.

Plan Change 14 (PC14)
PC14 was a privately initiated plan change which sought to rezone approximately 142 hectares of land at Shannon Farm to establish a new Rural Resource Area (5) (RRA(5)) zone, enabling rural lifestyle development within a comprehensively masterplanned framework.

The structure and zoning framework strategically concentrated rural lifestyle allotments within the lower-lying and less visually sensitive parts of the site, while maintaining productive orchard areas and protecting the more prominent upper slopes, including those within the Outstanding Natural Landscape (ONL), from built development.

PC14 was initially declined by Council in May 2021, but was ultimately approved by consent order following appeal to the Environment Court (ENV-2021-CHC-073), with the Court issuing its decision on 8 April 2022.

The approved framework introduced a Structure Plan in Schedule 19.23 of the District Plan, identifying six Rural Lifestyle Areas (RLAs), each with different density controls, together with an integrated circulation plan and planting schedule. The density framework was deliberately graduated across the site, with smaller allotments provided for in the more visually contained lower areas and larger allotments, or more limited development, anticipated in more visually sensitive locations.

As approved, PC14 anticipated up to 160 residential allotments across RLAs 1–6, subject to compliance with specified density, landscape, and servicing provisions.

Table 1: Approved minimum lot sizes for each Rural Lifestyle Area within RLA 1-6.

RURAL LIFESTYLE ALLOTMENT AREAS	
Rural Lifestyle Area	**Allotment Area**
Rural Lifestyle Area 1	Minimum 1,500m^2 Maximum 3,000m^2 Minimum average 2,000m^2
Rural Lifestyle Area 2	Minimum 3,000m^2
Rural Lifestyle Area 3	Minimum 4,000m^2
Rural Lifestyle Area 4	Minimum 8,000m^2
Rural Lifestyle Area 5	Minimum 3 ha
Rural Lifestyle Area 6	To be held as one allotment
Rural Lifestyle Production Area	Minimum 4 ha, with the exception of the land to the east of the main access road, which shall be held as a single allotment

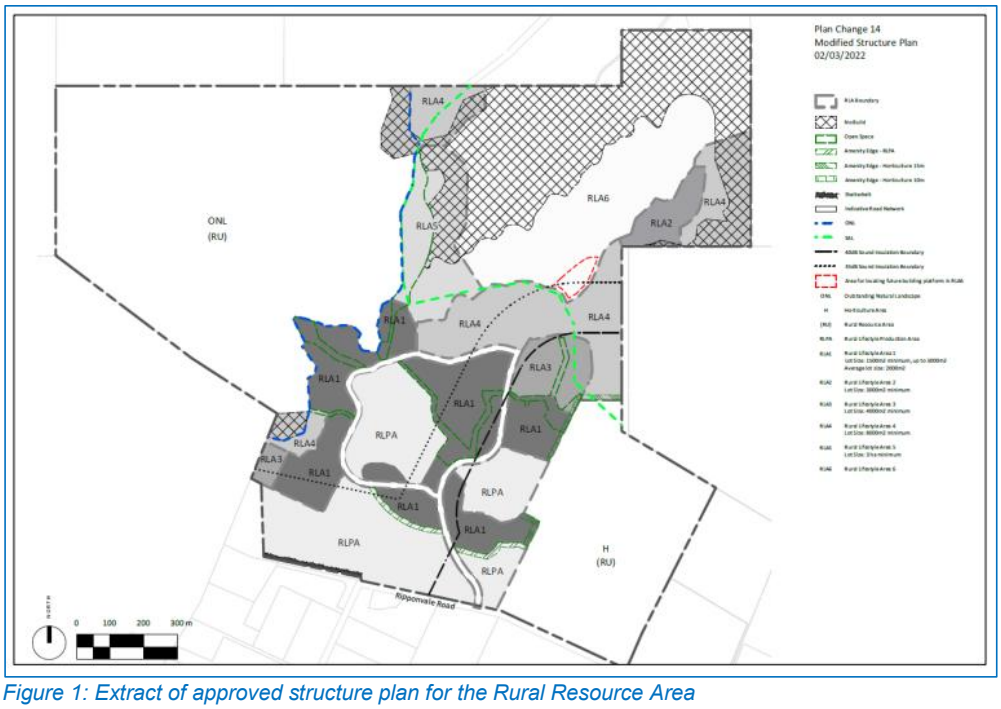


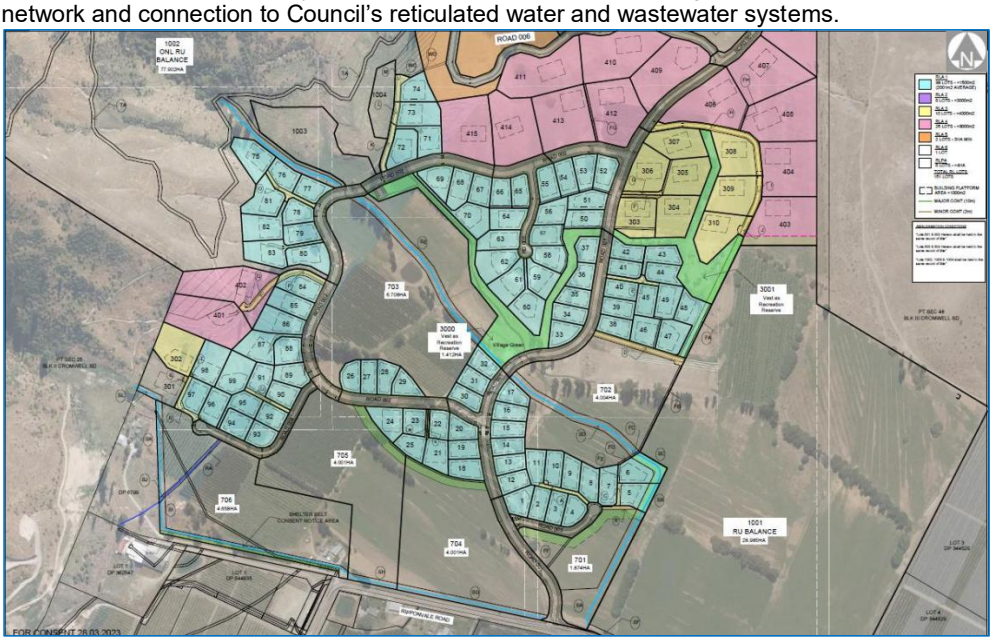
Figure 1: Extract of approved structure plan for the Rural Resource Area

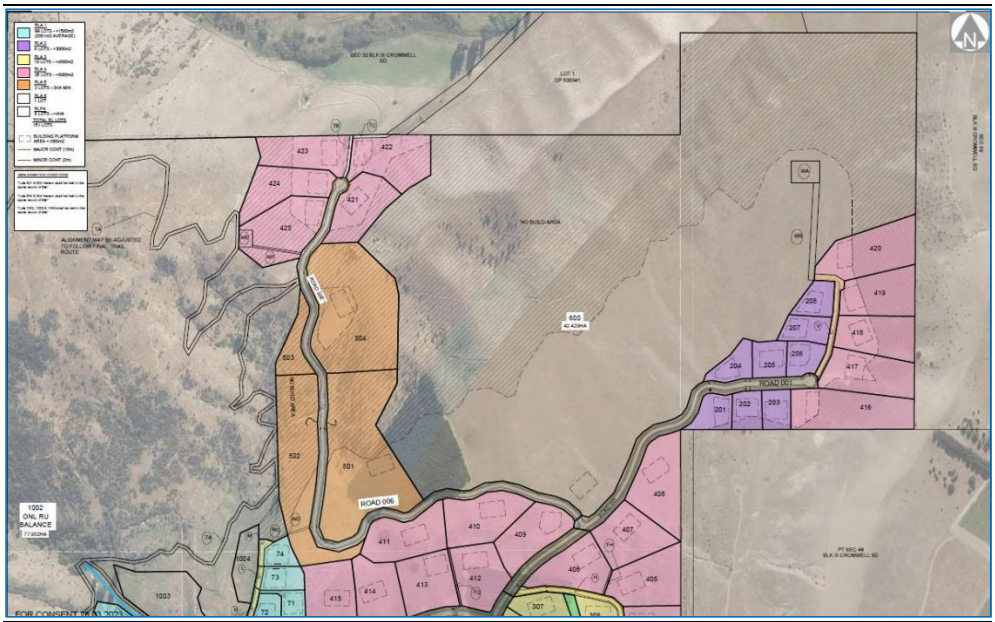
RC230244 – Mountain Bike Tracks

This separate consent was granted on 13 September 2023 and authorises the construction of a mountain bike trail network within the ONL to the west of the subdivision proper.

RC220396 and Variants

RC220396 was granted on 13 September 2023 and authorised a 151 (RLA) lot subdivision generally in accordance with the PC14 Structure Plan. The consent also approved six lots within the Rural Productive Lifestyle Area, four larger lots in the Rural Resource Area, significant earthworks, stormwater management, and a 21-stage delivery programme. Building platforms and some minor yard breaches were approved, along with a new internal road network and connection to Council's reticulated water and wastewater systems.





Figures 2 & 3: Extract of approved scheme plan as approved under RC220396.

The original RC220396 approval did not include the full 160 residential allotments anticipated by PC14. Nine lots, associated with former development Lots 1003 and 1004, were deferred pending further geotechnical and natural hazard investigation.

RC220396 has subsequently been varied as follows:

- RC220396V1 was approved on 13 December 2024 and varied Conditions 1, 15 and 21 to provide for the construction of two new stormwater and sediment retention ponds within Section 101 Block III Cromwell SD (to become Lots 701 and 704), and to allow one of the existing dams on proposed Lot 703 to be retained. The larger basin on Lot 701 is intended to treat stormwater during Stage 1 of the development before being repurposed as an irrigation/frost-fighting pond to service future horticultural activities. The other basins are to be integrated into the permanent stormwater management system for the subdivision.
- RC220396V2 was approved on 23 May 2025 and amended the grouping of allotments within Stages 12 to 14 so that certain allotments could be progressed to completion in a more timely manner.
- RC220396V4/ RC250169 was approved by a Hearings Panel on 20 November 2025. That application authorised the subdivision of former development Lots 1003 and 1004 to create nine additional rural lifestyle allotments within RLA1, together with associated land use consent to authorise future buildings on land subject to identified natural hazard constraints. The concurrent s127 variation amended RC220396 so that those lots are incorporated into the approved Shannon Farm layout, staging and condition framework.

  The Hearings Panel accepted that, subject to conditions securing appropriate geotechnical and natural hazard mitigation, RC250169 / RC220396V4 remained within the development yield and urban form established by PC14. The Panel also recorded that the proposal did not increase the overall development yield beyond the PC14 160-lot limit and would not undermine the integrity of the District Plan.

  No standalone conditions were imposed on RC250169, with the necessary implementation requirements instead incorporated into RC220396 as varied.

  Was granted subsequent to this application (RC250155 / RC220396v1) being lodged with Council. RC250169 / RC220396V4 now forms part of the consented receiving environment for the present application. Accordingly, for the purposes of assessing RC250155, the approved Shannon Farm development is understood as comprising the original RC220396 subdivision as varied, including the nine additional RLA1 lots authorised under RC250169 / RC220396V4. The consented residential yield across the RLAs is therefore now 160 lots

Regional Consents

The applicant also holds a suite of regional consents (RM23.549.01 to RM23.549.07) from Otago Regional Council for activities associated with stormwater management, damming and diversion, reclamation, works in the bed of waterbodies, contaminated land disturbance, and earthworks discharges.

SITE DESCRIPTION

The subject site forms part of the wider Shannon Farm development at 112 and 144 Ripponvale Road, Cromwell. Shannon Farm is located on the lower eastern foothills of the Pisa Range, west of Cromwell township, and is currently being developed as a rural lifestyle subdivision under RC220396 as varied.

The wider site is within Rural Resource Area (5) and is subject to the Structure Plan introduced through PC14. The areas directly affected by this application are located within Rural Lifestyle Areas 3, 4 and 6. RLAs 3 and 4 are generally located within the more central and lower parts of the subdivision, while RLA6 is located further upslope within the lower foothill environment and is subject to the Significant Amenity Landscape overlay.

The site contains a varied landform, including gently undulating terraces, gullies and more elevated foothill slopes. Historic water races and modified rural landforms are present within parts of the wider site. The land is currently undergoing substantial change as the consented Shannon Farm subdivision is progressively implemented, including road formation, servicing, earthworks and landscape works.

The Pisa Range Outstanding Natural Landscape lies to the west of the subdivision. The current application does not propose additional lots within the ONL or within the Structure Plan No Build Area.

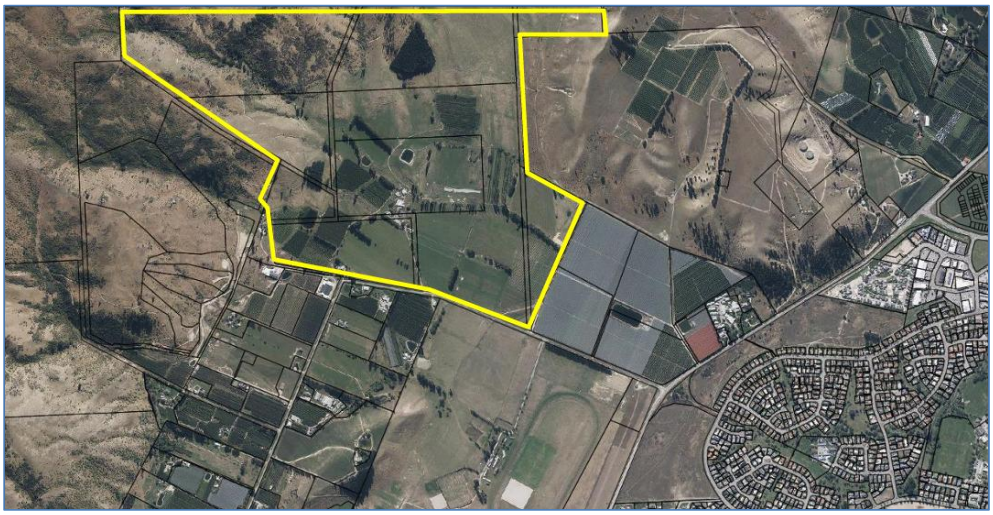


Figure 4: Aerial of the overall site outlined yellow. Source: Application.

DESCRIPTION OF ACTIVITY

The application seeks subdivision consent to establish 44 additional residential allotments within the Shannon Farm development by intensifying parts of Rural Lifestyle Areas 3, 4 and 6.

A concurrent application under section 127 of the Resource Management Act 1991 seeks to vary RC220396, as previously varied, to update the approved subdivision scheme plan, staging and associated conditions so that the proposed intensified layout can be implemented as part of the wider Shannon Farm subdivision.

Although lodged as separate subdivision and section 127 applications, they relate to the same overall proposal and are assessed together in this report.

The proposal also includes associated land use components for:

- Earthworks exceeding the permitted threshold;
- Breach of internal setback standards in the Rural Resource Area (5); and
- Potential breach of access sightline standards (subject to detailed design and confirmation at certification / access design stage).

The proposal would create 44 additional residential allotments within RLAs 3, 4 and 6 as follows:

- RLA 3: six additional allotments, ranging in size from 1,770m² to 3,530m², with an average allotment size of 2,385m².
- RLA 4: 22 additional allotments, ranging in size from 1,895m² to 6,895m², with an average allotment size of 3,115m².
- RLA 6: 16 additional residential allotments, ranging in size from 2,290m² to 5,150m², with an average allotment size of 3,400m². The balance of RLA 6, identified as proposed Lot 600 and comprising approximately 36ha, is proposed to be retained as open pasture and amalgamated with proposed Lot 166.

RC250169 / RC220396V4 now forms part of the consented receiving environment and has brought the approved residential yield within the Shannon Farm RLAs to 160 allotments. If RC250155 were granted, the residential yield within the RLAs would increase by 44 allotments, to a total of 204 residential RLA allotments.

<u>Approved and proposed lot pattern</u>
The proposed subdivision would alter the approved lot pattern within RLAs 3, 4 and 6. In particular, it would reduce lot sizes below the minimum allotment sizes specified in Schedule 19.23 for those RLAs.



Figure 5: Extract of approved layout (left) versus the proposed intensified layout (right). Source:Application.

The applicant confirms there are no additional allotments proposed within the Outstanding Natural Landscape (ONL) overlay or within the Structure Plan "No Build" area. With the additional 44 allotments, the wider Shannon Farm subdivision would comprise 214 allotments in total (including the 9 lots approved by RC250169).

In addition to exceeding the overall total of 160 lots anticipated by PC14, the proposal results in 66 lots which do not comply with the minimum lot sizes that apply across the affected Rural Lifestyle Areas.

Table 2: Breakdown of existing Vs proposed lots compliance withing minimum lot size standards.

Subzone	**Number of Lots Approved**		**Number of Lots Proposed**	
	Total	Non-compliant	Total	Non-compliant
RLA 1	108 (inclusive of 9 lots under RC250169)	0	108	0
RLA 2	8	0	8	0
RLA 3	10	0	16 (+6)	13
RLA 4	25	0	47 (+22)	36
RLA 5	2	0	2	0
RLA 6	1	0	17 (+16)	17
RLPA	6	0	6	0
Total	160	0	204	66

Updated scheme plans

Updated subdivision scheme plans have been prepared by Clark Fortune McDonald (CFMA) and are included within the AEE appendices. The updated plans show the revised lot layout, internal access arrangements, servicing corridors, and the amended road/right-of-way network required to accommodate the additional lots.

Building platforms and development envelopes

Building platforms are proposed for the additional lots. The AEE states that each residential allotment within RLA 6 will have a building platform not exceeding 1,000m².

The application also identifies building platforms on Lots 118, 127 and 128 located approximately 10m from the Rural Resource Area boundary, where a 25m setback is otherwise required. Some building platforms within RLA 6 are also located outside the "Area for Future Building Platform" shown in the Structure Plan.

Future residential activity on the lots would remain subject to separate land use consent, as controlled activities, under the applicable Rural Resource Area (5) provisions, including the requirement to provide a landscape plan at the time of application

Amalgamation

The balance land within RLA 6, proposed Lot 600, is to be amalgamated with proposed Lot 166. The applicant proposes that this be secured by an amalgamation condition, anticipated to be in the following form:

> *"That Lots 166 and 600 hereon be held in the same Record of Title."*

Servicing and infrastructure

An Infrastructure Feasibility Assessment prepared by Clark Fortune McDonald Ltd accompanies the application. The applicant proposes that the additional lots can be serviced via the infrastructure established, or to be established, for the underlying RC220396 development, including water supply, wastewater, stormwater, firefighting supply, power and telecommunications. Easements are proposed where services traverse private land. In summary:

- Wastewater: The proposed wastewater network generally follows the approved RC220396 wastewater alignments. Lots 161–166 cannot drain by gravity to the existing network and are proposed to be serviced by a pressure sewer system, including on-site STEP tanks and pumps.
- Stormwater: soakage is proposed as the primary method; road runoff treatment via mudtanks and soakpits; individual lots to discharge to ground via soakpit at dwelling construction stage.
- Water supply and firefighting: The proposed lots are to connect to the water supply reticulation established for RC220396. The AEE states that the water infrastructure has been designed to satisfy SNZ PAS 4509:2008 and that firefighting flows and pressure will be available from hydrants constructed under RC220396. The reservoir contains a fixed firefighting reserve of 180m³.
- Electricity and telecommunications infrastructure is proposed to be extended from the existing or approved Shannon Farm network. The AEE states that all infrastructure is to be underground and that no supply or capacity constraints are anticipated.

Traffic, roading and access

The proposal includes changes to the internal roading and right-of-way layout to serve the additional allotments. In particular:

- Existing ROWs H, I and J are proposed to be replaced by a new legal road to be vested in Council. This road is identified as Lot 2015 and would include a 15m wide road corridor with a cul-de-sac head serving Lots 108–120.
- A new right-of-way with a minimum legal width of 10m is proposed to service Lots 161–166.
- Additional rights-of-way are proposed to serve Lots 103 and 105, Lots 135 and 137, and Lots 125 and 127.

All other internal roads are proposed to remain generally as approved under RC220396

Earthworks

The AEE identifies that earthworks are required to construct additional accessways to new rear allotments and to establish residential building platforms on the proposed lots.

The AEE identifies the following earthworks quantities associated with the amended / intensified layout:

- Total cut: 135,050m³
- Total fill: 158,629.36m³
- Maximum cut depth: 3.1m
- Maximum fill height: 2.1m
- Total area: 132,553m²

The works are proposed to incorporate the recommendations of the Geosolve geotechnical report that informed RC220396 and to be undertaken in accordance with the Earthworks Environmental Management Plan prepared by Enviroscope Limited.

REASONS FOR APPLICATION

Central Otago District Plan

The wider site is located within Rural Resource Area (5) of the Central Otago District Plan. Parts of the wider Shannon Farm site are also subject to the Outstanding Natural Landscape (ONL), Significant Amenity Landscape (SAL), and fault hazard overlays. The proposed additional lots are not located within the ONL or the fault hazard overlay. However, parts of the land affected by the proposal, including RLA6 and parts of RLAs 3 and 4, are within the SAL.

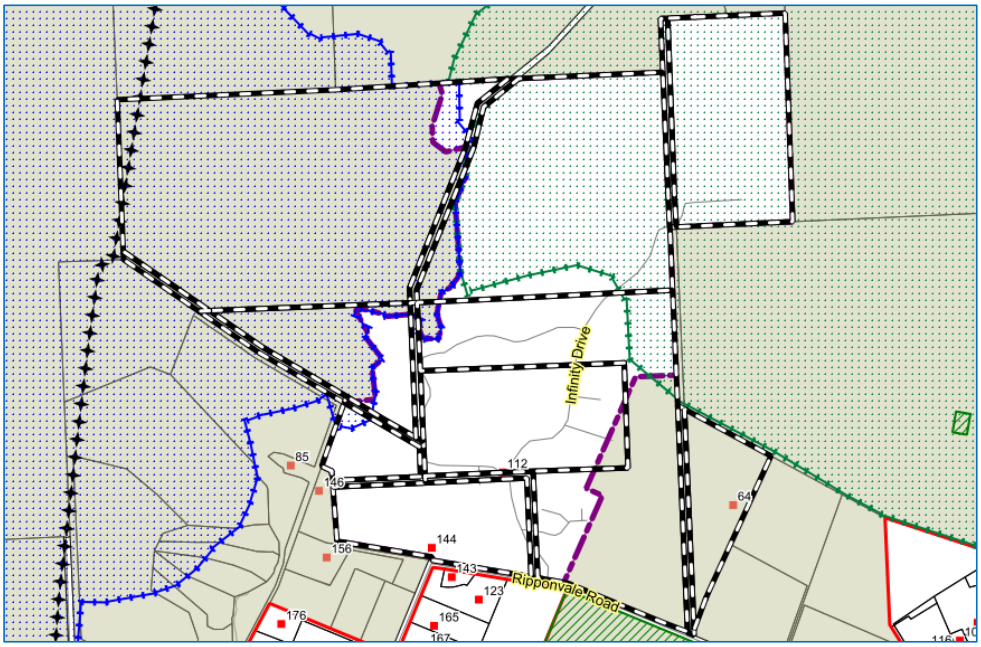


Figure 5: District Plan Extract.

More specifically, the proposed additional Lots will occur exclusively within Rural Lifestyle Area 3, 4 and 6 (see Figures 1 & 2). The wider site is characterised by the following additional Overlays:

- Outstanding Natural Landscape (West part of the site)
- Significant Amenity Landscape (North part of the site)
- Rural Resource Area (5) Rural Lifestyle Areas (1) to (6)[1]
- Rural Resource Area (5) Rural Production Lifestyle Area
- Rural Resource Area (5) Amenity Edges
- Rural Resource Area (5) No Build Area
- Rural Resource Area (5) Open Space Notation.

The proposal requires consideration of the following rules:

Subdivision

Rule 4.7.2(ii)(a)(i) provides for subdivision within the Rural Lifestyle Areas identified in the Structure Plan in Schedule 19.23 as a controlled activity, provided the subdivision complies with the relevant minimum allotment size and, where applicable, minimum average allotment size requirements.

The proposal does not comply with those requirements in RLAs 3, 4 and 6, as follows:

[1] Refer Figures 1 – 3 for illustrations of the layout of the various Rural Lifestyle Areas.

- Rural Lifestyle Area 3 requires a minimum allotment area of 4,000m². The proposal introduces six (6) additional lots within RLA3, ranging in size from 1,770m² to 3,530m². As a result, thirteen (13) of the sixteen (16) lots within RLA3 would not comply with the 4,000m² minimum allotment requirement.
- Rural Lifestyle Area 4 requires a minimum allotment area of 8,000m². The proposal introduces twenty-two (22) additional lots within RLA4, ranging in size from 1,895m² to 6,895m². As a result, thirty-six (36) of the forty-seven (47) lots within RLA4 would not comply with the 8,000m² minimum allotment requirement.
- Rural Lifestyle Area 6 requires the entirety of the RLA6 area to be held in a single allotment. The proposal instead creates seventeen (17) allotments (comprising sixteen (16) residential allotments and one (1) balance lot), with the residential allotments ranging in size from approximately 2,290m² to 5,150m². As a result, the subdivision does not comply with the Structure Plan requirement that RLA6 be retained as one allotment.

Pursuant to Rule 4.7.5(iii), subdivision that results in an allotment not meeting the above minimum allotment areas is a **non-complying** activity.

Rule 4.7.5(iii) also provides that subdivision resulting in more than 160 residential allotments within Rural Resource Area (5) is a non-complying activity. The current consented residential yield within the Rural Lifestyle Areas is 160 allotments. The proposal would create a further 44 residential allotments, resulting in a total of 204 residential allotments within Rural Resource Area (5). Consent is therefore also required as a **non-complying** activity on this basis.

Furthermore, the proposed additional allotments are not in accordance with the Structure Plan insofar as the minimum allotment sizes do not accord to the minimums specified for the RLA 3, 4 and 6 areas, as well as the provision of platforms being located outside of the “area for location future building platform” in RLA 6. Rule 4.7.5(xi) provides that subdivision not in accordance with the Structure Plan in Schedule 19.23 is a **non-complying** activity.

Building Platforms

Rule 4.7.2(ii)(vii) provides for building platforms within Rural Resource Area (5) as a controlled activity where the platform does not exceed 1,000m² and, in the case of RLA6, is located within the identified building platform area shown on the Structure Plan. While the proposed building platforms are generally limited to 1,000m², a number of platforms within RLA6 are located outside the identified Structure Plan building platform area. Accordingly, the proposal does not comply with Rule 4.7.2(ii)(vii).

Pursuant to Rule 4.7.4(i), building platforms that do not comply with the relevant standards are a **discretionary activity**.

Earthworks

Rule 4.7.6J(b) limits extraction (including excavation and/or displacement) to a maximum of 3,000m³ and 2,000m² per site. The revised AEE identifies that the proposed intensified subdivision layout involves earthworks significantly exceeding those thresholds, with 135,050m³ of cut, 158,629.36m³ of fill, and a total earthworks area of 132,553m².

Accordingly, land use consent is required for earthworks as a **discretionary** activity under Rule 4.7.4(i)

Internal Setbacks – Rural Resource Area Boundary

Rule 4.7.6A(l)(iii) requires that any site within Rural Resource Area (5) adjoining the Rural Resource Area must maintain a minimum 25 metre setback from the zone boundary. he

proposed building platforms on Lots 118, 127 and 128 are located approximately 10m from the Rural Resource Area boundary and therefore do not comply with this standard.

Pursuant to Rule 4.7.3(x), this infringement is a **discretionary (restricted)** activity.

Access Sight Distances

Rule 12.7.1(ii) requires minimum sight distances of 40 metres for accesses to roads with a 50km/h speed limit.

The applicant has identified that one or more proposed accesses may not comply with the sight-distance standard in Rule 12.7.1(ii). No specific non-compliance has yet been identified or quantified. Accordingly, the need for consent under Rule 12.7.1(viii) remains to be confirmed through finalisation of the access design.

I breach of this standard is **discretionary (restricted)** activity under Rule 12.7.1(viii).

Section 127

The proposal also seeks to vary the conditions of resource consent RC220396 (as subsequently varied), including amendment to the approved scheme plan and staging.

Pursuant to section 127 of the Resource Management Act 1991, an application may be made to change or cancel a condition of a resource consent. Such an application is to be treated as a **discretionary activity**.

Given the scale of the proposed intensification, including an increase in allotment yield and modification to the approved scheme plan, the applicant has elected to lodge a concurrent subdivision application rather than rely solely on section 127, on the basis that the proposal extends beyond a minor variation to the original consent.

Specifically the application proposes to amend the conditions of RC220396 as follows (added text underlined. Deleted text ~~struckthrough~~):

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
   - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision ~~E~~**H**
   - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision ~~E~~**H**
   - Variation to RC220396: 144 Ripponvale Road, Cromwell Page 2 of 9
   - Shannon Farm Development Staging Sheets 016 and 017 Revision ~~E~~~~F~~ **H**
   - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision ~~E~~**H**
   - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision C
   - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision ~~A~~**H.**
   - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS) apply to land on which an activity or industry described in the Hazardous Activities and Industries List is being undertaken, has been undertaken, or is more likely than not to have been undertaken.

The wider Shannon Farm site has historically been used for horticulture and includes areas associated with bulk pesticide application, fuel and chemical storage, and unlicensed landfilling. The NES-CS therefore applies to the affected land.

Contaminated-land matters were assessed through RC220396. That proposal was treated as a restricted discretionary activity under regulation 10 of the NES-CS for subdivision, change of use and soil disturbance. The assessment relied on a Preliminary Site Investigation and an October 2022 Detailed Site Investigation, and consent was granted subject to requirements for a Site Management Plan, Remediation Action Plan, appropriate handling and disposal of contaminated soils, and an accidental discovery protocol.

The applicant considers that no further NES-CS assessment is required because the present proposal would remain subject to the existing consent conditions and regional consent RM23.549.07. I do not consider that conclusion has been adequately demonstrated. The present application would materially alter the subdivision and earthworks authorised by RC220396, including replacing the single allotment anticipated within RLA6 with 17 residential allotments, associated building platforms, accessways and additional soil disturbance.

While the original DSI was stated to address the six Rural Lifestyle Areas, it was prepared for a materially different subdivision and earthworks layout. It has not been confirmed by a suitably qualified and experienced practitioner that the DSI, RAP and SMP adequately address the revised works footprint and intensified residential use now proposed, particularly within RLA6. The existence of regional consent RM23.549.07 does not remove the separate requirement to assess and manage risks to human health under the NES-CS. On this basis, and noting that no PSI/DSI has been submitted in support of this application, the proposal should be considered as a discretionary activity in accordance with Regulation 11 of the NES-CS.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

In this case, there is more than one rule involved, and the effects are linked. As such, I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, as a non-complying activity pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 (‘the Act’).

EFFECTS ASSESSMENT

Affected Persons and Submissions

No written approvals have been provided with the application.

The application was publicly notified under section 95A of the Resource Management Act 1991. Accordingly, any person was able to make a submission on the application within the statutory submission period.

The submission period closed on 7 May 2026. Two submissions were received

One submission, from Nathan Manning, was lodged in opposition to the application but has since been formally withdrawn. Accordingly, that submission is not addressed further in this report.

The remaining submission is from Fire and Emergency New Zealand. Fire and Emergency neither supports nor opposes the application, but seeks that any consent granted include appropriate provision for firefighting water supply and emergency service access. Fire and Emergency has indicated that it wishes to be heard. Fire and Emergency's submission relates specifically to:

- firefighting water supply; and
- the provision of adequate emergency service access.

Fire and Emergency notes that firefighting water supply was addressed as part of the underlying Shannon Farm subdivision consent, including through requirements for the subdivision to comply with SNZ PAS 4509:2008. However, Fire and Emergency seeks clarification that those requirements will continue to apply to the intensified subdivision now proposed.

Fire and Emergency also raises concerns regarding the practical accessibility of firefighting water supplies, particularly in relation to new rights-of-way and the distance between future building platforms and the nearest reticulated hydrants. It seeks a condition requiring reticulated hydrants, where practicable, to be designed and installed so that all future dwellings achieve effective hose-run distances in accordance with SNZ PAS 4509:2008. Where this cannot be achieved, Fire and Emergency seeks alternative or supplementary firefighting water supplies in accordance with SNZ PAS 4509:2008.

The matters raised by Fire and Emergency are addressed in the effects assessment below, particularly under servicing, access and conditions.

Permitted Baseline

Under sections 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In this case, all subdivision within Rural Resource Area (5) requires resource consent. Residential activity within the Rural Lifestyle Areas is also subject to resource consent under the District Plan. Accordingly, there is no meaningful permitted baseline for the subdivision or residential development pattern now proposed. I have not applied a permitted baseline to the following assessment.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the receiving environment is strongly influenced by the existing suite of Shannon Farm consents. RC220396, as varied by RC220396V1, RC220396V2 and RC220396V4, authorises the development of 160 residential allotments within the Rural Lifestyle Areas, together with associated roading, servicing, earthworks, reserves, amenity planting and related subdivision infrastructure. That consent is currently being implemented, with the first stage understood to have been completed, dwellings under construction on several lots, and further civil and site works continuing across later stages.

RC250169 / RC220396V4 is therefore part of the consented receiving environment for this application. The assessment of RC250155 proceeds on the basis that the Shannon Farm development may lawfully be completed to the currently approved 160-lot residential yield, together with the associated infrastructure, building platforms, landscape controls, consent notices and subdivision works required by the existing consent framework.

The receiving environment also includes RC230244, which authorises mountain bike tracks within the ONL land to the west of the subdivision proper.

The surrounding environment beyond Shannon Farm includes a mix of horticultural activities, particularly cherry orcharding, pastoral rural land, viticulture and rural residential activities. Other nearby activities include the Cromwell Racecourse, Cromwell Aerodrome, and the wider Ripponvale Road rural lifestyle and productive rural environment

Assessment of Effects

As the proposal if for a non-complying activity, Council's discretion is not confined to specific matters. Accordingly, the following assessment considers all effects that are relevant and reasonably necessary to determine the application.

For the assistance of the decision-maker, and to maintain consistency with the applicant's documentation, the assessment below generally follows the structure and sequencing of matters addressed in Mr Woodward's Assessment of Environmental Effects, notwithstanding that some additional matters are addressed where necessary.

1. Effects on landscape and visual amenity values;

The applicant has provided a Landscape Assessment Report prepared by Rough Milne Mitchell Landscape Architects Limited (RMM). Council engaged Boffa Miskell Limited (BML) to undertake an independent peer review of that assessment.

Both landscape experts have adopted the methodology set out in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* and have assessed the proposal against the relevant provisions of the Central Otago District Plan, including the Significant Amenity Landscape (SAL) overlay and the Structure Plan for Rural Resource Area (5).

In broad terms, there is professional agreement between the landscape experts that the proposed intensification within RLAs 3 and 4 would result in very low to low landscape and visual effects. The principal area of disagreement relates to the proposed intensification of RLA6.

RLA 3

RLA 3 is located within the lower and more visually contained portions of the site, largely internal to the consented Shannon Farm subdivision.

RMM concludes that the additional six lots proposed within RLA3 would be largely internalised within the consented development envelope, with visual effects assessed as very low. RMM considers that the proposed lot sizes and building platforms would remain visually subordinate within the broader pattern of development anticipated by PC14.

The BML peer review concurs with this conclusion. BML considers that the proposed intensification within RLA3 would not materially alter the overall landscape pattern or visibility of development, with visual effects assessed as none to very low.

Having reviewed both reports and the site context, I conclude that the proposed changes within RLA3 would be readily absorbed within the already consented development pattern and would give rise to less than minor adverse effects on landscape and visual amenity.

RLA 4

RLA4 occupies areas that are generally more elevated than RLA3 but remain within the consented Shannon Farm subdivision footprint and outside the Outstanding Natural Landscape (ONL). Parts of RLA4 are located within the Significant Amenity Landscape (SAL) overlay.

RMM concludes that the additional lots proposed within RLA4 would be largely internalised within the consented subdivision area. In terms of visual effects, RMM generally assesses effects from the relevant public viewpoints as none to very low. RMM also considers that the proposed intensification within RLA4 would be absorbed into the consented development pattern, including through the application of existing controls on building platform size, built form, materials, lighting, fencing and planting.

In relation to landscape effects on the SAL, RMM assesses the proposed intensification within RLAs 3 and 4 as having a low adverse effect on SAL landscape values. That assessment recognises that the proposal would increase development density within parts of the SAL, but considers those effects to be limited by the incremental nature of the change, the location of the additional lots within areas already anticipated for rural lifestyle development, and the continued application of the Structure Plan planting and development controls.

The BML peer review substantially agrees with RMM's assessment in respect of RLA4. BML assesses the visual effects associated with RLA4 as none to very low, noting that the additional lots would sit behind or adjacent to the consented development fabric, would have limited external visibility, and would not result in a perceptible upslope movement of the development edge.

On the basis of the expert landscape evidence, I conclude that the proposed changes within RLA4 would be largely absorbed within the consented Shannon Farm development pattern. While the proposal would increase density within parts of RLA4, including within the SAL overlay, the resulting visual effects would be limited and the landscape effects would remain low. I therefore conclude that the adverse landscape and visual amenity effects associated with RLA4 would be no more than minor.

RLA 6 (SAL Overlay Area)
RLA6 is located on the lower foothills and is within the Significant Amenity Landscape overlay. Under the operative Structure Plan, RLA6 is required to be held as one allotment.

The proposal would instead replace the single consented RLA6 allotment with 17 residential allotments, identified as Lots 150–166. The residual RLA6 balance land, identified as Lot 600, is proposed to be amalgamated with Lot 166. The proposed residential building platforms are limited to 1,000m², with fencing and planting controlled through the District Plan provisions, Schedule 19.25 and the Shannon Farm Design Guidelines. RMM concludes that the effects within RLA6 would range from low to low–moderate but would remain no more than minor.

RMM considers that openness and legibility of the upper slopes would be maintained and that the proposal represents an incremental refinement of the consented scheme.

BML's peer review reaches a materially different conclusion for RLA 6. BML accepts that effects on RLA 3 and 4 are minor, but considers that the proposed subdivision of RLA 6 would:

- Introduce a more continuous and perceptible band of domestic development along the lower SAL foothills;
- Alter the currently legible transition between the more intensively developed lower RLAs and the open, less fragmented upper slopes;
- Reduce the sense of openness and visual relief presently provided by RLA 6 under the operative Structure Plan;
- Result in landscape effects that are more than minor.

The peer review places particular emphasis on the strategic role of RLA6 within the Structure Plan as a transitional and open foothill area. BML considers that the proposal would materially alter that spatial and visual relationship.

I prefer BML's assessment in relation to RLA6. In my opinion, the key issue is not simply whether the additional development would be visible from distant public viewpoints. Rather, the issue is whether the proposal would maintain the landscape structure and visual legibility established through PC14 and the operative Structure Plan.

In that regard, I consider that RLA6 performs a particularly important role within the approved Shannon Farm framework. Its relatively open and undeveloped character provides visual relief and a transition between the more intensively developed lower Rural Lifestyle Areas and the open upper slopes. The requirement that RLA6 be held as one allotment is an important part of that structure, rather than an incidental subdivision control.

The introduction of 17 residential allotments within RLA6 would materially alter that spatial pattern. It would extend residential development into an area that the Structure Plan anticipated would remain substantially more open, and would create a more continuous domestic edge along the lower foothills. In doing so, the proposal would reduce the legibility of the intended transition between the developed lower areas and the open upper slopes.

I acknowledge that the proposal includes mitigation measures, including limitations on building platform size, restrictions on fencing, and planting controls required under Schedule 19.25 and the Shannon Farm Design Guidelines. These measures would assist in managing the detailed visual effects of future development. However, I do not consider that they adequately mitigate the more fundamental change in development pattern proposed.

Importantly, these controls were developed as part of the Structure Plan framework established through PC14 and were intended to manage the visual effects of development within the spatial pattern anticipated by that Structure Plan. In particular, that framework relied on RLA6 remaining largely undeveloped to maintain a sense of openness and provide a visual

transition between the more intensively developed lower areas and the open upper slopes. In my view, reliance on the same underlying landscape controls is not sufficient to address the materially different development pattern now proposed.

The proposal involves substantial earthworks for access and to prepare the sites for building. I note that the applicant's Landscape Assessment was prepared prior to detailed earthworks information that was subsequently provided in August 2025, in response to Council's request for further information. The BML peer review expressly recognises that platform earthworks and access formation contribute to the cumulative landscape effects within RLA6. However it would seem that detailed earthworks information was not available at the time the applicant's landscape assessment or visual simulations were prepared. Given the sloping nature of the site and, in particular RLA6, the extent of platform formation, cut and fill, and the new right-of-way serving Lots 161–166 all have the potential to influence both the extent of physical landscape modification and scale and nature of visual effects I consider that further explanation from the applicant's landscape architect on this matter would assist the Panel.

I also note that the landscape evidence has focussed primarily on the daytime visibility and spatial arrangement of the proposed development. While the Shannon Farm Design Guidelines and existing consent framework include controls relating to external lighting, neither landscape assessment appears to expressly consider the cumulative visual effects of night-time lighting associated with the proposed additional dwellings, vehicle movements and accessways within RLA6. Given the elevated position of RLA6 and its visibility from a wide area of the basin, I consider this is another matter that could usefully be addressed through supplementary landscape evidence.

Overall Landscape and Visual Effects

There is clear professional agreement between the landscape experts that the proposed intensification within RLAs 3 and 4 would result in no more than minor adverse landscape and visual effects. I accept that assessment. I note, however, that conclusion is confined to the magnitude of landscape and visual effects within those areas and does not determine whether those effects, together with the resulting loss of differentiation between RLAs, are appropriate when the proposal is considered as a whole.

The principal area of disagreement relates to RLA6. Having reviewed both assessments and undertaken my own site inspection, I prefer the BML peer review in relation to RLA6. I consider that the proposed subdivision of RLA6 would materially alter the spatial pattern anticipated by the Structure Plan, reduce the openness and visual relief intended for that part of the site, and weaken the legibility of the transition between the developed lower areas and open upper slopes.

I therefore conclude that, while the landscape and visual amenity effects associated with RLAs 3 and 4 would be no more than minor, the landscape and visual amenity effects associated with RLA6 would be more than minor. As the proposed development in RLA6 forms an integral part of the overall proposal, I conclude that the landscape and visual amenity effects of the proposal as a whole would be more than minor.

2. Effects on Rural Character

While there is some overlap between landscape, visual amenity and rural character considerations, I consider it appropriate to assess effects on rural character separately. The relevant character context is not simply the historic rural or pastoral character of the site prior to PC14. Rather, the relevant character is the anticipated rural lifestyle character of Rural Resource Area (5), as established through PC14, Schedule 19.23 and the consented Shannon Farm development.

The Structure Plan introduced through Plan Change 14 established a deliberate spatial framework that was intended to guide the form and intensity of development across the site. That framework created a graduated pattern of rural lifestyle densities across the various Rural Lifestyle Areas (RLAs), with smaller allotments located within the more visually contained central areas of the site and progressively larger or less developed areas located toward the more visually sensitive foothill environments and neighbouring rural lots.

In my view, the anticipated character of each RLA is therefore closely linked to the density provisions and spatial structure established through the Structure Plan. The character outcome anticipated by the District Plan is not a homogenous rural residential subdivision, but a graduated rural lifestyle environment in which different parts of the site perform different roles.

The proposed changes within RLAs 3 and 4 would occur in areas already anticipated for rural lifestyle development. Having regard to the landscape evidence addressed above, I do not consider that the proposed intensification of RLAs 3 and 4 would, in isolation, result in more than minor adverse rural character effects.

However, the scale of the departure from the anticipated lot size framework in those areas remains relevant to the overall rural character assessment. Within RLA3, six additional lots are proposed and 13 of the 16 lots within that area would not comply with the 4,000m² minimum allotment requirement. Within RLA4, 22 additional lots are proposed and 36 of the 47 lots within that area would not comply with the 8,000m² minimum allotment requirement. This level of departure would weaken the planned distinction between RLAs 3 and 4 and the smaller-lot areas elsewhere in the subdivision. It would contribute to a more intensive and homogenous rural lifestyle pattern than that anticipated by the Structure Plan

The most significant rural character effect arises in relation to RLA6. Under the Structure Plan, RLA6 was intended to be held as one allotment. The District Plan provisions also make clear that RLA6 was intended to maintain open and natural character and landscape legibility of Rural Lifestyle Area 6. In this regard, the policy framework explicitly seeks to maintain the open and natural character of RLA6 by avoiding subdivision and building outside of the identified “Area for Future Building Platform”, except for certain things such as ecological restoration, and only where it can be demonstrated that the legibility and open character of the area will be maintained. RLA6 therefore performs a different role from the more subdivided RLAs. It contributes to a more open foothill edge and provides spatial relief and transition between the more intensively developed lower RLAs and the open upper slopes

The proposal departs from this planned framework in several important respects. Most significantly, it would replace the single allotment outcome anticipated for RLA6 with 17 residential allotments (Lots 150–166), together with associated access arrangements and building platforms located outside the “Area for Future Building Platform” shown on the Structure Plan.

In my opinion, this change would materially alter the anticipated character of RLA6. Rather than remaining as a largely open and legible foothill area within the wider Structure Plan, RLA6 would become a further residential cluster forming part of the developed Shannon Farm subdivision. The additional lots, platforms, accessways, curtilage areas and associated future residential activity would diminish the open character and spatial relief that RLA6 was intended to provide and are of a fundamentally different character than was intended for the RLA6.

I acknowledge that the proposal includes mitigation measures, including limitations on building platform size, restrictions on fencing, and planting controls required under Schedule 19.25 and the Shannon Farm Design Guidelines. These measures would assist in managing the visual effects of future development. However, I do not consider that they overcome the more fundamental rural character effect arising from replacing the single-allotment outcome anticipated for RLA6 with a substantially more intensive residential pattern. Nor do they address the broader effect of increasing density across RLAs 3, 4 and 6 beyond their intended

densities and to a point where the distinction between those areas is materially weakened, resulting in a more homogenous rural lifestyle subdivision than was anticipated through PC14.

I also acknowledge that some of these rural character effects would be experienced primarily from within the Shannon Farm development itself. However, I do not consider that this makes them private or irrelevant. Shannon Farm is a substantial master-planned rural lifestyle subdivision, with vested roads, public connections and movement through the site. The way in which the development is experienced internally, including whether the RLAs remain legible as distinct character areas, is part of the environment to be assessed

Taken together, these changes represent a significant variation to the development pattern anticipated by Plan Change 14. They fundamentally alter the spatial balance between areas intended to accommodate rural lifestyle development and those intended to remain more open in character. In my opinion, the resulting development pattern would be inconsistent with the anticipated rural character of the Shannon Farm development as provided for under the District Plan.

For these reasons, I conclude that the proposal would give rise to significant adverse effects on the character of the Rural Resource Area (5).

3. Effects on open space and recreation

The Structure Plan for Rural Resource Area (5) provides for an integrated pattern of open space areas, access connections and recreational opportunities within the wider Shannon Farm development. These areas contribute to the amenity and functionality of the subdivision, provide visual relief within the development, and support pedestrian and cycle connectivity through the site.

I have reviewed the application material and agree with Mr Woodward that the proposal does not alter the approved open space network, pedestrian and cycle connections, or the consented mountain bike trail network authorised under RC230244.

The proposal would introduce additional residential allotments and would therefore increase the number of future residents likely to use the approved open space and recreation facilities. However, the wider Shannon Farm development has a high level of access to open space and recreational opportunities, both within the subdivision and through the consented mountain bike trail network. The proposal would not remove, reduce or compromise the function of those facilities.

On this basis, I conclude that adverse effects on open space and recreation would be less than minor.

4. Transportation effects;

Transportation effects associated with the proposal have been assessed by Carriageway Consulting Limited in the Transportation Assessment prepared by Mr Carr and included in Appendix F of the application.

Mr Carr concludes that the additional traffic generated by the proposed lots can be accommodated within the surrounding road network without giving rise to capacity or efficiency issues. His assessment indicates that traffic associated with the development would result in only minimal delays and queues on the adjacent network, including when seasonal traffic flows and future background traffic growth are taken into account. The crash history in the vicinity of the site is also reported as not indicating any particular safety concern that would be exacerbated by the proposal.

The Transportation Assessment also notes that the wider Shannon Farm development anticipated a number of transportation improvements through the PC14 and RC220396 processes, including the construction of a shared walking and cycling route along Ripponvale Road and provision of an underpass beneath State Highway 6. Mr Carr considers that these facilities remain appropriate and capable of accommodating the increase in pedestrian, cyclist and vehicle movements associated with the proposed additional lots. The internal road network, including the primary spine road through the development and the upgraded seal width of Ripponvale Road, is also assessed as remaining consistent with the relevant Council Code of Practice requirements.

The proposal includes changes to the internal access arrangement, including replacement of existing ROWs H, I and J with a new legal road to be vested in Council, and the creation of additional rights-of-way to serve the proposed lots. Council's Engineering team has reviewed the proposal and has not raised any significant concerns in relation to transportation, roading or access matters, subject to appropriate conditions addressing the formation, legalisation and servicing of the new and amended road and right-of-way arrangements.

I accept the conclusions of the Transportation Assessment and Council's Engineering advice. While the proposal would generate additional vehicle movements, those movements can be accommodated within the approved and proposed road network without materially affecting the safety or efficiency of the local transport network. Any detailed design matters associated with the new road and right-of-way arrangements can be appropriately addressed through conditions of consent and additional demand on the roading network can be offset by developer contributions.

The Transportation Assessment also considers the District Plan sight-distance requirements. Mr Carr identifies sight distance as a potential source of non-compliance, particularly for accesses located near intersections or on the inside of curves. He considers that any reduced sight distance may remain appropriate where actual vehicle speeds are lower than the assumed 50 km/h design speed, or may be protected through consent notices where sightlines cross adjoining land. However, detailed access locations and sight-distance measurements have not been provided. The assessment does not identify which accesses would fail to achieve the required 40m, the extent of any shortfall, the prevailing speed relied upon, or the specific land and consent notices required to protect the sightlines..

Prior to the hearing, the applicant should either demonstrate that the final access arrangement will comply with Rule 12.7.1(ii), in which case no sight-distance consent is required, or identify and assess each proposed non-compliance. I do not consider it appropriate for any consent granted to authorise hypothetical or unidentified future breaches of the sight-distance standard.

Subject to resolution of the sighlines matter, and implementation of the recommended engineering conditions, I consider that the transport effects of the proposal are capable of being appropriately managed.

5. Effects associated with servicing

The provision of network utility services to the proposed additional allotments has been considered by Clark Fortune McDonald Ltd in the Infrastructure Feasibility Assessment included in Appendix C of the application. That assessment considers water supply, wastewater, stormwater, firefighting supply, power and telecommunications, and concludes that the proposed additional allotments can be adequately serviced through infrastructure established, or to be established, as part of the wider Shannon Farm development.

The proposal relies substantially on the servicing framework already authorised under RC220396. In summary, the additional lots are proposed to connect to the approved water supply network, wastewater reticulation, stormwater disposal arrangements, and underground power and telecommunications infrastructure. Stormwater disposal is proposed to be managed

primarily by soakage, with individual lot soakpits to be addressed at the dwelling / building consent stage. Lots 161–166 are proposed to be serviced by a pressure wastewater system due to gravity limitations.

Servicing capacity was also discussed at a meeting between the applicant, Council planning staff and Council's Three Waters staff in November 2025. The meeting notes record that Council's Three Waters staff did not consider that the additional 44 lots would materially affect capacity for currently zoned or consented land. The Three Waters Manager acknowledged that Council was actively progressing wider hydraulic modelling and wastewater treatment plant review work. While those strategic matters remain underway, neither Council's Three Waters Engineers nor the Development Engineer have identified any reason why the proposed additional allotments could not be serviced through the existing Shannon Farm servicing framework, subject to the recommended conditions.

Council's Development Engineer has reviewed the proposal and has not raised any significant servicing concerns, subject to standard subdivision engineering conditions. Council's Three Waters Engineers have also reviewed the proposal and have not raised any significant concern, however, they have recommended a number of amendments and additions to the existing servicing conditions. In particular, they have recommended further conditions to ensure the design, ownership, operation, maintenance and ongoing access arrangements associated with the proposed pressure wastewater system servicing Lots 161–166 are appropriately established prior to certification.

The recommended conditions require detailed design and certification of water, wastewater and stormwater infrastructure in accordance with Council's standards, provision of individual service connections to each allotment, and appropriate easements where services traverse private land. Where pressure wastewater servicing is required, conditions also ensure that ownership, maintenance, access and operational requirements are appropriately addressed.

Having regard to the Infrastructure Feasibility Assessment, the November 2025 servicing discussion, and the advice received from Council's Development Engineer and Three Waters Engineers, I am satisfied that the proposed additional allotments can be appropriately serviced. Any potential adverse servicing effects can be addressed through conditions of consent requiring detailed engineering design, certification and implementation in accordance with Council's standards.

Fire and Emergency New Zealand (FENZ) has submitted that further consideration should be given to firefighting water supply and emergency access, particularly in relation to the accessibility of hydrants from future building platforms and compliance with SNZ PAS 4509:2008. I agree that these matters warrant specific attention. However, I consider they are capable of being appropriately addressed through conditions requiring detailed engineering certification of the final water supply network, confirmation that each allotment has adequate firefighting water supply, and provision of supplementary supplies where required.

Development contributions will also be levied in accordance with Council's Development and Financial Contributions Policy to address the additional demand placed on Council infrastructure by the proposed additional allotments.

On this basis, I conclude that adverse effects associated with servicing and infrastructure would be less than minor.

6. Effects on productive land

During the PC14 process, the productive potential of land within the Shannon Farm area was examined in detail. As outlined in the application material, a soil assessment undertaken by Dr Reece Hill identified the extent of Waenga 5 soils within the wider site. This work informed the establishment of the Rural Lifestyle Production Area (RLPA) within the Structure Plan.

The RLPA is subject to a range of additional controls intended to retain productive land, including larger minimum allotment sizes, restrictions on the extent of building platforms, and requirements that a minimum of 50% of each allotment be planted with productive horticultural or viticultural species prior to the establishment of residential activity.

The RLPA provisions introduced through PC14 were specifically designed to retain the productive potential of the identified soils and to enable ongoing horticultural or viticultural use within that part of the development area. The land affected by the present proposal does not fall within the RLPA, and the proposal does not alter the RLPA provisions or the approved subdivision pattern within that area.

The additional lots are proposed within RLAs 3, 4 and 6, being areas already identified through PC14 for rural lifestyle development. While the proposal would increase the density of rural lifestyle development in those areas, it would not directly affect the land specifically identified and managed through PC14 for productive rural use.

On this basis, I conclude that the proposal would not materially affect the productive potential of the RLPA or otherwise give rise to adverse effects on rural productivity that are more than minor.

7. Effects on reverse sensitivity

Potential reverse sensitivity effects associated with the development of the Shannon Farm site were extensively considered through the Plan Change 14 process. As noted in the application material, reverse sensitivity represented a significant issue during the plan change proceedings due to the proximity of the proposed rural lifestyle development to existing horticultural activities in the surrounding area.

Through the mediation process undertaken as part of PC14, a number of provisions were incorporated into the District Plan to manage reverse sensitivity effects. These include restrictions on the use of audible bird-scaring devices within the Horticulture Area, controls on the use and location of frost protection wind machines, and other operational standards intended to minimise potential conflicts between rural production activities and residential amenity expectations.

In addition to these operational controls, the Structure Plan introduced the Rural Lifestyle Production Area (RLPA), which provides a spatial buffer between existing horticultural activities and the majority of the rural lifestyle development anticipated within the Shannon Farm site. The RLPA also incorporates provisions intended to maintain productive use of the land while limiting the extent of residential curtilage within that area.

The additional lots proposed through the present application are located within RLAs 3, 4 and 6. RLAs 3 and 4 were identified through PC14 as areas appropriate for rural lifestyle development, subject to the density and design controls introduced through the Structure Plan and associated District Plan provisions. RLA6 was treated differently: while it forms part of the Rural Lifestyle Area framework, the Structure Plan required it to be held as one allotment, reflecting an anticipated character and intensity materially different from the more subdivided RLAs For reverse sensitivity purposes, however, the proposed additional RLA6 lots would remain within the wider Shannon Farm development area and would not materially reduce the separation between residential activity and surrounding rural production activities compared with the consented framework. Ultimately, the proposal would increase the number of residential allotments within the development, but it would not introduce residential activity into an area where rural lifestyle development was not already anticipated, nor would it alter the reverse sensitivity controls established through PC14.

While the proposal would increase the overall number of residential allotments within the development, the underlying controls introduced through PC14, including operational restrictions and title-based covenants associated with subdivision consents, remain in place and continue to manage the potential for reverse sensitivity effects. On that basis, I am satisfied that the proposal would not give rise to any more than minor adverse reverse sensitivity effects.

8. Earthworks and Geotechnical Effects

The proposal will require earthworks to establish the proposed building platforms, access arrangements, roading changes and associated servicing infrastructure. The application material indicates that these works will involve approximately 135,000m³ of cut and 158,630m³ of fill, over an area of approximately 132,000m².

These volumes are substantial. However, the wider Shannon Farm development is already subject to significant earthworks associated with the implementation of the approved subdivision framework. The site is also subject to an existing construction management framework, including erosion and sediment controls and relevant regional consents issued by the Otago Regional Council.

The applicant advises that the existing Earthworks Environmental Management Plan will be updated to incorporate the additional areas of earthworks associated with the present proposal. That plan includes measures to manage sediment discharge and construction-phase stormwater effects, including staged earthworks procedures, sediment control devices and site management protocols.

Council's Development Engineer has reviewed the proposal and has not raised any significant concerns in relation to earthworks or geotechnical matters, subject to appropriate conditions requiring detailed engineering design, construction supervision and implementation of erosion and sediment control measures.

In terms of geotechnical considerations, the wider Shannon Farm development has previously been assessed for natural hazard and ground stability matters as part of earlier approvals. The present proposal does not rely on development of the former hazard-constrained Lots 1003 and 1004, which have now been addressed through the separate RC250169 / RC220396V4 process. No new geotechnical constraint has been identified that would prevent the proposed additional allotments from being developed, subject to standard engineering design and construction requirements.

Having regard to the existing earthworks management framework, the regional consent framework, the previous geotechnical assessments undertaken for the wider Shannon Farm development, and Council's engineering advice, I am satisfied that adverse earthworks and geotechnical effects can be appropriately managed through conditions of consent and the detailed engineering design process.

On that basis, I conclude that adverse effects associated with earthworks and geotechnical matters would be no more than minor.

9. Ecological Effects

Ecological values associated with the Shannon Farm site were considered during the PC14 process and subsequent resource consent approvals. The Structure Plan and associated provisions identify areas where development is to be avoided or managed, including the ONL and No Build Area on the slopes of the Pisa Range.

The present proposal does not extend development into the ONL or the No Build Area. The additional lots are proposed within RLAs 3, 4 and 6, being areas within the wider RRA(5) development framework.

The application material does not identify any significant indigenous vegetation, wetlands, waterbodies, or other ecological features that would be adversely affected by the proposed additional lots or associated works. Nor has any separate ecological concern been identified through Council's review of the application.

On that basis, I am satisfied that the proposal will have less than minor adverse ecological effects.

10. Heritage and Cultural Effects

Heritage and cultural values associated with the Shannon Farm site were considered during the PC14 process and subsequent resource consent approvals. The wider site contains historic features associated with its former rural use, including historic water races, and the existing consent framework includes requirements relating to archaeological discovery protocols and the need to obtain any necessary archaeological authority.

The application does not identify any recorded archaeological sites or scheduled heritage features that would be directly affected by the proposed additional lots and associated works. However, the Boffa Miskell peer review notes that a historic water race traverses part of RLA6 and that the application material does not clearly demonstrate how this feature would be affected by, or protected during, the proposed subdivision, platform formation, access construction and associated earthworks.

Given the scale of the additional earthworks proposed within RLA6, I consider that this matter requires clarification. Prior to the hearing, the applicant should confirm the location and heritage or archaeological status of the water race relative to the proposed works, identify any potential effects, and demonstrate how the feature will be avoided or otherwise appropriately managed. An accidental discovery protocol is appropriate for previously unidentified archaeological material but is not, by itself, an adequate response to a known historic feature.

Subject to satisfactory resolution of this matter and the continued application of appropriate archaeological controls, I consider that adverse effects on heritage and cultural values can be appropriately managed..

11. Positive effects

The proposal would provide positive effects through the creation of additional rural lifestyle allotments within the Shannon Farm development. This would increase housing choice and provide further rural lifestyle opportunities within an area that is already subject to a comprehensive structure plan, subdivision consent, infrastructure planning and design controls.

I accept that there is some benefit in providing additional rural lifestyle allotments within an existing comprehensively planned and serviced development, rather than through more dispersed or ad hoc subdivision elsewhere in the Rural Resource Area. To that extent, the proposal has the potential to accommodate some demand for rural lifestyle living in a location where roading, servicing, landscape controls and subdivision design have already been considered at a strategic level.

The applicant also relies on market demand for smaller rural lifestyle allotments and refers to evidence provided during the PC14 process, together with sales data from the early stages of Shannon Farm. I accept that this information indicates demand for rural lifestyle allotments within Shannon Farm. However, I consider this matter should be given limited weight in the absence of updated expert economic or housing evidence prepared specifically for this application. I also note that the PC14 process resulted in a settled planning framework for Shannon Farm, including an overall residential yield and differentiated density structure across

the RLAs. The same demand considerations cannot be relied on without qualification to justify a material departure from that framework.

Overall, I accept that the proposal would give rise to positive effects by increasing rural lifestyle housing supply and providing that supply within an already planned and serviced development environment. However, I have consider those positive effects should be given only minor weight and I do not consider them to balance or materially reduce the adverse effects identified elsewhere in this report, particularly in relation to landscape and visual amenity effects, rural character effects, and the integrity of the Structure Plan framework for Rural Resource Area (5).

OFFSETTING OR COMPENSATION MEASURES

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

SECTION 104(1)(B) ASSESSMENT

National Environmental Standards and Regulations

National Environmental Standard for Contaminants in Soil

Contaminated-land matters were comprehensively assessed through RC220396, including consideration of the Preliminary Site Investigation and October 2022 Detailed Site Investigation. The original consent contains a suite of NES-CS conditions requiring a Site Management Plan and Remediation Action Plan prepared by a suitably qualified and experienced person, controls on exposure to and movement of contaminated soils, appropriate testing and disposal requirements, and an accidental discovery protocol.

Although the present proposal would alter the approved subdivision and earthworks layout, the affected land remains within the wider area previously investigated and subject to the existing contaminated-land management framework. The nature of the potential contaminants and associated human-health risks is unchanged. The additional works can be managed through the same remediation, soil-handling and verification procedures established under RC220396.

I therefore consider that the existing condition framework remains appropriate to address the matters of discretion under the NES-CS, provided those conditions are expressly applied to the revised subdivision and the SMP and RAP are reviewed and updated as necessary to incorporate the additional building platforms, accessways and earthworks. On that basis, any risk to human health arising from soil contamination can be satisfactorily managed.

National Policy Statements

National Policy Statement for Highly Productive Land 2022

Some of the land affected by the proposed intensification is identified as Land Use Capability Class 3 land. However all land subject to the proposed intensification is within RLAs 3, 4 and 6, which form part of the rural-lifestyle zoning framework and are not general rural or rural production zones. The NPS-HPL therefore does not apply.

National Policy Statement for Natural Hazards 2025

The National Policy Statement for Natural Hazards 2025 applies to subdivision and land-use decisions involving specified natural hazards. The site has previously been assessed in relation to geotechnical and natural-hazard constraints, and no new development is proposed

within the areas subject to the more significant hazard constraints identified through the earlier consent processes. The applicant considers that the proposed intensification would not exacerbate natural-hazard risk.
On the information before me, I am satisfied that the proposal would not result in a material increase in natural-hazard risk beyond that already addressed through the existing consent framework and associated conditions. The proposal is therefore not inconsistent with the NPS-NH.

Other National Policy Statements

I have also considered the remaining national policy statements. The proposal does not affect identified significant indigenous biodiversity, and the National Policy Statement for Indigenous Biodiversity 2023 does not materially alter the assessment. While freshwater and stormwater matters are managed through existing regional consents, the present application does not itself seek approval for activities that materially engage the National Policy Statement for Freshwater Management 2020. The proposal is rural lifestyle development rather than urban development and is not subject to the National Policy Statement on Urban Development 2020. No relevant renewable electricity generation, electricity network or nationally significant infrastructure matters have been identified.

Regional Policy Statements

Otago Regional Policy Statement 2021

The Otago Regional Policy Statement 2021 became fully operative on 9 July 2026 and is therefore the relevant regional policy statement for the purposes of section 104(1)(b)(v) of the RMA. The applicant's AEE assessed the Partially Operative Otago Regional Policy Statement 2019 and the Proposed Otago Regional Policy Statement 2021 separately. As the ORPS 2021 is now operative, I have assessed the proposal against the provisions of that document that are most directly relevant to the application.

The ORPS 2021 provides higher-order direction in relation to the management of Otago's natural and physical resources. In this case, the most directly relevant provisions are those relating to natural features and landscapes, rural areas, and rural lifestyle development. The Central Otago District Plan, and in particular the site-specific provisions introduced through Plan Change 14 for Rural Resource Area (5), gives more specific expression to that higher-order direction at Shannon Farm.

I have not undertaken a provision-by-provision assessment of the ORPS 2021. Many of its provisions are either not engaged by the proposal or are addressed more specifically through the District Plan framework, existing regional consents, or recommended conditions. The provisions of most relevance are assessed below.

Provision	Assessment
NFL-O1 and NFL-P2 - Outstanding natural features and landscapes	No additional lots, building platforms or residential development are proposed within the ONL or the Structure Plan No Build Area. Direct effects on the ONL are therefore avoided. The broader concern is that RLA6 would weaken the open foothill transition to the ONL backdrop; that issue is most directly addressed under the highly valued landscape provisions below.
NFL-O2 and NFL-P3 - Highly valued natural features and landscapes	These are the key ORPS landscape provisions. The scale of undersized allotments in RLAs 3 and 4 would reduce the planned distinction between those areas and the smaller-lot parts of Shannon Farm, contributing to a more homogenous rural lifestyle pattern. RLA6 is more problematic again, as the proposed residential band would reduce openness, coherence and landscape legibility across the lower SAL foothills. Overall, the proposal would not maintain the relevant SAL values.

LF-LS-O13 and LF-LS-P25 - Rural areas	The proposal would not alter the RLPA framework or directly compromise primary production, rural industry or the reverse sensitivity controls established through PC14.
LF-LS-P26 - Rural lifestyle development	The site is not identified for future urban development, productive land effects are managed through the RRA(5) framework, and servicing can be addressed through the proposed reticulation network. However, the proposal has not demonstrated that the affected land is suitable for the scale and pattern of rural-lifestyle development proposed, having regard to the resulting landscape, rural-character and Structure Plan effects

The remaining provisions do not materially alter the assessment. Matters relating to indigenous biodiversity, historic and cultural values, hazards, freshwater, infrastructure and transport are either not materially engaged or are adequately addressed through the District Plan assessment, existing regional consents and recommended conditions.

Overall, the proposal is partially consistent with the ORPS 2021 insofar as it avoids direct development within the ONL and would not materially compromise primary production or rural industry. However, I consider the proposal to be inconsistent with the landscape outcomes sought by NFL-O2 and NFL-P3. In particular, the intensification of RLAs 3 and 4 would erode the intended distinction between the Rural Lifestyle Areas and contribute to a more homogenous pattern of development, while the more substantial intensification of RLA6 would materially reduce the openness, coherence and legibility of the SAL foothills.

District Plan

The most relevant District Plan provisions are those specific to Rural Resource Area (5), particularly Objective 4.3.10 and Policy 4.4.18. These provisions were introduced through Plan Change 14 and establish the site-specific framework for rural lifestyle subdivision and development at Shannon Farm that is materially different from the more general rural subdivision framework that applies elsewhere in the Rural Resource Area.

The framework provides for rural living opportunities, but does so through an integrated Structure Plan that manages the distribution of development, lot sizes, productive land, open space, access, landscape values, servicing and reverse sensitivity effects. The Structure Plan and associated minimum allotment requirements are therefore central to understanding the outcomes anticipated by the District Plan.

The Section 16 subdivision provisions are also relevant, particularly Objective 16.3.10 and Policy 16.4.7, which address the need for subdivision to achieve an appropriate and co-ordinated pattern of development having regard to the particular environment.

The assessment below focuses on the provisions most directly relevant to the proposal. Other provisions relating to servicing, roading, productive land, recreation, ecology, heritage and hazards are addressed in summary

> ***4.3.10 Objective - Rural Resource Area (5)***
> *"Within the Rural Resource Area (5), provide for a range of rural living opportunities on lots of varied sizes and shapes, integrated with rural productive uses and recreational opportunities, and in a way that protects the Outstanding Natural Landscape, maintains the values of the Significant Amenity Landscape, provides for rural amenity, is appropriately serviced, and manages potential effects on surrounding rural uses."*

The proposal is consistent with some aspects of this objective. It would provide additional rural living opportunities within the Shannon Farm development. The proposal would also be located within an area already subject to a comprehensive structure plan and approved subdivision framework, and the evidence before me indicates that the additional allotments can be

appropriately serviced. The proposal would not introduce development into the Outstanding Natural Landscape, and the productive land and reverse sensitivity framework established through PC14 would remain in place.

However, I do not consider that the proposal is consistent with Objective 4.3.10 when assessed as a whole. The objective does not simply provide for rural lifestyle development in an unconstrained manner. It provides for such development within an integrated framework that also maintains landscape values, rural amenity and the relationship between development and surrounding rural uses.

In my view, the proposal does not maintain the values of the Significant Amenity Landscape or the rural amenity outcomes anticipated for Rural Resource Area (5). In particular, the proposed subdivision of RLA6 into 17 residential allotments would materially alter the open and legible foothill character anticipated for that part of the Structure Plan. It would introduce a more intensive residential development pattern into an area that was intended to remain substantially more open and would weaken the transition between the more developed lower RLAs and the open upper slopes.

The proposal also substantially departs from the graduated density framework established through PC14. at framework was designed to provide rural living opportunities on lots of varied sizes and shapes, with those variations deliberately distributed across the site in response to landscape sensitivity, rural amenity and the intended role of each RLA. n that context, the reference in Objective 4.3.10 to “lots of varied sizes and shapes” is not simply a general endorsement of flexibility. It is reflected in, and given practical effect by, the differentiated allotment size framework and Structure Plan introduced through PC14.

The proposed intensification within RLAs 3, 4 and 6 would substantially reduce that planned variation. By creating a much higher proportion of smaller lots across those RLAs, the proposal would weaken the intended distinction between the different rural lifestyle areas and result in a more homogenous rural lifestyle subdivision.

For these reasons, while I accept that the proposal has positive aspects in terms of rural lifestyle housing supply and servicing efficiency, I consider that it is not consistent with Objective 4.3.10 overall. In particular, it does not maintain the Significant Amenity Landscape values, rural amenity outcomes, or integrated and varied structure plan framework that are central to the objective.

4.4.18 Policy - Integrated Rural Lifestyle Subdivision and Development within Rural Resource Area (5):

Policy 4.4.18 is the principal policy controlling rural lifestyle subdivision and development within Rural Resource Area (5). It gives effect to Objective 4.3.10 through a detailed suite of site-specific requirements relating to the Structure Plan, allotment size, servicing, open space, productive land, landscape values, amenity, reverse sensitivity and RLA6.

Given the length and specificity of the policy, I have assessed each relevant limb in the table below.

Provision	Assessment
a. Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;	**Contrary**. While some scope for interpretation is inherent in the phrase “general accordance”, the proposal would substantially depart from core elements of the Structure Plan framework. In particular, it would replace the single-allotment outcome anticipated for RLA6 with 17 residential allotments and would

	introduce building platforms outside of the area earmarked for locating a future building platform. Furthermore, the proposal will substantially alter the planned density distribution across RLAs 3, 4 and 6. These are not minor or technical departures. They go to the structure, density and character outcomes that the Structure Plan was intended to secure
b. Integrating a range of complementary activities within the rural setting, including: • Rural living • Farming and agriculture • Horticulture • Recreation and Open Space	**Consistent**. The proposal would not fundamentally alter the wider integration of rural living, open space, recreation and productive land established through PC14 and RC220396. The Rural Lifestyle Production Area (RLPA) would remain unaffected, and the approved recreation and open space framework would be retained.
c. Adhering to minimum and average allotment sizes for subdivision;	**Contrary**. The proposal is clearly contrary to this point. Within RLA3, 13 of the total 16 lots would not comply with the 4,000m^2 minimum allotment size. Within RLA4, 36 of the total 47 lots would not comply with the 8,000m^2 minimum allotment size. RLA6 would no longer be held as one allotment.
d. Ensuring that subdivision is designed to facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists; facilitate the safe and efficient operation and the economic provision of roading and network utility services; and have regard to the natural landform in RLAs 1-6, including through lot boundaries, roading, landscaping and planting design within public spaces;	**Partly consistent.** The roading, access and servicing components of the proposal can be achieved subject to conditions. However, I do not consider the proposal fully satisfies the broader design component of clause (d)(iii), as the altered lot pattern in RLA6 and the degree of intensification across RLAs 3 and 4 would weaken the intended relationship between subdivision layout, landform and landscape response.
e. Ensuring that the subdivision layout within each contiguous area of RLA1 provides for a range of allotment sizes and shapes and comprises pockets of smaller lots offset by larger lots and open space;	**Not directly relevant.** The proposal does not seek further changes within RLA1. However, the clause reinforces the broader policy intent that smaller lots are to be spatially balanced by larger lots and open space within the structure plan framework.
f. Encouraging the extent of earthworks to not exceed that required for the installation of services, access and building platforms, while recognising that contouring may be required for, or limited by, geotechnical and/or aesthetic considerations;	**Consistent.** The proposal involves substantial earthworks, but these relate to roading, access, servicing and building platforms and can be managed through the existing earthworks management framework, regional consent framework and conditions. However, the extent of earthworks associated with the changed development pattern, particularly in RLA6, reinforces the concerns identified in relation to landscape, character and Structure Plan outcomes.
g. Managing the character and amenity values of the Rural Resource Area (5) and surrounding areas by controlling land use activities, avoiding building within the no build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development;	**Contrary.** The proposal would avoid building within the No Build Areas. However, it would result in a materially more intensive and homogenous rural lifestyle pattern than anticipated through PC14. This is particularly evident in RLA6, where the single-allotment foothill outcome would be replaced with 17

	residential allotments. While design controls would assist in managing built form, they do not address the more fundamental character effect arising from the altered subdivision pattern. I consider the proposal would introduce a more urbanised/suburban form of rural lifestyle development than anticipated by the Structure Plan.
h. Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;	**Consistent.** Existing Schedule 19.25 controls and the Shannon Farm Design Guidelines would continue to manage the scale, location and external appearance of future buildings. These controls would assist in managing detailed built form effects.
i. Enhancing landscape values through the implementation of planting schemes tailored to specific areas within the Rural Resource Area (5);	**Generally consistent.** The relevant planting controls would continue to apply and would assist in integrating future development. However, planting does not substitute for the spatial openness and legibility sought for RLA6, nor does it fully address the broader landscape and rural character effects arising from the proposed density and distribution of development.
j. Providing for an efficient access and open space network;	**Consistent.** The proposal would not remove or compromise the approved open space network, pedestrian/cycle connections or consented mountain bike trail network. The access network can be addressed through conditions and detailed design.
k. Providing adequate infrastructure to service development while minimising adverse effects;	**Consistent.** The proposal can be serviced through the approved Shannon Farm infrastructure framework, subject to necessary updates to the conditions. Development contributions will also address additional demand on Council infrastructure.
l. Avoiding building in high risk natural hazard areas;	**Consistent.** The proposal does not rely on development of the former hazard-constrained Lots 1003 and 1004, which have been addressed through the separate RC250169 / RC220396V4 process. No new natural hazard constraint has been identified that would prevent the proposed allotments from being developed, subject to standard engineering requirements.
m. Managing the potential for reverse sensitivity effects on adjoining rural land uses;	**Consistent.** The reverse sensitivity framework established through PC14 would remain in place. While the proposal would increase the number of residential allotments, it would not materially alter the interface with adjoining rural production activities or remove the existing management controls.
n. Maintaining the productive potential of the Rural Lifestyle Production Area through ensuring that the allotment sizes and location of residential activity within the Rural Lifestyle Production Area do not	**Consistent.** The proposal does not affect the RLPA or alter the productive land controls established through PC14.

prevent or significantly inhibit its productive use;	
o. Ensuring the Rural Lifestyle Production Area is used for productive purposes alongside providing for rural living by requiring 50% of each allotment to be planted for productive purposes prior to the establishment of residential activity;	**Consistent.** The proposal does not affect the RLPA or the requirement for productive planting within that area.
p. Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities;	**Inconsistent.** The proposal would continue to sit within the wider Shannon Farm framework of open space, rural production, recreation and landscape controls, however, the increased density across RLAs 3, 4 and 6 would result in a greater number of lots comparable in size to those provided for in the Large Lot Residential Zone (Precincts 2 and 3) thereby reducing the distinction between the rural lifestyle role of RRA(5) and the large-lot residential opportunities provided within the District's residential zoning framework.
q. Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by avoiding subdivision and building in the No Build Area; enabling building within the 'Area for Future Building Platform' where well integrated into the landscape; otherwise avoiding building and subdivision unless the specified tests are met; requiring naturalistic planting; and requiring roads to be largely enclosed by planting.	**Contrary.** The proposal would replace the single-allotment outcome anticipated for RLA6 with 17 residential allotments, associated access, building platforms, curtilage areas and future residential activity. Importantly, a number of the proposed building platforms are located outside the identified "Area for Future Building Platform". This would fragment and domesticate an area that the policy framework clearly anticipates will remain substantially open and legible. I do not consider the proposal maintains the open and natural character or legibility of RLA6. Rather, it would materially alter the intended role of RLA6 as a more open foothill area and transition between the developed lower RLAs and the open upper slopes.

In addition to Objective 4.3.10 and Policy 4.4.18, the following Section 4 objectives and policies are relevant to the proposal.

Provision	Assessment
Objective 4.3.1 — Needs of the District's People and Communities	**Inconsistent.** The proposal would provide additional rural lifestyle housing opportunities. However, Objective 4.3.1 requires community wellbeing to be provided for while maintaining and enhancing environmental quality. For the reasons set out in the effects assessment, I do not consider the proposal maintains environmental quality in respect of RLA6, the SAL, rural character, and the Structure Plan framework.
Objective 4.3.2 and Policy 4.4.1 — Outstanding Natural Landscapes and Outstanding Natural Features	**Consistent.** No additional allotments or building platforms are proposed within the ONL or No Build Area. I accept that direct adverse effects on the ONL would be avoided.
Objective 4.3.3 and Policy 4.4.2 — Landscape and Amenity Values	**Inconsistent. T**he proposed development pattern in RLA6 would materially reduce openness, weaken

	the legibility of the foothill transition, and give rise to more than minor adverse landscape, visual amenity and rural character effects.
Policy 4.4.3 — Sustainable Management of Infrastructure	**Consistent.** The proposal can be serviced through the approved Shannon Farm infrastructure framework, subject to some necessary revisions to the conditions to reflect the revised scheme. Development contributions will also be payable to address additional demand on Council infrastructure.
Objective 4.3.4 and Policies 4.4.13, 4.4.14 and 4.4.15 — Recreation Resources	**Consistent.** The proposal does not alter or compromise the approved open space network, pedestrian and cycle connections, or the consented mountain bike trail network. Additional residents would increase use of those facilities, but the approved recreation framework remains available and appropriate to serve the development.
Objective 4.3.5, Objective 4.3.6, and Policies 4.4.4 and 4.4.5 – Water & Riparian Quality	**Consistent.** The proposal does not involve development within waterbody margins in a manner that would compromise natural character or public access. Potential construction-phase and stormwater effects can be managed through the existing earthworks management framework, regional consent framework and recommended conditions.
Objective 4.3.7 and Policy 4.4.6 — Soil Resource	**Consistent.** The proposal does not affect the Rural Lifestyle Production Area or alter the productive land controls established through PC14. While the proposal involves substantial earthworks, those works can be managed through conditions and the existing construction management framework.
Objective 4.3.8 and Policy 4.4.7 — Significant Indigenous Vegetation and Habitats	**Consistent.** No significant indigenous vegetation, wetlands, waterbodies, or other ecological features have been identified that would be adversely affected by the proposed additional lots or associated works.
Policy 4.4.8 — Amenity Values of Neighbouring Properties	**Consistent.** The proposal will fundamentally shift the amenity values inherent within the various RLAs and reduce the distinctiveness between them, particularly as the subdivision is currently being rolled out and includes existing lots that can be considered neighbouring properties within the wider Shannon Farm development. Those internal amenity effects are acknowledged and are addressed under Objective 4.3.3, Policy 4.4.2 and Policy 4.4.18. However, I do not consider that the proposal significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.
Policy 4.4.9 — Effects of Rural Activities	**Generally consistent.** The reverse sensitivity controls established through PC14 would remain in place. The proposal would increase the number of residential allotments, but would not materially alter the interface with surrounding rural production activities or remove existing management mechanisms.

Policy 4.4.10 — Rural Subdivision and Development	**Inconsistent.** This policy recognises the role of allotment size and subdivision design in managing adverse effects on open space, landscape, natural character, amenity values, soils, heritage, ecology, water quality, roading and infrastructure. While servicing, roading and productive land effects can be managed, I consider the proposal would undermine the allotment size and spatial framework established for RRA(5), particularly in relation to RLA6 and the SAL interface.
Policy 4.4.12 — Weed and Pest Plant and Animal Infestation	**Consistent.** The proposal does not raise any particular weed or pest management issue beyond those already managed through the Shannon Farm framework and recommended conditions

Section 16 — Subdivision

Provision	Assessment
Objective 16.3.1; Policies 16.4.1 and 16.4.2 - Access and roading	**Consistent**. The proposal can be accommodated within the approved and proposed road network, subject to conditions, and provides adequate legal and physical access.
Objective 16.3.2; Policies 16.4.3 and 16.4.6 - Infrastructure and servicing	**Consistent**. The proposal can be serviced through the approved Shannon Farm infrastructure framework, with development contributions addressing additional demand.
Objective 16.3.3; Policy 16.4.8 - Natural hazards	**Consistent**. No new hazard constraints have been identified, and development can proceed subject to standard engineering design and construction requirements.
Objective 16.3.4 - Amenity values	**Inconsistent**. The proposal would adversely affect landscape, natural character and amenity values within the various Rural Lifestyle Areas within the RuRA(5) and, in particular, reduce the open foothill character anticipated for RLA6 by the Structure Plan.
Objectives 16.3.5 and 16.3.6 - Water, soil and heritage	**Consistent**. The proposal does not affect productive land or heritage features, and potential effects can be managed through conditions and existing frameworks.
Objectives 16.3.7 and 16.3.8 - Open space and public access	**Consistent**. The proposal does not compromise the approved open space, recreation or access network.
Objective 16.3.9 - Earthworks and construction effects	**Consistent**. Earthworks effects can be managed through design and conditions, although the scale of works reinforces concerns regarding landscape and character outcomes.
Objective 16.3.10 - Co-ordinated development pattern	**Inconsistent**. The proposal would depart from the Structure Plan by increasing density and altering the intended role of RLA6, undermining the coordinated development pattern.
Policy 16.4.7 - Subdivision design	**Inconsistent**. While access, servicing and open space are adequately addressed, the proposal does not achieve an appropriate overall design outcome or sufficiently respond to landform and earthworks considerations.

Overall, I consider that the proposal is consistent with a number of the District Plan provisions relating to servicing, roading, open space, recreation, productive land, reverse sensitivity, ecology, heritage and natural hazards. Those matters are either appropriately addressed through the existing Shannon Farm framework, technical evidence, or recommended conditions.

However, those provisions are not determinative in this case. The central policy direction is contained in Objective 4.3.10 and Policy 4.4.18, which establish the site-specific framework for Rural Resource Area (5). That framework provides for rural lifestyle development, but does so through a calibrated Structure Plan that manages the distribution of density, allotment size, open space, productive land, landscape values, rural amenity and the particular role of each RLA.

For the reasons set out above, I consider the proposal is inconsistent with that framework. In particular, the proposal would substantially depart from the minimum allotment size framework for RLAs 3 and 4, replace the single-allotment outcome anticipated for RLA6 with 17 residential allotments, and introduce building platforms outside the identified “Area for Future Building Platform”. These departures would materially weaken the planned distinction between the RLAs, reduce the open and legible character of RLA6, and result in a more intensive and homogenous rural lifestyle development pattern than anticipated through PC14.

I therefore consider the proposal is contrary to the key objectives and policies of the District Plan.

Other Matters

Section 104(1)(c) of the RMA enables regard to be had to any other matter considered relevant and reasonably necessary to determine the application. In this case, I consider the integrity and consistent administration of the District Plan to be relevant.

The granting of a resource consent does not create a binding precedent. Each application must be determined on its own merits, although an earlier decision may influence the consideration of a later application where the circumstances are materially similar. Plan integrity and public confidence are not separate statutory tests and should not be used as a substitute for assessing the proposal against the relevant objectives and policies. Rather, they are concepts that may assist in considering whether granting consent would weaken the coherence and effectiveness of the Plan’s provisions.

Rural Resource Area (5) is a bespoke planning framework established through Plan Change 14 specifically for Shannon Farm. It provides for rural lifestyle development through an integrated Structure Plan that establishes an overall residential yield, differentiated Rural Lifestyle Areas, graduated minimum allotment sizes, productive areas, open space and specific landscape outcomes. These controls collectively determine not only how much development is anticipated, but how that development is to be distributed across the site.

The approved Shannon Farm development has now reached the 160 residential allotments anticipated through PC14. The present proposal would increase that yield to 204 allotments and materially alter the planned density pattern within RLAs 3, 4 and 6. In particular, the widespread reduction in allotment sizes in RLAs 3 and 4 would weaken the intended differentiation between the Rural Lifestyle Areas, while the intensive subdivision of RLA6 would displace the substantially open foothill outcome specifically established for that area.

I acknowledge that the proposal relates to a site-specific zone and would not establish a direct precedent for subdivision throughout the wider Rural Resource Area. However, approval would be difficult to distinguish from future proposals seeking to further depart from the RRA(5) Structure Plan, its overall yield or the differentiated density outcomes applying to other parts

of Shannon Farm. The reasons advanced in support of the application—principally market demand, infrastructure availability and the ability to mitigate individual development effects—are not unique to the affected land and could be advanced in support of further intensification elsewhere within RRA(5).

The concern is therefore not based on a speculative assumption that further applications will necessarily follow. It is that granting consent would materially weaken the effectiveness of a recently settled and deliberately calibrated planning framework by treating its yield and density controls as readily revisited through the resource consent process. In my view, this would adversely affect the coherence of the District Plan and public confidence in its consistent administration.

I therefore consider plan integrity to weigh against granting consent. This conclusion reinforces, rather than replaces, my findings that the proposal is inconsistent with the key RRA(5) objectives and policies and would undermine the landscape, rural amenity and integrated development outcomes established through PC14.

Section 104D

As the proposal is a non-complying activity, section 104D of the RMA provides that consent may only be granted if either:

a. the adverse effects of the activity on the environment will be minor; or
b. the activity will not be contrary to the objectives and policies of the relevant plan and proposed plan.

For the reasons set out in the effects assessment above, I consider the proposal would have adverse effects on the environment that are more than minor. In particular, the proposed intensification would reduce the openness, coherence and legibility of the Significant Amenity Landscape, materially alter the intended foothill transition within RLA6, and erode the differentiated density pattern and rural character outcomes established across RLAs 3, 4 and 6. The proposal therefore does not satisfy the first gateway test under section 104D(1)(a).

In considering the second gateway, I have assessed the proposal against the objectives and policies of the District Plan as a whole, with particular regard to the site-specific provisions for Rural Resource Area (5). While the proposal is consistent with some elements of those provisions, including the provision of rural living opportunities, servicing, protection of the ONL and retention of the RLPA framework, those outcomes are not determinative.

The RRA(5) provisions establish a deliberately integrated and graduated pattern of development through the Structure Plan, including differentiated minimum allotment sizes, an overall residential yield, and specific landscape and open-space outcomes. The proposal would increase the approved residential yield from 160 to 204 allotments, result in 66 undersized allotments, materially reduce the distinction between RLAs 3 and 4 and the smaller-lot areas, and replace the substantially open development outcome anticipated for RLA6 with a concentrated band of residential allotments and building platforms.

These departures are not confined to isolated rule breaches. They conflict with the central planning outcomes expressed through Objective 4.3.10 and Policy 4.4.18, particularly the maintenance of Significant Amenity Landscape values, rural amenity, the differentiated RLA framework, and the open and natural character and legibility of RLA6. They also conflict with the subdivision provisions seeking an appropriate and coordinated pattern of development responsive to the particular environment.

When the relevant objectives and policies are read together, I consider the proposal is inconsistent with the central direction of the District Plan for RRA(5) and is therefore contrary to those provisions. The second gateway test under section 104D(1)(b) is not satisfied.

As neither gateway is satisfied, the Panel has no jurisdiction to grant the non-complying activity.

Part 2

I do not consider that a separate resort to Part 2 is necessary, as the relevant planning instruments provide a coherent and complete framework for assessing the proposal. In any event, the adverse landscape, rural character and plan-integrity outcomes identified above would not promote the sustainable management purpose of the Act.

DRAFT CONDITIONS OF CONSENT

While I recommend that the applications be declined, I have also prepared a draft decision notice for the Panel's consideration should it be minded to grant consent. The draft decision notice is attached as Addendum 1 to this report.

The draft decision notice has been prepared to facilitate the hearing process only. It has not been finalised and contains tracked changes, comments and drafting notes identifying conditions that may require amendment or further consideration in light of evidence presented at the hearing, updated internal engineering advice, or the Panel's findings. Those annotations are included solely as drafting aids and do not form part of any recommended conditions.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. The Panel decline RC250155 and the associated application under section 127 to change the conditions of RC220396, pursuant to sections 104, 104B and 104D of the Resource Management Act 1991.

2. Should the Panel be minded to grant RC250155 and RC220396V3 then I recommend that any approval be generally subject to the draft decision notice attached as Addendum 1, subject to such amendments as the Panel considers appropriate following the hearing.



Oli Monthule-McIntosh
Planning Consultant

Date: 14 July 2026

ADDENDUM - Draft Conditions

CENTRAL OTAGO DISTRICT COUNCIL
1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

Consent Type: Subdivision and Land Use Consent

Consent Number: RC250155

Purpose: Subdivision consent and land use consent for 44 residential allotments to be incorporated into the approved Shannon Farm subdivision (RC220396, as amended)

Location of Activity: 112 & 144 Ripponvale Road, Cromwell

Legal Description:

RECORD OF TITLE OT7C/632:
SEC 27 BLK III CROMWELL SD
SEC 102 BLK III CROMWELL SD
SEC 99 BLK III CROMWELL SD
SEC 28 BLK III CROMWELL SD
SEC 96 BLK III CROMWELL SD

RECORD OF TITLE OT7C/633:
SEC 26 BLK III CROMWELL SD
SEC 100 BLK III CROMWELL SD

RECORD OF TITLE OT106/99:
SEC 54 BLK III CROMWELL SD

RECORD OF TITLE 126180:
PT SEC 25 BLK III CROMWELL SD
PT RUN 1201R
SEC 11 BLK III CROMWELL SD
SEC 101 BLK III CROMWELL SD
LOT 2 DP 330709
SEC 4 BLK III CROMWELL SD
SEC 103 BLK III CROMWELL SD
SEC 98 BLK III CROMWELL SD
PT SEC 5 BLK III CROMWELL SD

Lapse Date: XXXX 2031, unless the consent has been given effect to before this date.

SUBDIVISION CONDITIONS:

1. The proposed activity must be undertaken in general accordance with the information provided with the resource consent application received by the Council on 10 June 2025,

and further information provided at the hearing and in the applicant's right of reply, and the conditions of consent of RC220396 (as modified by RC220396V3).

2. RC250155 must be exercised in conjunction with RC220396, as varied.

Consent Type:	Variation to Land Use/Subdivision Consent
Consent Number:	RC220396v3 incorporating 220396V1 & 220396V2 &RC220396V4
Purpose:	Changes to allow for an additional 44 residential allotments approved under RC250155
Location of Activity:	112 & 144 Ripponvale Road, Cromwell
Legal Description:	SEC 11 BLK III CROMWELL SD (Record of Title 126180)
Lapse Date:	13 September 2028, unless the consent has been given effect to before this date.

[Additions are shown underlined and deletions shown as struck through – Changes made under 'v3' shown in blue text]

Subdivision Conditions:

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:

   - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision A~~G~~B
   - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision A~~G~~B
   - Shannon Farm Development Staging Sheets 016 and 017 Revision A~~G~~B
   - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision A~~G~~B
   - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision A~~G~~B
   - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision ~~A~~G~~B~~
   - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision A~~G~~B
   - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision A~~G~~B
   - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

   as amended by the following conditions

1. This subdivision may be staged. For the purposes of issuing approvals under Sections 223 and 224(c) of the Resource Management Act 1991, the conditions of this consent

Commented [OM1]: I note that multiple revisions of plans over multiple s127 variations is getting difficult to keep track - recommend sheet revision dates be added to all plan references.

I also recommend the earthworks plans be added.

shall be applied only to the extent that they are relevant to each particular stage proposed. This consent may be progressed in the following stages:

Stage	RLA Lots	Total (RLA)	Access Lots	Open Space Lots
1	1-11	11	2000 & 2001	-
2	12-17, 18-20 & 30-32	12	2002	-
3	21-25	5	2003	-
4	33-49	17	2005	-
5	28 & 29	2	2003	-
6	26 & 27	2	2003	-
7	701	1	-	-
8	704	1	2000	-
9	706	1	-	-
10	702	1	-	-
11	92-97 & 301	7	2004 & 2011	-
12	~~50-54,303-307, 412 & 413~~ ~~303-307~~ 50 - 69	~~12~~ ~~5~~ 20	2006,2007 & 2008	~~3001~~ 3000
13	~~55-66 & 414~~ ~~50-70~~ 101 - 107	~~13~~ ~~21~~ 7	~~2007 & 2008~~	~~3000~~ 3001
14	~~67-74, 1004 & 415~~ 71-74 & 167-168 (previously 1004)	~~10~~ 4	2008	-

15	76-80 & 169-175 (previously 1003)	6	2009	-
16	89-91, 98, 99 & 302	6		-
17	75 & 81-83	4	-	-
18	84 – 88, 401 & 402	7	2010	-
19	~~403-406, 409 & 308-310~~ 403-406, 409, 412 - 415 & 308-310 108–122 & 141–143.	~~8~~ ~~12~~ 18	2012 & 2016	
20	~~407, 408, 201-208 & 416-420~~ 144-166, 123–128, 201-208 & 418-420	~~15~~ 36	2013, 2014	3002 (local purpose reserve)
21	~~410, 411, 421-425, 501-504 & 600~~ 501-504, 421-425	~~10~~	~~2014~~ 2015	-
22	703	1	-	-
23	705	1	-	-
24	1001	1	-	-
25	129-140	12		

With the exception of Stages 9 & 24, Stage 1 must be in advance of all other Stages. Otherwise, the stages set out above may be progressed in any order, providing all necessary subdivision works, servicing, provision of formed legal access, granting or reserving of easements and all other works required to satisfy conditions of this consent

are completed for each stage, prior to certification being issued as necessary under Sections 223 and 224(c) of the Resource Management Act 1991.

2. All subdivisional designs and approvals are to be in accordance with NZS 4404:2004 and the July 2008 version of the CODC Addendum, which is the Council's Code of Practice for Subdivision as modified by these conditions of consent.

3. Prior to the commencement of any subdivisional works, the consent holder must obtain the approval of Central Otago District Council's Environmental Engineering Manager for the works, in accordance with Clause 1.5 of NZS 4404:2004.

4. It is the consent holder's responsibility to obtain any necessary licences to occupy for privately owned assets within land to be vested in Central Otago District Council. Evidence of the granting of any such licences must be provided at the time a request is made for Section 224(c) certification of the relevant land.

Traffic Management

5. The consent holder shall obtain and implement a traffic management plan approved by Council prior to undertaking any works within or adjacent to Council's road reserve that affects the normal operating conditions of the road reserve through disruption, inconvenience or delay. The Traffic Management Plan shall be prepared by a certified Temporary Traffic Management Planner (TTMP) as validated on their code of practice for temporary traffic management (CoPTTM) ID certification. All contractors obligated to implement temporary traffic management plans shall employ a qualified Site Traffic Management Supervisor (STMS) to manage the site in accordance with the requirements of the NZTA's "Traffic Control Devices Manual Part 8: Code of practice for temporary traffic management". The STMS shall implement the Traffic Management Plan. A copy of the approved plan shall be submitted to the Engineering Manager at Council prior to works commencing.

6. Prior to commencing any work on the site, the consent holder shall install a construction vehicle crossing, which all construction traffic shall use to enter and exit the site. The minimum standard for this crossing shall be a minimum compacted depth of 150mm AP40 metal that extends 6m into the site.

Earthworks

7. The EMP shall be accessible on site at all times during work under this consent.

8. The earthworks and site management shall be undertaken in accordance with the recommendations of the EMP submitted.

9. Prior to commencing any earthworks within the former farmyard areas of the site identified in Figure 6 of the Detailed Site Investigation provided as Attachment E5 to the application, the consent holder shall submit to Council for certification a Remediation Action Plan and Contaminated Site Management Plan, prepared by a Suitably Qualified Environmental Practitioner and including appropriate processes and procedures to

mitigate the risk soil exposure presents to any persons undertaking earthworks on site. This Management Plan is in addition to any standard site management procedures and shall be incorporated into the general site management plan as an additional form of control.

10. The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. If any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.

11. No earthworks, temporary or permanent, are to breach the boundaries of the subject site, with the specific exception of earthworks required to upgrade the relevant sections of Ripponvale Road, the associated intersection to the subject site and the shared walking / cycle path within the Ripponvale Road and State Highway 6 legal corridor.

12. All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised as soon as practicable.

13. The consent holder shall remedy any damage to all existing road surfaces and berms that result from work carried out for this consent. The applicant is to maintain photographic records of the 'before & after' condition of all potentially affected areas of road surfaces and berms and shall produce these to Council's Monitoring staff upon request, within five (5) working days of the request.

14. The irrigation dams located on proposed allotments ~~703 and~~ 59-60 must be drained prior to the completion of any of Stages 1, 2, 3 or 4 and the consent holder shall ensure that these dams remain empty until they are backfilled prior to completion of Stage 13.

15. The irrigation dam located on proposed allotments 90-95 must be drained and backfilled prior to the completion of Stage 11.

16. Hours of operation for earthworks, shall be:

    a) Monday to Saturday (inclusive): 7.00am to 6.00pm;

    b) Sundays and Public Holidays: No Activity

    In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.00am. All earthworks activity on the site is to cease by 6.00pm.

17. Exposed surfaces that are not to be built upon or suitably surfaced shall be grassed as soon as practicable as works progress.

To be completed before Council approval of the Survey Plan

18. Prior to the Council signing the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, the consent holder shall complete the following:

a) All necessary easements shall be shown in the Memorandum of Easements attached to the Survey Plan to be duly granted or reserved. This shall include any easements necessary to protect rights of way or access to services.

19. The following amalgamation conditions must be shown on the face of the subdivision plan for the relevant stage

That Lots 501 and 502 hereon be held in the same record of title (See CSN Request 1837327)

That Lots 503 and 504 hereon be held in the same record of title (See CSN Request 1837327)

That Lots 166 and 600 hereon be held in the same Record of Title title (See CSN Request 1954104)

To be completed before issue of the section 224(c) certification

20. Prior to Section 224(c) certification, the following conditions shall be met:

a) As-built drawings of any assets to be vested in Council or located in land to be vested with Council are to be lodged with the Chief Executive in accordance with clause 1.5.10(b) of NZS 4404:2004. The as-built drawings are to be draughted electronically and are to be compatible with a CAD system nominated by the Chief Executive. As-built drawings shall be lodged electronically and in a hard copy A3 format and shall show the location and individual meter reference number against the relevant toby box location.

Roading and Access

b) The intersection of Road 001 and Ripponvale Road must be constructed to the requirements of Austroads Guide to Road Design and to the satisfaction of Council's Roading Manager as a requirement of section 224(c) certification for Stage 1 of the subdivision works

c) Prior to the issue of a certificate under section 224c of the Resource Management Act 1991 for the 51st rural lifestyle allotment, the widening of the existing seal of Ripponvale Road to a formed width of 7.0m seal with 0.25m metalled shoulders, from the principal access to 144 Ripponvale Road, eastwards to the intersection with State Highway 6, shall be completed.

Note: For the avoidance of doubt, "rural lifestyle allotment" only includes those allotments in the RLA 1-6.

d) Prior to the issue of a certificate under section 224c of the Resource Management Act 1991 for the 51st rural lifestyle allotment, the provision of a 2.0m wide shared walking and cycling path within the legal corridor of Ripponvale Road from the principal access to 144 Ripponvale Road, eastwards to the intersection with the State Highway, shall be completed.

e) Prior to the issue of a certificate under section 224c of the Resource Management Act 1991 for the 51st rural lifestyle allotment, a pedestrian/cyclist underpass shall be incorporated into State Highway 6 and be operational.

f) Roads 001 (Up to and including the intersection with Road 002 opposite Lot 306) and 002 must be formed in accordance with Table 3.1 of Councils July 2008 Addendum to NZS 4404:2004, Residential Local Road classification as modified by the following:

   i) An 8.0m wide asphaltic concrete surfaced carriageway within a 20m wide legal corridor

   ii) A subgrade CBR >7

   iii) A 9.5m radius asphaltic concrete surfaced turning circle at all permanent cul de sac heads, in addition to temporary cul de sac heads where considered necessary by Council's Roading Manager.

   iv) Flush nib kerb to provide a structural pavement edge.

   v) Stormwater from road is to be captured by mudtanks located in roadside swales and discharged to ground via soakpit.

   vi) Sealed vehicle entrances provided to adjoining lots in accordance with Part 29 of Council's Roading Policies, January 2015 or a registered as a consent notice on the Record of Title for all lots where access has been left to the time of dwelling construction.

   vii) Cut/fill batters outside ROW boundaries with maximum 4:1 gradient to match existing ground or other as agreed by Council's Infrastructure Manager.

g) Road 001 beyond the intersection with Road 002 opposite Lot 306 must be formed in accordance with Table 3.2(a) of Councils July 2008 Addendum to NZS 4404:2004, Rural Local Sealed classification as modified by the following:

   i) The road shall be constructed with a 6.0m width asphaltic concrete surfaced carriageway width within a 20.0m legal road corridor.

   ii) A subgrade CBR >7

   iii) A 9.5m radius asphaltic concrete surfaced turning circle at all permanent cul de sac heads, in addition to temporary cul de sac heads where considered necessary by Council's Roading Manager

   iv) Flush nib kerb to provide a structural pavement edge.

   v) Stormwater from road is to be captured by mudtanks located in roadside swales and discharged to ground via soakpit.

   vi) Sealed vehicle entrances provided to adjoining lots in accordance with Part 29 of Council's Roading Policies, January 2015 or registered as a consent notice on the Record of Title for all lots where access has been left to the time of dwelling construction.

vii) Cut and fill batters outside ROW boundaries with maximum 4:1 gradient to match existing ground or other as agreed by Infrastructure Manager.

h) Roads 003, 004 ~~and~~ 005 and 007 must be constructed in accordance with Table 3.1 of Councils July 2008 Addendum to NZS 4404:2004, Residential Local Road classification as modified by the following

Commented [WD2]: And new road 007

i) The road shall be constructed with a 6.0m width asphaltic concrete surfaced carriageway width within a 15.0m legal road corridor.

ii) A subgrade CBR >7

iii) A 9.5m radius asphaltic concrete surfaced turning circle at all permanent cul de sac heads, in addition to temporary cul de sac heads where considered necessary by Council's Roading Manager.

iv) Flush nib kerb to provide a structural pavement edge.

v) Stormwater from road is to be captured by mudtanks located in roadside swales and discharged to ground via soakpit.

vi) Sealed vehicle entrances provided to adjoining lots in accordance with Part 29 of Council's Roading Policies, January 2015 or registered as a consent notice on the Record of Title for all lots where access has been left to the time of dwelling construction.

vii) Cut and fill batters outside ROW boundaries with maximum 4:1 gradient to match existing ground or other as agreed by Infrastructure Manager

i) Road 006 must be constructed in accordance with Table 3.2(a) of Councils July 2008 Addendum to NZS 4404:2004, Residential Local Road classification as modified by the following

i) The road shall be constructed with a 6.0m width asphaltic concrete surfaced carriageway width within a 15.0m legal road corridor.

ii) A subgrade CBR >7

iii) A 9.5m radius asphaltic concrete surfaced turning circle at all permanent cul de sac heads, in addition to temporary cul de sac heads where considered necessary by Council's Roading Manager

iv) Stormwater from road is to be captured by mudtanks located in roadside swales and discharged to ground via soakpit.

v) Sealed vehicle entrances provided to adjoining lots in accordance with Part 29 of Council's Roading Policies, January 2015 or registered as a consent notice on the Record of Title for all lots where access has been left to the time of dwelling construction.

vi) Cut/fill batters outside ROW boundaries with maximum 2:1 gradient to match existing ground or other as agreed by Infrastructure Manager.

j) All Rights of Way within the RLA 1 must be designed and constructed in accordance with the 'Right of Way' requirements of Table 3.1 of Council's July 2008 Addendum to NZS 4404:2004, as modified by the following:

i) 6.0m ROW legal width for ROWs "A" – "C", "E", "O", "R", "S", & "W/X" and the ROW serving Lots 170-171 and 174-175 and the ROW serving Lots 172-173.

ii) 10.0m ROW legal width for ROWs "D", "M", "L", "K"& "P.

iii) 4.5m asphaltic concrete carriageway.

iv) A subgrade CBR >7

v) 4% camber to kerb and channel.

vi) Heavy duty kerb crossing at entrance constructed in accordance with Council's Roading Policies January 2015, Part 29.

vii) Standard or mountable kerb and channel on lower side and nib kerb on higher side of the carriageway on 6.0m ROW.

viii) Cut/fill batters outside ROW boundaries with maximum 2:1 gradient to match existing ground or other as agreed by Infrastructure Manager on 10.0m ROW

ix) Mudtank collecting stormwater from ROW and discharging to soakpit within ROW.

x) Attractive low maintenance surfacing (crushed schist or similar) or mown grass along verges between carriageway and ROW boundary.

xi) Cut/fill batters outside ROW boundaries with maximum 2:1 gradient to match existing ground or other as agreed by Infrastructure Manager.

k) All Rights of Way within the RLAs 2 to 4 and 6, and RLPA must be designed and constructed in accordance with the 'Right of Way' requirements of Table 3.1 of Council's July 2008 Addendum to NZS 4404:2004, as modified by the following:

i) 10.0m ROW width for ROWs "H", "I", "J", "Q", "V" & "F/G".

ii) 4.5m wide two coat grade 3/5 chip seal, asphaltic concrete, concrete or concrete paving block surfacing.

iii) A subgrade CBR >7

iv) Stormwater from road is to be captured by mudtanks located in roadside swales and discharged to ground via soakpit.

v) Attractive low maintenance surfacing (crushed schist or similar) or mown grass along verges between carriageway and ROW boundary.

vi) Cut/fill batters outside ROW boundaries with maximum 2:1 gradient to match existing ground or other as agreed by Infrastructure Manager.

Commented [WD3]: Include RLA 6

Commented [WD4]: Passing bays required for ROW over 50m or at the discretion of the Council Engineering Manager at time of Engineering Approval

vii) Passing bays shall be required for any ROW over 50m at the discretion of the Council Engineering Manager at time of Engineering Approval.

l) An asphaltic concrete, concrete or concrete paver footpath must be constructed on one side of Roads 001 to 005 with crossings at intersections to NZS4121:2001 requirements and with the following:

i) 2.0m width for Road 001 to the entry to Reserve Lot 3000

ii) 1.5m width for Road 001 & Road 002 where it services RLA 1 Areas

iii) 1.5m width for Road 001 where it services the RLA 2-4

iv) 1.5m width for Road 003 – 005 where it services RLA 1 Areas

v) 100mm depth clean topsoil between footpath and boundary formed at 4% crossfall, trimmed and grassed to a mowable standard.

vi) All necessary traffic signs and road markings

vii) Cut/fill batters outside road boundaries with maximum 4:1 gradient to match existing ground or other as agreed by Infrastructure Manager.

viii) LED street lighting in accordance with NZS 4404 and Standard 4.7.6(A)(p) with lamps to be selected from Auckland Transport approved list. Should any conflict between NZS 4404 and Standard 4.7.6(A)(p) arise, the District Plan Standard takes precedence.

ix) Tree planting to be in accordance with Council's 'District Tree Management and Operational Guideline 2011' and with automated irrigation provided, all to the requirements of Council's Parks and Reserves Manager.

x) The location of trees and streetlights shall consider the likely location of future entranceways to residential lots. All

Water: Potable and Firefighting:

m) Water reticulation shall be extended from Council's network within either Waenga Drive or State Highway 6 along Ripponvale Road to serve the subdivision., including the following.

i) Updated water modelling is to be undertaken by Mott MacDonald (at the consent holder's expense) at the time of detailed engineering design if requested by Council's Three Waters Director.

ii) All works are to be designed and undertaken to the satisfaction of Councils Three Waters Director.

iii) The subdivision shall be fully reticulated from Waenga Drive, State Highway 6 or approved alternative point of connection, rider mains provided, and standard 20mm diameter connections installed to the boundary of each residential allotment. Modelling will confirm the required sizing of water mains through the development and shall ensure that the requirements of the Fire and Emergency New Zealand Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 are met.

iv) Council's Three Waters Director may require any part of the water supply network be upgraded to serve future development. Any upsizing of the extended reticulation, beyond the requirements of the development and approved by Council's Three Waters Director is to be funded by Council.

v) Appropriately sized and metered connections (Acuflo toby/meter assembly) must be installed 300mm from the street boundary of all lots, with the supply connection then extended at least 300mm inside the boundary

vi) Where a property has a second water supply system the property shall be considered high hazard for backflow prevention and require a RPZ backflow preventer at the point of supply from the council network

vii) Land containing water reservoirs must be vested in Council

viii) For each stage, the Consent Holder shall provide evidence to the Council's Planning and Development Manager that adequate firefighting water supply and emergency service access have been provided for each allotment within that stage in accordance with SNZ PAS 4509:2008, including confirmation that:

(a) the location, flow and pressure of the reticulated hydrant network are adequate to serve the future residential development anticipated on each allotment;

(b) the distance and practical access between each approved residential building platform and the nearest available firefighting water supply are suitable for firefighting purposes, having particular regard to hose-run distances and access along any private right-of-way; and

(c) where the reticulated hydrant network cannot provide an adequate or practically accessible firefighting water supply for an allotment, an alternative or supplementary firefighting water supply complying with SNZ PAS 4509:2008 has been installed and made operational, or is otherwise secured through an appropriate consent notice registered against the Record of Title for that allotment.

Water: Irrigation:

n) Non-potable water reticulation shall be supplied to the allotments in the subdivision. Appropriately sized and metered connections (If metering is required by the entity managing the network) must be installed to the boundary of all lots, including the following:

i) The subdivision shall be fully reticulated from the irrigation source being either the Ripponvale Irrigation scheme or bore supply, rider mains shall be provided where necessary, and minimum 20mm diameter connections installed to the boundary of each residential allotment.

ii) A formal water supply document "Shannon Farm – Water Deed" or similar must be provided to Council to secure the supply and the daily water entitlement to each lot.

iii) Details of the management structure of the non-potable network must be provided to Council

iv) Evidence of any necessary permissions from Council's Roading Team to install services for any part of the network within road reserve

v) For lots to vest in CODC, irrigation connections to the non-potable network must be metered and installed with backflow prevention devices where a risk of cross connection exists.

Wastewater:

o) Wastewater reticulation shall be extended from Council's network within either Waenga Drive or State Highway 6 along Ripponvale Road to serve the subdivision to the following requirements:

i) The wastewater network is to be designed by a suitably qualified professional to adequately serve the subdivision. The minimum pipe sizes shall be DN150 gravity wastewater reticulation, or DN50 pressure mains where gravity drainage is not possible, along all subdivisional roads.

ii) Install standard DN100 laterals to all residential lots with cleaning eye installed at the street boundary. Laterals are to be extended to the buildable area of rear allotments.

iii) Council's Three Waters Director may require any part of the wastewater network be upgraded to serve future development. Any upsizing beyond the requirements of the development and approved by Council's Three Waters Director is to be funded by Council.

iv) The Councils preference is for gravity wastewater systems. Pumped systems will only be accepted when there is not a viable gravity wastewater solution. In such circumstances the following requirements must be complied with in perpetuity and must be registered on the relevant Titles by way of Consent Notice pursuant of s221 of the Act. This legal document must relate to the pressure sewer system servicing any lots within the subdivision and include provisions to ensure:

- Individual lot-owners are aware of installation requirements for onsite pressure sewer system components to be retained in private ownership i.e pipes, pumping unit and chamber, control/alarm panel and associated electrical components.
- Individual lot-owners are aware of ownership responsibilities, operational performance characteristics and maintenance requirements associated with the private pressure sewer system components, including compliance with all relevant legislation and Council bylaws, policies & standards applicable at the time a residential unit is constructed on the lot;
- Individual lot-owners are aware that at the time a dwelling Is being constructed and until such time as a reticulated wastewater disposal system is connected to an onsite 'pressure sewer pump chamber'

module, the individual lot-owner shall establish temporary portaloo or chemical toilet and worker hygiene facilities, with associated holding tank facilities and which are to be routinely serviced, emptied and maintained.

Stormwater

p) The design of the stormwater channel shown on the survey plan must be undertaken by a suitably qualified and experienced person and be submitted to Council as part of engineering approval.

Power and Telecommunications

q) Operational electricity and telecommunications connections must be provided underground to the boundary of each allotment. In relation to any 'rear allotments' accessed by a ROW, ducting must be provided to the edge of the 'net site area' to enable a connection to be made at the time the lots are built on.

Amenity Edges and Reserves

r) Prior to the issue of any section 224(c) certification for Stage 1, the Horticulture Amenity Edge contained within allotments 5 and 6 shall be a minimum width of 15m and planting shall be complete. Plantings in the Horticulture Amenity Edge shall predominantly consist of species elected from the Planting Schedule for the Rural Resource Area (5) contained in Schedule 19.25.

s) Prior to the issue of any section 224(c) certification for Stage 4, the Horticulture Amenity Edge contained within allotments ~~47 and~~ 48 shall be a minimum width of 10m and plantings shall predominantly consist of species elected from the Planting Schedule for the Rural Resource Area (5) contained in Schedule 19.25 and shall be planted in accordance with accepted arboriculture practices.

t) Prior to the issue of any section 224(c) certification for Stage 7, the RLPA Amenity Edge contained within allotment 701 shall be a minimum width of 15m where trees shall be planted in two rows, a 2.5m minimum height (at the time of planting), the maximum spacing between plantings in the southern row shall be 4m and the northern row 5m. All species are to be planted in accordance with accepted arboriculture practices and shall be selected from Schedule 19.25 to achieve a 3-4m growth rate within 5 years of establishment.

u) Prior to the issue of any section 224(c) certification for Stage 8, the RLPA Amenity Edge contained within allotment 704 shall be a minimum width of 15m where trees shall be planted in two rows, a 2.5 metre minimum height (at the time of planting), the maximum spacing between plantings in the southern row shall be 4m and the northern row 5m. All species are to be planted in accordance with accepted arboriculture practices and shall be selected from Schedule 19.25 to achieve a 3-4 metre growth rate within 5 years of establishment.

v) Prior to the issue of any section 224(c) certification for Stage 23, the RLPA Amenity Edge contained within allotment 705 shall be a minimum width of 15m where trees shall be planted in two rows, a 2.5 metre minimum height (at the time of planting), the maximum spacing between plantings in the southern row shall be 4m and the northern row 5m. All species are to be planted in accordance with accepted arboriculture practices and shall be selected from Schedule 19.25 to achieve a 3-4 metre growth rate within 5 years of establishment.

w) Prior to the issue of any section 224(c) certification for Stage ~~12~~ 13:

i) The consent holder shall obtain Council approval for the vesting of recreation reserve land (Lot 3001) and reserve improvements (where applicable) and shall show that area of land on a subdivision plan.

ii) The Horticulture Amenity Edge contained within allotment 3001 shall be a minimum width of 10m and plantings shall predominantly consist of species elected from the Planting Schedule for the Rural Resource Area (5) contained in Schedule 19.25 and shall be planted in accordance with accepted arboriculture practices.

Commented [OM5]: This reference to 'stage 12' appears to have been a mistake in the original. The 'Horticulture Amenity Edge' is contained within Lot 3001 in Stage 13.

x) Prior to the issue of any section 224(c) certification for Stage ~~13~~ 12, the consent holder shall obtain Council approval for the vesting of recreation reserve land (Lot 3000) and reserve improvements (where applicable) and shall show that area of land on a subdivision plan.

Commented [OM6]: This appears to have also been a mistake in the original - Lot 3000 is in Stage 12.

y) The consent holder shall submit landscaping plans for Lots 3000 and 3001 for the approval of Council's Parks and Recreation Manager. The landscape plan shall show detailed landscaping treatment within each reserve allotment.

z) Prior to the issue of any section 224(c) certification for Stage 19, the Horticulture Amenity Edge contained within allotment ~~403~~ 115 shall be a minimum width of 15m and planting shall be complete. Plantings shall predominantly consist of species selected from the Planting Schedule for the Rural Resource Area (5) contained in Schedule 19.25.

Geotechnical Conditions

aa) Prior to the issue of any section 224(c) certification for Stages 1, 2, 3 or 4, the consent holder must provide a geotechnical certification in relation to the use of the former irrigation dam on proposed allotment 703 as a attenuation basin that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 of NZS4404:2010 and demonstrates to Council that the attenuation basin on allotment 703 represents an acceptable risk in terms of any potential flooding hazard.

bb) Prior to the issue of any section 224(c) certification for Stages 15 – 18, the consent holder must provide a geotechnical completion report and a Schedule 2A "Statement of professional opinion as to suitability of land for building construction" for Lots 75, 76, 78 – 91, 98, 99, 302, 401 & 402 in accordance with Section 2.6.1

of NZS4404: 2010 that has been prepared by suitably qualified geotechnical engineer as defined in Section 1.2.2 of NZS4404:2010 and demonstrates to Council that the proposed lots are suitable for building development. In the event that the site conditions within the lots are only found to be suitable for building construction subject to certain mitigation measures and/or remedial works being carried out, then a suitably qualified and experienced professional shall submit to the Council for review and approval full details of such works. The consent holder or successor shall be responsible for implementing all necessary mitigation measures and/or remedial works required to prepare the land for building construction with a consent notice imposed in accordance with Condition 22 in relation to any remediation works not carried out prior to Section 224(c) certification.

cc) Areas of potential rockfall as identified in the GeoSolve geotechnical assessment must be inspected and remediation carried out to minimise the risk of rockfall onto building platforms. The adequacy of remediation works must be certified by a geotechnical engineer.

dd) The water race that would run through Lots 89 to 95 must be re-routed underground through either Road 004, or Lots 705 and 706, using an appropriately sized pipe

Note: Running the undergrounded water race through Road 004 is subject to the consent holder obtaining any necessary licences or permissions from Central Otago District Council's Roading Manager to locate private assets within road reserve.

ee) Local Debris Flow Mitigation

Prior to s224(c) certification for any stage containing Lots 78, 79, 82, 83, 171, 172, 173, 174, and 175, the consent holder must design and construct upslope bunds (or equivalent diversion works) to deflect potential debris flows from local upslope gullies into controlled secondary flow paths, generally in accordance with the Tonkin & Taylor report dated July 2025. Raised fill platforms nominally 1m above surrounding land may be considered as part of debris flow management works for Lots 171, 172, 173, 174, and 175.

a. The debris flow management works must be located to intercept and convey flows down the accessways or boundaries between the following lots to eventually discharge to the West Gully:

- Between Lots 80/83 and 79/82, and between Lots 78/81 and 79/82; and
- Between Lots 171/172 and 173/174, between Lots 170 and 171, and between Lots173/174 and 175, and to the west of Lot 175.

b. The design must be certified by a Chartered Professional Engineer with experience in geotechnical and stormwater engineering.

c. On completion, the bunds and other conveyance works must be certified by the Engineer as having been constructed in accordance with the approved design.

d. As-built plans and certification must be provided to Council prior to s224(c).

e. Appropriate easements must be in place for any stormwater flow paths through private lots.

ff) (West Gully and North Gully Debris Flow Mitigation)

Prior to s224(c) certification for any stage containing Lots 75, 76, 77, 167, 168, 170, 171, 174, 175, the consent holder must consider the design and construction if necessary, of raised engineered fill building platforms to mitigate debris flows that may be generated along the West Gully and North Gully, together with associated individual accessways to those platforms

i) The design required must:

a. Integrate with the detailed subdivision design, including roading, stormwater drainage, and overland flow path mitigation;

b. Be in general accordance with the recommendations in the Tonkin & Taylor report dated July 2025; and

c. Ensure that platform levels and accessways do not conflict with or compromise the effectiveness of the wider stormwater drainage and debris flow management works.

ii) The design and construction of the works required by this condition must be:

a. Undertaken or supervised by a Chartered Professional Engineer experienced in geotechnical and civil engineering; and

b. Certified on completion as being constructed in accordance with the approved design and relevant engineering standards.

Financial Contribution

gg) Payment of a financial contribution of $156,251.78 + GST (exclusive of Goods and Services Tax) calculated in terms of Rule 15.6.1 of the Operative District Plan on the basis of 151 additional rural residential allotments in total. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to Section 224(c). The payment required at the time of section 224(c) certification of any one stage is to be commensurate with the number of allotments to be certified. The Council may withhold a certificate under Section 224(c) certification of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.

Ongoing Conditions/Consent Notices

Commented [OM7]: Contributions conditions need to be updated to reflect the additional lots.

The revised DC notice had not been finalised in time for me to make these revisions prior to the hearing.

21. The following conditions of the consent shall be complied with in perpetuity and shall be registered on Lots ~~1 to 99, 167 – 175, 201 to 208, 301 to 310, 401 to 425, 501, 504 and 600~~ 1 to 175, 201 to 208, 401 to 425, 501, 504 600 and 701 – 706 by way of Consent Notice pursuant to Section 221 of the Act:

Commented [OM8]: These appear to have been originally missed despite 'e-h' specifically applying to them

a) This lot has connections to a potable and a non-potable water network. The potable water supply servicing the allotment must only be used to supply water within buildings on the site. Any water connections to be used for irrigation or curtilage maintenance must be from the non-potable supply only. There must be no cross connections between the potable and non-potable water networks. At the time building consent is lodged for any building being connected to the potable water supply, the consent holder or successor must provide plans demonstrating compliance with this condition.

b) Lot owners must sign up and remain a party to the "Shannon Farm – Water deed for irrigation" (Or similar irrigation water deed) for supply of irrigation water to the allotment as required by the entity managing irrigation water supply to the allotment

c) Stormwater from buildings and impervious surfaces on all lots must be either disposed of to ground within the site using appropriately designed and constructed soak pits, or otherwise stored for beneficial re-use within the site

d) Residential buildings on Lots ~~1 to 99, 167 – 175, 201 to 208, 301 to 310, 401 to 425, 501, 504 and 600~~ 1 to 175, 201 to 208, 401 to 425, 501, 504 and 600 must be located within the building platform identified on the plan of subdivision

e) For a period of 15 years from May 2023 there shall be no construction of new dwellings on allotments 701 – 706 prior to planting of a minimum of 50% of the site in horticultural or viticultural species, and for that period of 15 years, any plants that die, become diseased, or are otherwise removed, shall be replaced with the same or similar horticultural or viticultural species.

f) No residential building platforms shall be identified, and no new dwellings shall be constructed on allotments 701 – 706 prior to a Detailed Site Investigation under the National Policy Statement for Soil Contamination being submitted to Council for approval and confirming allotments 701 – 706 are suitable for residential occupation.

g) All planting contained within the RLPA Amenity Edge on allotments 701, 704 and 705 shall be maintained by the landowner.

h) All planting contained within the Shelter Belt Planting Area on allotment 706 shall be maintained by the landowner.

i) All planting contained within the Horticulture 15m Amenity Edge on allotments 5 and 6 shall be maintained by the landowner.

j) All planting contained within the Horticulture 10m Amenity Edge on allotments ~~47 and~~ 48 shall be maintained by the landowner.

k) All planting contained within the Horticulture Amenity Edge on allotment 115 shall be maintained by the landowner

Commented [OM9]: Was previously Lot 403 but seems to have been missed from the CONO conditions originally?

l) There shall be no buildings (excluding fences and retaining structures) located with the "no build" area on allotments 201 – 203, 416 – 420, 421 – 425, 401, 402, 501, 504 and 600.

m) Prior to the construction of any dwelling on Lots 5, 6, 17, 32, 75, 76, 77, 96, 97, 301 and 701, the consent holder or successor must demonstrate that the minimum floor level of the dwelling is above the 1% AEP flood level for the lot.

22. A consent notice condition must be registered on the relevant Records of Title for any lot in respect of which the Schedule 2A statement required in the context of Condition 20~~(z)~~ (aa) indicates that building construction would only be suitable if specified mitigation measures and/or remedial works were carried out at the time of construction. The consent notice condition must require that, prior to any construction work (other than work associated with geotechnical investigation), the owner of such a lot must submit to council for certification, plans prepared by a suitably qualified engineer detailing the proposed mitigation measures and/or remedial works and require the owner to implement all such measures prior to occupation of any building.

23. The consent holder will register a no complaints covenant in relation to the effects of rural productive activities over all saleable Records of Title (excluding reserves and utility allotments) for all Rural Lifestyle Area allotments in favour of Lots 1-4 DP 344529. The covenant will be in a form approved by Council (acting reasonably). A solicitor's undertaking to register such covenant will be required before issue of a s224(c) certificate for the relevant stage of the development. The covenant required by this clause may be registered in the same legal instrument as other developer covenants.

24. The following conditions of the consent shall be complied with in perpetuity and shall be registered on Lots 71 – 83, 167 – 175 by way of Consent Notice pursuant to Section 221 of the Act:

a) All debris flow management works and hazard mitigation measures located within any of the lots hereon, including any bunds, diversion channels, engineered fill platforms, or associated structures, must be retained and maintained in good working order in perpetuity by the respective lot owners.

Advice note: Should there be any need to modify the hazard mitigation works for any reason (such as accommodating a specific future dwelling design), in addition to any other consents that may be required, a variation to this consent notice will be required pursuant to Section 221 of the Resource Management Act 1991 (or equivalent). Such an application would be expected to provide advice from a Suitably Qualified and Experienced Chartered Professional Engineer familiar with the Tonkin & Taylor Report, dated July 2025 that any modifications does not undermine the integrity of the wider debris flow hazard mitigation measures nor undermine the downstream catchment from debris flows

b) Prior to the issue of building consent for any building, a site specific geotechnical investigation must be undertaken by a suitably qualified and experienced Chartered Professional Engineer to confirm bearing capacity, identify any localised geotechnical hazards, and certify that the proposed foundation design is appropriate for the site in accordance with the New Zealand Building Code.

c) Where colluvium and/or silt deposits exceeding 1 metre in depth are present, they must be removed or appropriately treated prior to foundation construction

d) All buildings must be constructed using flexible foundation systems capable of accommodating up to 100mm of differential movement without compromising structural integrity. Suitable systems include waffle slabs, reinforced gravel rafts, or ground beams of the type developed for TC2-class liquefaction-prone ground following the Christchurch earthquakes, or other equivalent solutions recommended by a Chartered Professional Engineer (Civil or Geotechnical).

e) The foundation design must be certified by a Chartered Professional Engineer as meeting the above performance requirement prior to the issue of building consent.

f) Foundation systems must be designed to allow for re-levelling if required.

g) This all cut slopes must be constructed at a maximum slope angle of 2H:1V (horizontal to vertical) and generally up to a maximum height of 5 metres, unless otherwise certified by a suitably qualified and experienced Chartered Professional Engineer.

h) Cut slope design and construction must be carried out in a manner that avoids undercutting any local landslide debris slide planes.

i) Lot-Specific Height and Development Restrictions

i) Lots 167 and 168 – Cuts must be limited to a maximum height of 2 metres. These lots must be developed on engineered fill platforms extending onto the North Gully in accordance with a design certified by a Chartered Professional Engineer.

ii) Lots 169 and 170 – No cutting is permitted into the toe of the historic, water race–triggered landslide

iii) Lots 78, 80, 171, and 174 – Where cuts are proposed, retaining walls must be incorporated as necessary to mitigate the risk of cut slope movements encroaching on upslope accessways or adjoining lots. A combination of a lower retaining wall and upper cut may be used depending on the specific cut height and configuration, subject to engineering certification

Building Platform Land Use Conditions

1. Building platforms must be shown on the face of the survey plan for the relevant lots in general accordance with those shown on the plans attached as Appendix One.

2. Buildings within the consented building platforms on Lots 208, 401, 402, 403, 404, 406, 408, 409, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425 and 501 may breach the minimum yards provided they are located within the building platforms identified on the lots on the plans attached as Appendix One.

NES-CS Land Use Conditions

1. Prior to the commencement of earthworks, a Site Management Plan (SMP) and Remediation Action Plan (RAP) must be developed by a suitably qualified and experienced person. The SMP and RAP may be incorporated into a single document. Both plans must take into consideration the recommendations of the WSP Detailed Site Investigation dated October 2022 and provided in support of the application. At a minimum the SMP and RAP must include the following:

    a. Procedures to minimise risk of exposure to persons on the site.

    b. Approaches to managing and remediating earthworks involving contaminated soils including but not limited to the areas identified in Figure Seven of the Detailed Site Investigation

    c. An accidental discovery protocol to be followed in the event that unanticipated areas with potential soil contamination are identified during subdivisional works.

2. A copy of the SMP and RAP must be provided to Central Otago District Council at least 10 working days prior to the commencement of works. CODC may recommend changes be made to either document at least 5 working days before the commencement of works.

3. The SMP and RAP must be implemented at all times during construction works associated with the approved subdivision.

4. A copy of the SMP and RAP must be accessible on site at all times.

5. If any potentially contaminated soils from areas identified in yellow in Figure 7 of the WSP Detailed Site Investigation are to be removed from the site, the soils must be tested for heavy metals and, where soil is not able to be considered cleanfill, disposed of to an appropriately accredited landfill facility.

6. In accordance with Section 128 of the Resource Management Act 1991, the conditions of this consent may be reviewed on and in the period within 6 (six) months upon each anniversary of the date of this consent, if, on reasonable grounds, the consent authority finds that:

    a. There is or is likely to be an adverse environmental effect as a result of the exercise of this consent, which was unforeseen when the consent was granted;

    b. Monitoring of the exercise of the consent has revealed that there is or is likely to be an adverse environmental effect; or

    c. There has been a change in the circumstances and the conditions of consent are no longer appropriate in terms of the purpose of the Act.

Advice Notes:

1. *Any change of use of Lots 701 and 706 has not been assessed as part of this application in terms of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (The NES-CS). Any change of use of these lots will need to consider the NES-CS.*

2. *Further resource consent under Rule 4.7.2(ib) of the Operative Central Otago District Plan 2008 or any superseding rule will be required prior to the establishment of residential activity on any lot in the Rural Lifestyle Areas or Rural Production Lifestyle Area.*

3. *Potable water use within the subdivision will be metered and charged according to Council's fees and charges and any policies related to the supply of potable water.*

4. *Development contributions of $509,128.21, $412,165.07 and $225,696.68 (exclusive of goods and services tax) are payable for water, wastewater and roading respectively pursuant to the Council's Policy on Development and Financial Contributions contained in the Long Term Council Community Plan. Payment is due upon application under the Resource Management Act 1991 for certification pursuant to section 224(c). The Council may withhold a certificate under section 224(c) of the Resource Management Act 1991 if the required Development and Financial Contributions have not been paid, pursuant to section 208 of the Local Government Act 2002 and Section 15.5.1 of the Operative District Plan.* The payment required at the time of section 224(c) certification of any one stage is to be commensurate with the number of allotments to be certified.

5. *In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.*

6. *Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.*

7. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.*

8. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*

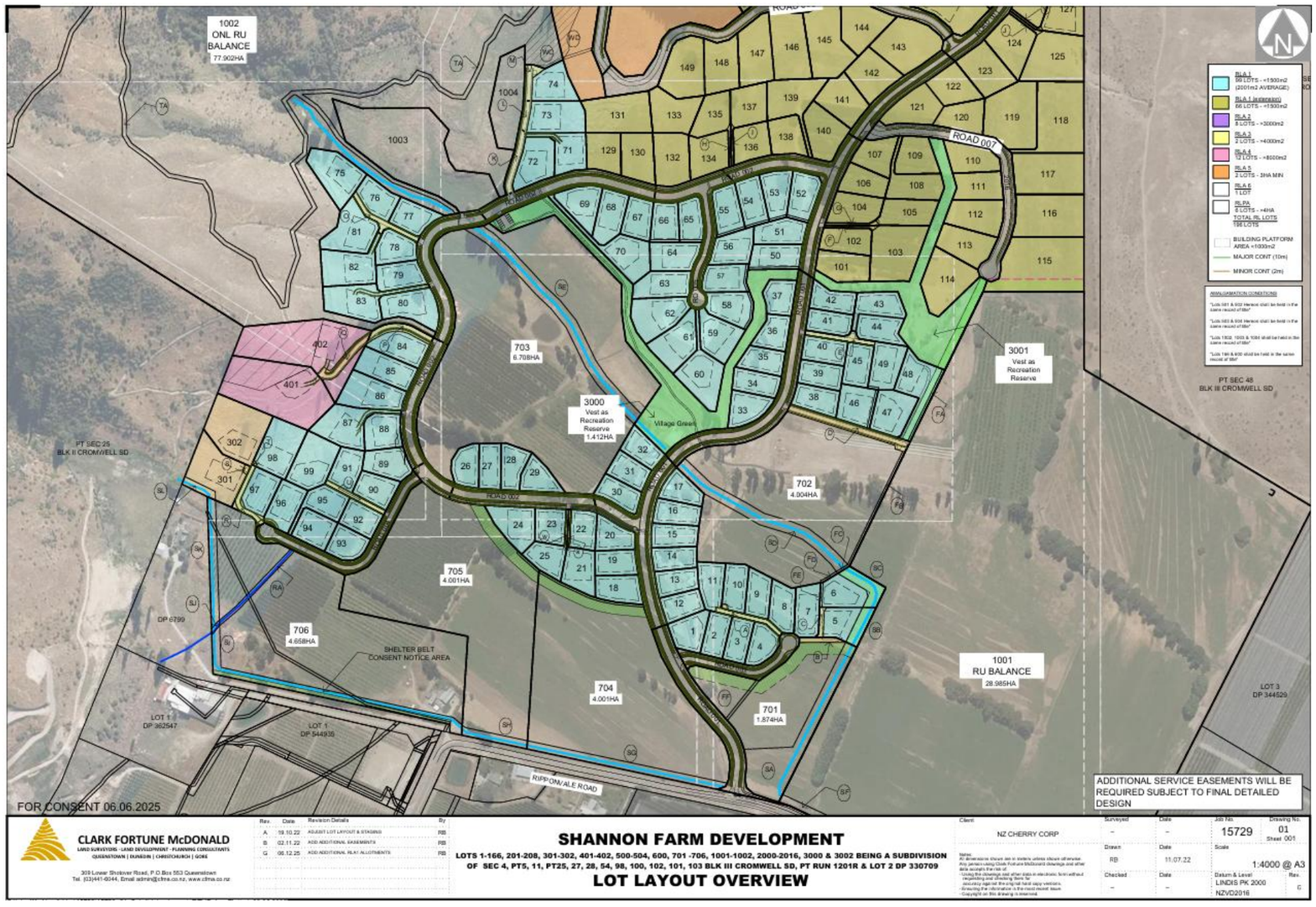
9. *This is a resource consent. Please contact the Council's Building Services Department, about any building consent requirements for the work.*

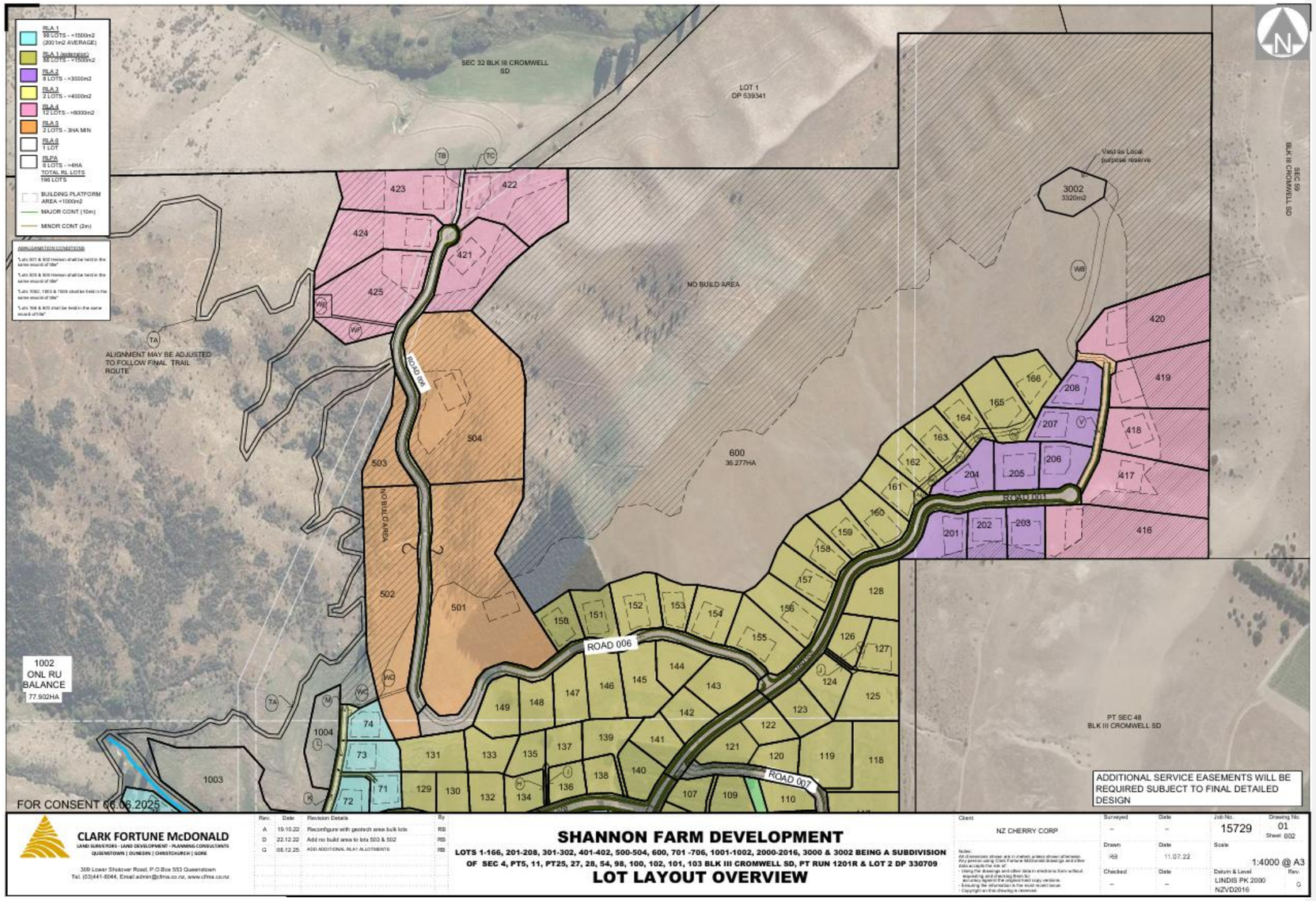
Commented [OM10]: Contributions conditions need to be updated to reflect the additional lots.

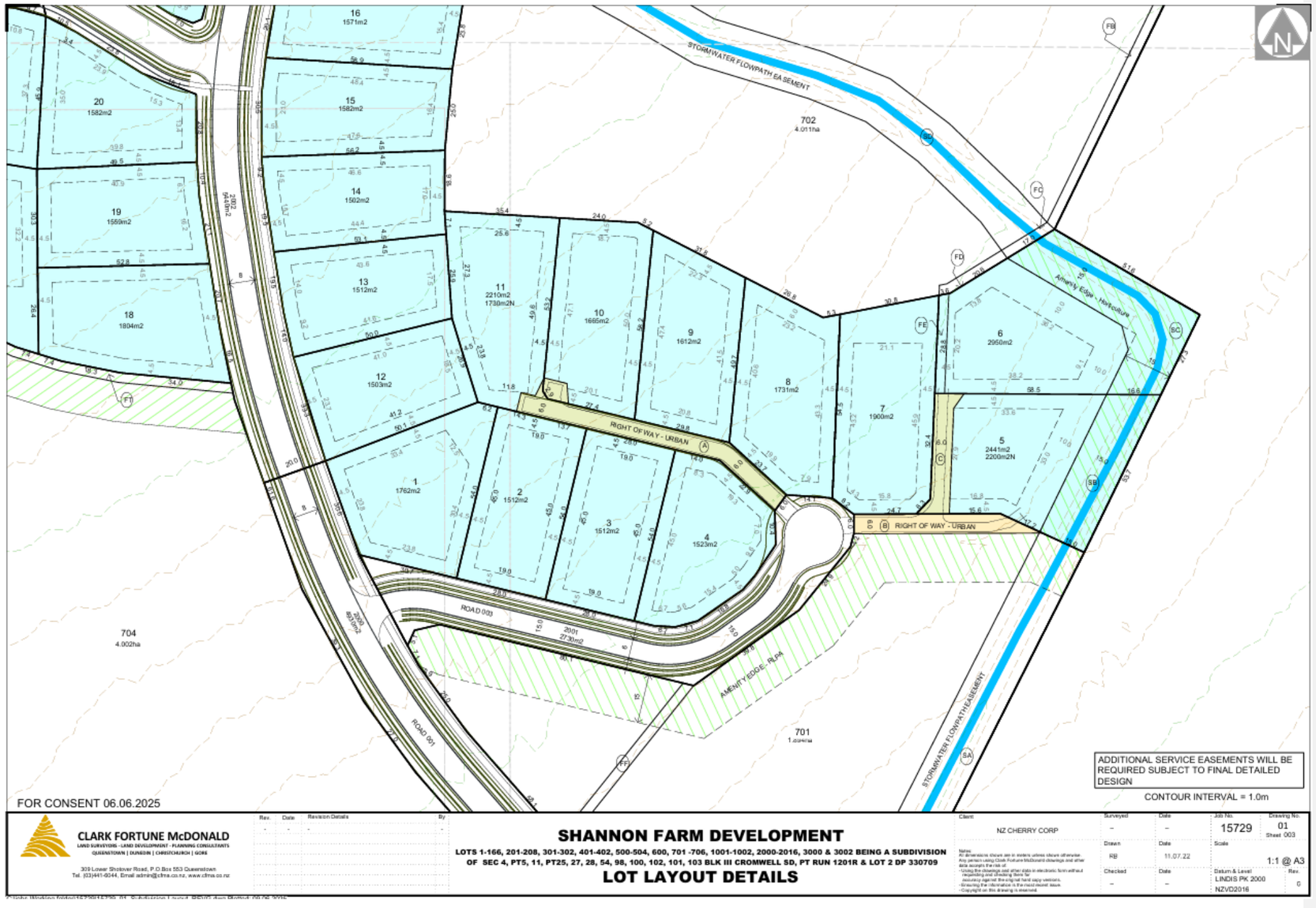
The revised DC notice had not been finalised in time for me to make these revisions prior to the hearing.

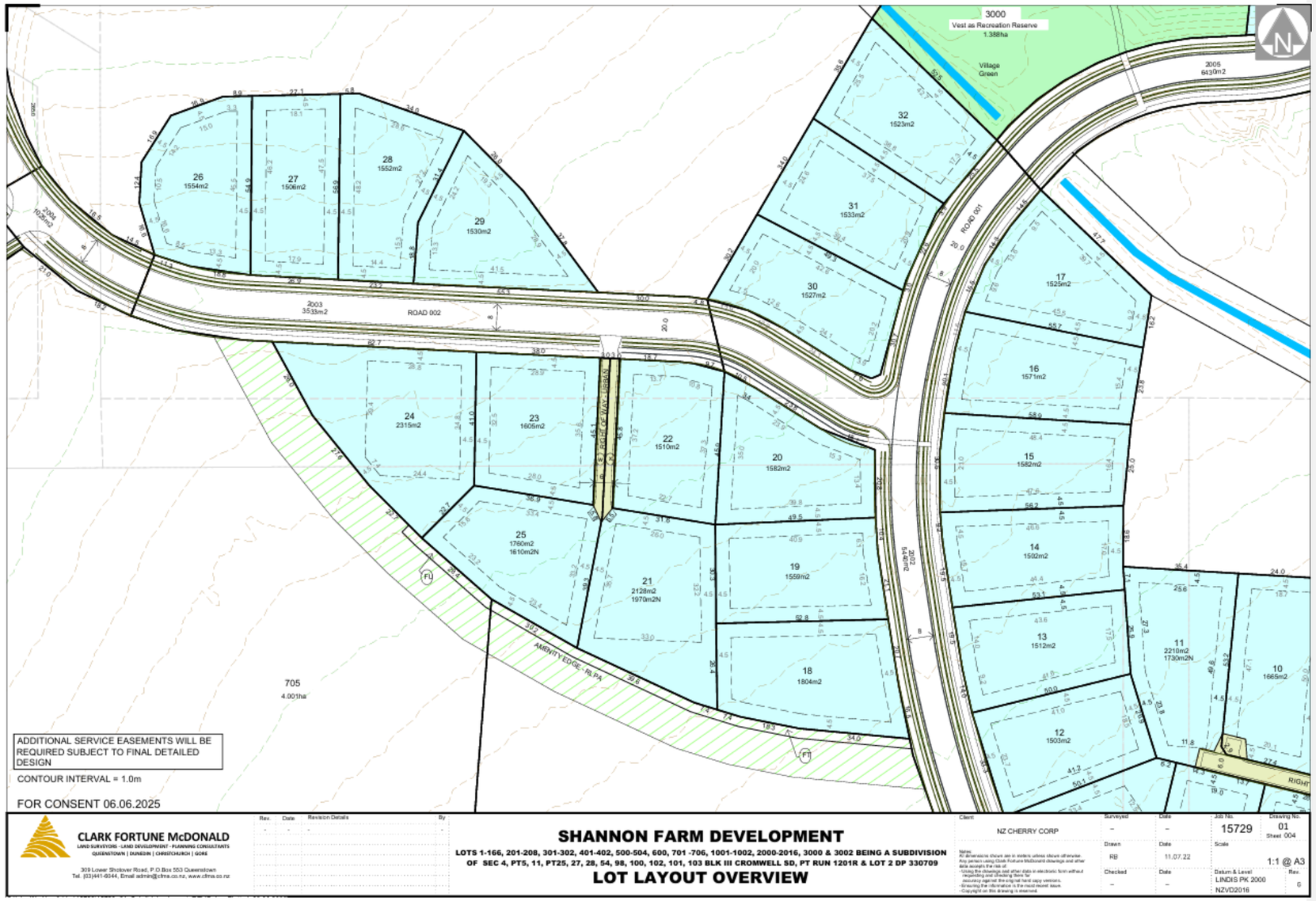
~~Issued at Central Otago on 13 September 2023~~
~~Reissued at Central Otago on 23 May 2025 pursuant to Section 127(1) of the Resource Management Act 1991~~
~~Reissued at Central Otago on 20 November 2025 pursuant to Section 127(1) of the Resource Management Act 1991~~
Reissued at Central Otago on XXXXX pursuant to Section 127(1) of the Resource Management Act 1991

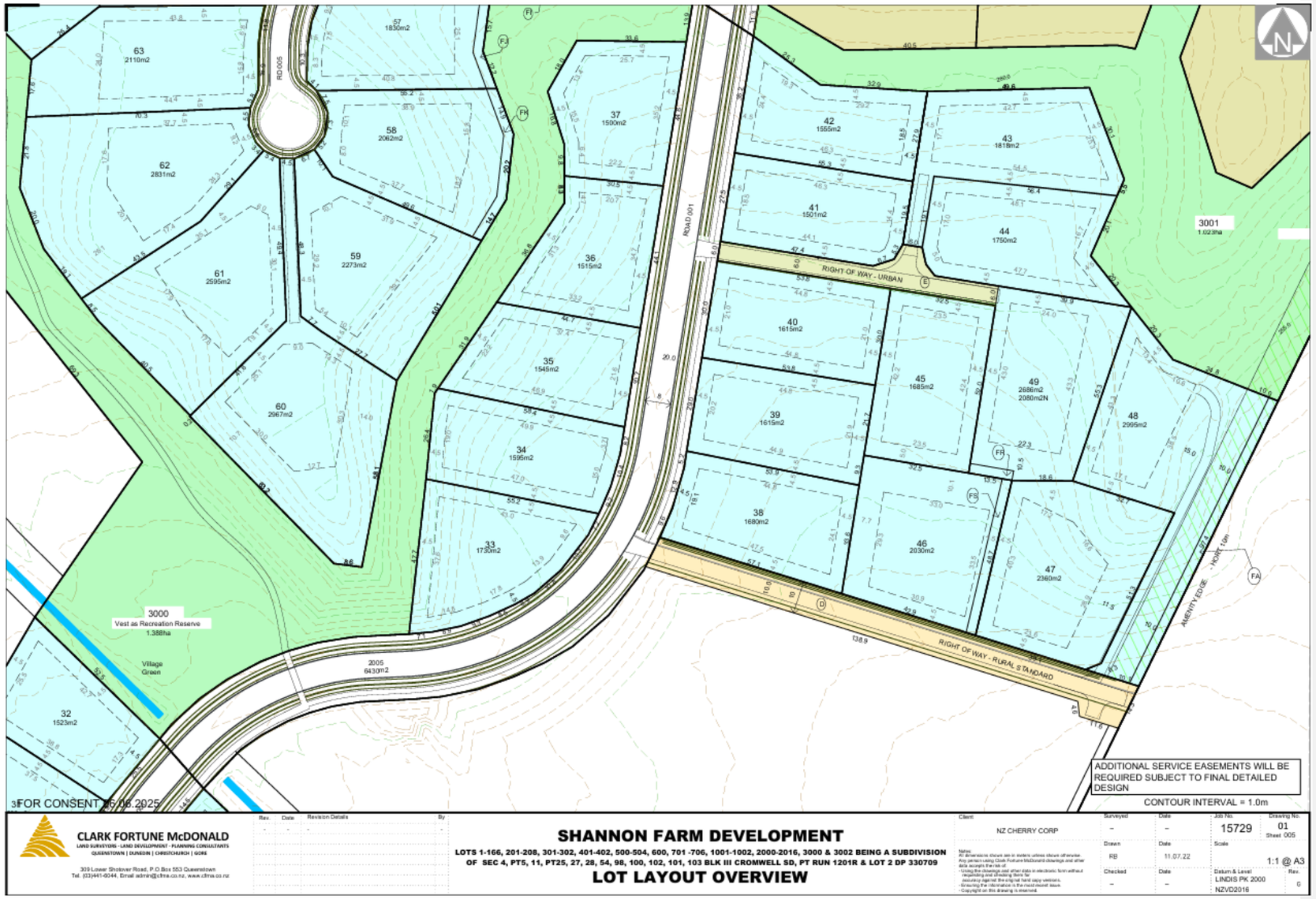
Appendix One: Approved Plan/s for RC 250155 (scanned image(s), not to scale)

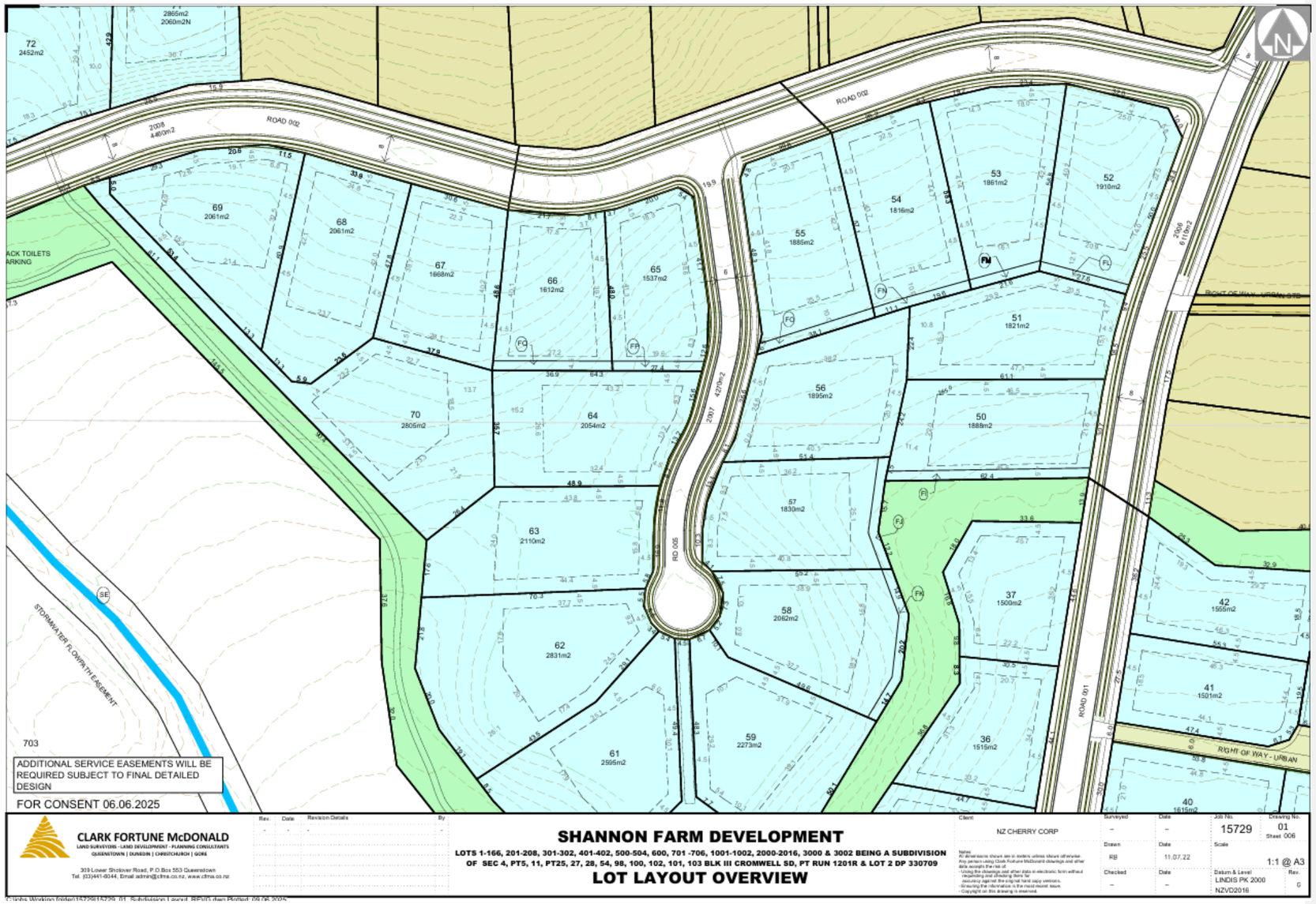


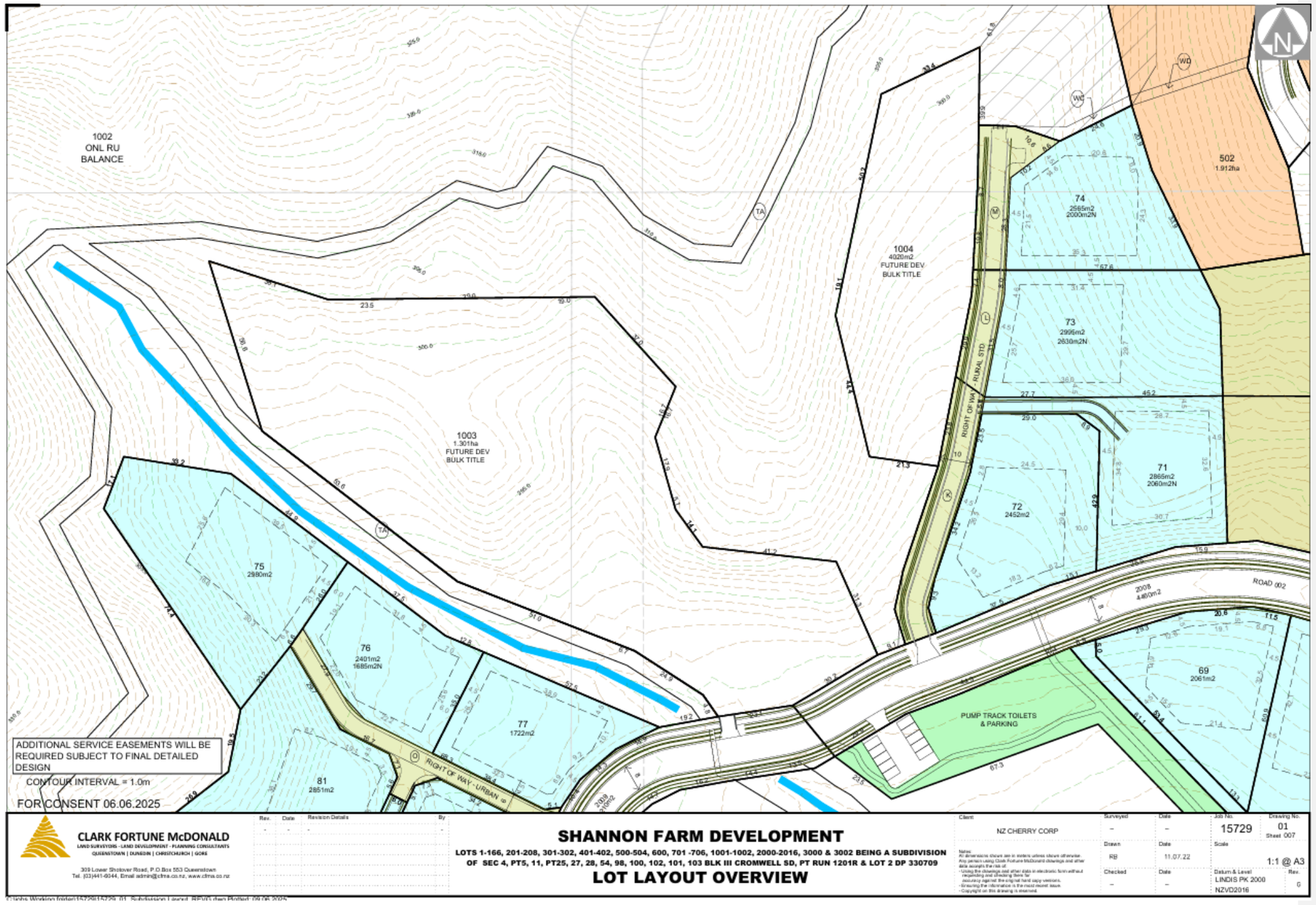

RLA 1
88 LOTS - +1500m2
(2001m2 AVERAGE)
RLA 1 (subdivided)
88 LOTS - +1500m2
RLA 2
8 LOTS - +3000m2
RLA 3
2 LOTS - +4000m2
RLA 4
12 LOTS - +8000m2
RLA 5
2 LOTS - 3HA MIN
RLA 6
1 LOT
RLPA
6 LOTS - +4HA
TOTAL RL LOTS
196 LOTS
BUILDING PLATFORM
AREA +1000m2
MAJOR CONT (10m)
MINOR CONT (2m)
AMALGAMATION CONDITIONS
"Lots 501 & 502 Hereon shall be held in the same record of title"
"Lots 503 & 504 Hereon shall be held in the same record of title"
"Lots 1002, 1003 & 1004 shall be held in the same record of title"
"Lots 166 & 600 shall be held in the same record of title"
SEC 32 BLK III CROMWELL SD
LOT 1
DP 539341
Vested Local purpose reserve
3002
3320m2
SEC 59
BLK III CROMWELL SD
NO BUILD AREA
600
36.277HA
ALIGNMENT MAY BE ADJUSTED TO FOLLOW FINAL TRAIL ROUTE
ROAD 005
ROAD 006
ROAD 007
NO BUILD AREA
1002
ONL RU
BALANCE
77.902HA
1003
1004
PT SEC 48
BLK III CROMWELL SD
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email:admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
A 19.10.22 Reconfigure with geotech area bulk lots RB
D 22.12.22 Add no build area to lots 503 & 502 RB
G 06.12.25 ADD ADDITIONAL RLA1 ALLOTMENTS RB
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION
OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 002
Scale 1:4000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. G

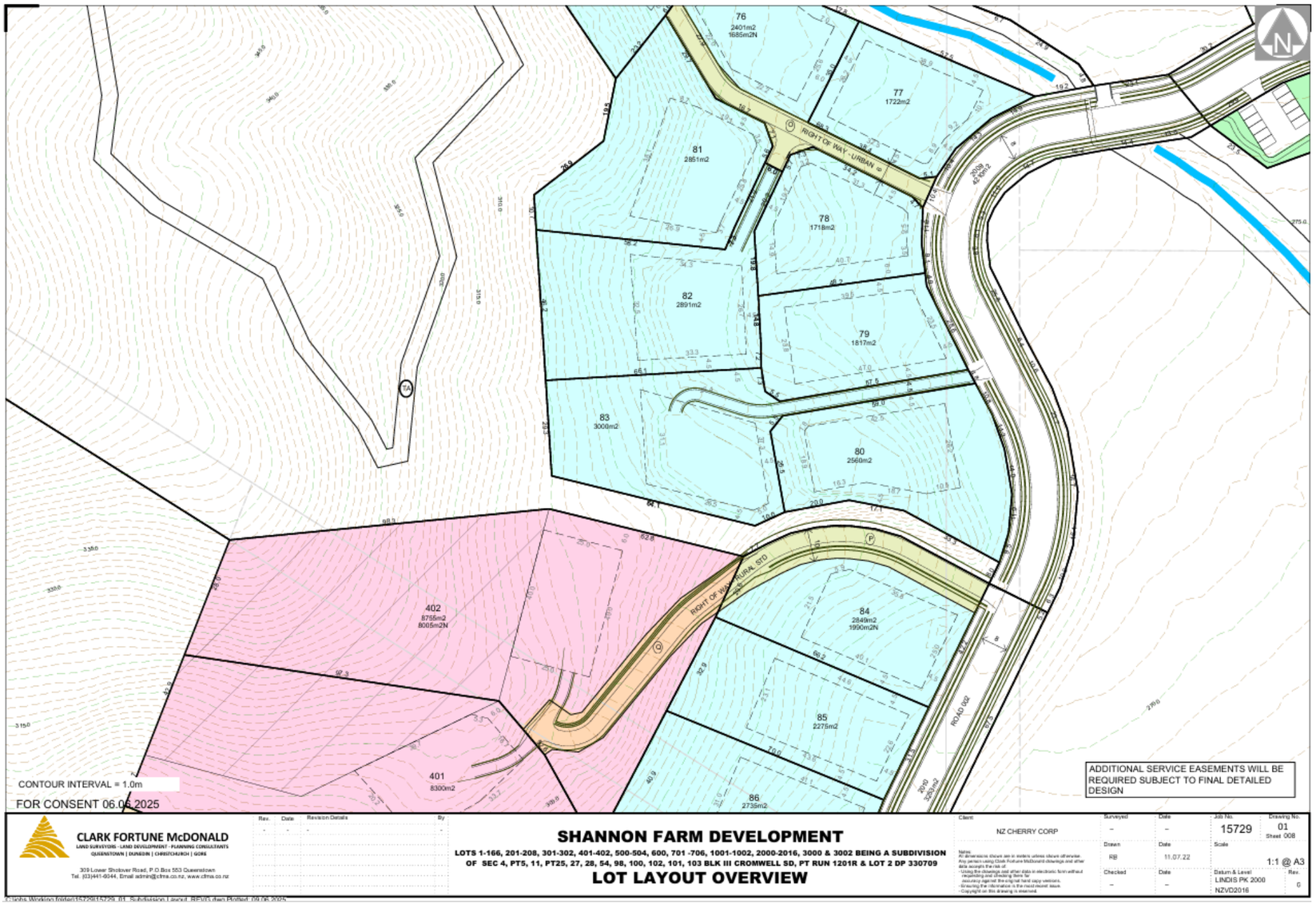

STORMWATER FLOWPATH EASEMENT
702
4.011ha
16
1571m2
15
1582m2
14
1502m2
13
1512m2
12
1503m2
20
1582m2
19
1569m2
18
1804m2
11
2210m2
1730m2N
10
1665m2
9
1612m2
8
1731m2
7
1900m2
6
2950m2
5
2441m2
2200m2N
1
1762m2
2
1512m2
3
1512m2
4
1523m2
RIGHT OF WAY - URBAN
ROAD 003
ROAD 001
AMENITY EDGE - RL94
704
4.002ha
701
STORMWATER FLOWPATH EASEMENT
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT DETAILS
Client
NZ CHERRY CORP
Job No.
15729
Drawing No.
01
Sheet 003
Drawn
RB
Date
11.07.22
Scale
1:1 @ A3
Checked
Datum & Level
LINDIS PK 2000
NZVD2016
Rev.
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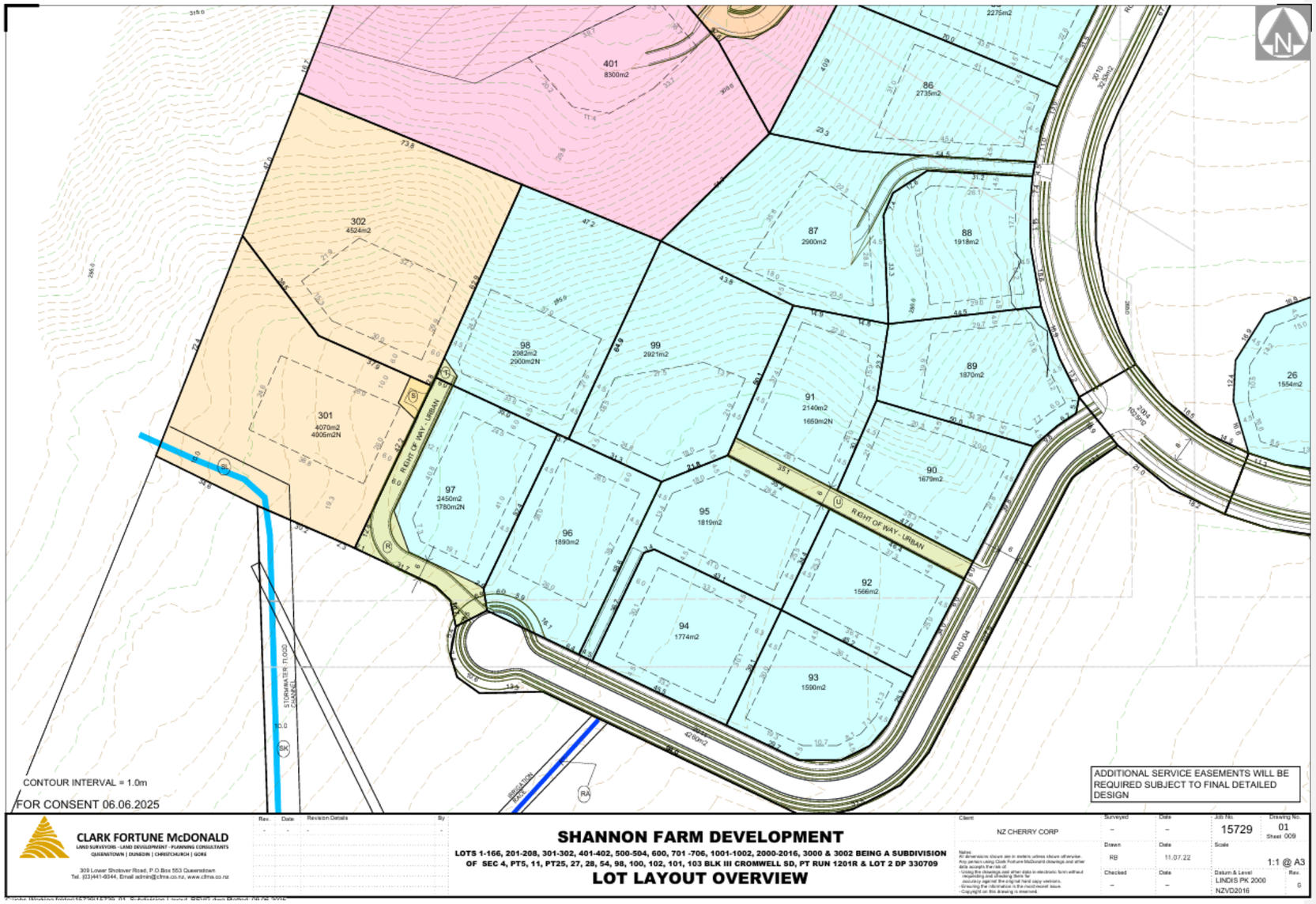

3000
Vest as Recreation Reserve
1.388ha
Village Green
3005
643m2
ROAD 001
ROAD 002
3003
3533m2
3002
1028m2
26
1554m2
27
1506m2
28
1552m2
29
1530m2
32
1523m2
31
1533m2
30
1527m2
17
1525m2
16
1571m2
15
1582m2
14
1502m2
13
1512m2
12
1503m2
11
2210m2
1730m2N
10
1665m2
24
2315m2
23
1605m2
22
1510m2
20
1582m2
25
1760m2
1610m2N
21
2128m2
1970m2N
19
1559m2
18
1804m2
2002
8440m2
705
4.001ha
AMENITY EDGE - RL/PA
RIGHT
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client NZ CHERRY CORP
Surveyed –
Date –
Job No. 15729
Drawing No. 01
Sheet 004
Drawn RB
Date 11.07.22
Scale 1:1 @ A3
Checked –
Date –
Datum & Level LINDIS PK 2000
NZVD2016
Rev. 0

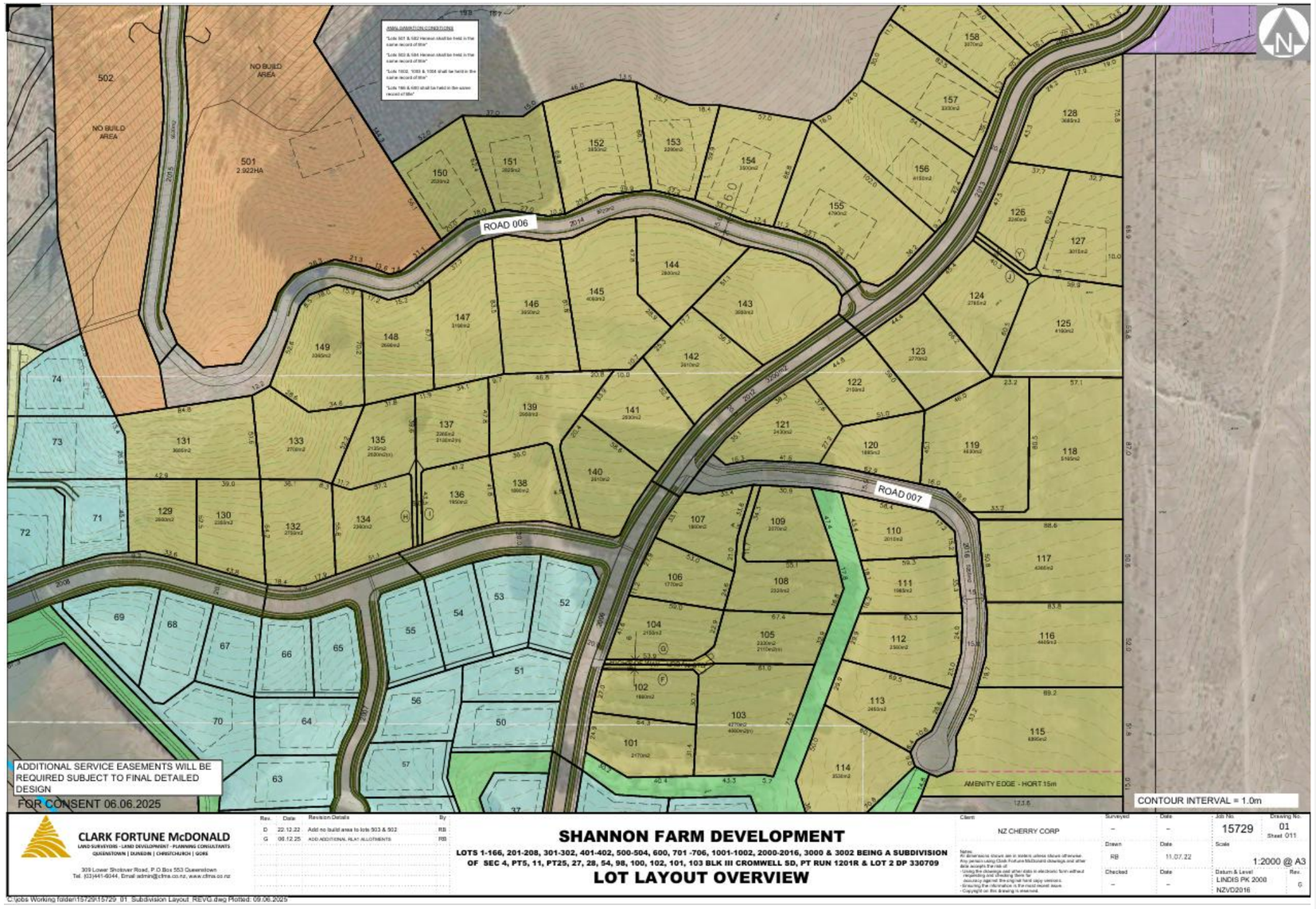

63
2110m2
62
2831m2
61
2595m2
60
2967m2
59
2273m2
58
2062m2
57
1830m2
RD 005
37
1500m2
36
1515m2
35
1545m2
34
1595m2
33
1730m2
ROAD 001
42
1555m2
43
1818m2
41
1501m2
44
1750m2
3001
1.023ha
RIGHT OF WAY - URBAN
40
1615m2
45
1685m2
49
2686m2
2080m2N
48
2995m2
39
1615m2
38
1680m2
46
2030m2
47
2360m2
HORT 1.0m
AMENITY EDGE
FA
RIGHT OF WAY - RURAL STANDARD
3000
Vest as Recreation Reserve
1.388ha
Village
Green
2005
6430m2
32
1523m2
FOR CONSENT 26.06.2025
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01
Sheet 005
Scale 1:1 @ A3
Datum & Level LINDIS PK 2000
NZVD2016
Rev. 0

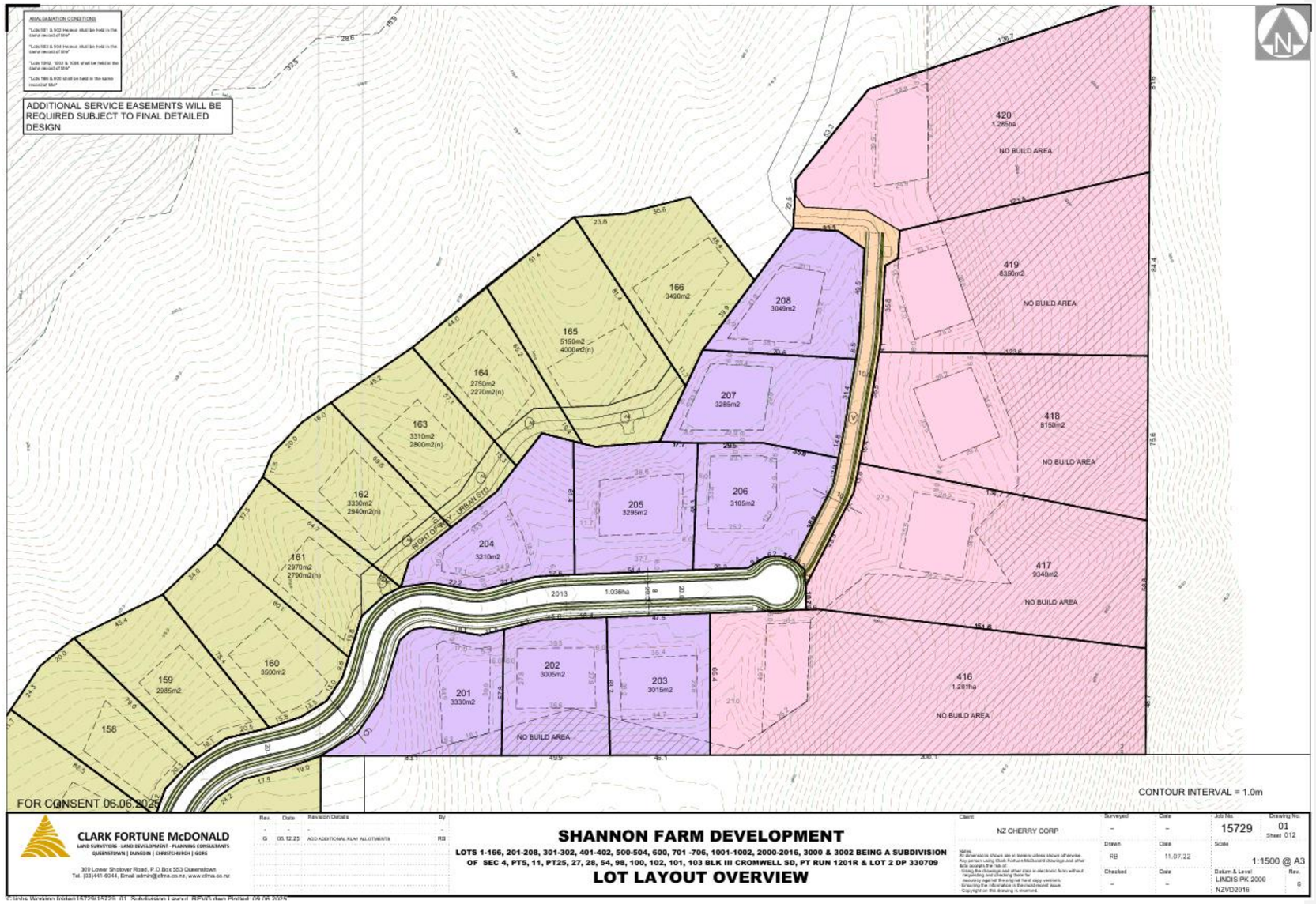

ROAD 002
ROAD 003
RD 005
ROAD 001
RIGHT OF WAY - URBAN
STORMWATER FLOWPATH EASEMENT
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email: admin@cfma.co.nz, www.cfma.co.nz
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
NZ CHERRY CORP
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1:1 @ A3
LINDIS PK 2000
NZVD2016

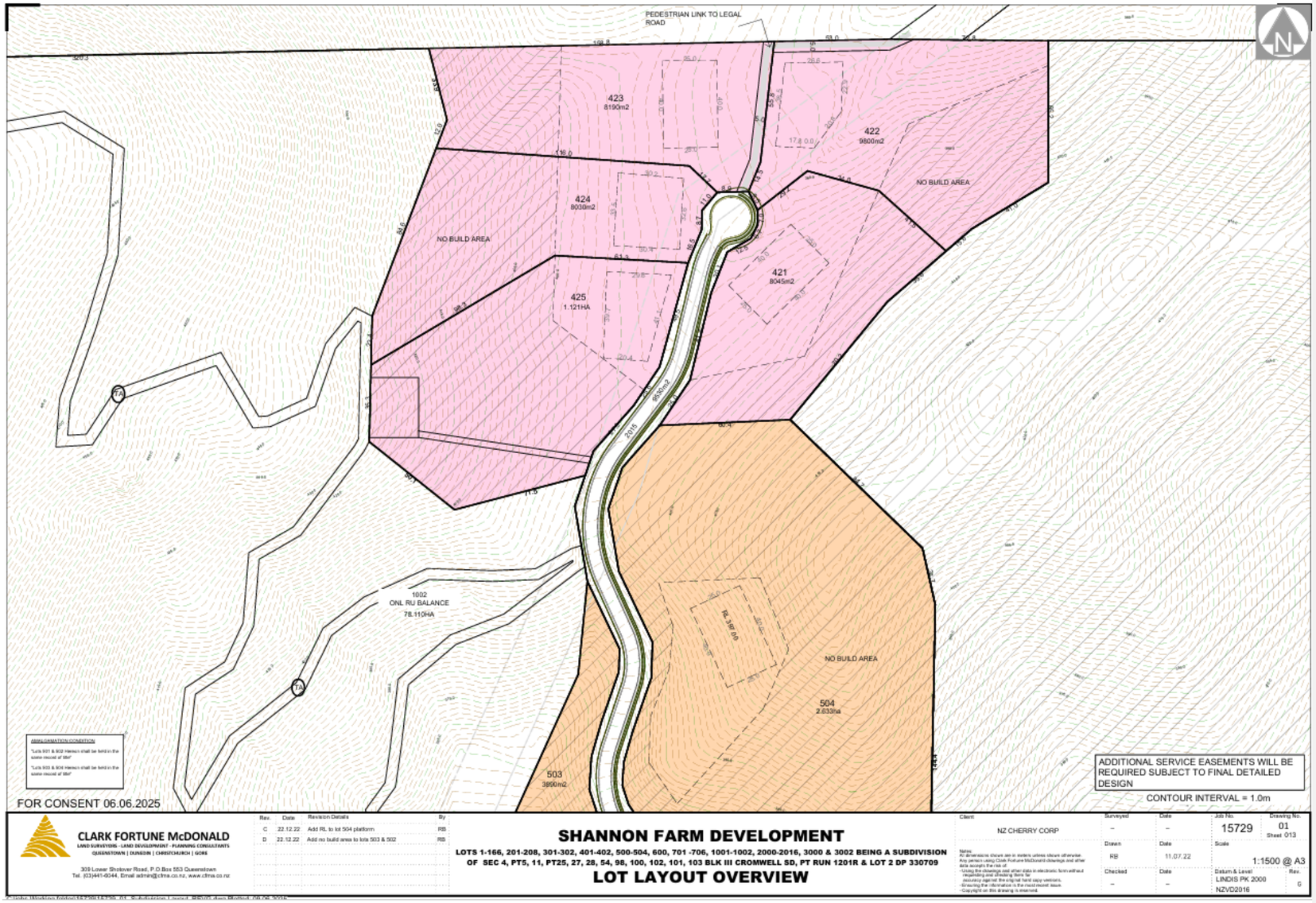

1002
ONL RU
BALANCE
1003
1.301ha
FUTURE DEV
BULK TITLE
1004
4020m2
FUTURE DEV
BULK TITLE
502
1.912ha
74
2565m2
2000m2N
73
2995m2
2830m2N
71
2865m2
2060m2N
72
2452m2
75
2980m2
76
2401m2
1685m2N
77
1722m2
81
2851m2
69
2061m2
2009
4,460m2
ROAD 002
RIGHT OF WAY - URBAN
RURAL STD
RIGHT OF WAY
PUMP TRACK TOILETS
& PARKING
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client
NZ CHERRY CORP
Surveyed
Date
Job No.
15729
Drawing No.
01
Sheet 007
Drawn
RB
Date
11.07.22
Scale
1:1 @ A3
Checked
Date
Datum & Level
LINDIS PK 2000
NZVD2016
Rev.
0

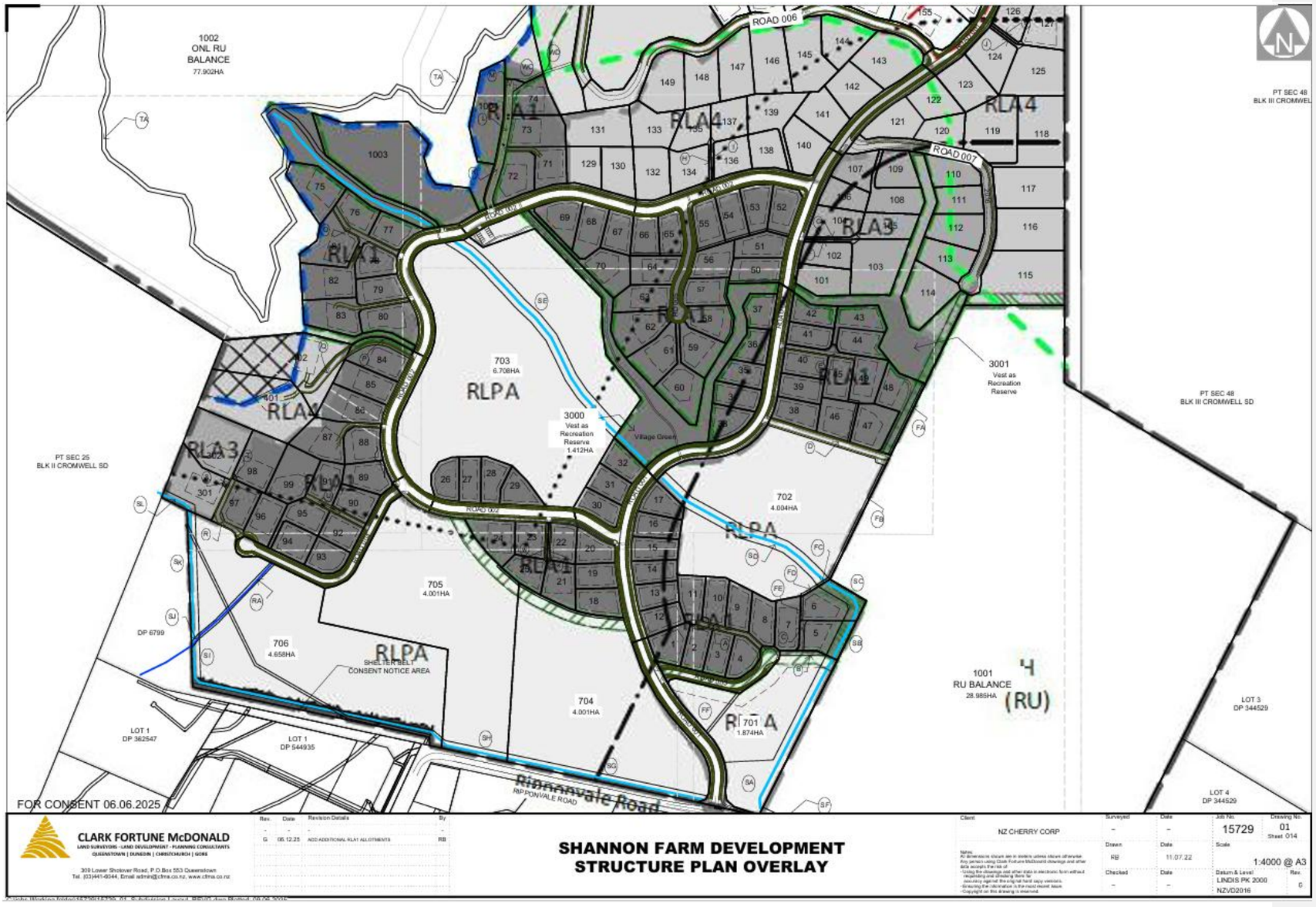

76
2401m2
1685m2N
77
1722m2
81
2851m2
78
1718m2
82
2891m2
79
1817m2
83
3000m2
80
2560m2
84
2849m2
1990m2N
85
2275m2
86
2735m2
402
8755m2
8005m2N
401
8300m2
RIGHT OF WAY - URBAN
RIGHT OF WAY - RURAL STD
ROAD 002
CONTOUR INTERVAL = 1.0m
FOR CONSENT 06.06.2025
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfmk.co.nz, www.cfmk.co.nz
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client
NZ CHERRY CORP
Surveyed
–
Date
–
Job No.
15729
Drawing No.
01
Sheet 008
Drawn
RB
Date
11.07.22
Scale
1:1 @ A3
Checked
–
Date
–
Datum & Level
LINDIS PK 2000
NZVD2016
Rev.
6

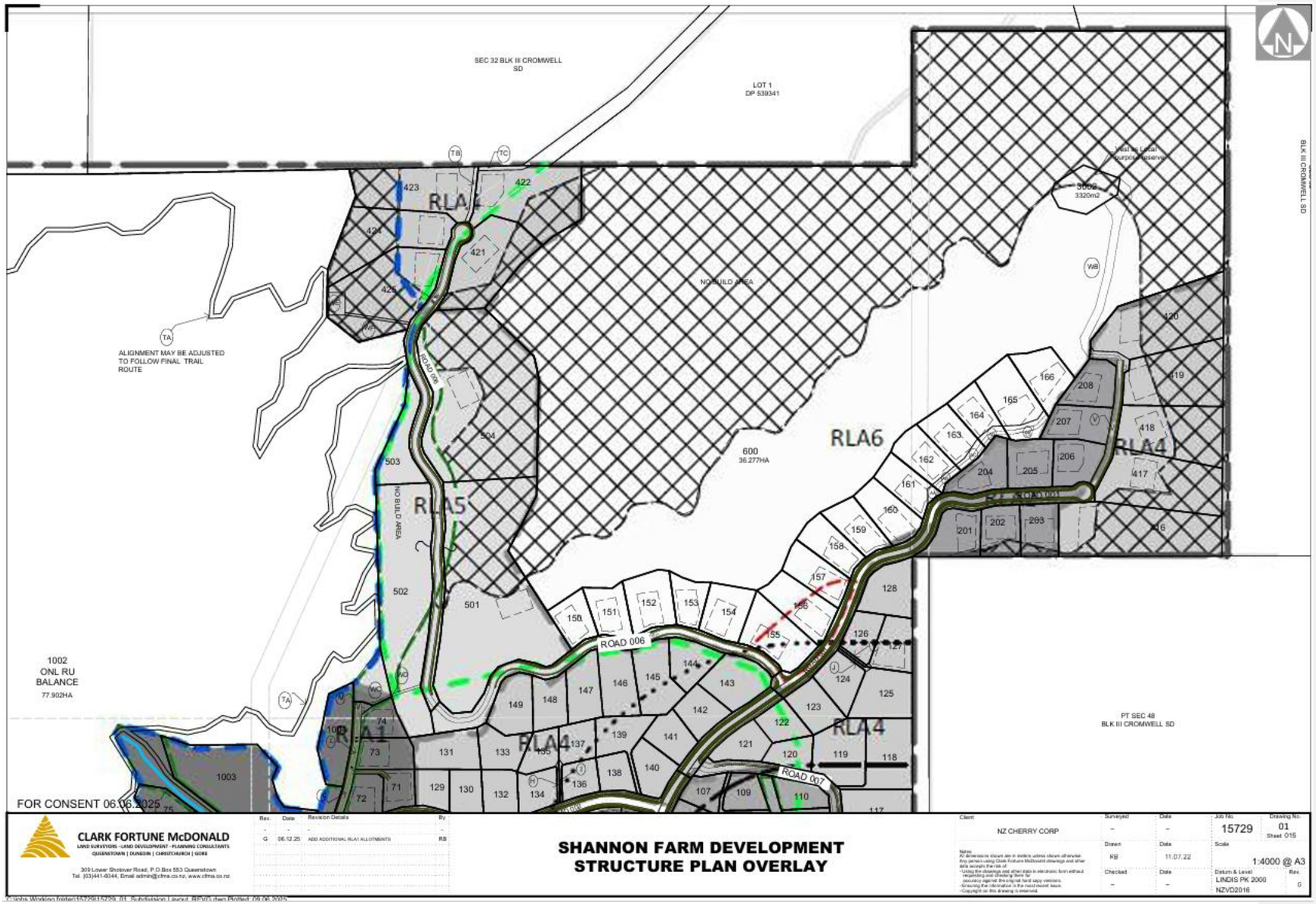

401
8300m2
302
4524m2
301
4070m2
4005m2N
86
2735m2
87
2900m2
88
1918m2
89
1870m2
90
1879m2
91
2140m2
1650m2N
98
2982m2
2900m2N
99
2921m2
97
2450m2
1780m2N
96
1890m2
95
1819m2
92
1566m2
94
1774m2
93
1590m2
26
1554m2
RIGHT OF WAY - URBAN
ROAD 004
STORMWATER FLOOD CHANNEL
CONTOUR INTERVAL = 1.0m
FOR CONSENT 06.06.2025
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CLARK FORTUNE McDONALD
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
NZ CHERRY CORP
15729
01
1:1 @ A3

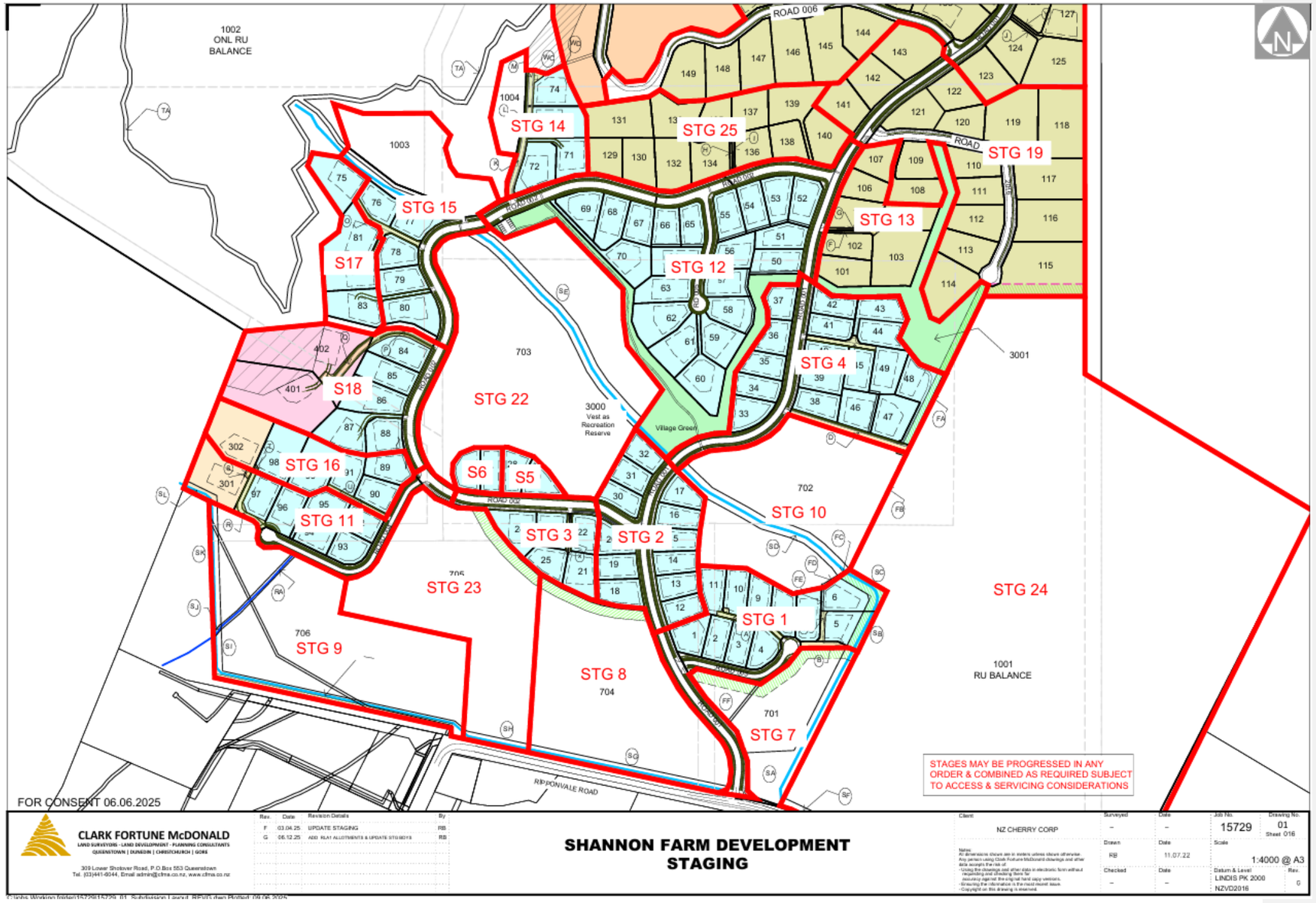

ROAD 006
ROAD 007
NO BUILD AREA
NO BUILD AREA
502
501
2.922HA
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
FOR CONSENT 06.06.2025
AMENITY EDGE - HORT 15m
CONTOUR INTERVAL = 1.0m
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
NZ CHERRY CORP
15729
01
1:2000 @ A3
LINDIS PK 2000
NZVD2016
C:\jobs Working folder\15729\15729_01_Subdivision Layout_REVG.dwg Plotted: 09.06.2025


AMALGAMATION CONDITIONS
"Lots 501 & 502 Hereon shall be held in the same record of title"
"Lots 503 & 504 Hereon shall be held in the same record of title"
"Lots 1002, 1003 & 1004 shall be held in the same record of title"
"Lots 1 & 600 shall be held in the same record of title"
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
N
420
1.285ha
NO BUILD AREA
419
8390m2
NO BUILD AREA
418
8158m2
NO BUILD AREA
417
9340m2
NO BUILD AREA
416
1.201ha
NO BUILD AREA
208
3049m2
207
3285m2
206
3105m2
205
3295m2
204
3210m2
203
3015m2
202
3005m2
201
3330m2
NO BUILD AREA
166
3490m2
165
5150m2
4000m2(n)
164
2750m2
2270m2(n)
163
3310m2
2800m2(n)
162
3330m2
2940m2(n)
161
2970m2
2790m2(n)
160
3500m2
159
2985m2
158
2013
1.036ha
RIGHT OF WAY - URBAN STD
FOR CONSENT 06.06.2025
CONTOUR INTERVAL = 1.0m
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
G 05.12.25 ADD ADDITIONAL RLAY ALLOTMENTS RB
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 012
Scale 1:1500 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. G

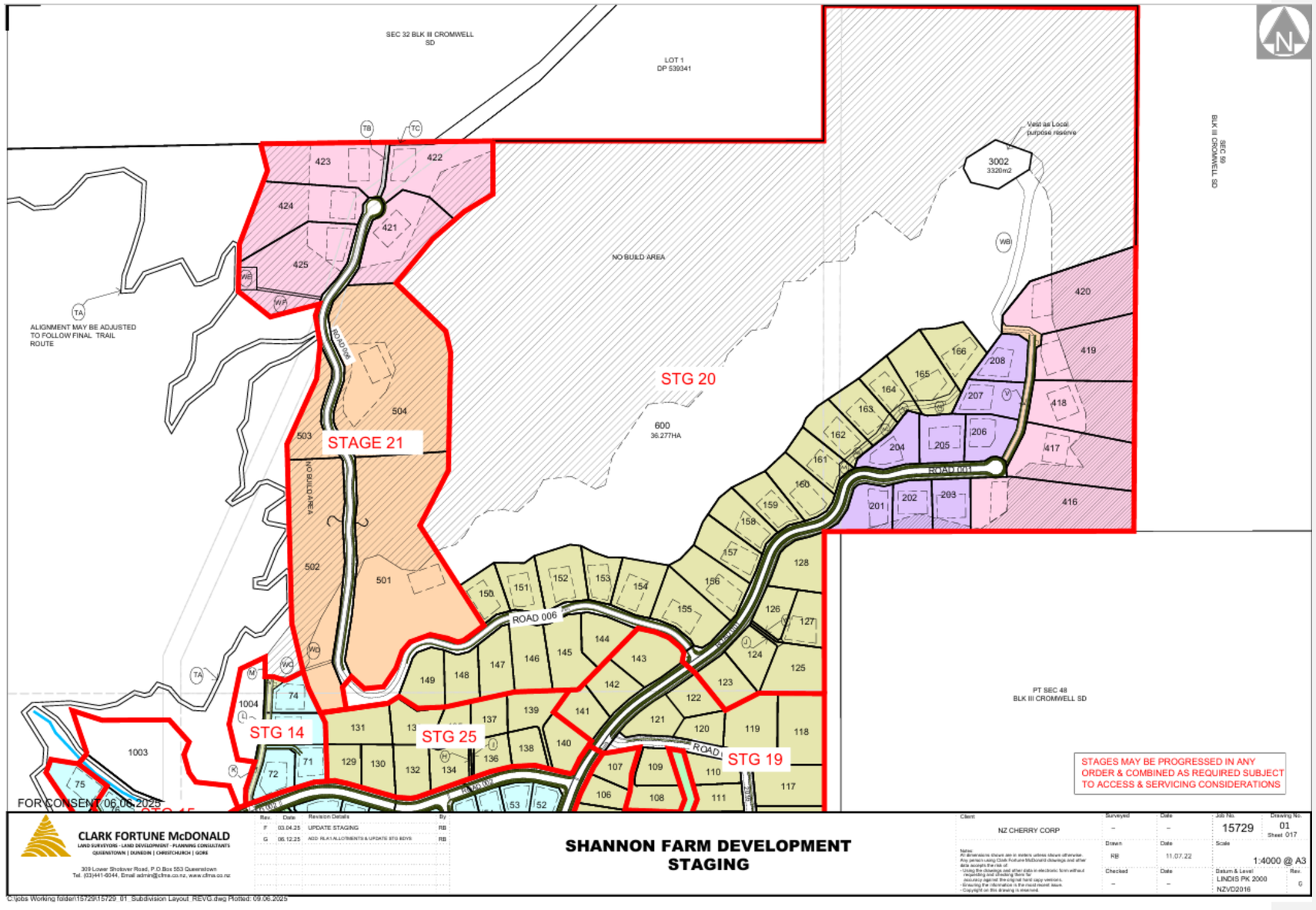

PEDESTRIAN LINK TO LEGAL ROAD
423
8190m2
422
9800m2
424
8030m2
NO BUILD AREA
425
1.121HA
421
8045m2
NO BUILD AREA
1002
ONL RU BALANCE
78.110HA
RL 396.00
NO BUILD AREA
504
2.833ha
503
3890m2
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
C 22.12.22 Add RL to lot 504 platform RB
D 22.12.22 Add no build area to lots 503 & 502 RB
SHANNON FARM DEVELOPMENT
LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709
LOT LAYOUT OVERVIEW
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 013
Scale 1:1500 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. C


1002
ONL RU
BALANCE
77.902HA
1003
ROAD 006
ROAD 007
ROAD 002
RLA1
RLA2
RLA3
RLA4
RLA5
RLA6
RLA7
RLA8
RLA9
RLA10
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RLA139
RLA140
RLA141
RLA142
RLA143
RLA144
RLA145
RLA146
RLA147
RLA148
RLA149
703
6.708HA
RLPA
3000
Vest as
Recreation
Reserve
1.412HA
Village Green
3001
Vest as
Recreation
Reserve
702
4.004HA
705
4.001HA
706
4.658HA
SHELTER BELT
CONSENT NOTICE AREA
704
4.001HA
701
1.874HA
1001
RU BALANCE
28.985HA
(RU)
PT SEC 25
BLK II CROMWELL SD
PT SEC 48
BLK III CROMWELL SD
DP 6799
LOT 1
DP 362547
LOT 1
DP 544935
LOT 3
DP 344529
LOT 4
DP 344529
Riverside Road
RIPPONVALE ROAD
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
G 06.12.25 ADD ADDITIONAL RLA1 ALLOTMENTS RB
SHANNON FARM DEVELOPMENT
STRUCTURE PLAN OVERLAY
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 014
Scale 1:4000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. G

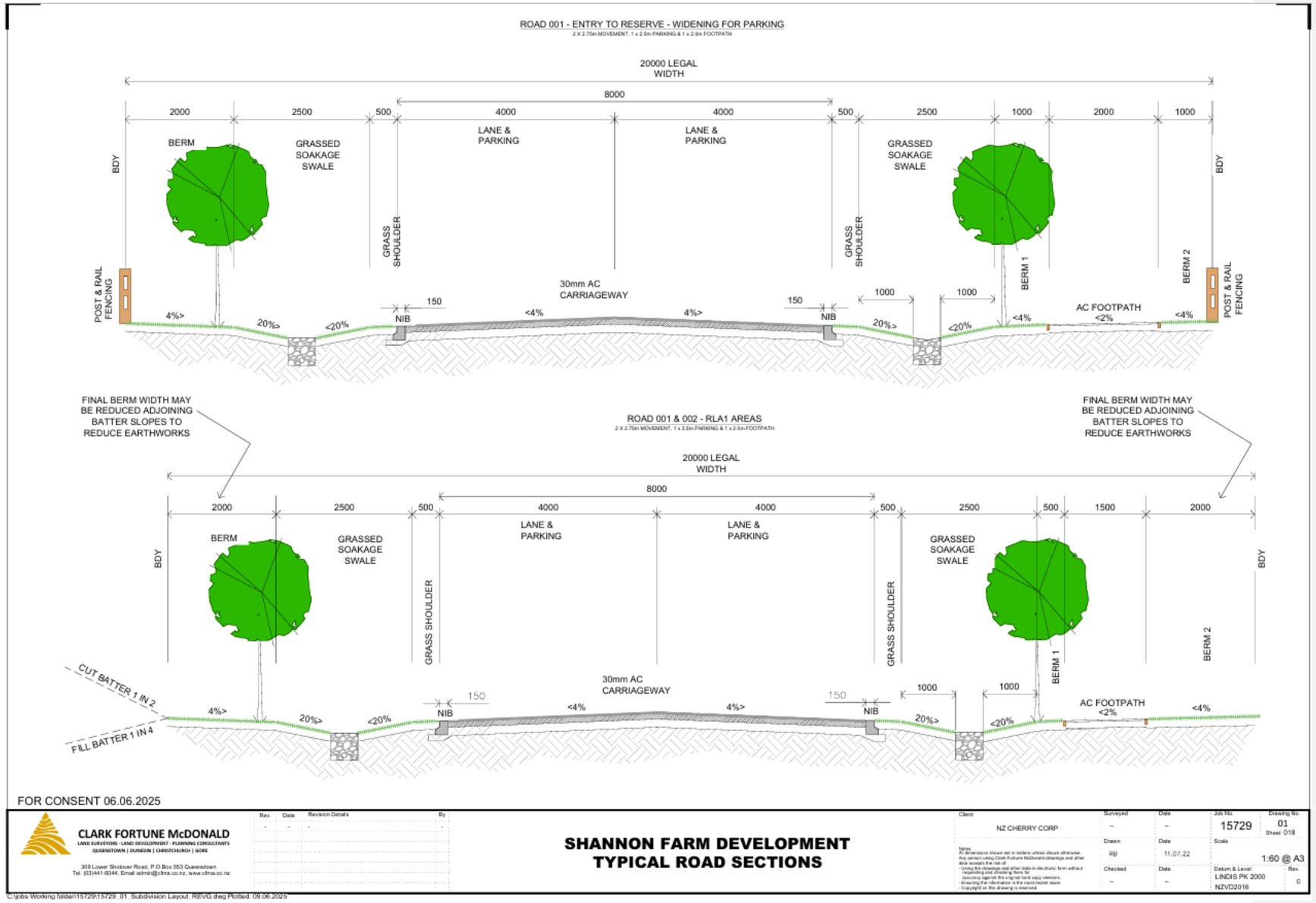

SEC 32 BLK III CROMWELL SD
LOT 1 DP 539341
BLK III CROMWELL SD
NO BUILD AREA
ALIGNMENT MAY BE ADJUSTED TO FOLLOW FINAL TRAIL ROUTE
ROAD 006
ROAD 007
RLA1
RLA4
RLA5
RLA6
600 36.277HA
1002 ONL RU BALANCE 77.902HA
PT SEC 48 BLK III CROMWELL SD
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-0044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
G 06.12.25 ADD ADDITIONAL RLA1 ALLOTMENTS RB
SHANNON FARM DEVELOPMENT
STRUCTURE PLAN OVERLAY
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 015
Scale 1:4000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. G


1002
ONL RU
BALANCE
1003
1004
703
3000
Vest as
Recreation
Reserve
Village Green
3001
702
705
706
704
701
1001
RU BALANCE
ROAD 006
ROAD 002
RIPPONVALE ROAD
STG 14
STG 25
STG 19
STG 15
STG 13
S17
STG 12
STG 4
S18
STG 22
STG 16
S6
S5
STG 10
STG 11
STG 3
STG 2
STG 23
STG 24
STG 1
STG 9
STG 8
STG 7
STAGES MAY BE PROGRESSED IN ANY
ORDER & COMBINED AS REQUIRED SUBJECT
TO ACCESS & SERVICING CONSIDERATIONS
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
F 03.04.25 UPDATE STAGING RB
G 06.12.25 ADD FLAT ALLOTMENTS & UPDATE STG BDYS RB
SHANNON FARM DEVELOPMENT
STAGING
Client
NZ CHERRY CORP
Surveyed –
Date –
Drawn RB
Date 11.07.22
Checked –
Date –
Job No. 15729
Drawing No. 01
Sheet 016
Scale 1:4000 @ A3
Datum & Level LINDIS PK 2000
NZVD2016
Rev. G

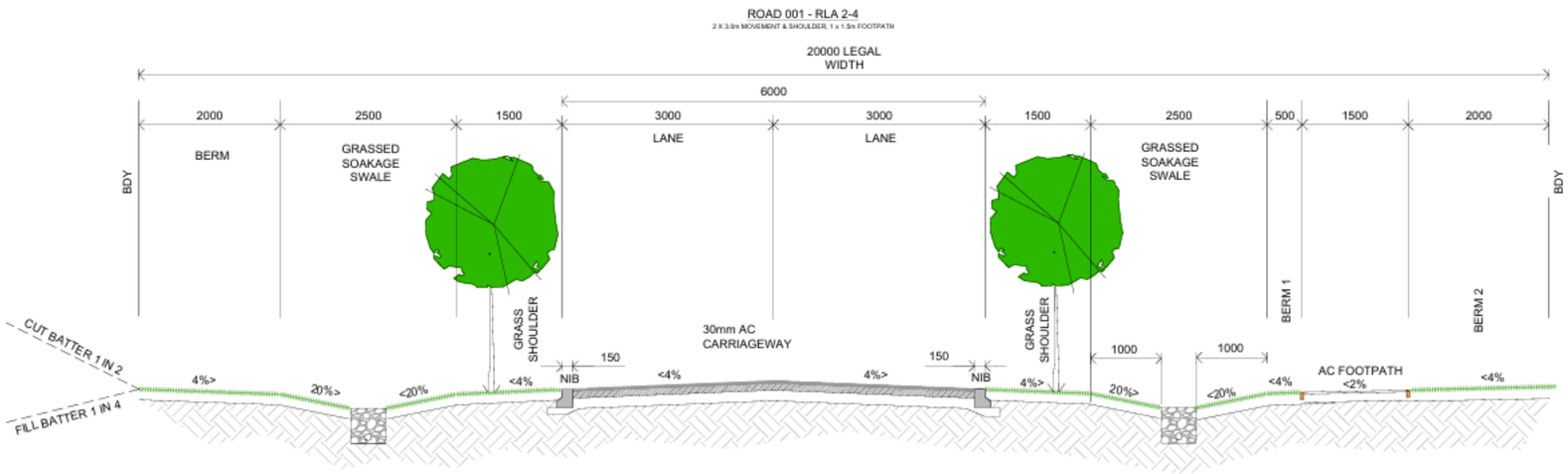
15


SEC 32 BLK III CROMWELL SD
LOT 1 DP 539341
NO BUILD AREA
ALIGNMENT MAY BE ADJUSTED TO FOLLOW FINAL TRAIL ROUTE
Vest as Local purpose reserve
3002 3320m2
SEC 69 BLK III CROMWELL SD
STG 20
STAGE 21
STG 14
STG 25
STG 19
ROAD 006
ROAD 001
600 36.277HA
PT SEC 48 BLK III CROMWELL SD
STAGES MAY BE PROGRESSED IN ANY ORDER & COMBINED AS REQUIRED SUBJECT TO ACCESS & SERVICING CONSIDERATIONS
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-0044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
F 03.04.25 UPDATE STAGING RB
G 06.12.25 ADD RLA'S ALLOTMENTS & UPDATE STG BDYS RB
SHANNON FARM DEVELOPMENT
STAGING
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 017
Scale 1:4000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. G
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16


ROAD 001 - ENTRY TO RESERVE - WIDENING FOR PARKING
2 X 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH
20000 LEGAL WIDTH
8000
2000
2500
500
4000
4000
500
2500
1000
2000
1000
BDY
BERM
GRASSED SOAKAGE SWALE
GRASS SHOULDER
LANE & PARKING
LANE & PARKING
GRASS SHOULDER
GRASSED SOAKAGE SWALE
BERM 1
BERM 2
BDY
POST & RAIL FENCING
30mm AC CARRIAGEWAY
150
NIB
150
NIB
1000
1000
AC FOOTPATH
4%>
20%>
<20%
<4%
4%>
20%>
<20%
<4%
<2%
<4%
POST & RAIL FENCING
FINAL BERM WIDTH MAY BE REDUCED ADJOINING BATTER SLOPES TO REDUCE EARTHWORKS
ROAD 001 & 002 - RLA1 AREAS
2 X 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH
FINAL BERM WIDTH MAY BE REDUCED ADJOINING BATTER SLOPES TO REDUCE EARTHWORKS
20000 LEGAL WIDTH
8000
2000
2500
500
4000
4000
500
2500
500
1500
2000
BDY
BERM
GRASSED SOAKAGE SWALE
GRASS SHOULDER
LANE & PARKING
LANE & PARKING
GRASS SHOULDER
GRASSED SOAKAGE SWALE
BERM 1
BERM 2
BDY
CUT BATTER 1 IN 2
FILL BATTER 1 IN 4
30mm AC CARRIAGEWAY
150
NIB
150
NIB
1000
1000
AC FOOTPATH
4%>
20%>
<20%
<4%
4%>
20%>
<20%
<4%
<2%
<4%
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 018
Scale 1:60 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. 0
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17



FOR CONSENT 06.06.2025

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

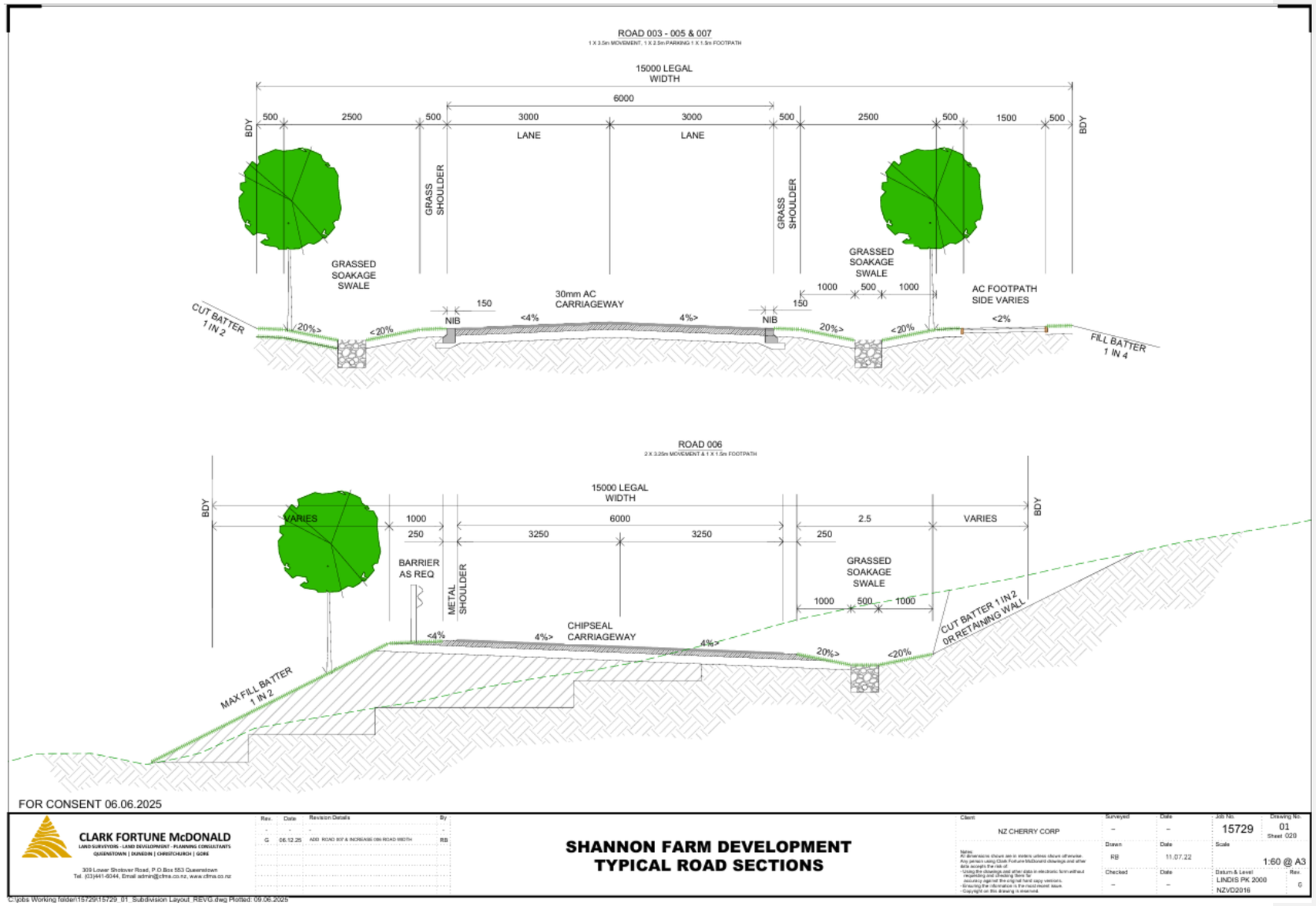
309 Lower Shotover Road, P.O Box 553 Queenstown
Tel. (03)441-4044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

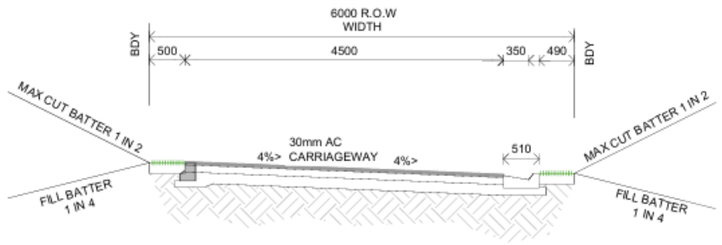
Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No: 15729	Drawing No.: 01 Sheet 019	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without verification by Clark Fortune McDonald. - Assuming against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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ROAD 003 - 005 & 007
1 X 3.5m MOVEMENT, 1 X 2.5m PARKING 1 X 1.5m FOOTPATH
15000 LEGAL WIDTH
6000
BDY
500
2500
500
3000
LANE
3000
LANE
500
2500
500
1500
500
BDY
GRASS SHOULDER
GRASS SHOULDER
GRASSED SOAKAGE SWALE
GRASSED SOAKAGE SWALE
1000
500
1000
AC FOOTPATH SIDE VARIES
150
30mm AC CARRIAGEWAY
150
NIB
NIB
CUT BATTER 1 IN 2
20%>
<20%
<4%
4%>
20%>
<20%
<2%
FILL BATTER 1 IN 4
ROAD 006
2 X 3.25m MOVEMENT & 1 X 1.5m FOOTPATH
15000 LEGAL WIDTH
BDY
VARIES
1000
250
3250
6000
3250
2.5
250
VARIES
BDY
BARRIER AS REQ
METAL SHOULDER
GRASSED SOAKAGE SWALE
1000
500
1000
CHIPSEAL CARRIAGEWAY
<4%
4%>
4%>
20%>
<20%
CUT BATTER 1 IN 2 OR RETAINING WALL
MAX FILL BATTER 1 IN 2
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-0044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
G 06.12.25 ADD ROAD 007 & INCREASE 006 ROAD WIDTH RB
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 020
Scale 1:60 @ A3
Datum & Level LINDIS PK 2000 - NZVD2016
Rev. G
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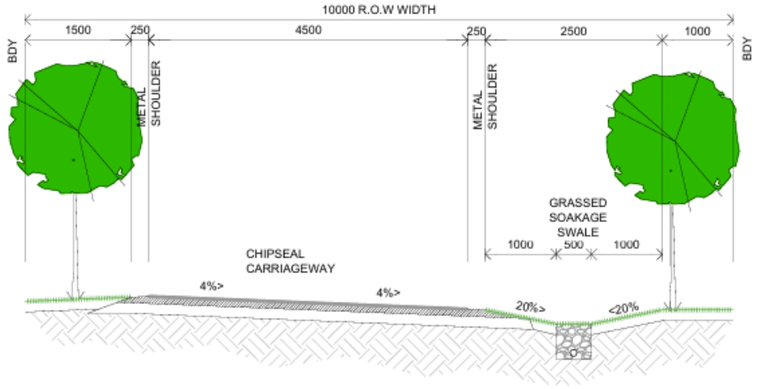
6m RIGHT OF WAY ACCESS - URBAN STANDARD

4.85m MOVEMENT LANE



10m RIGHT OF WAY ACCESS - RURAL STANDARD

4.5m MOVEMENT LANE & SHOULDERS



FOR CONSENT 06.06.2025

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

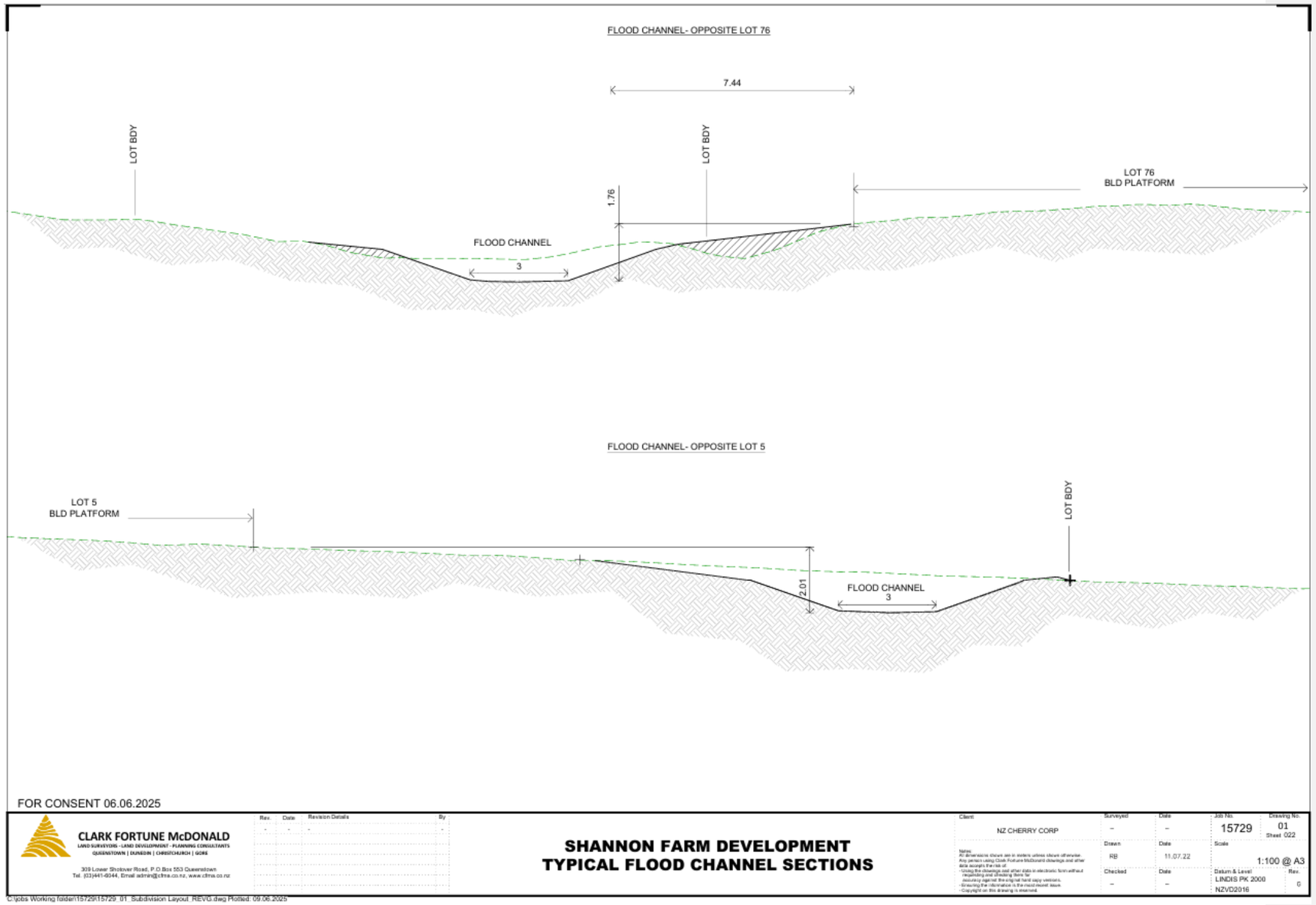
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Surveyed: – Date: –
Drawn: RB Date: 11.07.22
Checked: – Date: –

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Datum & Level LINDIS PK 2000 / NZVD2016
Rev. 0

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FLOOD CHANNEL- OPPOSITE LOT 76
7.44
LOT BDY
LOT BDY
LOT 76
BLD PLATFORM
1.76
FLOOD CHANNEL
3
FLOOD CHANNEL- OPPOSITE LOT 5
LOT 5
BLD PLATFORM
LOT BDY
2.01
FLOOD CHANNEL
3
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
SHANNON FARM DEVELOPMENT
TYPICAL FLOOD CHANNEL SECTIONS
Client
NZ CHERRY CORP
Surveyed
–
Date
–
Drawn
RB
Date
11.07.22
Checked
–
Date
–
Job No.
15729
Drawing No.
01
Sheet 022
Scale
1:100 @ A3
Datum & Level
LINDIS PK 2000
NZVD2016
Rev.
0
C:\jobs Working folder\15729\15729_01_Subdivision Layout_REV0.dwg Plotted: 09.06.2025

PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENIFITED LAND
Right of way	A	Lot 11	Lot 8, 9 & 10
	B	Lot 701	Lot 5 & 6
	C	Lot 5	Lot 6
	D	Lot 702	Lot 46, 47 & 48
	E	Lot 49	Lot 43, 44 & 45
	F	Lot 104	Lot 105
	G	Lot 105	Lot 104
	H	Lot 135	Lot 137
	I	Lot 137	Lot 135
	J	Lot 125	Lot 127
	Y	Lot 127	Lot 125
	K	Lot 71	Lot 73, 74 & 1004
	L	Lot 73	Lot 74 & 1004
	M	Lot 74	Lot 1004
	O	Lot 76	Lot 75, 81 & 82
	P	Lot 84	Lot 401 & 402
	Q	lot 402	Lot 401
	R	Lot 97	Lot 98, 301 & 302
	S	Lot 301	Lot 97, 98 & 301
	T	Lot 98	Lot 97, 302 & 301
	U	Lot 91	Lot 99
	V	Lot 420	Lot 417, 418, 419, 207, 208
	W	Lot 25	Lot 21
	X	Lot 21	Lot 25
	AA	Lot 161	Lot 162-166
	AB	Lot 162	Lot 163-166
	AC	Lot 163	Lot 162 & 164-166
	AD	Lot 164	Lot 161, 163, 165, 166
	AE	Lot 165	Lot 162 - 164
Right to drain sewage	FS	Lot 46	Lot 49 & 45
	FR	Lot 49	Lot 45
	Q	Lot 402	Lot 401
	P	Lot 91	Lot 401 & 402
	U	Lot 92	Lot 96 & 100
Right to convey water	B	Lot 701	Lot 5 & 6
	C	Lot 5	Lot 6
	W	Lot 25	Lot 21
	X	Lot 21	Lot 25
	F	Lot 304	Lot 305
	G	Lot 305	Lot 304
	P	Lot 84	Lot 401 & 402
	Q	Lot 402	Lot 401
	U	Lot 97	Lot 104
Right to convey water (irrigation)	SJ, RA	Lot 706	Lot 702, 703 & 705

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right of way (pedestrian & cycle)	TA	Lot 1002	Central Otago District Council
	TB	Lot 423	
	TC	Lot 422	
Right to drain sewage	FF, B	Lot 701	Central Otago District Council
	C	Lot 5	
	FE	Lot 6	
	A	Lot 11	
	FB, FC, FD	Lot 702	
	FT	Lot 704	
	FU	Lot 705	
	FA	Lot 48	
	E	Lot 49	
	FI	Lot 50	
	FJ	Lot 57	
	FK	Lot 58	
	FL	Lot 52	
	FM	Lot 53	
	FN	Lot 54	
	FO	Lot 55	
	FP	Lot 65	
	FQ	Lot 66	
	WC	Lot 1002	
	WD	Lot 502	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	R	Lot 97	
	J	Lot 310	
	I	Lot 309	
	H	Lot 308	
	V	Lot 420	
Right to drain water	SA	Lot 701	Central Otago District Council
	SB	Lot 5	
	SC	Lot 6	
	FC, SD	Lot 702	
	SE	Lot 703	
	SF	Lot 1001	
	SG	Lot 704	
	SH	Lot 705	
	SI, SJ, SK	Lot 706	
	SL	Lot 301	
Right to convey water	A	Lot 11	Central Otago District Council
	D	Lot 702	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	WC	Lot 1002	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	R	Lot 97	

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to store water	WA	Lot 600	Central Otago District Council
	WE	Lot 425	
Right to convey electricity	A	Lot 11	Aurora Energy Ltd
	B	Lot 701	
	C	Lot 5	
	D	Lot 702	
	E	Lot 49	
	F	Lot 304	
	G	Lot 305	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	P	Lot 84	
	Q	Lot 401	
	U	Lot 91	
	R	Lot 97	
	V	Lot 420	
	W	Lot 25	
	X	Lot 21	
Right to convey telecomunications	A	Lot 11	Aurora Energy Ltd
	B	Lot 701	
	C	Lot 5	
	D	Lot 702	
	E	Lot 49	
	F	Lot 304	
	G	Lot 305	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 82	
	P	Lot 90	
	Q	Lot 401	
	U	Lot 91	
	R	Lot 97	
	V	Lot 420	
	W	Lot 25	
	X	Lot 21	

NOTES

ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN

EXTENT & ALIGNMENT OF SHOWN SERVICE EASEMENTS SUBJECT TO FINAL AS CONSTRUCTED SERVICE LOCATIONS

IDENTIFIED BUILDING PLATFORMS SHALL BE SUBJECT TO A CONSENT NOTICE

RURAL AMENITY EDGE AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

LOTS 2000 - 2016 SHALL VEST AS ROAD IN THE CENTRAL OTAGO DISTRICT COUNCIL

LOTS 3000 & 3001 SHALL VEST AS RECREATION RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL

LOTS 3002 SHALL VEST AS LOCAL PURPOSE RESERVE (WATER SUPPLY) IN THE CENTRAL OTAGO DISTRICT COUNCIL

FOR CONSENT 06.06.2025

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

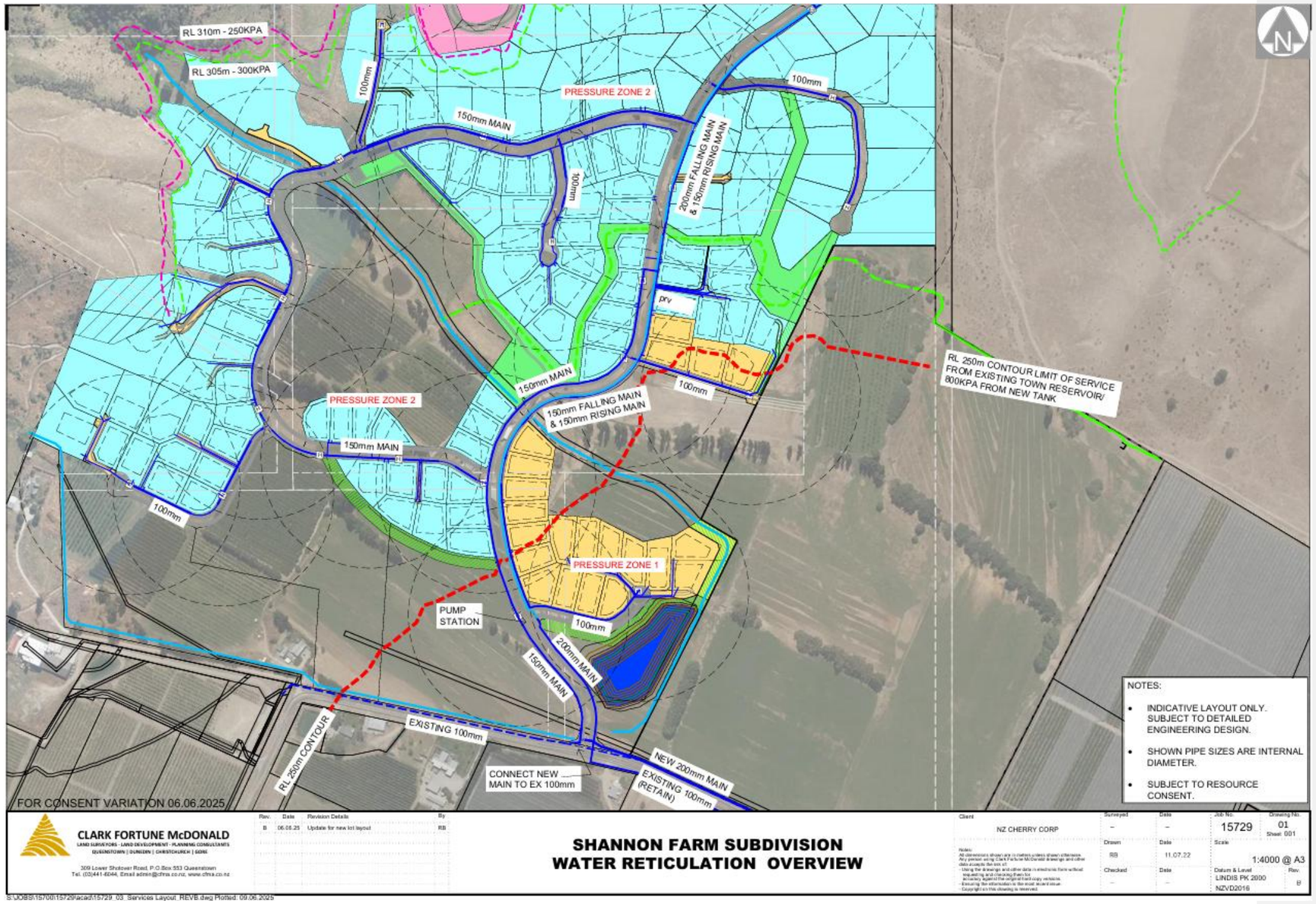
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-0044, Email admin@cfma.co.nz, www.cfma.co.nz

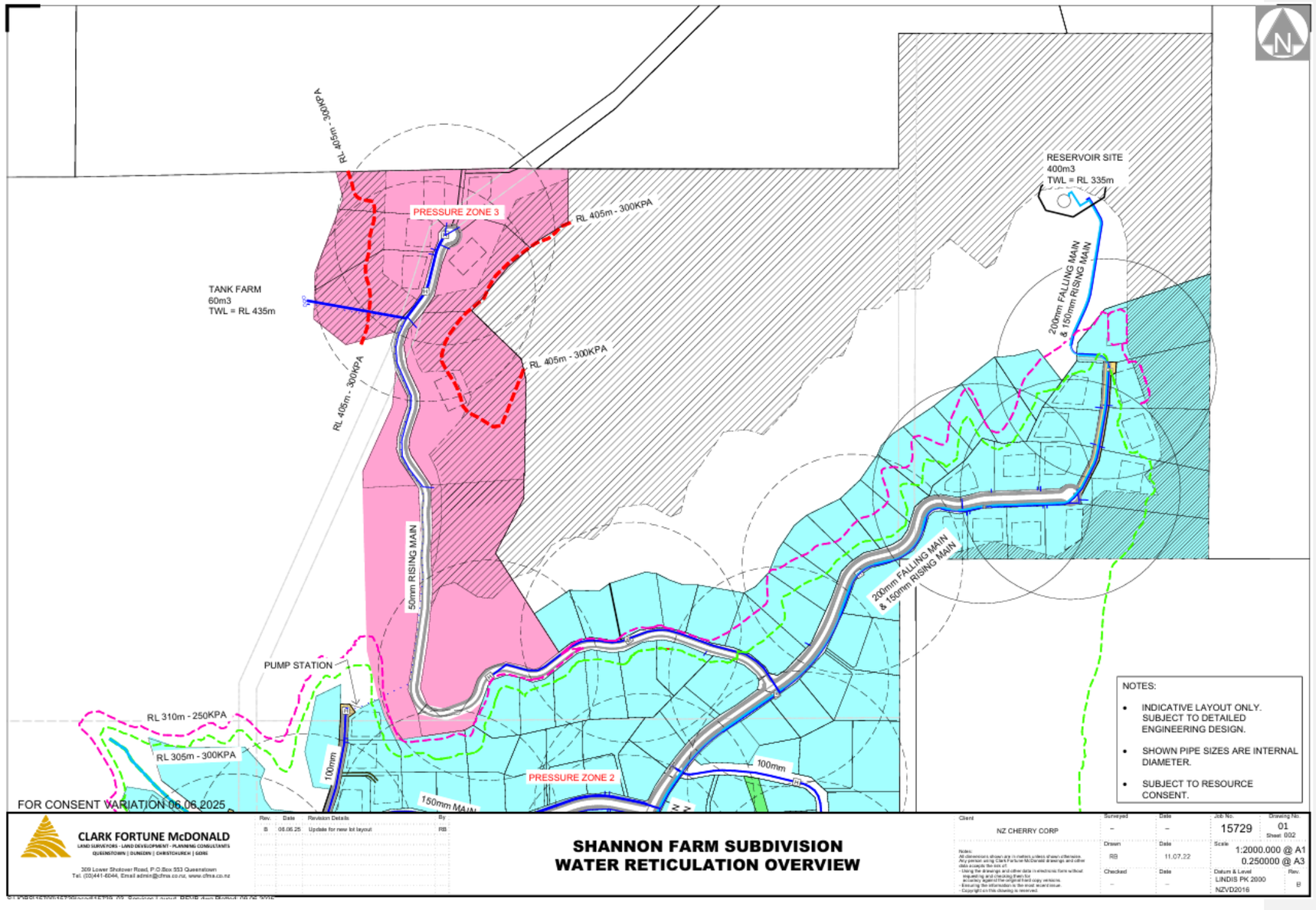
Rev.	Date	Revision Details	By
G	09.06.25	Update schedule to reflect extra lots	RB

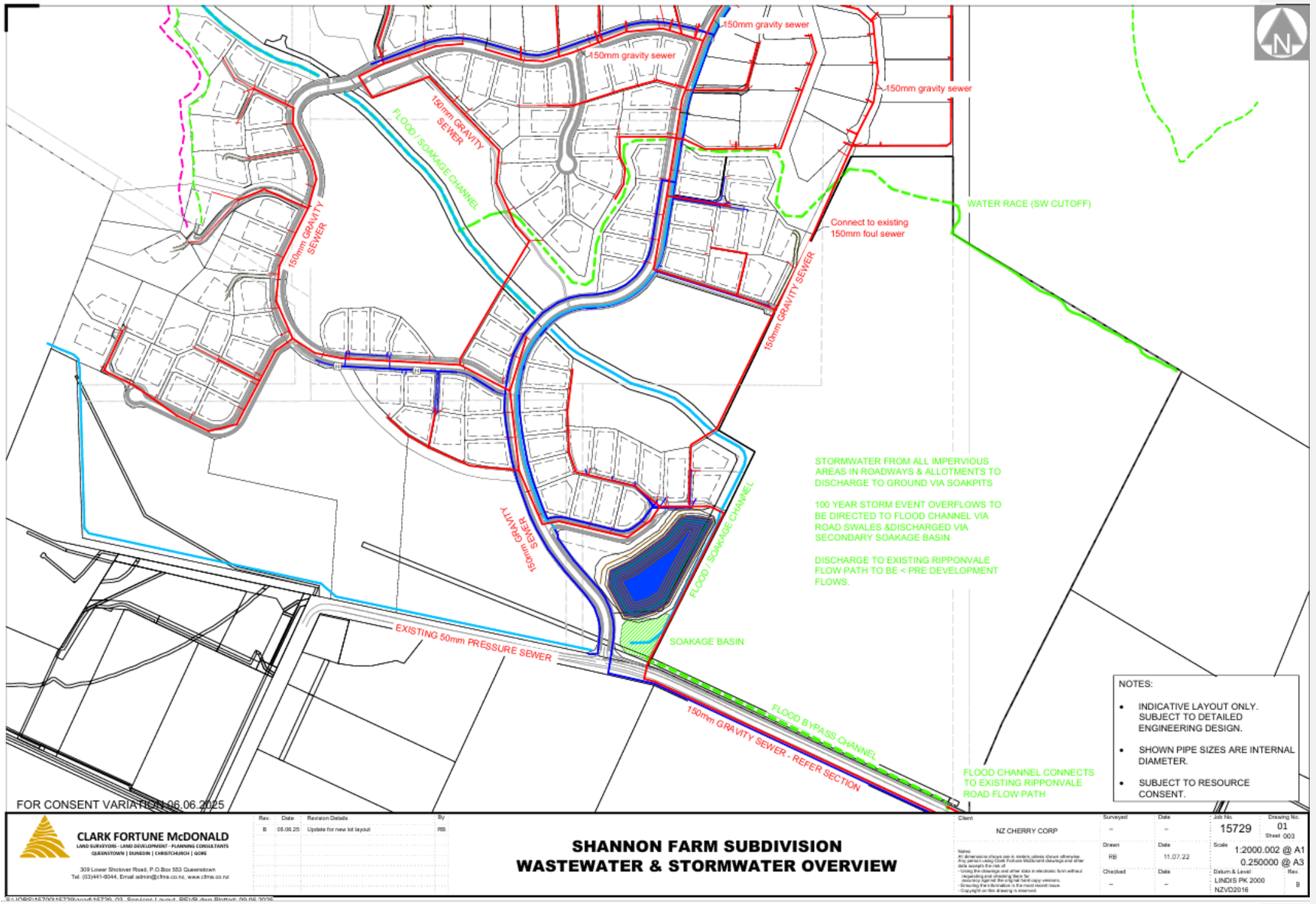
SHANNON FARM DEVELOPMENT
EASEMENT SCHEDULE

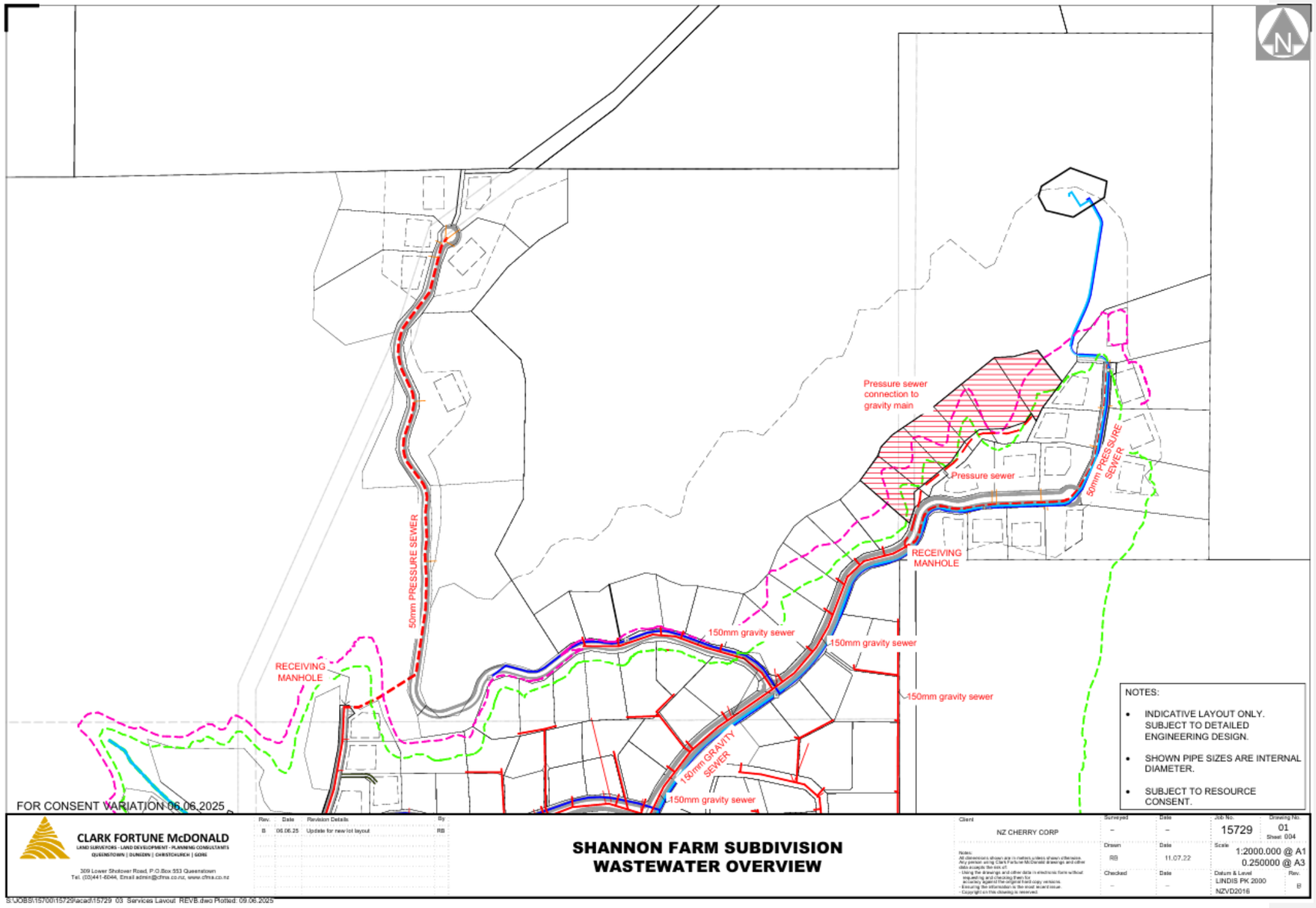
Client: NZ CHERRY CORP
Surveyed: –
Date: –
Job No.: 15729
Drawing No.: 01 Sheet 023
Drawn: RB
Date: 11.07.22
Scale:
Checked: –
Date: –
Datum & Level: LINDIS PK 2000 / NZVD2016
Rev.: G

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RL 310m - 250KPA
RL 305m - 300KPA
100mm
150mm MAIN
PRESSURE ZONE 2
100mm
200mm FALLING MAIN
& 150mm RISING MAIN
100mm
prv
RL 250m CONTOUR LIMIT OF SERVICE
FROM EXISTING TOWN RESERVOIR/
800KPA FROM NEW TANK
150mm MAIN
150mm FALLING MAIN
& 150mm RISING MAIN
100mm
PRESSURE ZONE 2
150mm MAIN
100mm
PRESSURE ZONE 1
PUMP
STATION
100mm
200mm MAIN
150mm MAIN
EXISTING 100mm
RL 250m CONTOUR
CONNECT NEW
MAIN TO EX 100mm
NEW 200mm MAIN
EXISTING 100mm
(RETAIN)
NOTES:
INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
SUBJECT TO RESOURCE CONSENT.
FOR CONSENT VARIATION 06.06.2025
CLARK FORTUNE McDONALD
SHANNON FARM SUBDIVISION
WATER RETICULATION OVERVIEW
NZ CHERRY CORP
15729
01
1:4000 @ A3
11.07.22
LINDIS PK 2000
NZVD2016


RL 405m - 300KPA
PRESSURE ZONE 3
RL 405m - 300KPA
TANK FARM
60m3
TWL = RL 435m
RL 405m - 300KPA
RL 405m - 300KPA
RESERVOIR SITE
400m3
TWL = RL 335m
200mm FALLING MAIN
& 150mm RISING MAIN
50mm RISING MAIN
200mm FALLING MAIN
& 150mm RISING MAIN
PUMP STATION
RL 310m - 250KPA
RL 305m - 300KPA
100mm
PRESSURE ZONE 2
100mm
150mm MAIN
NOTES:
INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
SUBJECT TO RESOURCE CONSENT.
FOR CONSENT VARIATION 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. B Date 06.06.25 Revision Details Update for new lot layout By RB
SHANNON FARM SUBDIVISION
WATER RETICULATION OVERVIEW
Client NZ CHERRY CORP
Surveyed –
Date –
Job No. 15729
Drawing No. 01
Sheet 002
Drawn RB
Date 11.07.22
Scale 1:2000.000 @ A1
0.250000 @ A3
Checked –
Date –
Datum & Level LINDIS PK 2000
NZVD2016
Rev. B


150mm gravity sewer
150mm gravity sewer
150mm gravity sewer
150mm GRAVITY SEWER
FLOOD / SOAKAGE CHANNEL
150mm GRAVITY SEWER
WATER RACE (SW CUTOFF)
Connect to existing 150mm foul sewer
150mm GRAVITY SEWER
STORMWATER FROM ALL IMPERVIOUS AREAS IN ROADWAYS & ALLOTMENTS TO DISCHARGE TO GROUND VIA SOAKPITS
100 YEAR STORM EVENT OVERFLOWS TO BE DIRECTED TO FLOOD CHANNEL VIA ROAD SWALES &DISCHARGED VIA SECONDARY SOAKAGE BASIN
DISCHARGE TO EXISTING RIPPONVALE FLOW PATH TO BE < PRE DEVELOPMENT FLOWS.
150mm GRAVITY SEWER
FLOOD / SOAKAGE CHANNEL
EXISTING 50mm PRESSURE SEWER
SOAKAGE BASIN
150mm GRAVITY SEWER - REFER SECTION
FLOOD BYPASS CHANNEL
FLOOD CHANNEL CONNECTS TO EXISTING RIPPONVALE ROAD FLOW PATH
NOTES:
INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
SUBJECT TO RESOURCE CONSENT.
FOR CONSENT VARIATION 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
B 06.06.25 Update for new lot layout RB
SHANNON FARM SUBDIVISION
WASTEWATER & STORMWATER OVERVIEW
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 003
Scale 1:2000.002 @ A1 0.250000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. B


Pressure sewer connection to gravity main
Pressure sewer
50mm PRESSURE SEWER
RECEIVING MANHOLE
50mm PRESSURE SEWER
150mm gravity sewer
150mm gravity sewer
150mm gravity sewer
150mm GRAVITY SEWER
150mm gravity sewer
RECEIVING MANHOLE
NOTES:
INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
SUBJECT TO RESOURCE CONSENT.
FOR CONSENT VARIATION 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. B Date 06.06.25 Revision Details Update for new lot layout By RB
SHANNON FARM SUBDIVISION
WASTEWATER OVERVIEW
Client NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
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Datum & Level LINDIS PK 2000 NZVD2016 Rev. B
S:\JOBS\15700\15729\acad\15729 03 Services Layout REVB.dwg Plotted: 09.06.2025

CENTRAL OTAGO DISTRICT COUNCIL
S95A-F DECISION FOR RC250155
112 & 144 Ripponvale Road, Cromwell

INTRODUCTION

BACKGROUND

The subject site comprises land at 112 and 144 Ripponvale Road, Cromwell, which is currently being developed as a rural lifestyle subdivision known as *Shannon Farm*. The development is authorised under a comprehensive suite of consents as outlined below.

Plan Change 14 (PC14)
PC14 was a privately initiated Plan Change which sought to rezone approximately 142 hectares of land at 'Shannon Farm' to establish a new 'Rural Resource Area (5)' zone, enabling rural lifestyle development within a comprehensively masterplanned framework. The structure and zoning framework strategically concentrated lifestyle allotments within the lower-lying and less visually sensitive parts of the site, while maintaining productive orchard areas and protecting the more prominent upper slopes, including those within the Outstanding Natural Landscape (ONL), from built development.

Initially declined by Council in May 2021, the plan change was ultimately approved via consent order following appeal (ENV-2021-CHC-073), with the Court issuing its decision on 8 April 2022. The approved framework introduced a structure plan (Schedule 19.23) identifying six Rural Lifestyle Areas (RLAs) with varying density controls, along with an integrated circulation plan and planting schedule. As approved, PC14 anticipated up to 160 residential allotments across RLAs 1–6, subject to compliance with specified density, landscape, and servicing provisions.

Table 1: Approved minimum lot sizes for each Rural Lifestyle Area within RLA 1-6.

RURAL LIFESTYLE ALLOTMENT AREAS	
Rural Lifestyle Area	**Allotment Area**
Rural Lifestyle Area 1	Minimum 1,500m^2 Maximum 3,000m^2 Minimum average 2,000m^2
Rural Lifestyle Area 2	Minimum 3,000m^2
Rural Lifestyle Area 3	Minimum 4,000m^2
Rural Lifestyle Area 4	Minimum 8,000m^2
Rural Lifestyle Area 5	Minimum 3 ha
Rural Lifestyle Area 6	To be held as one allotment
Rural Lifestyle Production Area	Minimum 4 ha, with the exception of the land to the east of the main access road, which shall be held as a single allotment

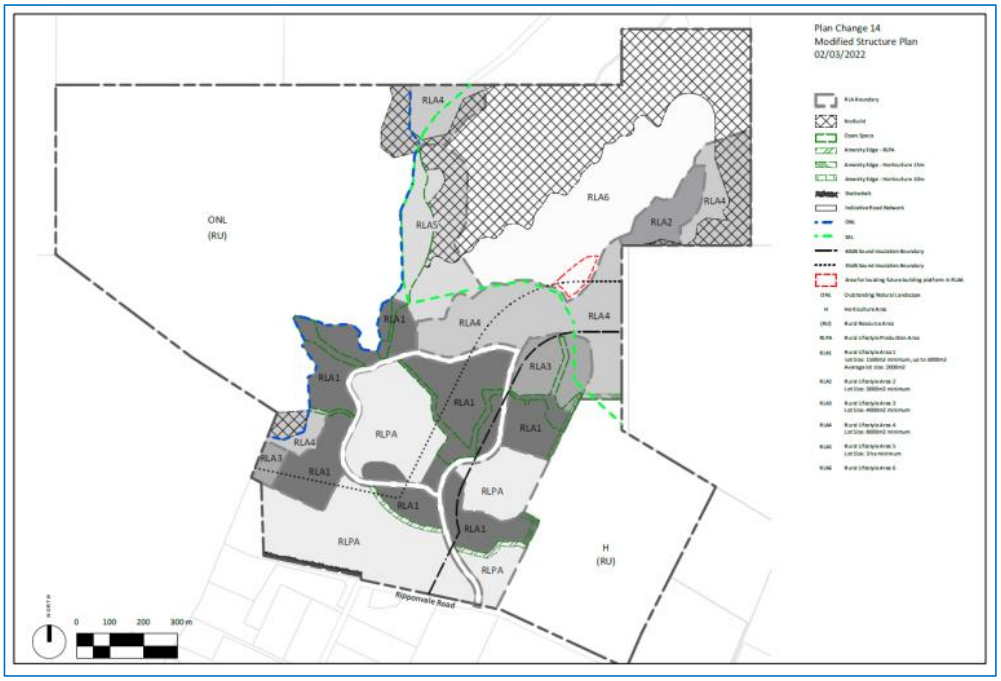
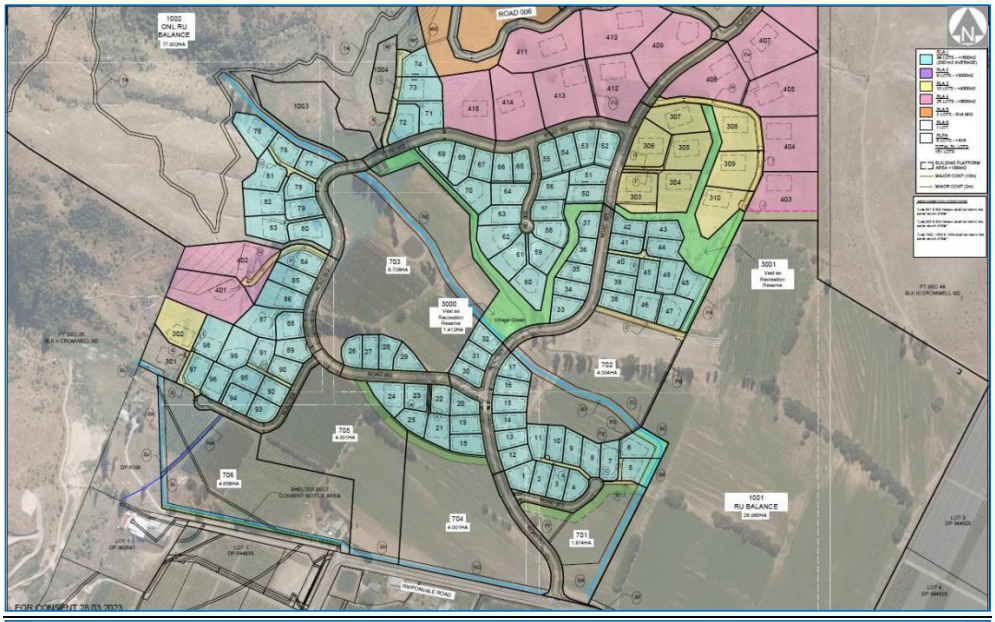
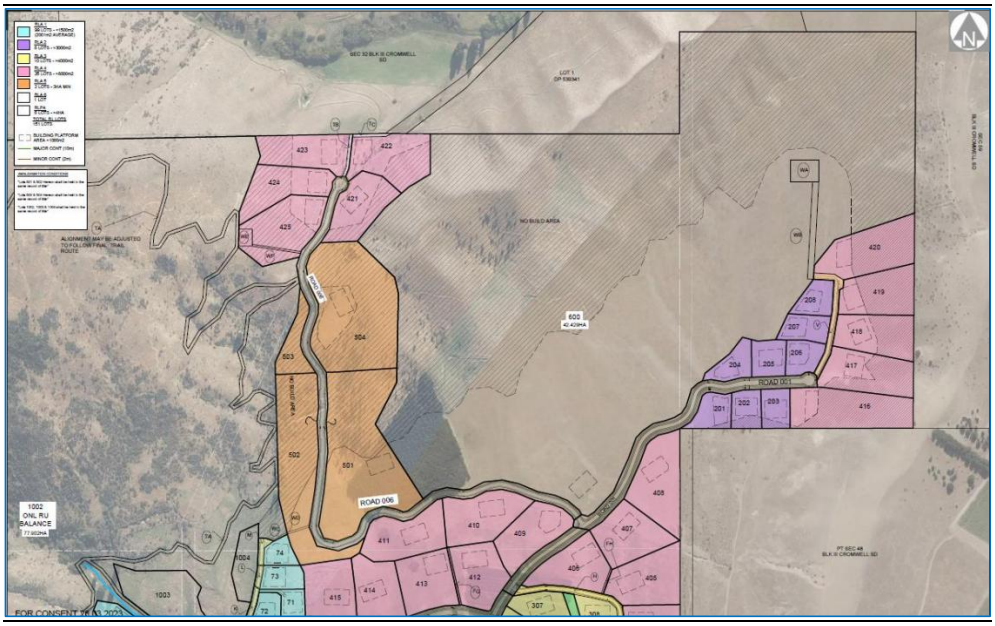


Figure 1: Extract of approved structure plan for the Rural Resource Area

RC220396 and Variants

RC220396 was granted on 13 September 2023 and authorised a 151-lot subdivision generally in accordance with the PC14 Structure Plan. The consent also approved six lots within the Rural Productive Lifestyle Area, four larger lots in the Rural Resource Area, significant earthworks, stormwater management, and a 21-stage delivery programme. Building platforms and some minor yard breaches were approved, along with a new internal road network and connection to Council's reticulated water and wastewater systems.





Figures 2 & 3: Extract of approved scheme plan as approved under RC220396.

Subsequent variations have included:

- RC220396V1 approved on 13 December 2024 was an application to vary Conditions 1, 15 and 21 of RC 220396 to provide for the construction of two new stormwater and sediment retention ponds within Section 101 Block III Cromwell SD (to become Lots 701 and 704) and to allow for one of the existing dams on proposed Lot 703 to be retained. The larger of the basins on Lot 701 is intended to be used to treat stormwater during Stage 1 of the development, then would be repurposed as an irrigation/frost fighting pond to service future horticultural activities. The

others would be integrated into the stormwater management system of the subdivision on a permanent basis.

- RC220396V2 approved on 23 May 2025, sought to amend the grouping of allotments within RC220396 Stages 12 to 14 so that certain allotments can be progressed to completion in a timelier manner.
- RC220396V4 & RC250169 approved 20 November 2025 granted subdivision and land use consent to subdivide Lots 1003 and 1004 of RC220396 to create nine additional rural lifestyle allotments within Rural Lifestyle Area 1 (RLA1) and authorise the establishment of buildings on land identified as being hazard prone. This subdivision resulted in a total of 160 residential allotments within the wider Shannon Farm subdivision, which was the maximum overall yield anticipated by PC14.

RC230244 – Mountain Bike Tracks
This separate consent was granted on 13 September 2023 and authorises the construction of a mountain bike trail network within the ONL to the west of the subdivision proper.

Regional Consents
The applicant also holds a suite of regional consents (RM23.549.01 to RM23.549.07) from Otago Regional Council for activities associated with stormwater management, damming and diversion, reclamation, works in the bed of waterbodies, contaminated land disturbance, and earthworks discharges.

SITE DESCRIPTION

The subject site is well described in the application and supporting documents. The applicant's description is adopted for the purposes of this report, with the key features summarised as follows:

- The site is located at 112 and 144 Ripponvale Road, Cromwell, and forms part of the broader 'Shannon Farm' subdivision.
- The land spans part of the western and northern slopes of the site, situated on the lower foothills of the Pisa Range.
- The topography varies from gently undulating to moderately steep slopes and includes areas previously mapped as Schist Debris Landslides (SDLs).
- Historic and disused water races traverse parts of the slope, and ephemeral gullies contribute to the area's complex drainage and geomorphology.
- The parent lots (Lots 1003 and 1004 RC220396) were originally identified as potentially unsuitable for development due to slope instability, subject to further assessment being undertaken, and were consolidated under RC220396 as future development areas pending further assessment.
- Surrounding land within Shannon Farm is currently being developed in accordance with the approved 151-lot subdivision, with roads, site recontouring and infrastructure currently being undertaken throughout the underlying site.

DESCRIPTION OF ACTIVITY

The proposal comprises:

1. Subdivision consent to establish a net increase of 44 additional residential allotments within the Shannon Farm development, achieved primarily by reducing the size of already-consented allotments within Rural Lifestyle Areas (RLAs) 3, 4 and 6.
2. An application under section 127 of the Resource Management Act 1991 to vary the conditions of RC220396 (as subsequently varied) to update the approved subdivision scheme plan to be consistent with the new subdivision scheme being sought.

The proposal also includes associated land use components for:

- Earthworks exceeding the permitted threshold;
- Breach of internal setback standards in the Rural Resource Area (5); and
- Potential breach of access sightline standards (subject to detailed design and confirmation at certification / access design stage).

Although the above subdivision and s127 applications have been made separately they relate to fundamentally the same proposal and have been processed jointly and are considered holistically within the following s42A report.

In essence the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent.

The additional 44 allotments are proposed as follows:

- RLA 3: an additional 6 allotments, ranging from 1,770m² to 3,530m² (average 2,385m²).
- RLA 4: an additional 22 allotments, ranging from 1,895m² to 6,895m² (average 3,115m²).
- RLA 6: an additional 16 allotments (created from one original allotment), ranging from 2,290m² to 5,150m² (average 3,400m²). The balance of RLA 6 (approximately 36ha) is proposed to be retained as open pasture and amalgamated with Lot 166 (via proposed Lot 600).

An extract of the approved consented layout versus the proposed layout is as follows



Figure 4: Extract of approved layout (left) versus the proposed intensified layout (right).

The applicant confirms there are no additional allotments proposed within the Outstanding Natural Landscape (ONL) overlay or within the Structure Plan "No Build" area. With the additional 44 allotments, the wider Shannon Farm subdivision would comprise 213 allotments in total (including the 9 lots approved by RC250155.

In addition to exceeding the overall total of 160 lots anticipated by PC14, the proposal results in 56 lots which do not comply with the minimum lot sizes that apply across the affected Rural Lifestyle Areas.

Table 2: Breakdown of existing Vs proposed lots compliance withing minimum lot size standards.

Subzone	Number of Lots Approved		Number of Lots Proposed	
	Total	Non-compliant	Total	Non-compliant
RLA 1	99 (+9 RC250169)	0	99	0
RLA 2	8	0	8	0
RLA 3	10	0	16 (+6)	13
RLA 4	25	0	47 (+22)	36
RLA 5	2	0	2	0
RLA 6	1	0	18 (+17)	17
RLPA	6	0	6	0
Total	160	0	213	66

Updated scheme plans

Updated subdivision scheme plans have been prepared by Clark Fortune McDonald (CFMA) and are included within the AEE appendices. The updated plans show the revised lot layout, internal access arrangements, servicing corridors, and the amended legal road/right-of-way network required to accommodate the additional lots.

Building platforms and development envelopes

Building platforms are proposed on all new lots (as required by the District Plan), including platforms within the new RLA 6 allotments and platforms on other lots where site geometry and setbacks constrain the available building area.

In addition:

- Each residential allotment within RLA 6 is proposed to have a building platform no greater than 1,000m².
- The proposal includes building platforms that breach the 25m internal setback to the Rural Resource Area boundary for some lots.
- The AEE also identifies that some building platforms in RLA 6 are located outside the Structure Plan's "area for location future building platform" notation.

For avoidance of doubt, the establishment and design of future dwellings remains subject to separate land use consenting (including associated landscape plans) under the District Plan's controlled activity framework

Amalgamation

The balance land within RLA 6 (proposed Lot 600) is to be amalgamated with proposed Lot 166. The applicant anticipates an amalgamation condition along the lines of:

> *"That Lots 166 and 600 hereon be held in the same Record of Title."*

Servicing and infrastructure

An Infrastructure Feasibility Assessment (CFMA) accompanies the application and generally proposes that the additional lots can be serviced via the infrastructure established for the underlying RC220396 development (including water, wastewater, stormwater, firefighting supply, power and telecommunications), with easements to protect any services traversing private property. In summary:

- Wastewater: generally follows the RC220396 alignments; Lots 161–166 require pressure sewer (SETP tanks and pumps) due to gravity limitations.
- Stormwater: soakage is proposed as the primary method; road runoff treatment via mudtanks and soakpits; individual lots to discharge to ground via soakpit at dwelling construction stage.

- Water supply and firefighting: supplied via the RC220396 network and associated reservoir/pump infrastructure; firefighting reserve noted as fixed.
- Power/telecom/gas: extensions from existing stage 1–6 infrastructure; underground reticulation.

Traffic, roading and access
To service the additional lots, the proposal includes changes to internal circulation, including:

- Upgrading an existing right-of-way arrangement (ROW H, I and J) to a legal road to be vested in Council, via creation of Lot 2015 (a 15m wide carriageway with cul-de-sac head) to serve Lots 108–120; and
- Establishment of additional rights-of-way (minimum legal width 10m).

Earthworks
The AEE confirms that earthworks are required to:

- Construct additional accessways to new rear allotments; and
- Establish residential building platforms on each lot.

The AEE provides the following estimates for additional earthworks associated with the intensified layout:

- Total cut: 135,050m³
- Total fill: 158,629.36m³
- Maximum cut depth: 3.1m
- Maximum fill height: 2.1m
- Total area: 132,553m²

REASONS FOR APPLICATION

Central Otago District Plan
The wider site is located in the Rural Resource Area (5) of the Central Otago District Plan. Parts of the wider site are subject to Outstanding Natural Landscape (ONL), Significant Natural Landscape (SAL) and fault hazard overlays. None of the additional lots are affected by the fault hazard or the ONL.

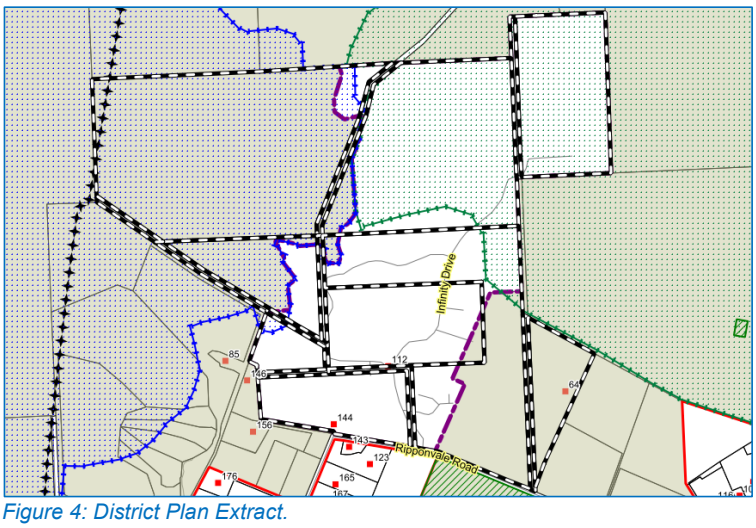


Figure 4: District Plan Extract.

More specifically, the proposed additional Lots will occur exclusively within Rural Lifestyle Area 3, 4 and 6 (see Figures 1 & 2). The wider site is characterised by the following additional Overlays:

- Outstanding Natural Landscape (West of the site)
- Significant Amenity Landscape (North of the site)
- Rural Resource Area (5) Rural Lifestyle Areas (1) to (6)
- Rural Resource Area (5) Rural Production Lifestyle Area
- Rural Resource Area (5) Amenity Edges
- Rural Resource Area (5) No Build Area
- Rural Resource Area (5) Open Space Notation.

The proposal requires consideration of the following rules:

Subdivision

Pursuant to Rule 4.7.2.ii.a.i, subdivision in the Rural Lifestyle Areas as detailed in the Structure Plan in Schedule 19.23 must accord with the relevant minimum and minimum average requirements to be considered as a controlled activity. In this case, the proposed additional Lots do not accord to the minimum allotment areas as it relates to Rural Lifestyle Areas 3, 4 and 6 as follows:

- Rural Lifestyle Area 3 requires a minimum allotment area of 4,000m². The proposal introduces six (6) additional lots within RLA3, ranging in size from 1,770m² to 3,530m². As a result, thirteen (13) of the sixteen (16) lots within RLA3 would not comply with the 4,000m² minimum allotment requirement.
- Rural Lifestyle Area 4 requires a minimum allotment area of 8,000m². The proposal introduces twenty-two (22) additional lots within RLA4, ranging in size from 1,895m² to 6,895m². As a result, thirty-six (36) of the forty-seven (47) lots within RLA4 would not comply with the 8,000m² minimum allotment requirement.
- Rural Lifestyle Area 6 requires the entirety of the RLA6 area to be held in a single allotment. The proposal instead creates seventeen (17) allotments (comprising sixteen (16) residential allotments and one (1) balance lot), with the residential allotments ranging in size from approximately 2,290m² to 5,150m². As a result, the subdivision does not comply with the Structure Plan requirement that RLA6 be retained as one allotment.

Pursuant to Rule 4.7.5(iii), subdivision that results in an allotment not meeting the specified minimum allotment area, or subdivision that results in more than 160 residential allotments within Rural Resource Area (5), is a **non-complying activity**.

In addition, Rule 4.7.5(xi) provides that subdivision not in accordance with the Structure Plan in Schedule 19.23 is a non-complying activity. The proposed additional allotments are not in accordance with the Structure Plan insofar as they do not comply with the specified minimum allotment areas and modify the approved spatial distribution of development within RLAs 3, 4 and 6. The subdivision component is therefore a **non-complying activity** on this basis also.

Building Platforms

Rule 4.7.2(ii)(vii) provides for building platforms within Rural Resource Area (5) as a controlled activity where the platform does not exceed 1,000m² and, in the case of RLA6, is located within the identified building platform area shown on the Structure Plan.

While the proposed building platforms are generally limited to 1,000m², a number of platforms within RLA6 are located outside the identified Structure Plan building platform area. Accordingly, the proposal does not comply with Rule 4.7.2(ii)(vii).

Pursuant to Rule 4.7.4(i), building platforms that do not comply with the relevant standards are a **discretionary activity**.

Earthworks

Rule 4.7.6J(b) limits extraction (including excavation and/or displacement) to a maximum of 3,000m³ and 2,000m² per site.

The revised AEE identifies that the proposed intensified subdivision layout involves earthworks significantly exceeding those permitted thresholds. Accordingly, land use consent is required for earthworks as a **discretionary activity** under Rule 4.7.4(i).

Internal Setbacks – Rural Resource Area Boundary

Rule 4.7.6A(I)(iii) requires that any site within Rural Resource Area (5) adjoining the Rural Resource Area must maintain a minimum 25 metre setback from the zone boundary. The proposed building platform on Lot 127 is located approximately 10 metres from the Rural Resource Area boundary and therefore does not comply with this standard.

Pursuant to Rule 4.7.3(x), this infringement is a **restricted discretionary** activity..

Access Sight Distances

Rule 12.7.1(ii) requires minimum sight distances of 40 metres for accesses to roads with a 50km/h speed limit.

The proposal involves intensified residential development and additional internal access arrangements. Depending on the final access design and confirmation of sight distances at the detailed design stage, the applicant has identified that non-compliance with the sight distance standards may arise.

I breach of this standard is **restricted discretionary** activity under Rule 12.7.1(viii).

Section 127

The proposal also seeks to vary the conditions of resource consent RC220396 (as subsequently varied), including amendment to the approved scheme plan and staging.

Pursuant to section 127 of the Resource Management Act 1991, an application may be made to change or cancel a condition of a resource consent. Such an application is to be treated as a **discretionary activity**.

Given the scale of the proposed intensification, including an increase in allotment yield and modification to the approved scheme plan, the applicant has elected to lodge a concurrent subdivision application rather than rely solely on section 127, on the basis that the proposal extends beyond a minor variation to the original consent.

Specifically the application proposes to amend the conditions of RC220396 as follows (added text underlined. Deleted text ~~struckthrough~~):

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
   - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision ~~E~~**H**
   - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision ~~E~~**H**
   - Variation to RC220396: 144 Ripponvale Road, Cromwell Page 2 of 9
   - Shannon Farm Development Staging Sheets 016 and 017 Revision ~~E~~**F H**
   - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision ~~E~~**H**
   - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision C
   - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision ~~A~~**H.**
   - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) came into effect on 1 January 2012. The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken.

In this instance, the land involved has been assessed as a restricted discretionary activity under Regulation 10(3) of the NES-CS during the processing of RC220396 of which a suite of conditions has been imposed. Regional permits have also been obtained for disturbances to contaminated land. As such, the NESCS is not considered further under this application.

There are no other National Environmental Standards relevant to this application.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

In this case, there is more than one rule involved, and the effects are linked. As such, I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, as a non-complying activity pursuant to sections 104, 104B and 104D of the Resource Management Act 1991 ('the Act').

SECTION 95A NOTIFICATION

Step 1 – Mandatory public notification
Public notification has not been requested. (s95A(3)(a)).

There has been no failure or refusal to provide further information or the commissioning of a report under section 92(2)(b) of the Act (s95A(3)(b).

The application does not involve the exchange of recreation reserve land under section 15AA of the Reserves Act 1977 (s95A(3)(c).

Step 2 – Public notification precluded
There are no rules or national environmental standards precluding public notification (s95A(5)(a)).

The proposal is not exclusively for controlled activities and/or boundary activities (s95A(5)(b)).

Step 3 – If not precluded by Step 2, public notification is required in certain circumstances

The application is not for a resource consent for one or more activities, where those activities are subject to a rule or national environmental standard that requires public notification (s95A(8)(a).

A consent authority must publicly notify an application if it decides under s95D(8)(b) that the activity will have or is likely to have adverse effects on the environment that are more than minor (s95A(2)(a)). An assessment under s95D is therefore made below.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (s95D)

MANDATORY EXCLUSIONS FROM ASSESSMENT (S95D)

A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).

B: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b) (the permitted baseline, refer to section below).

C: In the case of a restricted discretionary activity, any adverse effect that does not relate to a matter for which a rule or national environmental standard has restricted discretion (s95D(c)).

D: Trade competition and the effects of trade competition (s95D(d)).

E: Adverse effects on any parties who have provided written approval must be disregarded (s95D(e)).

PERMITTED BASELINE (S95D(B))

Under Section 95D(b) of the RMA, an adverse effect of the activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In this case, all subdivision in the Rural Resource Area (5) requires resource consent and therefore the permitted baseline is considered of little relevance to this application

ASSESSMENT: EFFECTS ON THE ENVIRONMENT

As the proposal if for a non-complying activity, Council's discretion is not confined to specific matters. Accordingly, the following assessment considers all effects that are relevant and reasonably necessary to determine the application.

For the assistance of the decision-maker, and to maintain consistency with the applicant's documentation, the assessment below generally follows the structure and sequencing of matters addressed in Mr Woodward's Assessment of Environmental Effects, notwithstanding that some additional matters are raised as deemed appropriate.

1. Effects on landscape and visual amenity values;

The applicant has provided a Landscape Assessment Report prepared by Rough Milne Mitchell Landscape Architects Limited (RMM). Council engaged Boffa Miskell Limited (BML) to undertake an independent peer review of that assessment.

Both landscape experts have adopted the methodology set out in *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* and have assessed the proposal against the relevant provisions of the Central Otago District Plan, including the Significant Amenity Landscape (SAL) overlay and the Structure Plan for Rural Resource Area (5).

RLA 3

RLA 3 is located within the lower and more visually contained portions of the site, largely internal to the consented Shannon Farm subdivision.

The applicant's landscape assessment concludes that the additional six lots proposed within RLA 3 would be largely internalised within the consented development envelope, with visual effects assessed as very low. RMM considers that the proposed lot sizes and building platforms would remain visually subordinate within the broader pattern of development anticipated by PC14.

The BML peer review concurs with this conclusion. BML considers that the proposed intensification within RLA 3 would not materially alter the overall landscape pattern or visibility of development and would result in no more than very low landscape and visual effects.

Having reviewed both reports and the site context, I accept that the proposed changes within RLA 3 are visually contained within the already consented development pattern and will give rise to less than minor adverse landscape or visual amenity effects.

RLA 4

RLA 4 occupies areas that are generally more elevated than RLA 3 but remain within the consented subdivision footprint and outside the Outstanding Natural Landscape (ONL).

RMM concludes that the additional lots proposed within RLA 4 would result in low to very low landscape and visual effects, on the basis that:

- Development would remain within the established subdivision framework;
- Building platforms are limited in size;
- The existing and proposed planting framework would continue to soften and filter views; and
- The proposal does not extend development further into visually sensitive areas beyond those anticipated by the Structure Plan.

The peer review substantially agrees with this assessment in respect of RLA 4. BML considers that, while the additional lots increase density, the effects remain largely internalised and are unlikely to be visually prominent in the wider landscape context.

On the basis of the expert evidence, I am satisfied that the proposed changes within RLA 4 would not result in more than minor adverse landscape or visual amenity effects.

RLA 6 (SAL Overlay Area)

RLA 6 is located on the lower foothills and is entirely within the Significant Amenity Landscape overlay. Under the operative Structure Plan, RLA 6 was intended to be held as one allotment.
The proposal would instead create 17 residential allotments (plus a balance lot), with building platforms limited to 1,000m² and fencing and planting controlled through the District Plan provisions.

RMM concludes that the effects within RLA 6 would range from low to low–moderate but would remain no more than minor. The applicant relies on the following factors:

- No encroachment into the ONL;
- Retention of a substantial balance lot maintaining open pasture;
- Controls limiting building platform size and curtilage activities;
- Fencing restrictions to post-and-wire;
- A planting regime requiring naturalised patterns consistent with Schedule 19.25;
- The location of development uphill of the consented Road 001 and within the broader Shannon Farm context.

RMM considers that openness and legibility of the upper slopes would be maintained and that the proposal represents an incremental refinement of the consented scheme.

BML's peer review reaches a materially different conclusion for RLA 6. BML accepts that effects on RLA 3 and 4 are minor, but considers that the proposed subdivision of RLA 6 would:

- Introduce a more continuous and perceptible band of domestic development along the lower SAL foothills;
- Alter the currently legible transition between the more intensively developed lower RLAs and the open, less fragmented upper slopes;
- Reduce the sense of openness and visual relief presently provided by RLA 6 under the operative Structure Plan;
- Result in landscape effects that are more than minor.

The peer review places particular emphasis on the strategic role of RLA 6 within the Structure Plan as a transitional and open area, and considers that the proposal would materially alter that spatial and visual relationship.

Overall Landscape and Visual Effects

There is clear professional agreement between the landscape experts that the proposed intensification within RLAs 3 and 4 would result in no more than minor adverse landscape and visual effects. Both assessments conclude that these areas are visually contained within the already consented subdivision framework and that the proposed additional lots would largely be internalised within the established pattern of development.

The principal area of disagreement between the experts relates to the proposed subdivision of RLA 6. While RMM concludes that the resulting landscape effects would remain no more than minor, the peer review considers that the proposal would materially alter the existing pattern of development anticipated by the Structure Plan and would introduce a more perceptible band of domestic development along the lower foothills within the Significant Amenity Landscape.

Having reviewed both assessments and having undertaken my own site inspection, I consider that the peer review more appropriately recognises the role that the relatively undeveloped nature of RLA 6 plays within the overall Shannon Farm Structure Plan. In particular, the retention of this area as a largely open foothill landscape provides an important visual transition between the more intensively developed lower RLAs and the open upper slopes.

In my opinion, the introduction of multiple residential allotments within RLA 6 would materially alter that spatial pattern and reduce the sense of openness currently anticipated by the Structure Plan.

While the proposal includes a number of mitigation measures, including limitations on building platform size, restrictions on fencing, and planting controls required under Schedule 19.25 and the Shannon Farm Design Guidelines, I do not consider that these measures would adequately mitigate the change in development pattern or the resulting effects on the legibility of the foothill landscape. Importantly, these controls were developed as part of the Structure Plan framework established through PC14 and were intended to manage the visual effects of development within the spatial pattern anticipated by that Structure Plan. In particular, that framework relied on RLA6 remaining largely undeveloped to maintain a sense of openness and provide a visual transition between the more intensively developed lower areas and the open upper slopes. In my view, the proposal would introduce residential development into an area that the Structure Plan intentionally kept largely open. In that context, reliance on the same underlying landscape controls is not sufficient to address the change in development pattern now proposed.

On this basis, I conclude that the landscape and visual amenity effects associated with the subdivision of RLA 6 would be **more than minor**.

2. Effects on Rural Character

While there is some overlap between landscape and rural character considerations, I consider it appropriate to assess the effects of the proposal on rural character separately. In particular, the Shannon Farm Structure Plan introduced through Plan Change 14 established a deliberate spatial

framework that was intended to guide the form and intensity of development across the site. That framework created a graduated pattern of rural lifestyle densities across the various Rural Lifestyle Areas (RLAs), with smaller allotments located within the more visually contained central areas of the site and progressively larger or less developed areas located toward the more visually sensitive foothill environments.

In my view, the anticipated character of each RLA is therefore closely linked to the specific density provisions and spatial structure established through the Structure Plan.

Subdivision and development within Rural Resource Area (5) is intended to occur in accordance with a carefully designed Structure Plan that spatially distributes rural lifestyle development across a number of Rural Lifestyle Areas (RLAs). This framework deliberately differentiates between areas capable of absorbing a greater density of rural living development and those areas intended to remain more open in character. In particular, the Structure Plan provides for relatively denser rural living opportunities within the less visually prominent parts of the site, while retaining larger allotments and areas of open landscape in the more sensitive parts of the zone.

Of particular relevance is Rural Lifestyle Area 6 (RLA6). The District Plan provisions make it clear that RLA6 was intended to maintain the open and natural character and legibility of Rural Lifestyle Area 6. In this regard, the policy framework explicitly seeks to maintain the open and natural character of RLA6 by avoiding subdivision and building outside of the identified “Area for Future Building Platform”, except for certain things such as ecological restoration, and only where it can be demonstrated that the legibility and open character of the area will be maintained.

The proposal departs from this planned framework in several important respects. Most significantly, it introduces new residential allotments with associated building platforms within RLA6 outside the area identified on the Structure Plan for future built development. In my opinion, this change is inconsistent with the intended role of RLA6 as a largely open landscape foreground that provides spatial relief and visual separation within the broader Shannon Farm development. The introduction of additional residential lots and associated built form into this area would materially alter the spatial pattern of development envisaged by the Structure Plan and would diminish the open and legible character that the District Plan seeks to retain within this part of the site.

The proposal also has consequential implications for the character outcomes anticipated within other parts of the Structure Plan area. In particular, the redistribution of land across the Rural Lifestyle Areas results in a substantial number of lots within RLA3 and RLA4 falling below the minimum allotment sizes envisaged for those areas. Within RLA3, six additional lots are proposed and the redistribution of land results in 13 of the 16 lots within that area being undersized. Within RLA4, the proposal introduces 22 additional lots and results in 36 of the 47 lots within that area being undersized. In my view, this level of departure from the anticipated lot size framework further erodes the planned differentiation between the various Rural Lifestyle Areas and contributes to a development pattern that is materially more intensive and homogenous than that envisaged by the Structure Plan.

Taken together, these changes represent more than a minor variation to the development pattern anticipated by Plan Change 14. Rather, they fundamentally alter the spatial balance between areas intended to accommodate rural lifestyle development and those intended to remain more open in character. In my opinion, the resulting development pattern would be inconsistent with the anticipated rural character of the Shannon Farm development as provided for under the District Plan.

For these reasons, I conclude that the proposal would give rise to adverse effects on the character of the Rural Resource Area (5) that are more than minor.

3. Effects on open space and recreation

The Structure Plan for Rural Resource Area (5) anticipates the provision of an integrated network of open space areas, pedestrian connections and recreational opportunities that contribute to the amenity and functionality of the Shannon Farm development. These areas are intended to provide visual relief within the development, facilitate recreational use by residents, and support connectivity for pedestrians and cyclists throughout the site.

I have reviewed the application material, and concur with Mr Woodward that the proposal does not alter the existing approved network of greenspaces nor does it compromise the consents associated with the establishment of the mountain bike track.

I do, however, note that the proposal introduces additional residential allotments which will result in a proportionate increase in demand on these facilities. Notwithstanding this I consider the development to have a high level of access to recreational and open space and, on this basis, I anticipate the proposal will have a less than minor effect on the provision and function of open space and recreation areas.

4. Transportation effects;

Transportation effects associated with the proposal have been assessed by Carriageway Consulting Limited in the Transportation Assessment prepared by Mr Carr and included in Appendix F of the application. Mr Carr concludes that the additional traffic generated by the proposed lots can be accommodated within the surrounding roading network without giving rise to capacity or efficiency issues. The assessment indicates that traffic associated with the development would result in only minimal delays and queues on the adjacent network, including when seasonal traffic flows and future background traffic growth are taken into account. The crash history in the vicinity of the site is also reported to not indicate any particular safety concerns that would be exacerbated by the proposal.

The Transportation Assessment further notes that the wider Shannon Farm development anticipated a number of transportation improvements through the Plan Change 14 process, including the construction of a shared walking and cycling route along Ripponvale Road and the provision of an underpass beneath State Highway 6. Mr Carr considers that these provisions remain appropriate and capable of accommodating the modest increase in pedestrian, cyclist and vehicle movements associated with the proposed additional lots. The internal road network, including the primary spine road through the development and the upgraded seal width of Ripponvale Road, is also understood to remain consistent with the relevant standards in the Council's Code of Practice.

I note that Council's Engineering team is currently reviewing the proposal and their formal advice has not yet been received. In considering the likely transportation implications of the proposal, I have had regard to the advice provided by Council's Environmental Engineer in relation to the earlier RC250169 application. In that instance, it was noted that ROAD 002 was designed to support development of approximately 150 lots (noting the permitted reduced carriageway width) and that the nine additional lots proposed under that application could be absorbed within the capacity of that road without requiring upgrades.

In the present case, while the proposal introduces a greater number of additional lots, I note that the majority of the traffic generated by the proposed subdivision is expected to be directed toward ROAD 001 rather than ROAD 002. Having regard to the Transportation Assessment provided and the scale of additional traffic anticipated, I consider it unlikely that the proposal will give rise to transportation effects that are more than minor.

5. Effects associated with servicing

The provision of network utility services to the proposed additional allotments has been considered by CFMA in the Infrastructure Feasibility Assessment included in Appendix C of the application. That report assesses the capacity of the existing and planned infrastructure networks within the Shannon Farm development area and concludes that the proposed additional allotments can be adequately serviced in accordance with Council standards without adversely affecting the wider infrastructure network.

Council's Three Waters team has also reviewed the proposal. While some initial concerns were raised with respect to network capacity, I understand that the Three Waters team has subsequently confirmed that they have no significant concerns with the proposal subject to the imposition of appropriate conditions of consent addressing water supply, wastewater, and stormwater servicing. These conditions require, among other things, confirmation through modelling that the downstream water supply and wastewater networks have sufficient capacity to service the subdivision under peak

demand and discharge conditions, and require the installation of appropriate reticulation infrastructure and service connections to each allotment in accordance with the relevant Council standards.

The recommended conditions also require the provision of individual water and wastewater connections to each allotment, and the management of stormwater disposal within each lot through soakpits at the building consent stage. In the event that a pumped wastewater system is required, the conditions also require that any pump station be located within a separate allotment vested in Council and that appropriate reverse sensitivity covenants be registered on titles of nearby properties.

Having regard to the Infrastructure Feasibility Assessment provided by the applicant and the advice received from Council's Three Waters team, I am satisfied that the proposed additional allotments can be appropriately serviced and that any potential servicing effects can be addressed through the imposition of appropriate conditions of consent. On that basis, I consider that adverse effects associated with servicing infrastructure are unlikely to be more than minor.

6. Effects on productive land

During the Plan Change 14 process, the productive potential of land within the Shannon Farm area was examined in detail. As outlined in the application material, a detailed soil assessment was undertaken by Dr Reece Hill which identified the extent of Waenga 5 soils within the wider site. This work ultimately informed the establishment of the Rural Lifestyle Production Area (RLPA) within the Structure Plan. The RLPA is subject to a range of additional controls intended to retain productive land, including larger minimum allotment sizes, restrictions on the extent of building platforms, and requirements that a minimum of 50% of each allotment be planted with productive horticultural or viticultural species prior to the establishment of residential activity.

I accept that the RLPA provisions introduced through Plan Change 14 were specifically designed to retain the productive potential of the identified soils and to enable ongoing horticultural or viticultural use within that part of the development area. Importantly, the land affected by the present proposal does not fall within the RLPA, and the areas proposed to accommodate additional lots within Rural Lifestyle Areas 3, 4 and 6 were not identified through the PC14 process as containing soils of particular productive value warranting protection.

In that respect, I accept the applicant's submission that the proposal does not directly affect the RLPA or the areas specifically identified through Plan Change 14 as having significant productive soil resources. The introduction of additional rural lifestyle lots within RLAs 3, 4 and 6 is therefore unlikely to materially affect the productive potential of land within the Rural Lifestyle Production Area or otherwise result in adverse effects on rural productivity that are more than minor.

7. Effects on reverse sensitivity

Potential reverse sensitivity effects associated with the development of the Shannon Farm site were extensively considered through the Plan Change 14 process. As noted in the application material, reverse sensitivity represented a significant issue during the plan change proceedings due to the proximity of the proposed rural lifestyle development to existing horticultural activities in the surrounding area.

Through the mediation process undertaken as part of PC14, a number of provisions were incorporated into the District Plan to manage reverse sensitivity effects. These include restrictions on the use of audible bird-scaring devices within the Horticulture Area, controls on the use and location of frost protection wind machines, and other operational standards intended to minimise potential conflicts between rural production activities and residential amenity expectations.

In addition to these operational controls, the Structure Plan introduced the Rural Lifestyle Production Area (RLPA), which provides a spatial buffer between existing horticultural activities and the majority of the rural lifestyle development anticipated within the Shannon Farm site. The RLPA also incorporates provisions intended to maintain productive use of the land while limiting the extent of residential curtilage within that area.

The additional lots proposed through the present application are located within Rural Lifestyle Areas 3, 4 and 6. These areas are generally internal to the wider Shannon Farm development and are generally buffered from surrounding rural production activities by distance, topography and by the RLPA. I therefore agree with the applicant's submission that the proposal is unlikely to give rise to any materially increased reverse sensitivity effects.

While the proposal would increase the overall number of residential allotments within the development, the underlying controls introduced through PC14, including operational restrictions and title-based covenants associated with subdivision consents, remain in place and continue to manage the potential for reverse sensitivity effects. On that basis, I am satisfied that the proposal would not give rise to any more than minor adverse reverse sensitivity effects.

8. Earthworks and Geotechnical Effects

The proposal will require additional earthworks to establish the proposed building platforms and associated roading and servicing infrastructure. The application material indicates that these works will involve approximately 135,000 m³ of cut and 158,630 m³ of fill, covering an area of approximately 132,000 m² across the site.

While these volumes are substantial, it is important to note that the Shannon Farm development area has already been subject to extensive earthworks associated with the implementation of the approved subdivision framework. The site is currently managed under a comprehensive Erosion and Sediment Management Plan (EMP) and is subject to the relevant consents issued by the Otago Regional Council. The EMP outlines a suite of management measures intended to control sediment discharge and manage stormwater during construction, including the use of silt fencing, sediment control measures and staged earthworks management procedures.

The applicant advises that the EMP will be updated to incorporate the additional areas of earthworks associated with the present proposal. In this regard, I note that the proposed works are generally located within areas that have already been modified through earlier stages of the Shannon Farm development and are not anticipated to introduce new types of earthworks effects beyond those previously assessed and managed through the existing regulatory framework.

In terms of geotechnical considerations, the site has previously been assessed for natural hazard and ground stability matters as part of earlier stages of the development. Those assessments concluded that the site is generally suitable for the proposed form of development subject to standard engineering design and construction practices. The proposal does not introduce development into areas that were previously identified as unsuitable for building due to geotechnical constraints, nor does it appear to materially increase geotechnical risk.

Having regard to the scale and nature of the proposed works, the existing erosion and sediment control framework applying to the site, and the previous geotechnical assessments undertaken for the wider Shannon Farm development, I am satisfied that any adverse earthworks or geotechnical effects can be appropriately managed through the existing regulatory controls and the detailed engineering design process. On that basis, I consider that adverse effects associated with earthworks and geotechnical matters are unlikely to be more than minor.

9. Ecological Effects

Ecological values associated with the Shannon Farm site were considered during the Plan Change 14 process and subsequent resource consent approvals. Through that process, areas of the site containing ecological and landscape values were identified, including those parts of the site associated with the Outstanding Natural Landscape (ONL) on the lower slopes of the Pisa Range. The Structure Plan and associated provisions were designed to avoid development within those areas.

The application material notes that the proposed subdivision does not extend development into those areas identified as having ecological value. Instead, the additional lots are proposed within Rural Lifestyle Areas 3, 4 and 6, which were not identified through the Plan Change 14 process as containing significant ecological features requiring protection.

Having reviewed the application material and the relevant planning framework, I am satisfied that the proposal does not involve the clearance of significant indigenous vegetation or the disturbance of areas identified as having ecological significance. On that basis, I consider that the proposal is unlikely to give rise to adverse ecological effects that are more than minor.

10. Heritage and Cultural Effects

Heritage and cultural values associated with the Shannon Farm site were considered during the Plan Change 14 process. At that time, potential effects on heritage values, including the presence of historic water races within the wider site, were assessed and addressed through the inclusion of appropriate controls and protocols within the District Plan and associated consent framework.

In particular, the Commission concluded that potential effects on heritage values could be appropriately managed through adherence to the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol and through the requirement to obtain an archaeological authority where works may affect known or suspected archaeological features, including water races.

I note there are no recorded archaeological sites or heritage features within the areas specifically affected by the proposed subdivision. The proposal does not appear to involve works affecting any known heritage features and the existing archaeological discovery protocols will continue to apply during earthworks associated with the development.

On that basis, I am satisfied that the proposal is unlikely to give rise to adverse effects on heritage or cultural values.

DECISION: EFFECTS ON THE ENVIRONMENT (S95A(2))

Overall the proposed activity is likely to have adverse effects on the wider environment that are more than minor. Therefore, public notification is required under Step 3.

Step 4 – Public Notification in Special Circumstances
Public notification is required if the consent authority decides such special circumstances exist as to warrant the application being publicly notified (s95(9)(a)).

Current case law has defined 'special circumstances' as those *"outside the common run of things which is exceptional, abnormal or unusual, but they may be less than extraordinary or unique."* The court has also found that special circumstances are deemed to apply where there is likely to be high public interest in the proposal [*Murray v Whakatane DC [(1997) NZRMA 433 (HC), Urban Auckland v Auckland Council [(2015) NZHC 1382, (2015) NZRMA 235*].

There is nothing exceptional or unusual about the application that makes public notification desirable in this particular instance. As such, there are no special circumstances that warrant the application being publicly notified.

OVERALL DECISION - S95A NOTIFICATION

Pursuant to 95A(5)(b)(i), public notification is required as identified in the assessment above.

Prepared by:



Oli Monthule-McIntosh
Consultant Planner

Date: 4 March 2026

Approved under Delegated Authority by:



Tim Anderson
Team Leader – Planning

Date: 6 March 2026

Application for a resource consent - Form 9

APP250621089

1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

Date and Time Created	09/06/2025 01:49
Submitted to Council	09/06/2025 01:56

To cross reference Datacom with MAGIQ please click Here. to add the Resource Consent number.

Property Details

Property Address	112 and 144 Ripponvale Road, Cromwell
Record of Title Number	126180, OT 106/99, OT 7C/632 and OT 7C/633
Legal Description(s) of the specific parcels that the resource consent application is for	Section 54 Block III Cromwell Survey District, Section 26, 100 Block III Cromwell Survey District, Section 27-28, 96, 99, 102 Block III Cromwell Survey District, Lot 2 Deposited Plan 330709 and Section 4, 11, 98, 101, 103 Block III Cromwell Survey District and Part Section 5, 25 Block III Cromwell Survey District and Part Run 1201R

What is your role in this application?	Agent acting on behalf of the applicant

Agent details

An agent acts on behalf of the applicant in the submission and processing of the application.

Organisation	JPW Consulting Ltd
First name	Jake
Last name	Woodward
Phone number	0223158370
Email address	jake@jakewoodward.co.nz

Note that the applicant will also receive a copy of all correspondence.

Postal address:	PO Box 190, Cromwell 9342
Confirm that you have approval to act on behalf of the applicant	Yes

The applicant is the person(s) or organisation making the application.

Applicant details

Is this applicant an individual or an organisation?	Business / organisation
Organisation	New Zealand Cherry Corp (Leyser) LP

Contact Person

First name	Jerome
Last name	O'Sullivan
Phone number	034430099
Email address	josullivan@infinitywanaka.com
Postal address:	258 Stuart Street, Dunedin

Authority to apply on behalf

Confirm that the applicant is authorised to apply on behalf of the organisation	Yes

Invoicing

Who is paying the invoice?	Applicant

DETAILS

Activity or works proposed

Application type	Land use and subdivision consent
Short description of your proposal	Non-complying resource consent to establish another 44 residential allotments at Shannon Farm. Variation also required to RC220396 to update scheme plan.

Provide a detailed description in the Assessment of Environmental Effects (AEE) or other document.

Assessment of Environmental Effects (AEE)

An application cannot be accepted for processing by the Council under Section 88 of the Resource Management Act 1991, without an Assessment of Environmental Effects (AEE).

Refer to the guidelines for Assessment of Environmental Effects.

JW22058 - New Zealand Cherry Corp (Leyser) Limited Partnership - AEE - FINAL.pdf (2 mb)

Assessment of the activity

You may need to provide an assessment of the activity against the following provisions:

- **The matters set out in Schedule 4 of the Resource Management Act 1991.**
- **Any relevant objectives, policies, or rules in a document.**
- **Any relevant requirements, conditions, or permissions in any rules in a document.**
- **Any other relevant requirements in a document (e.g. in a national environmental standard or other regulation).**

Please do not load the same document that you loaded for AEE above

Other activities

Describe any other activities that are part of the proposal to which the application relates	Variation to s127 to update approved scheme plan. Seperate Form 10 included

Other applications

Are you required to apply for any other resource consents for this project?	No
Is this project related to a building consent?	No

Pre-application information

Have you discussed this proposal with Council staff prior to this application?	No prior discussion

Site visit requirements

Who is the site contact?	Applicant

Affected party approvals

All affected property owners, including trustees where properties are held in a trust, must sign written approval forms AND a copy of your plans.

- **If an affected party does not give approval to your proposal this may impact on the way that the application is processed.**
- **Council's duty planner can provide you with advice on which parties may be affected by your proposal.**

Download an affected party approval template form.

Do you need affected party approval?	No
Reason	Refer to AEE
National Environmental Standard – Contaminated Soil - option selected	A review has been undertaken of District and Regional Council records and no records have been found suggesting an activity on the HAIL has taken place on the piece of land which is subject to this application. NOTE: depending on the scale and nature of your proposal you may be required to provide details of the records reviewed and the details found.

LIST OF FILES

JW22058 - New Zealand Cherry Corp (Leyser) Limited Partnership - AEE - FINAL.pdf (2 mb)
Appendix [B] - Updated subdivision scheme plans.pdf (6 mb)
Appendix [C] - Infrastructure Feasibility Report.pdf (555 kb)
Appendix [D] - Landscape Assessment (Report).pdf (1 mb)
Appendix [D] - Landscape Assessment (Graphic Attachment).pdf (21 mb)
Appendix [E] - Environmental Management Plan - Rev I.pdf (17 mb)
Appendix [F] - Transportation Assessment.pdf (1 mb)
Form 10 - Application for Change or Cancellation of Resource Consent Condition.pdf (239 kb)
Appendix [A] - RT 126180.pdf (138 kb)
Appendix [A] - RT OT7C_632.pdf (131 kb)
Appendix [A] - RT OT7C_633.pdf (132 kb)
Appendix [A] - RT OT106_99.pdf (133 kb)

ASSESSMENT OF ENVIRONMENTAL EFFECTS

112 and 144 Ripponvale Road, Cromwell

New Zealand Cherry Corp (Leyser) Limited Partnership

Our Reference: JW22058

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APPENDICES

Appendix [A]	Record of Title
Appendix [B]	Updated subdivision scheme plans
Appendix [C]	Infrastructure Feasibility Assessment
Appendix [D]	Landscape Assessment
Appendix [E]	Earthworks Environmental Management Plan (from RC220396)
Appendix [F]	Transportation Assessment

1 THE APPLICANT AND PROPERTY DETAILS

Client	New Zealand Cherry Corp (Leyser) Limited Partnership
Address for service	JPW Consulting Limited Jake Woodward jake@jakewoodward.co.nz 022 315 8370
Property Address	112 and 144 Ripponvale Road, Cromwell
Project Description	Variation to RC220396 pursuant to Section 127 of the Resource Management Act 1991 to update the approved scheme plan to allow for additional allotments within a consented subdivision. Subdivision consent under the provisions of the Central Otago District Plan to establish 44 additional allotments within the Rural Resource Area (5). Land use consent under the provisions of the Central Otago District Plan for earthworks exceeding the permitted volume. Land use consent under the provisions of the Central Otago District Plan for a breach to sightlines. Land use consent under the provisions of the Central Otago District Plan for a breach to internal setbacks in the Rural Resource Area (5).
Our Reference	JW22058
Date	9 December 2025
Version	2

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2 EXECUTIVE SUMMARY

The applicant holds a comprehensive suite of resource consents to develop land at 112 and 144 Ripponvale Road, Cromwell for a 151-Lot rural residential development, in line with the Rural Resource Area (5) provisions (incorporated by way of Plan Change 14 (PC14)) of the Central Otago District Plan. The subdivision is referred to as Shannon Farm.

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the first 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national building companies with an intent to establish show homes. The applicant advises that the demand to date lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots within Rural Lifestyle Areas 3, 4 and 6, resulting in a net increase of another 44 Lots. The proposed allotment areas maintain a variability in density and ranges from 1,770m^2 to 5,500m^2.

The proposed subdivision intensification at Shannon Farm has been comprehensively assessed across landscape, infrastructure, environmental, and amenity domains. The effects are determined to be well within acceptable thresholds and aligned with the anticipated outcomes of PC14.

Landscape and visual assessments confirm that additional lots in RLAs 3 and 4 will have negligible to imperceptible effects, while those in RLA 6 will generate low-moderate effects (which translates to no more than minor) and appropriately mitigated through sensitive design and site controls. No adverse impacts will arise on the Outstanding Natural Landscape (ONL), and the development avoids the most sensitive parts of the Significant Amenity Landscape (SAL).

The subdivision respects the existing green space network and recreational amenities, with no negative implications for open space or mountain biking infrastructure. Transportation and servicing have been confirmed as adequate and compliant by relevant industry experts, with no capacity or safety issues anticipated.

Reverse sensitivity effects were pre-emptively addressed through PC14, with new district plan provisions in place to manage rural-residential interface conflicts. These remain effective under the proposed intensification. Likewise, earthworks, geotechnical stability, ecological values, and heritage considerations remain within previously consented parameters and raise no new concerns.

The proposal supports market demand for rural lifestyle allotments (particularly in the 1,500 to 2,000m² range) offering housing diversity not addressed by the more recent Plan Change 19, which focused on urban residential capacity.

The proposal represents a logical and well-integrated refinement of the consented Shannon Farm development and avoids ad-hoc fragmentation by addressing the demand in the early stages of construction. It delivers tangible housing benefits while ensuring that

environmental, infrastructural, and landscape values are protected. Overall, it is considered that the proposal will result in no more than minor adverse effects on the environment and is suitable for approval.

From a policy standpoint, PC14 introduced two key provisions to the District Plan; Objective 4.3.10 and Policy 4.4.18. While the proposal involves subdivision in an area subject to a general policy direction to avoid, it is assessed that the design response meets the qualifying criteria under clause (q)(iv)(c) of Policy 4.4.18 and overall, meets the underlying intent of the policy framework for the wider Rural Resource Area (5). Accordingly, the proposal is considered not contrary with the relevant objectives and policies of the Operative Central Otago District Plan.

The proposal is consistent with the outcomes sought under Part 2 of the Resource Management Act 1991.

3 SITE DESCRIPTION

3.1 SITE DESCRIPTION

The site subject to this application is located at 112 and 144 Ripponvale Road, Cromwell and spans four parcels legally defined in Record of Titles 126180, OT 106/99, OT 7C/632 and OT 7C/633. A copy of the Titles are attached in **Appendix [A]**.

The site is that of the Shannon Farm subdivision, established under Plan Change 14 (PC14) of the Central Otago District Plan. The site is currently under development for 151 residential allotments.

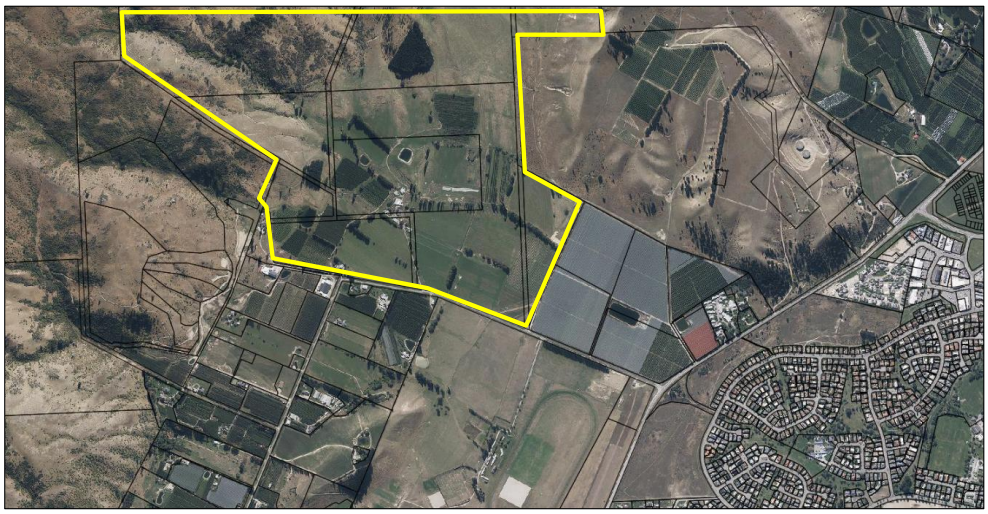


Figure 1: Aerial image of subject site (Image Source: CODC GIS).

3.2 SURROUNDING ENVIRONMENT

The surrounding environment is characterised by a range of land uses and activities.

To the west is that of the Pisa Range and is characterised by an Outstanding Natural Landscape Overlay (ONL). A resource consent (RC230244) was approved to enable the establishment of an extensive mountain-biking trail network across the ONL (as illustrated in Figure 2 below).

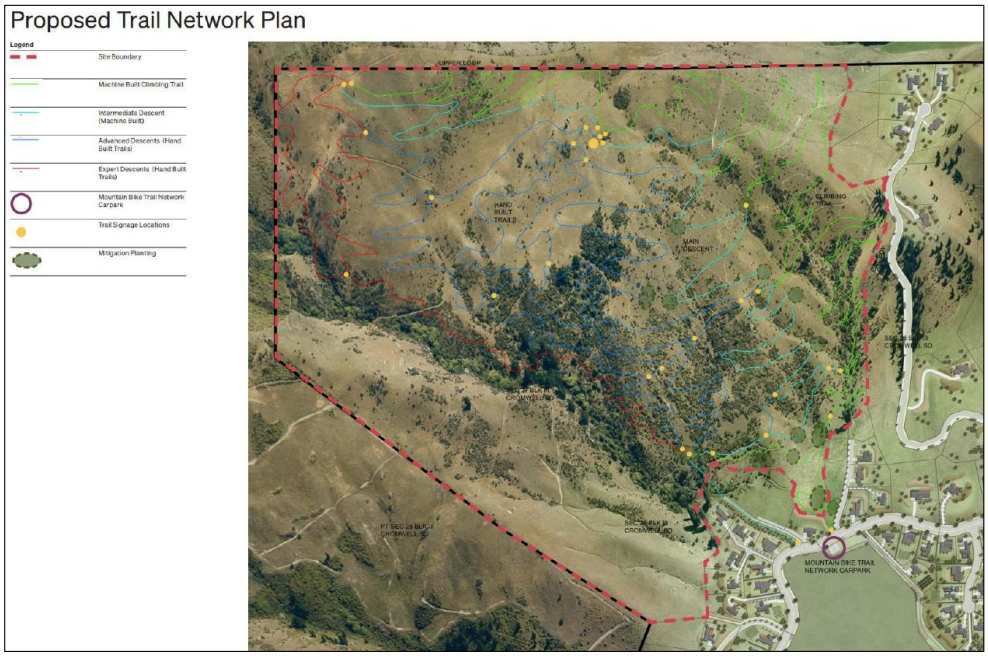


Figure 2: Extract of approved (RC230244) mountain bike trails within the ONL above the subject site.

To the south is the Ripponvale Road area which is characterised by pastoral farmland, vineyards, orchards, and large lifestyle lots. The NZ Cherry Corp orchard lies adjacent to the south-east of the site. Other land uses in the locality include the Cromwell Racecourse and the Cromwell Aerodrome to the south-east of the site, and Rockburn Winery to the southwest.

Ripponvale Road meets State Highway 6 at two intersections, at the western edge of the Cromwell township and also in the south near to the entrance to Kawarau Gorge.

As noted to the immediate south-east of the site is that of the Cromwell Racecourse. Discussion has been taking place for the past few months at the Cromwell Community Board (CCB) about utilising the 93.49-hectare reserve on Ripponvale Road (Cromwell Racecourse Reserve), to meet the future recreational needs of sustained population growth in Cromwell.

The Cromwell Reserves Supply and Demand Assessment (2022) concluded that the current provision of sports fields in Cromwell is insufficient to meet projected population growth and growing participation in field sports. This growth is expected to place significant pressure on existing reserves and infrastructure.

In response to this, Council have notified the Draft Cromwell Racecourse Reserve Management Plan which details possible relocation of the Cromwell sports and recreation areas to the Cromwell Racecourse. Council have preempted this approach through coordinating with the applicant to upsize infrastructure for the Shannon Farm development in anticipation for future growth in the area. An extract of the proposed site plan is reproduced in the following figure:

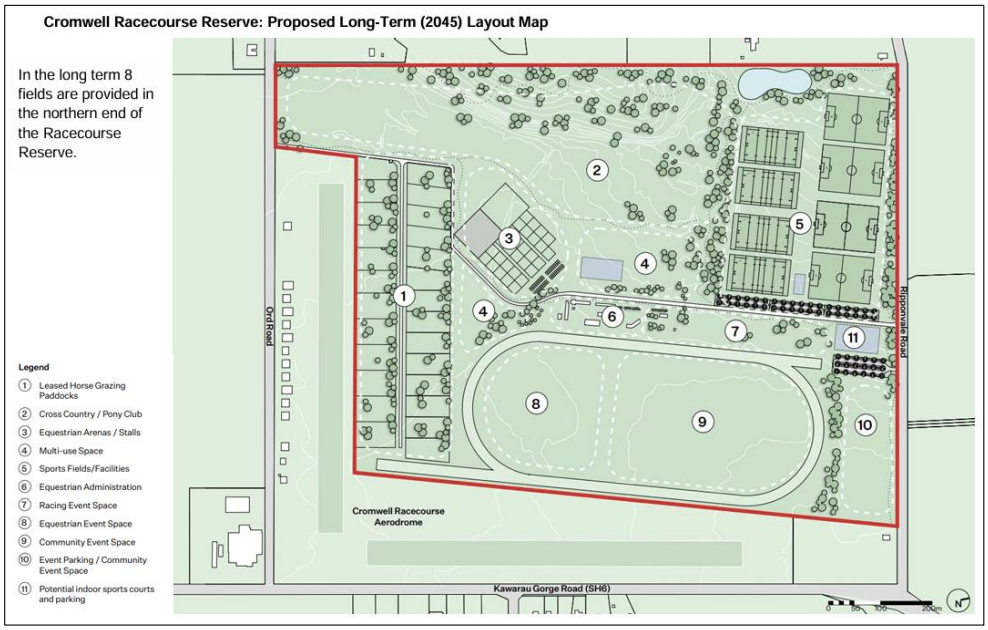


Figure 3: Extract of proposed Long-Term (2045) Layout Map (Source: Draft Cromwell Racecourse Reserve Management Plan).

Beyond the racecourse, there is a steady pattern of subdivision activity along Ripponvale Road, primarily focused on enabling residential lifestyle development in accordance with the Rural Residential subdivision framework of the District Plan, which does not prescribe a minimum allotment size for subdivision. This is evident by the number of resource consent applications that have been approved and steady supply of Lots being created and marketed for sale in recent months.

3.3 RECORD OF TITLE

The sites are legally defined in Record of Titles 126180, OT 106/99, OT 7C/632 and OT 7C/633. A copy of the Titles is attached in **Appendix [A]**. There are no consent notices registered on the Title that are of relevance to this application.

4 RESOURCE MANAGEMENT BACKGROUND

4.1 PLAN CHANGE HISTORY

4.1.1 Plan Change 14

The applicant requested a change to the Central Otago District Plan (Operative District Plan) on 29 May 2019 that was accepted by Council on 14 August 2019 and recorded as Plan Change 14 (PC14).

PC14 sought to enable the subdivision, use and development of approximately 142 hectares of land in the centre of the site to provide for rural lifestyle development, by rezoning to a new Rural Resource Area (5) (RRA(5)).

The Plan Change included a Structure Plan (Schedule 19.23 in the District Plan), identifying varying rural lifestyle density areas, location of primary roads, and 'no build' areas on the higher and more visible hill slopes. Rural lifestyle density areas were proposed primarily to address landscape and visual effects considerations, with higher density development on lower areas in the centre of the site, and lower density development for hill slopes. All residential activity would require resource consent, to enable development controls specific to the proposed development.

PC14 also sought to recognise and provide for the natural landscape values of the Pisa Range through extending the ONL notation, and providing public access to the ONL area (both existing and new). Between the rural lifestyle development and the existing cherry orchard, PC14 would facilitate use of a further 29 ha for horticultural development, as an extension to the existing cherry orchard. Both the ONL and Horticulture Area are included within the Structure Plan and are subject to additional district plan provisions, although they retain their underlying Rural Resource Area zoning.

PC14 was notified on 16 November 2019 and submissions closed 18 December 2020.

The hearing was held remotely over three separate sessions commencing on 25 May 2020 until being adjourned 28 May 2020, reconvened on 9 June 2020 and 5 November 2020. The Commissioners recommendation was issued 3 May 2021 concluding that PC14 not be approved and this recommendation was adopted in its entirety by Council on 6 May 2021.

Subsequently, the applicant appealed Council's decision to the Environment Court (ENV-2021- CHC-073). This appeal was resolved by a joint memorandum that confirmed agreement between parties to:

- Rezone approximately 142 hectares of land to Rural Resource Area (5) to enable rural lifestyle development.
- Provision of Rural Lifestyle Areas with the following densities:

Table 1: Outline of approved minimum and average allotment areas for each of the respective Rural Lifestyle Areas.

RURAL LIFESTYLE ALLOTMENT AREAS	
Rural Lifestyle Area	**Allotment Area**
Rural Lifestyle Area 1	Minimum 1,500m^2 Maximum 3,000m^2 Minimum average 2,000m^2
Rural Lifestyle Area 2	Minimum 3,000m^2
Rural Lifestyle Area 3	Minimum 4,000m^2
Rural Lifestyle Area 4	Minimum 8,000m^2
Rural Lifestyle Area 5	Minimum 3 ha
Rural Lifestyle Area 6	To be held as one allotment
Rural Lifestyle Production Area	Minimum 4 ha, with the exception of the land to the east of the main access road, which shall be held as a single allotment

- Amendment to the Outstanding Natural Landscape and Significant Amenity Landscape notations within the site.
- Insertion of a Structure Plan, Circulation Plan and Planting Schedule in the District Plan appendices.
- Within District Plan Section 4: Rural Resource Area, a new objective and a new policy for Rural Resource Area (5).
- Within District Plan Section 4: Rural Resource Area, new rules and associated provisions for activities within the Structure Plan area.
- Corresponding amendments to the planning maps.

Based upon the terms of agreement above, the appeal was allowed, and a consent order was issued by the Court on 8 April 2022. An extract of the updated planning maps illustrating the extent of the now operative Rural Resource Area (5) and subsequent approved Structure Plan is as follows:

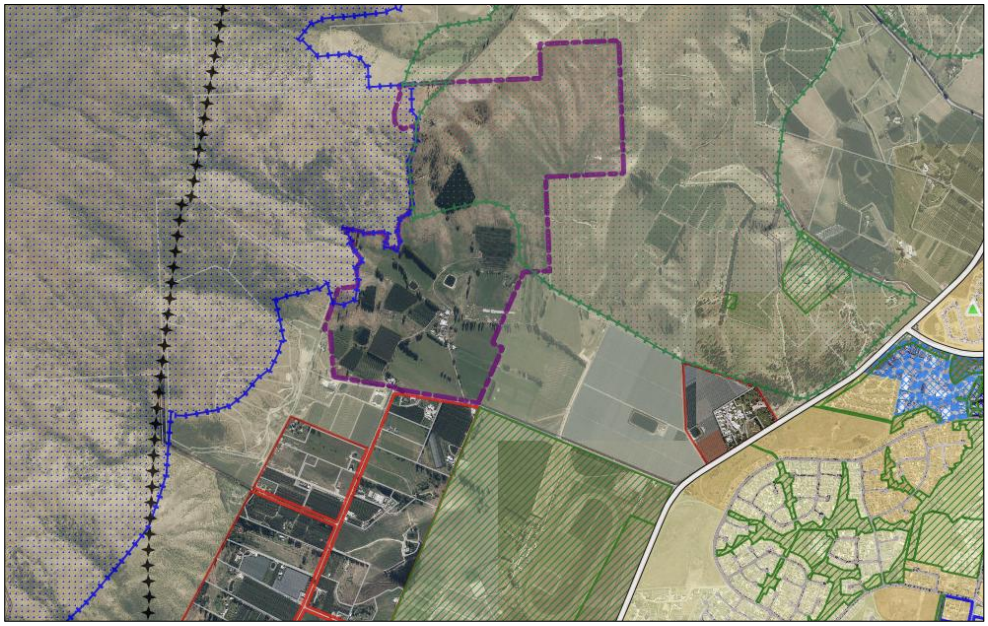


Figure 4: Extent of the Rural Resource Area (5) zone as rezoned by PC14 (Image Source: CODC GIS Planning Maps as at 26 May 2025).

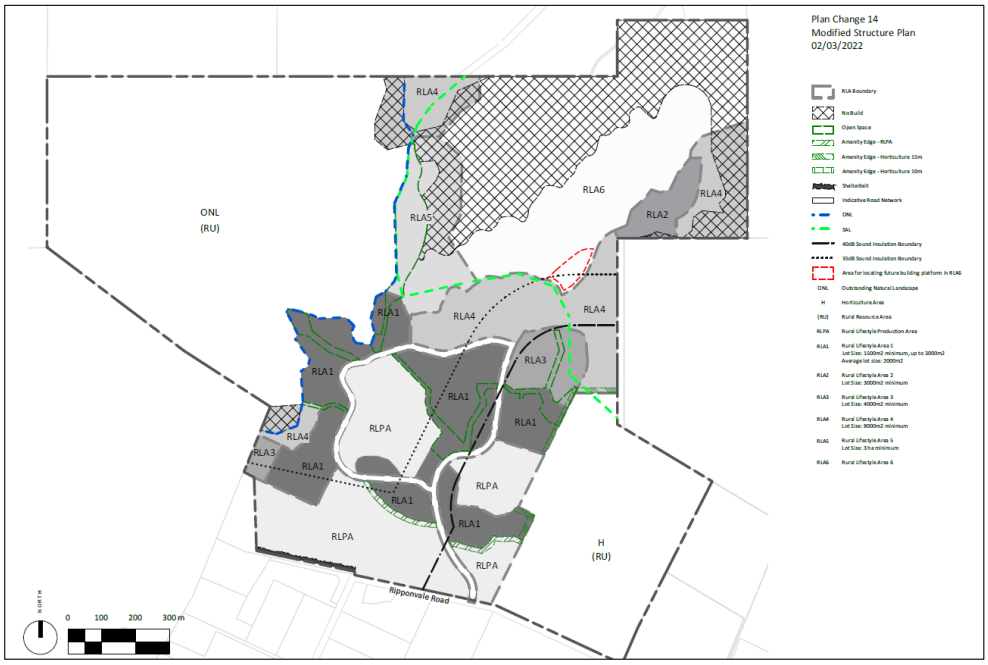


Figure 5: Extract of approved Structure Plan for the Rural Resource Area (5) as attached in Schedule 19.23 of the Central Otago District Plan.

4.1.2 Plan Change 19

Plan Change 19 (PC19) was a major update to the Central Otago District Plan and was driven by the direction set out in the Vincent and Cromwell Spatial Plans. The spatial plans were prepared by Central Otago District Council to respond to demand for residential land and housing affordability concerns in the District, and to plan for the anticipated growth over the next 30 years.

In implementing the direction set out in the two spatial plans, PC19 involved rezoning new land for residential use, identifying some areas for future growth, aligning existing residential zoning with the proposed new zones, and includes new provisions for managing land use and subdivisions within the residential zones.

PC19 was declared partially operative on 7 November 2024 although with a few specific provisions still under appeal.

Within the Cromwell Ward, PC19 authorised the re-zoning of some rural areas of land to different residential densities in the Bannockburn, Lowburn and Pisa Moorings area. The densities approved under PC19 are summarised as follows:

- Medium Density Residential being 200m^2
- Low Density Residential being 400m^2 (although currently under appeal to reduce to 250m^2)
- Large Lot Residential being 1,500m^2 (although currently under appeal to reduce to 1,000m^2)

- Large Lot Residential Precinct 1 being 1,000m^2
- Large Lot Residential Precinct 2 being 3,000m^2; and
- Large Lot Residential Precinct 3 being 5,000m^2 (although currently under appeal to reduce to 4,000m^2).

PC19 does not affect the subject site specifically, but is of relevance to the understanding of the wider planning framework that pertains to the residential areas of the Central Otago District and Cromwell more specifically.

4.1.3 Rural Resource Area District Plan Review

Central Otago District Council are currently in the process of considering the Rural Resource Area chapter of the Central Otago District Plan and have recently begun consultation with key stakeholders, industry groups and the wider community (through community sessions). Council anticipates the formal notification of the Rural Resource Area chapter review in mid to late 2026 which is expected to consider the Ripponvale area surrounding the subject site.

4.2 RESOURCE CONSENTS HISTORY

There are a number of resource consent applications noted on the property file for the site. The following resource consents are considered most relevant and are summarised accordingly.

4.2.1 RC220396

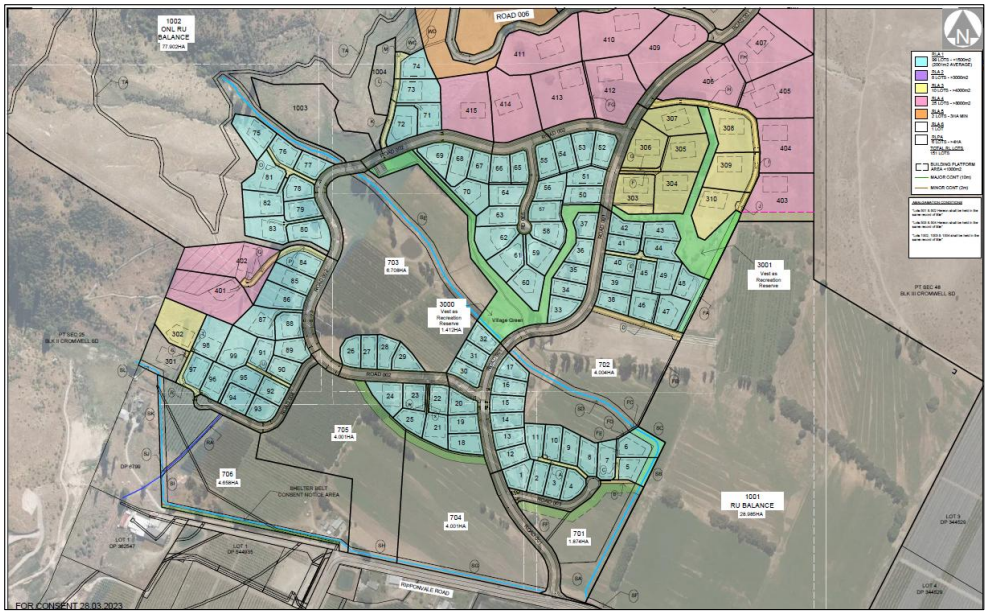
Following the implementation of PC14, the applicant sought a resource consent (RC220396) to undertake a subdivision of the site in accordance with the Structure Plan. The proposal sought approval for 151[1] residential allotments across the site, in line with the Structure Plan. A summary description of the proposal as sought under RC220396 was included in the Council's decision document, which is reproduced as follows:

- 151 allotments within the RLAs (1) to (6)
- All allotments comply with relevant minimum lot sizes
- 151 building platforms, one on each of the above lots
- Building platforms on Lots 208, 402, 403, 404, 409, 413, 414, 415, 416, 417, 418, 419, 420 422 and 501 would breach minimum yards
- 6 allotments within the RPLA
- 4 allotments in the Rural Resource Area
- Access off Ripponvale Road to six subdivisional roads
- Provision for a new footpath and underpass along Ripponvale Road and below State Highway 6
- Water and wastewater from Council's existing reticulated networks in Cromwell using new connections installed along Ripponvale Road

[1] 160 Lots were initially intended however nine Lots are required to undergo further geotechnical and hazard monitoring which has resulted in these Lots being converted to future development Lots 1003 and 1004. Otherwise, while 151 Lots have been approved, all infrastructure and roading was assessed on the basis of 160 Lots.

- Up to 123,100m^2 of cut and 100,300m^3 of fill across the site to establish roads, stormwater flow paths and land stabilisation
- Provision of landscaping generally in accordance with Schedule 19.23, using species identified in Schedule 19.25 of the CODP.
- The development is proposed to be undertaken in 21 stages. A proposed staging plan has been provided with the application

Consent was approved on 13 September 2023 and an extract of the approved subdivision scheme plan is attached:



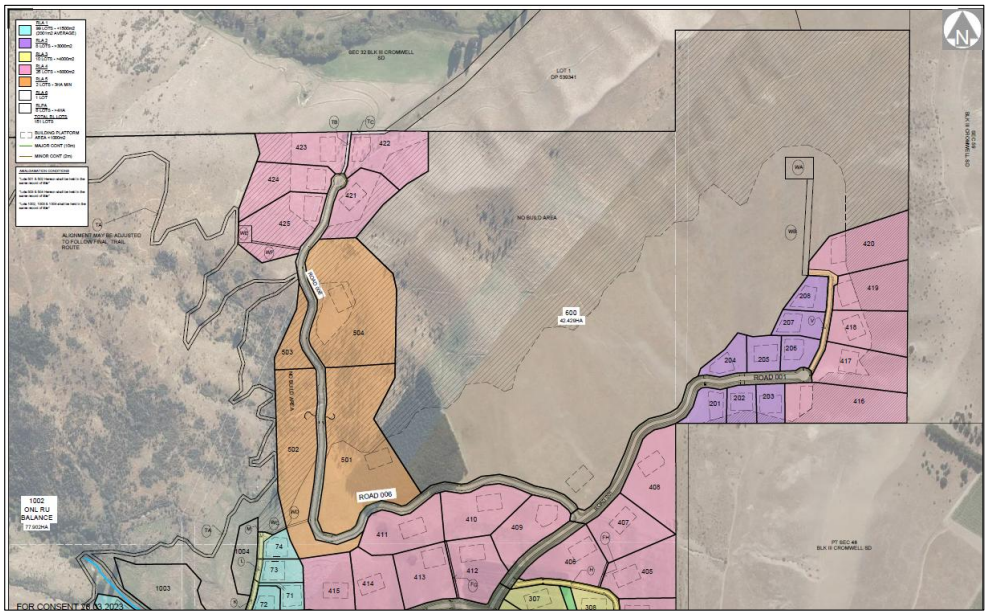


Figure 6: Extract of approved scheme plan as approved under RC220396.

4.2.2 RC220396V1

RC220396V1, approved on 13 December 2024 was an application to vary Conditions 1, 15 and 21 of RC 220396 to provide for the construction of two new stormwater and sediment retention ponds within Section 101 Block III Cromwell SD (to become Lots 701 and 704) and to allow for one of the existing dams on proposed Lot 703 to be retained. The larger of the basins on Lot 701 is intended to be used to treat stormwater during Stage 1 of the development, then would be repurposed as an irrigation/frost fighting pond to service future horticultural activities. The others would be integrated into the stormwater management system of the subdivision on a permanent basis.

4.2.3 RC220396V2

RC220396V2, approved on 23 May 2025, sought to amend the grouping of allotments within RC220396 Stages 12 to 14 so that certain allotments can be progressed to completion in a timelier manner.

4.2.4 RC230244

RC230244, approved on 13 September 2023 authorises the establishment of a mountain bike track within the Outstanding Natural Landscape land being the slopes to the west of the Shannon Farm subdivision proper.

4.2.5 Regional Consents

The applicant also holds a suite of consents from the Otago Regional Council for the following activities:

- RM.23.549.01 – Water Permit – Diversion and Damming
- RM.23.549.02 – Land use Consent – Reclamation
- RM.23.549.03 – Land Use Consent – Alter the bed and place structures
- RM.23.549.04 – Land Use Consent – Defence against water
- RM.23.549.05 – Land Use Consent - Earthworks
- RM.23.549.06 – Discharge Permit - Earthworks
- RM.23.549.07 – Land Use Consent – Contaminated Land

5 PROPOSAL

5.1 OVERVIEW

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the first 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national franchisee building companies with an intent to establish show homes. The applicant advises that the demand lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold to date averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent.

The additional Lots will be provided by way of:

- An additional six allotments are proposed within RLA. The lots will range in size from 1770m^2 to 3530m^2 with an average allotment size of 2385m^2.
- An additional 22 Lots are proposed within an area of RLA 4. The intensified lots within RLA 4 will range in size from 1895m^2 to 6895m^2 with an average allotment size of 3115m^2.
- An additional 16 residential allotments (from one original allotment) are proposed within RLA 6**.** The residential allotments will range in size from 2290m^2 to 5150m^2 with an average allotment size of 3400m^2. The balance lot of RLA 6 (approximately 36Ha) will be kept as open pastureland and amalgamated with Lot 166. Each residential lot will have a building platform no greater than 1000m^2.

An extract of the approved consented layout versus the proposed layout is as follows:

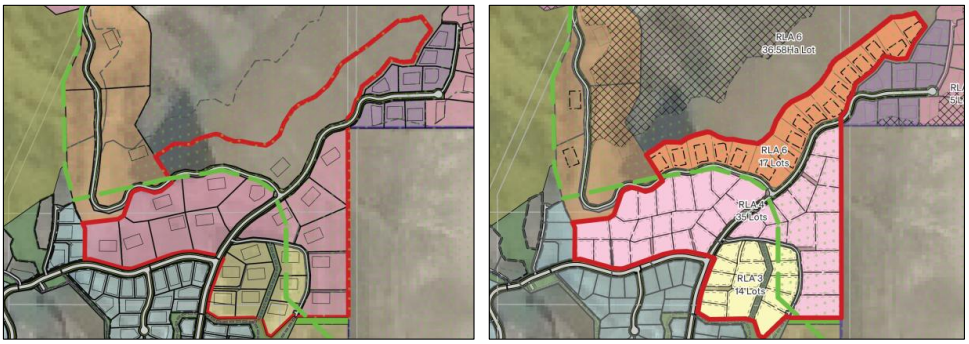


Figure 7: Extract of approved layout (left image) versus now proposed intensified layout (right).

There will be no additional allotments within any parts of the Outstanding Natural Landscape (**ONL)** or the No Build zone, as per the Structure Plan[2].

With the additional Lots proposed, the subdivision would equate to a total of 204 Lots within the wider Shannon Farm subdivision.[3]

5.1.1 Updated Scheme Plan

An updated scheme plan detailing the extent of the proposed subdivision has been prepared by Clark Fortune McDonald Ltd (CFMA) and is attached in **Appendix [B]**.

The proposed changes results in the following allotment sizes:

Table 2: Proposed amended allotment sizes (colour coded to reflect Rural Lifestyle Areas as shown in Figure 7 above; yellow = RLA 3, pink = RLA 4, orange = RLA 6)..

Lot Number	Lot Size (m^2)	Lot Number	Lot Size (m^2)
101	2170	134	2360
102	1860	135	2135
103	4270	136	1950
104	2150	137	2265
105	2330	138	1890
106	1770	139	2950
107	1860	140	2610
108	2320	141	2530
109	2070	142	2610
110	2010	143	3930

[2] Central Otago District Plan, Schedule 19.23: Structure Plan – Rural Resource Area (5)
[3] From 151 Lots plus an additional nine Lots once Development Lots 1003 and 1004 are developed under future consents.

111	1985	144	2800
112	2560	145	4090
113	2490	146	3650
114	3530	147	3190
115	6895	148	2690
116	4405	149	3365
117	4360	150	2530
118	5165	151	2825
119	4630	152	3850
120	1895	153	2290
121	2430	154	3500
122	2150	155	4790
123	2770	156	4150
124	2785	157	3330
125	4160	158	3070
126	2240	159	2985
127	3015	160	3500
128	3685	161	2970
129	2000	162	3330
130	2350	163	3310
131	3685	164	2750
132	2750	165	5150
133	2700	166	3490

Building platforms are proposed on All new Lots, as required under Rule 4.7.2.ii.a.vii.

The balance land within RLA 6 (proposed Lot 600) will be amalgamated with proposed Lot 166. The following amalgamation conditions is proposed of which a CSN number will be required:

> *"That Lots 166 & 600 hereon be held in the same Record of title".*

5.1.2 Servicing

An Infrastructure Feasibility assessment has been undertaken by CFMA and is attached in **Appendix [C].** The servicing capacity assessment summarises the following:

- **Wastewater:** The proposed wastewater network to service the additional allotments will follow the proposed wastewater alignment for the RC220396 subdivision. The extent of the proposed servicing arrangement are as detailed in **Appendix [B]** noting that the topography results in some drains running through private property. Suitable easements will be put in place to protect these. Lots 161 to 166 cannot be drained under gravity to the existing network and therefore a pressure sewer system is proposed to service these allotments with onsite SETP tanks and pumps. This is as per the proposed system for the RC220396 allotments adjoining in this area.

- **Stormwater:** Geotechnical investigations undertaken as part of PC14 confirms that there are favourable ground conditions for soakage across the site. Run off from roadways will be captured by mudtanks located in the roadside swales and discharged to ground via a Cauldwell type soakpit as per Appendix 2 of CODC addendum to 4404:2004. If an area of unfavourable ground condition is encountered flows will be conveyed to locations where soakage can be achieved via a piped network. All approved and proposed allotments will discharge to ground via a soakpit to be constructed at the time a dwelling is constructed.

- **Water supply:** A new water supply network to service the Shannon Farm subdivision has been constructed as part of the first stage of subdivision consented under RC220396. The water is sourced from the wider Cromwell municipal treated water network and then fed along Ripponvale Road to the site. The new infrastructure being constructed includes an upsized trunk main, booster pump station and a 400m³ higher-level treated water reservoir. The new infrastructure is expected to be commissioned in July this year. It is noted that CODC opted to upsize the new trunk mains and reservoir to enable future capacity when it is needed. The size of the trunk supply mains was increased from 150mmØ to 250mmØ and the reservoir was increased from 240m³ to 400m³. The additional Lots are proposed to simply connect directly to the reticulation established by RC220396 and as illustrated in **Appendix [B]**.

- **Firefighting:** The design of the new water infrastructure constructed under RC220396 has been confirmed to meet the requirements of SNZ PAS 4509 – NZ Fire Service Firefighting Water Supplies Code of Practice. Satisfactory firefighting pressure and flows will be met from the reticulation for all new allotments from hydrants constructed under RC220396. The reservoir contains a fixed static firefighting reserve at all times of 180m³ and does not change as a result of the additional allotments.

- **Power, telecom and gas:** The Aurora electricity network has been extended into the subject site as part of the stage 1-6 works and can service the proposed development. Chorus telecommunications cables have been extended to the extent of stage 1-6 and have included provision for servicing these future allotments. All infrastructure is underground. All necessary network will be extended to service the subdivision. It is not anticipated that there will be any supply or capacity issues for these services and connection will be made available from existing infrastructure.

5.1.3 Landscape

A Landscape Assessment has been prepared by Rough Milne Mitchell Landscape Architects (RMM) and is attached in **Appendix [D]**. No additional landscaping is proposed as part of this proposal recognising that all future dwellings within the wider subdivision (including the additional Lots proposed) are subject to a controlled activity consent under Rule 4.7.2(ib). It is a requirement under this rule for a landscape plan to be submitted at the time of lodgement for a resource consent for a dwelling.

5.1.4 Traffic and roading

The proposed intensification will require the modification to an existing Right of Way (ROW H, I and J) to be upgraded to a road which will be vested to Council. As such, it is proposed to create a new Lot (Lot 2015) to be created and vested in Council as a road. Lot 2015 will consist of a 15 metre wide carriageway with a cul-de-sac head and will provide access to Lots 108 through to Lot 120. Council's standard conditions requiring the formation of the road and subsequent vesting is proposed.

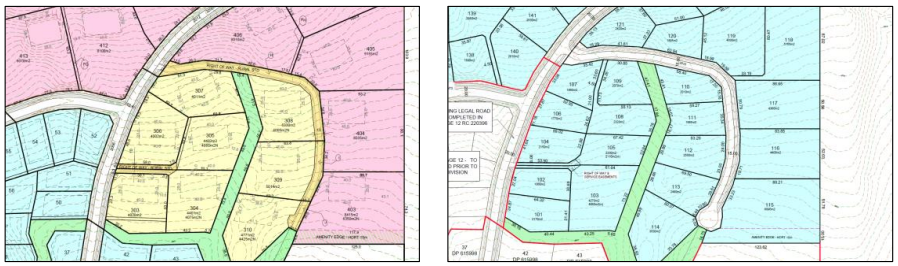


Figure 8: Left Image - Extract of approved plan showing ROW arrangement. Right image - Extract of proposed plan showing ROW being converted to a new 15.0 metre wide road.

A new Right of Way with a minimum legal width of 10 metres is proposed to service Lots 161 to 166. A new Right of Way is proposed to service Lots 103 and 105, 135 and 137, and Lots 125 and 127.

All other internal roads will remain as existing.

5.1.5 Earthworks

The proposed allotments can be largely accessed by the roading network approved and (partially) constructed under RC220396. Earthworks are required to construct additional accessways to new rear allotments and to establish the residential platforms on each Lot. The estimated additional earthworks quantities are summarised as follows:

Table 3: Estimated additional earthworks.

Total Cut	135,050m^3
Total Fill	158,629.36m^3
Max Cut Depth	3.1 metres
Max Fill Height	2.1 metres
Total Area	132,553m^2

The earthworks will be carried out by a competent Contractor experienced in subdivision developments and supervised by a suitably qualified professional. Works have been

designed to incorporate the recommendations in the Geosolve geotechnical report which informed the approval of RC220396.

All earthworks procedures will be carried out in accordance with an approved Earthworks Environmental Management Plan (EMP) prepared by Enviroscope Limited and attached in **Appendix [E].**

6 STATUTORY CONSIDERATIONS

6.1 CENTRAL OTAGO DISTRICT PLAN

The wider site is located in the **Rural Resource Area (5)** of the Central Otago District Plan. More specifically, the proposed additional Lots will occur exclusively within **Rural Lifestyle Area 3, 4 and 6.**

The wider site is characterised by the following additional Overlays:

- Outstanding Natural Landscape (West of the site)
- Significant Amenity Landscape (North of the site)
- Rural Resource Area (5) Rural Lifestyle Areas (1) to (6)
- Rural Resource Area (5) Rural Production Lifestyle Area
- Rural Resource Area (5) Amenity Edges
- Rural Resource Area (5) No Build Area
- Rural Resource Area (5) Open Space Notation

An extract of the Council's Planning Map is as follows:

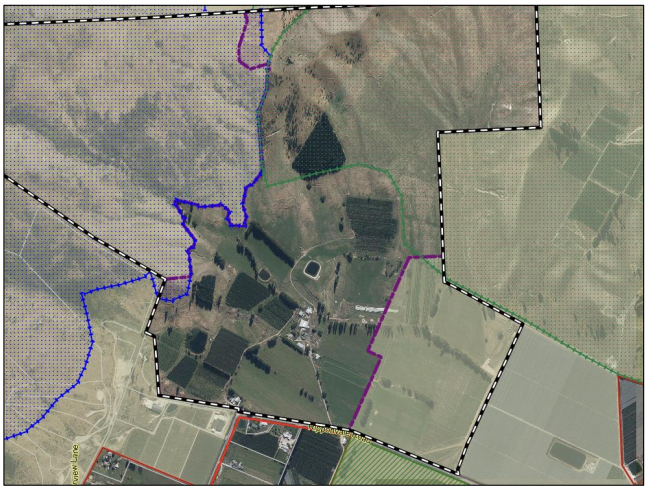


Figure 9: Extract of CODC GIS Planning Map.

The proposal requires consideration of the following rules:

Pursuant to Rule 4.7.2.ii.a.i, subdivision in the Rural Lifestyle Areas as detailed in the Structure Plan in Schedule 19.23 must accord with the relevant minimum and averaging

requirements to be considered as a controlled activity. In this case, the proposed additional Lots do not accord to the minimum allotment areas as it relates to Rural Lifestyle Areas 3, 4 and 6 as follows:

- Rural Lifestyle Area 3 requires a minimum of 4,000m^2. In this case, allotment areas of 1770m^2 to 3530m^2 are proposed.

- Rural Lifestyle Area 4 requires a minimum of 8,000m^2. In this case, allotment areas of 1895m^2 to 6895m^2 are proposed.

- Rural Lifestyle Area 6 requires the entire area to be held under one allotment. In this case, a total of 17 allotments are proposed ranging is sizes from 2290m^2 to 5150m^2.

Breaching the minimum allotment areas, requires consideration as a **non-complying activity** pursuant to Rule 4.7.5.iii.

In addition, Rule 4.7.5.iii requires consideration for a **non-complying activity** where subdivision results in an allotment in excess of 160 allotments used for residential purposes in Rural Resource Area (5). In this case, an additional 44 allotments are proposed bring the overall total of Lots within the Shannon Farm development to 204[4] Lots.

Rule 4.7.5.xi states that Subdivision that is not in accordance with the Structure Plan in Schedule 19.23 is a **non-complying activity.** The proposed additional Lots are not in accordance with the Structure Plan insofar as the minimum allotment sizes do not accord to the minimums specified for the RLA 3, 4 and 6 areas, as well as the provision of platforms being located outside of the “area for location future building platform” in RLA 6. In this case, each new Lot established will contain a building platform.

Rule 4.7.6.J.b states that extraction (including excavation and/or displacement) shall not exceed an area of 2000m^2 or a quantity of 3000m^3 from any one site. In this case, approximately 293,679.36m^3 of earthworks over an area of 132,553m^2 are required to establish additional access and roading to accommodate the additional Lots. A breach to this standard constitutes a **discretionary activity** pursuant to Rule 4.7.4.i.

Rule 4.7.6.A.I.iii states that any sites within Rural Resource Area (5) that adjoin the Rural Resource Area shall be setback a minimum of 25 metres from the zone boundary. In this case, the proposed building platform on Lot 127, 128 and 118 is to be located 10 metres from the boundary of the Rural Resource Area. A breach to this standard constitutes a **discretionary (restricted) activity** pursuant to Rule 4.7.3.x.

Rule 12.7.1(ii) states that sight distances from access/intersections for Rural and Urban Local Roads shall be 40 metres where the adjacent road speed is 50km. In this case, the intensification of the proposed Lots may mean that a breach to this standard will result, albeit no access points have been shown. A breach to this standard constitutes a **discretionary (restricted) activity** pursuant to Rule 12.7.1(viii).

[4] Noting that 9 Lots are subject to a separate consent to develop Lots 1003 and 1004 once natural hazard matters are resolved.

6.2 RESOURCE MANAGEMENT ACT 1991

Pursuant to Section 127 of the Resource Management Act 1991, an application can be made to Council to vary the conditions attached to a resource consent. Such an application is to be treated as if it were a **discretionary activity.**

In this case, the proposal to intensify and add additional allotments necessitates the need to vary the underlying approved scheme plan as consented under RC220396 (and as subsequently varied by RC220396V1 and RC220396V2).

It is proposed to amend the conditions of RC220396 as follows (added text **underlined**. Deleted text ~~struckthrough~~):

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
   - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision ~~E~~**H**
   - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision ~~E~~**H**
   - Variation to RC220396: 144 Ripponvale Road, Cromwell Page 2 of 9
   - Shannon Farm Development Staging Sheets 016 and 017 Revision ~~E~~~~F~~ **H**
   - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision ~~E~~**H**
   - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision C
   - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision ~~A~~**H.**
   - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

   as amended by the following conditions

6.3 NATIONAL ENVIRONMENTAL STANDARDS

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) came into effect on 1 January 2012. The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken.

In this instance, the land involved has been assessed as a restricted discretionary activity under Regulation 10(3) of the NES-CS during the processing of RC220396 of which a suite of conditions has been imposed. Regional permit[5] have also been obtained for disturbances to contaminated land. As such, the NESCS is not considered further under this application.

[5] RM.23.549.07

6.4 OVERALL ACTIVITY STATUS

Overall, the proposal is assessed as a **non-complying activity.**

7 PERMITTED BASELINE

7.1 PERMITTED BASELINE

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this case, all subdivision in the Rural Resource Area (5) requires resource consent and therefore the permitted baseline is considered of little relevance to this application.

7.2 RECEIVING ENVIRONMENT

The receiving environment is characterised by the existing resource consents held for the site that is currently being implemented (site and civil works are underway for the first few stages). Specifically, RC220396 contemplates the implementation of 151 residential allotments and is currently under construction.

8 ASSESSMENT OF EFFECTS

8.1 OVERVIEW

Schedule 4 of the Resource Management Act 1991 (RMA) details the information required to be included in an assessment of environmental effects. An assessment in this regard as it accords to Clause 6 of Schedule 4 is included as follows:

8.1.1 EFFECTS ON THE ENVIRONMENT

> *If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

> *An assessment of the actual or potential effect on the environment of the proposed activity.*

The following effects on the environment are considered most relevant:

- Effects on landscape and visual amenity values;
- Effects on open space and recreation;
- Transportation effects;
- Effects on servicing infrastructure;
- Productive capacity;

- Reverse sensitivity;
- Earthworks;
- Geotechnical;
- Ecological;
- Heritage and cultural values; and
- Positive effects.

8.1.2 Effects on landscape and visual amenity values

Effects on landscape and amenity values were considered in the landscape assessment prepared by RMM and attached in **Appendix [D]**.

Visual amenity effects

In considering effects on visual amenity values, the landscape assessment examined the potential visibility of the proposed additional allotments as they would be experienced from several public viewing locations within the immediate and wider Cromwell Basin context. Visual simulations as provided in the Graphics Attachment (and reproduced in the following figure) provides context as to the extent of the areas that are subject to this application relative to those areas to remain unchanged by this proposal:



Figure 10: Area shown in purple represents the consented Shannon Farm Subdivision The area shown in red represents the areas subject to the proposed intensification.

The landscape assessment helpfully includes the following table summarising the extent of visibility of the proposed additional Lots.

Table 4: Reproduction of table from Graphics Attachment summarising extent of visibility and consequential magnitude effects of proposal. Colour code corresponds to the seven-point landscape and visual effects rating scale in Figure 11.

Location	Distance	Extent of Visibility RLA 3	Magnitude of adverse effect	Extent of visibility RLA 4	Magnitude of adverse effect	Extent of visibility RLA 6	Magnitude of adverse effect
64 Ripponvale Road	800m	Not visible	No	Not visible	No	Moderately visible	Low
Shannon Farm Entry	640m	Partially visible	No	Partially visible	No	Moderately visible	Low to Low -Moderate

144 Ripponvale Road	720m	Partially visible	Very low	Moderately visible	Very low	Moderately visible	Low - moderate
184 Ripponvale Road & Cromwell Racecourse	1-1.2km	Partially visible	No – Very low	Moderately visible	No – Very low	Moderately visible	Low - Moderate
McNulty / SH6 intersection	1.8km	Partially visible	No - Very low	Moderately visible	Very low	Moderately visible	Low
Ord Road	1.9 – 2.1km	Partially visible	No - Very low	Moderately visible	No -Very low	Moderately visible	Low
422 Ripponvale Road	3.5km	Not/Partially Visible	Very low	Partially visible	Very low	Partially visible	Very low
SH6	3km	Partially visible	No	Partially visible	No	Partially visible	Very low
Bannockburn Road	4-6.5km	Not visible	Very low	Partially visible	Very low	Partially visible	Low
Felton Road	5.2 – 5.4km	Not visible	No	Not visible	No	Partially visible	No
SH8	4.1km	Not visible	No	Difficult to discern	no	Difficult to discern	Very low

The magnitude of effects, as summarised in Table 4 above is based on the seven-point landscape and visual effects rating in the New Zealand Landscape Assessment Guidelines[6] as reproduced below:

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Figure 11: The seven-point landscape and visual effects rating scale and comparative RMA threshold scale of effect.

In relation to infill intensification within RLA 3 and RLA 4, RMM considers that visual effects on landscape values, including amenity, will generally be **negligible to very low** and therefore less than minor. This is primarily due to the difficulty in discerning the additional development within the context of the consented environment. This assessment is supported, as the proposed lots will not be visually distinguishable from the anticipated built form, particularly given the continued application of existing controls on building design, materials, height, and setbacks.

With respect to RLA 6, RMM notes that while the proposed dwellings will be visible as a narrow band along the consented road following a natural contour, they will not disrupt the lower slopes of the eastern basin identified as a Significant Amenity Landscape (SAL). The development remains confined to lower slopes, avoids the no-build area on the upper slopes, and respects natural landforms, resulting in a legible and visually coherent layout. Mitigation measures (such as the strategic placement of building platforms, design controls,

[6] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

and curtilage restrictions) further reduce landscape and visual effects, which RMM assesses as **low - moderate,** and therefore no more than minor.

I agree with the overall assessment of the landscape assessment that the additional lots form a coherent and appropriate extension to the wider consented subdivision and will not be readily discernible to the general public. The magnitude of effects as assessed by RMM is predominantly no effects to low, with only a select few locations representing a **low-moderate** magnitude of effects as it relates to the proposed allotments within RLA 6. As such, visual effects are no more than minor.

Landscape effects

In terms of effects on landscape values, RMM has assessed the proposed intensification in relation to the Outstanding Natural Landscape (ONL), the SAL, the Ripponvale Road enclave, and the wider visual catchment.

In terms of the ONL, RMM concludes that there will be **no adverse effects** given that the area of intensification does not occur within or adjacent to the ONL. RMM's conclusion is accepted here, noting that the proposed additional Lots will effectively read as a coherent association with the consented development.

Regarding the SAL, RMM notes that while the overlay signals elevated landscape sensitivity, the District Plan does not define the characteristics or provide specific policies for SAL areas. In this context, the SAL at the site is characterised by rolling rural topography and a high degree of visual cohesion, forming a legible and pastoral backdrop to the Cromwell Basin. While some development within the SAL (including within the RLA 6 itself where a building platform is approved) is contemplated by the Structure Plan and is common across the District, the proposal avoids its most sensitive upper slopes, which are protected through a no-build overlay.

RMM considers the effects of intensification of the RLA 3 and 4 areas within the SAL are considered to be **low** through the integration of the additional Lots within areas already consented for residential domestication.

During the PC14 process it was agreed that the more sensitive areas of the SAL within Shannon Farm were the upper slopes on the northwest side of the middle 'basin'. This is recognised by the No Build Area overlay, and no lots are proposed in these areas. The proposed location of the lots within RLA 6 retains a band of open space to be maintained between the developed area and the open, upper slopes of the SAL with the No Build Area overlay.

The additional 16 lots within RLA 6 will form a cohesive and well-integrated extension to the periphery of the wider Shannon Farm development. As an incremental increase to the consented subdivision, the proposal maintains a logical and consistent development pattern and preserves a band of open space between the developed area and the upper slopes of the SAL. Mitigation measures, including the concentration of new lots along the existing consented road, the siting of building platforms in the lower portions of the site, and the

restriction of curtilage areas and associated height controls[7] within the District Plan, will effectively reduce potential landscape and visual effects. As a result, effects on the SAL are assessed by RMM as being of **low-moderate** magnitude and therefore no more than minor.

Within the Ripponvale Area, RMM notes that there will be no change in the context of the lower reaches of the site which are located within the RLPA zones. Changes within RLA 3 and 4 are considered to be imperceptible and readily absorbed into the consented environment. With regard to the changes in RLA 6, this will represent an incremental increase although will appear as a coherent and cohesive extension to the periphery of the wider Shannon Farm development and will be result in **no-very low** adverse landscape effects, and therefore less than minor.

Summary of landscape effects

Overall, the landscape assessment points out that the rural character of the receiving environment, including Shannon Farm and the Site is currently undergoing the changes enabled by PC14. The rural lifestyle character of a rural enclave set amongst the context of a rural environment and the backdrop of the Pisa Range is constantly evolving.

Within the Shannon Farm context, it is considered that the proposed intensification within RLA 3 and 4 will be an imperceptible incremental change as a result of the considered design and proposed controls, will maintain SAL values and avoid adverse effects on the character and landscape values of the immediate surrounding landscape. Landscape effects associated with the change with RLA 3 and 4 will be less than minor.

Development within RLA 6, while representing a change, avoids the more visible upper slopes of the SAL and No Build Area and maintains a spatial coherence with the consented Shannon Farm layout which will not detract from the landscape and visual amenities of the area, being a fundamental core principle of the Zone. Overall, the proposed changes are consistent with the evolving rural landscape character and will not result in a fundamental degradation of the identified landscape values and avoids ad-hoc fragmentation generally. RMM considers that from certain viewpoints, the highest degree of effects on landscape values will be **low-moderate** and therefore no more than minor when referring to the seven-point landscape and visual effects scale in Figure 11.

8.1.3 Effects on open space and recreation

The proposal does not alter the existing approved network of greenspaces nor does it compromise the consents associated with the establishment of the mountain bike track. No effects on open space and recreation are considered to arise from the proposal.

[7] Rule 4.7.6.A(f) - Rural Resource Area (5), where the maximum height shall not exceed 7.5 metres in Rural Lifestyle Areas 1, 2, 3 and Rural Lifestyle Production Area, 5.5 metres in Rural Lifestyle Area 4, and 5 metres in Rural Lifestyle Areas 5 and 6.

8.1.4 Effects on roading infrastructure

The effects of the proposed additional Lots on roading infrastructure have been considered by Carriageway Consulting Limited and as detailed in the Transportation Assessment attached in **Appendix [F].**

Overall, the traffic assessment considers that the traffic generated by the development of these additional lots can be accommodated on the adjacent roading network without capacity or efficiency issues arising. In practice, the traffic generated by the development results in minimal queues and delays, even when allowing for seasonal traffic flows on the highway and for ten years of prevailing ambient traffic growth.

The traffic assessment notes that the crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal.

Mr Carr confirms that PC14 included a number of transportation provisions associated with development of the wider area/site, including the provision of a shared walking/cycling route along the road, and the construction of an underpass beneath the highway. These remain appropriate for the increase in lot numbers and consequential increase in traffic. The main spine road through the site and the increased seal width of Ripponvale Road both remain in accordance with the Council's Code of Practice, and the provision of a shared walking/cycling route along the road, and the construction of an underpass beneath the highway, can easily accommodate any increase in pedestrians and cyclists.

Mr Carr notes that although there is presently little detail provided, it is likely that there will be a high degree of compliance with the transportation requirements of the District Plan. The most likely source of any non-compliance will be due to restricted sightlines where lots gain access close to curves or intersections but these features also mean that vehicle speeds will be reduced in the immediate area, which in turn means that shorter sight distances will be adequate. Mr Carr's assessment is accepted and I note that through intensification, it is inevitable that some corner Lots will unlikely meet the required sight distances or separation from intersections although this is nothing uncharacteristic in a low speed subdivision context.

Mr Carr considersThe traffic assessment concludes that overall, and subject to the preceding comments, the subdivision application can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why the consents could not be granted. Relying on the transport assessment, transport effects are considered to be no more than minor.

8.1.5 Effects associated with servicing

The effects of the proposed additional Lots on servicing infrastructure have been considered by CFMA and as detailed in the Infrastructure Feasibility Assessment attached in **Appendix [C].** The proposed means of servicing are summarised in section 5.1.2 above.

Overall, the Infrastructure Feasibility Report confirms that the proposed additional allotments can be serviced to meet Council's standards and will not adversely affect wider network or infrastructural capacity. Relying on the Infrastructure Feasibility assessment, it is considered effects associated with servicing are appropriately mitigated.

8.1.6 Effects on productive land

During the consideration of PC14, extensive consideration was had to the effects on the productive potential of the land. Through the appeal process for PC14, the applicant engaged Dr Reece Hill, soil scientist, to undertake a detailed field soil assessment. His assessment covered a 92 hectare area encompassing the area previously mapped as having Waenga 5 soils (which were considered particularly productive) and surrounding land of similar topography that could potentially contain such soils. A revised map showing the extent of Waenga 5 soils was produced (and reproduced in Figure 12 below) which translated to the establishment of a new density area within the Structure Plan identified as the "Rural Lifestyle Production Area" (RLPA). Additional provisions were included in the Rural Resource Area (5) provisions to retain the productive potential of the RLPA and included:

(a) A minimum lot size of 4 ha, with the exception of land located between the main access road and Horticulture Area (which will have a lot size of approximately 2 ha) (rule 4.7.2(ii)(a)(i)(b));

(b) The dwelling and accessory buildings are to be located within a building platform not exceeding 1,000m^2 (rule 4.7.2(ib)(c));

(c) A requirement that a minimum of 50% net site area of each lot in the RLPA is planted with productive horticultural or viticultural species prior to construction of a dwelling (rule 4.7.2(ib)(d)). The requirement for planting, and for retention of planting, is to be secured for a period of 15 years by way of consent notice on subdivision (rule 4.7.2(ii)(a)(vi)(F));

(d) When consent is sought for residential use, a landscape plan will be required to identify areas to be retained for productive use. The objective of the landscape plan in the RLPA is to ensure soils are retained for productive use by limiting the area of built form, curtilage and amenity plantings (rule 4.7.2(ib)(e));

(e) A requirement for no-complaints covenants on the titles of lots in Rural Lifestyle Areas 1 – 6, in favour of the existing NZ Cherry Corp orchard and the RLPA lots (rule 4.7.2(ii)(a)(vi)(J)); and

(f) New clauses within the zone policy to address retention of productive potential and use for productive purposes (Policy 4.4.18(n) and (o)).

As such, it was determined that the introduction of the RLPA achieves the retention of productive land with controls inserted into the District Plan to facilitate primary production.

In relying on this earlier assessment, it is considered that no additional adverse effects on productive capacity will result given the additional Lots within the RLA 3 and 4 areas will represent infill, and the areas in RLA 6 were not identified as consisting of soil qualities warranting protection. Effects on productive capacity are therefore less than minor.

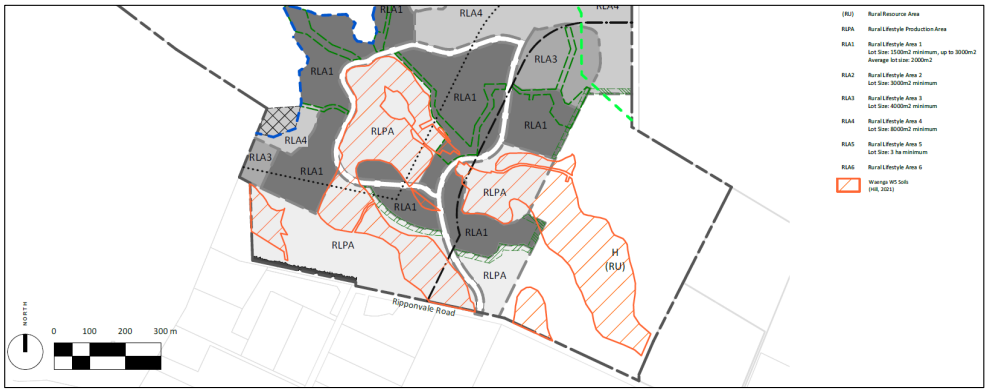


Figure 12: Location of Waenga Soils and the inclusion of the RLPA areas.

8.1.7 Effects on reverse sensitivity

Reverse sensitivity effects of the overall development of the site were extensively canvassed through the PC14 proceedings recognising that reverse sensitivity represented one of the key limbs for the initial refusal of the Plan Change request. Through mediation, the following additional provisions were inserted into the District Plan to address reverse sensitivity within the Rural Resource Area (5):

> (a) Standards requiring that no audible bird scaring devices are used in the Horticulture Area (rule 4.7.6E(b)). The cherry orchard extension will be netted, consistent with the appellant's existing operation;
>
> (b) Standards requiring that there be no fixed wind machines within the RLPA, with provision made for portable machines only (rule 4.7.6E(c)); and
>
> (c) Standards prescribing the number, location and model of wind machines for frost control to be placed in the Horticulture Area (rule 4.7.6E(c)).

In addition, it is noted that the introduction of the RLPA in the south of the site provides a further buffer between existing rural uses and the majority of the proposed rural lifestyle development.

Through the implementation of the controls above, it was determined that the implementation of PC14 as per the Structure Plan would alleviate reverse sensitivity effects.

The infilling of areas RLA 3 and 4 is not considered to give rise to any additional reverse sensitivity effects given these areas are predominantly internalised to the site. In addition, the RLA 6 area is located centrally and upslope within the wider Rural Resource Area (5) such that substantial separation distances are afforded from the surrounding properties which operate in a rural capacity. Accordingly, it is considered that the proposed intensification will have no more than minor adverse reverse sensitivity effects.

8.1.8 Earthworks effects

The provision of the proposed platforms will necessitate additional earthworks, including approximately 135,000m3 of cut and 158,630m3 of fill. The total area of works are estimated to cover approximately 132,000m2.

The site is already subject to a comprehensive EMP and a suite of consents from ORC. The EMP details an extensive suite of management techniques to be employed during the implementation of works, and have been successfully carried out over the first initial stages of the subdivision. These works include the provision of silt fences, stormwater management controls and water quality procedures. The EMP will be required to be updated to reflect the location of the additional works, albeit these works are primarily located alongside, and within areas already subject to extensive earth working activities.

The additional works are considered to be appropriately absorbed within the consented framework of the site and will not give rise to additional adverse effects on the environment over and above what has already been assessed and managed.

8.1.9 Geotechnical effects

The sites were previously assessed in terms of natural hazards where it was concluded that any adverse effects associated with geotechnical considerations and natural hazards will be no greater than minor.[8] As such, this proposal to intensify residential development is not considered to exacerbate natural hazards risks.

8.1.10 Ecological Effects

The site was not identified as consisting of any particular ecological value during the re-zoning and subsequent resource consent process. Rather, it was determined that PC14 would have some minor positive effect in terms of extending the ONL part of the site that has some ecological value[9]. The proposal does not extend into these areas and therefore no further ecological effects will arise.

8.1.11 Heritage and cultural effects

Heritage and cultural values were considered during the establishment of the site under PC14 where it was concluded that subject to conditions in relation to adherence to the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol through the matters of control for subdivision and the requirement for an archaeological authority where relevant to any changes to existing water races, the Commission determined that any adverse effects in terms of effects on heritage values will be no more than minor and there will be no particular effects on cultural values.[10] The proposal does not result in any development beyond the areas deemed appropriate.

[8] Paragraph 4.129, decision of the Commission, PC14, dated 3 May 2021.
[9] Paragraph 4.132, decision of the Commission, PC14, dated 3 May 2021.
[10] Paragraphs 4.133 to 4.135, decision of the Commission, PC14, dated 3 May 2021.

8.1.12 Positive effects

The primary positive effects of the proposal relate to the increase in residential allotments at a density that responds to demonstrated market demand, all the while providing better use of the land resource.

During the PC14 proceedings, expert evidence presented by Ms Natalie Hampson of Market Economics highlighted the strong and ongoing demand for dwellings in the Cromwell Ward, particularly outside the Cromwell urban area. Consistent with historical supply patterns, a significant portion of this demand was expected to be for lots ranging between 2,000m² and 1 hectare in rural settings, as well as for larger rural lifestyle properties.

Sales data for the initial release of 44 lots has confirmed strong market interest, particularly in the 1,500m² to 2,000m² range. Accordingly, the current proposal seeks to refine the subdivision layout to better align with this emerging demand. The revised approach is responsive to market conditions while ensuring that key values, including Outstanding Natural Landscape (ONL) values, broader landscape character, productive land capacity, infrastructure constraints, and the roading network, are not compromised.

Although PC19 (the Residential Chapter Review) has made provision for residential growth across the District, its focus has largely been on urban capacity, with lot sizes ranging from 200m² to 400m². While some additional Large Lot Residential capacity has been identified on the urban periphery of Cromwell, this remains within the defined urban limits.

In contrast, the Shannon Farm proposal provides for rural lifestyle allotments within a setting that offers enhanced amenity values due to its integration with surrounding rural land uses. It fills a gap not addressed by PC19, offering an alternative form of residential development that responds to current market preferences for rural lifestyle living.

At a broader level, the proposed intensification is situated within the Ripponvale area, which has experienced sustained subdivision demand, as demonstrated by the number of consents granted over the past 12 to 24 months. This trend is further supported by Council's preliminary plans to enhance the Racecourse land for future sporting facilities, prompting the upsizing of infrastructure in anticipation of continued growth. Over time, the Ripponvale area is expected to experience ongoing demand for residential lifestyle living, which this proposal appropriately responds to.

Accordingly, the proposal delivers positive effects by catering to genuine demand for rural lifestyle allotments beyond the scope of PC19's urban-focused provisions and in a manner that avoids ad-hoc fragmentation through integrating the increase in a cohesive manner with the current construction programme.

8.1.13 Summary of effects

The landscape and amenity effects of the proposed subdivision intensification have been assessed by RMM, whose findings conclude that while effects are predominantly no-very low from most viewpoints, a very small proportion of effects will be low-moderate that are acceptable within the context of the existing and consented environment.

In RLA 3 and 4, visual and landscape effects are assessed as **very low** to imperceptible, given the additional lots are integrated within areas already consented for development.

These changes are difficult to discern from public viewpoints and do not materially alter the character or amenity of the surrounding landscape.

In RLA 6, while the additional lots will be moderately visible from some viewpoints, they are confined to the lower slopes, following natural contours and avoiding the sensitive upper areas of the SAL, including the No Build Area. The development maintains legibility and visual coherence, with appropriate mitigation including building platform siting, design controls, and restricted curtilage. Accordingly, visual and landscape effects are assessed as **low-moderate** and no more than minor.

There are **no effects** on the ONL. The proposal avoids the most sensitive SAL areas and reflects a logical, incremental extension of the consented Shannon Farm layout.

Overall, the proposal maintains the rural lifestyle character anticipated under PC14 and is consistent with the evolving landscape of the Cromwell Basin.

The proposal does not modify the approved green space network or compromise the mountain bike track consents. No adverse effects on open space or recreational values are anticipated.

Transportation effects have been assessed by Carriageway Consulting, who confirms that the existing and planned roading infrastructure can accommodate the additional lots without adverse effects on traffic capacity, efficiency, or safety. Existing PC14 transport provisions, including shared walking/cycling routes and a highway underpass, remain appropriate and sufficient. Minor access non-compliances may arise but are mitigated by reduced speeds near curves or intersections. Overall, there are no transportation reasons to decline the application.

Servicing effects have been assessed by CFMA, who confirms the additional lots can be adequately serviced in accordance with Council standards without impacting broader infrastructure capacity. No adverse servicing effects are anticipated.

The productive potential of the site was extensively considered through PC14 and the associated appeal process. A refined soil assessment led to the creation of the Rural Lifestyle Production Area (RLPA) and associated density and land use controls. The proposal remains consistent with these outcomes, and effects on productive land are considered appropriately managed.

Potential reverse sensitivity effects were thoroughly addressed through the PC14 process, resulting in District Plan provisions that restrict certain rural practices (e.g., bird scaring devices, fixed wind machines). These controls, along with the buffer provided by the RLPA, remain effective. The proposed intensification in RLAs 3, 4, and 6 does not introduce additional reverse sensitivity concerns due to internal site placement and separation from rural neighbours. Effects are assessed as no more than minor.

The required earthworks are minimal and fall within the scope of the existing Environmental Management Plan and Otago Regional Council consents. No additional adverse effects are anticipated.

Previous assessments confirmed that natural hazard and geotechnical risks are minor. The proposed intensification will not exacerbate these risks.

No areas of ecological significance are affected. The proposal remains outside the ONL area with minor ecological value, and no further ecological effects are expected.

Heritage and cultural matters were addressed under PC14, with protocols in place for archaeological discoveries and water race modifications. No new effects are expected as development remains within approved areas.

The proposal delivers additional rural lifestyle allotments in response to strong market demand for larger lots not met by PC19, which focuses on urban densities. It complements existing planning provisions while preserving key landscape, infrastructure, and productive land values, and enhances housing supply diversity in the Cromwell Ward.

In considering all of the above, it is considered that the proposal will generate no more than minor adverse effects on the wider environment.

8.2 EFFECTS ON PERSONS

Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted

8.2.1 Consultation

No consultation has been undertaken with regard to this application.

8.2.2 Effects on persons

In considering effects on persons, consideration has been had to the adjoining landowners as identified in the following figure:

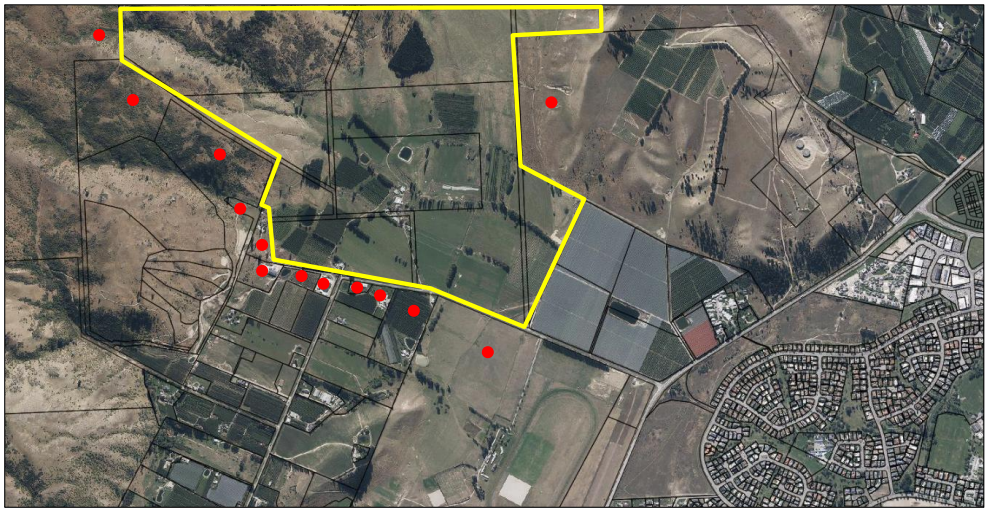


Figure 13: Location of adjacent neighbours in which adverse effects have been considered.

An assessment of the actual and potential adverse effects on these properties is as detailed in Table 5 below:

Table 5: Assessment of effects on adjacent properties.

Property	Relevant effect	Assessment
Properties to the west and south-west of the site on the western side of Ripponvale Road: • 85 Fairview Lane; • Lots 2 and 3 DP 527076; • 146 Ripponvale Road; • 156 Ripponvale Road; • Lot 1 DP 544935; and • Lot 2 DP 544935.	Landscape and visual effects	In terms of landscape and visual effects, it is noted that no access was gained from these specific properties (in order to view the subject site from these properties). Notwithstanding, as per the landscape assessment, the additional allotments will effectively represent infill predominantly within the core of the consented development. The Structure Plan details a shelterbelt along the southern boundary of the subject site (within Lot 706) which provides effective screening of the wider subdivision from these properties[11]. In addition, the District Plan permits the provision of bird netting which is a feasible outcome on the RLPA which are intended for cherry production. As such, the permitted baseline contemplates the establishment of structures (netting) which would effectively screen the entire site. As such, it is expected that the additional Lots will for the most part, be screened from view. In the event the proposed Lots are visible, the adjacent properties will experience this visibility in a context that is inherently residential. The periphery remains unchanged in terms of the RLPA and RLA 1 areas, and therefore a degree of separation is afforded to the intensified Lots. Notwithstanding, simply being able to see additional allotments in the context of a sought-after development in a region experiencing some of the most significant growth is not considered to be adverse. As such, landscape and visual effects are considered to be less than minor.
	Amenity effects	In terms of amenity effects, the inherent core values of the wider Shannon Farm development which include providing for a range of densities that foster a sensitive and creative response within the landscape of the site while also providing for greater diversity of living opportunities that contributes to the strengthening of rural communities, are considered to be maintained. The intensification is internal to the site and predominantly occurs within already consented residential areas. Some of the RLA 6 allotments are expected to be visible but are not considered to detract from the underlying amenity values for these adjacent properties.
	Transportation effects	These properties are all located to the west of the primary entrance of the subject site (the access to the site is approximately 360 metres from the 90 degree bend in Ripponvale Road). As per the traffic assessment, the proposed additional traffic loading is able to be absorbed within the existing roading network without compromising efficiency and safety of the wider

[11] Condition 22(f) of RC220396 requires the ongoing maintenance of the shelterbelt on Lot 706 and is to be enshrined as a consent notice.

		network. It follows that effects on these residents, which are located to the west of the primary access, will not be able to readily distinguish the increase in traffic over and above those anticipated under RC220396. Traffic will primarily head east towards Cromwell and therefore the degree of traffic generated in the vicinity of these sites are considered to be less than minor.
	Servicing effects	As all servicing is intended to be via Council's reticulation which is assessed as being capable of accommodating the additional demand, no additional effects on these residents are anticipated and are therefore less than minor.
	Reverse sensitivity effects	Some of the properties are inherently residential while others are commercial in nature (such as Rockburn Wines at 156 Ripponvale Road). The additional allotments are located internal to the site and are substantially separated from these properties. In addition, existing shelterbelts and reverse sensitivity controls (including noise) have been implemented into the District Plan. As such, no additional reverse sensitivity effects are expected to arise. Reverse sensitivity effects on these properties are therefore less than minor.
	Earthworks effects	Minor additional earthworks are required for the additional right of ways, accesses and additional road however these are located on the opposite side of the site, and substantially separated from these properties. As such, the additional earthworks will not be noticeable amongst the wider consented operations and therefore no additional effects are anticipated. It is noted that the wider earthworking operation are subject to an EMP of which the proposed additional works can be suitably absorbed by this EMP. Effects associated with earthworks will be less than minor.
Properties to the immediate south of the site, located on the southern side of Ripponvale Road: • 143 Ripponvale Road; • 123 Ripponvale Road; • 109 Ripponvale Road; and • Cromwell Racecourse	Landscape and visual effects	In terms of landscape and visual effects, these properties are located directly opposite the site and will more or less look up into the wider subdivision. A comparative location is viewpoint 2 as detailed in the landscape graphics attachment. In consideration of the landscape assessment, the intensification of consented lots represents an incremental change to the rural residential context. Within the context of the consented development there will be **no** visual adverse effect on landscape and amenity values arising from the proposed increased number of lots and / or dwellings within RLA 3 and 4. This assessment is considered accurate in that adjoining properties may notice an increase in densities but for the most part, are occurring within areas that will inherently be domesticated. For the development within RLA 6, these are considered to be either screened by intervening

		development, or at least subtly absorbed by the expanse of development that will characterise the immediate foreground. For the most part, the receiving environment is inherently influenced by the consented regime and therefore the landscape values of the wider context are not considered to be diminished by the intensification. As such, landscape and visual effects are considered to be less than minor.
	Amenity effects	In terms of amenity effects, the inherent core values of the wider Shannon Farm development which include providing for a range of densities that foster a sensitive and creative response within the landscape of the site while also providing for greater diversity of living opportunities that contributes to the strengthening of rural communities, are considered to be maintained. The intensification is internal to the site and predominantly occurs within already consented residential areas. Some of the RLA 6 allotments are expected to be visible but are not considered to detract from the underlying amenity values for these adjacent properties.
	Transportation effects	These properties are all located along the main transport route that will service the wider subdivision. The property at 109 Ripponvale Road is effectively opposite the primary entrance. No changes are proposed to the roading layout as it relates to these properties and therefore effects will result from the same location (in terms of the primary entrance) as already approved. In terms of increase in traffic, the traffic assessment considers the proposed additional traffic loading is able to be absorbed within the existing roading network without compromising efficiency and safety of the wider network. The consented development contemplates 151 allotments and associated traffic movements. The provision of additional Lots will inevitably add to the overall daily trips generated, but it is considered that the additional demand, spread out over the course of a day, will not be readily noticeable. Traffic effects are therefore considered to be less than minor.
	Servicing effects	As all servicing is intended to be via Council's reticulation which is assessed as being capable of accommodating the additional demand, no additional effects on these residents are anticipated and are therefore less than minor.
	Reverse sensitivity effects	The additional allotments are located internal to the site and are substantially separated from these properties. As such, no additional reverse sensitivity effects are expected to arise. Reverse sensitivity effects on these properties are therefore less than minor.

	Earthworks effects	Minor additional earthworks are required for the additional right of ways, accesses and additional road however these are located on the opposite side of the site, and substantially separated from these properties. As such, the additional earthworks will not be noticeable amongst the wider consented operations and therefore no additional effects are anticipated. It is noted that the wider earthworking operation is subject to an EMP and the proposed additional works can be suitably absorbed by this EMP. Effects associated with earthworks will be less than minor.
Property to immediate east of subject site: • PT SEC 48 BLK III CROMWELL SD	Landscape and visual effects	This property is located to the immediate east of the RLA 4 area which has five lots consented along the contiguous boundary (Lots 403 to 408 as per RC220396). The proposed intensification will see this increase to seven Lots. In addition, the proposed allotments located on the western side of the internal road network and within the RLA 6 area, will be visible. Fundamentally, views from this property will effectively overlook the entirety of the development and will experience a change. Despite "experiencing" a change in terms of additional allotments, the landscape is inherently modified. The established landscape values of the wider areas stems from the Pisa Range ONL, the open space of the upper reaches of the site, and the ridgelines and peaks created by the hills and ranges.[12] The development occurs within the immediate context of an extensive rural lifestyle subdivision and as per the landscape assessment, does not compromise the landscape qualities and values that have been previously determined and therefore it is considered that landscape effects on this resident will remain less than minor.
	Amenity effects	As above, this property, by virtue of its proximity to the area of infill, will experience this change. In terms of effects on amenity values, as previously established, the receiving environment is inherently modified by the wider framework established under PC14 and RC220396. The additional Lots are considered to be able to absorb into the context of this environment while maintaining the fundamental core principles that informed PC14. In terms of the setback breach sought by the platform on Lot 127, this breach will mean that a dwelling could be positioned up to 10 metres from the boundary. In practice, it is considered that whether a dwelling is located 10 metres from the boundary of 25 metres, there will be no tangible degree of additional effects on this property.

[12] Section 4.3 of the landscape assessment.

		As such, amenity effects remain less than minor.
	Transportation effects	Given the location of the site relative to any roading network, the proposal will not result in any material change to the traffic experience of this site. Traffic effects are therefore considered to be less than minor.
	Servicing effects	As all servicing is intended to be via Council's reticulation which is assessed as being capable of accommodating the additional demand, no additional effects on these residents are anticipated and are therefore less than minor.
	Reverse sensitivity effects	The additional allotments are located within areas that are already established for residential. No additional reverse sensitivity is expected to arise from additional Lots. Reverse sensitivity effects on these properties are therefore less than minor.
	Earthworks effects	Minor additional earthworks are required for the additional right of ways, accesses and additional road however these are located on the opposite side of the site, and substantially separated from these properties. As such, the additional earthworks will not be noticeable amongst the wider consented operations and therefore no additional effects are anticipated. It is noted that the wider earthworking operation are subject to an EMP of which the proposed additional works can be suitably absorbed by this EMP. Effects associated with earthworks will be less than minor.
Properties to the north	All effects	Given the inherent separation distances afforded by the topography of the site, no persons located to the north of the development site will experience the intensification in any form. As such, effects are less than minor.

The proposed additional Lots within the Rural Resource Area (5) will result in some localised changes, particularly for properties adjoining RLA 4 and RLA 6. Notably, one property to the immediate east will experience a modest increase in adjacent lots (from 5 to 7) and visibility of new development along the western edge.

Despite these changes, the wider landscape is already substantially modified through previous consents and Plan Change 14. The additional lots are well-integrated into the established rural lifestyle character and, as confirmed by the landscape assessment, will not compromise key landscape values.

Amenity effects are also considered less than minor, with the receiving environment already shaped by residential lifestyle development. Transportation and servicing impacts are negligible due to sufficient infrastructure and distance from local roads. Earthworks associated with the intensification are limited and distant from affected properties and will be managed under the existing EMP.

No additional reverse sensitivity issues are anticipated, as new lots are located within already established residential areas.

Overall, the proposal will result in a perceptible but minor change for nearby properties, with all adverse effects assessed as less than minor in scale and significance.

9 SECTION 95 NOTIFICATION

9.1 PUBLIC NOTIFICATION

Section 95A gives a council discretion to decide whether to publicly notify an application or not. There are a total of four steps that are to be followed to publicly notify consent applications under Sections 95A (2) to 95A (9). These steps are addressed in the Table below.

Test	Yes/No	Comments
Step 1: Mandatory notification in certain circumstances – section 95A(3)		
Has the applicant requested that the application be publicly notified?	No	
Is public notification required under s95C (following a request for further information or commissioning of report)?	No	
Is the application made jointly with an application to exchange reserve land?	No	
Step 2: If not required by Step 1, notification is precluded if any of these circumstances apply – section 95A(5)		
Does a rule or NES preclude public notification for all aspects of the application?	No	
Is the application a controlled activity?	No	
Is the application a restricted discretionary or discretionary activity for a subdivision?	No	
Is the application a restricted discretionary or discretionary activity for residential activity?	No	
Is the application a boundary activity (other than a controlled activity)?	No	
Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)		
Does a rule or NES require public notification?	No	
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No	As per the effects assessment contained herein, effects on the environment are considered to be no more than minor.
Step 4: Relevant to all applications that don't already require notification – section 95A(9)		
Do special circumstances exist that warrant the application being publicly notified?	No	The proposal is not considered to be unique or out of the ordinary in this context and is entirely consistent with the scale of development that characterises the surrounding environment.

9.2 LIMITED NOTIFICATION

Section 95B gives a council discretion for limited notification of consent application. Similar to public notification, there are a total of four steps that are to be followed for limited notification consent applications under Sections 95B (2) to 95A (10). These steps are addressed in the below Table:

Test	Yes/No	Comments
Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)		
Are there any affected protected customary rights groups or customary marine title groups?	No	
If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is there an affected person in this regard?	No	
Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)		
Does a rule or NES preclude limited notification for all aspects of the application?	No	
Is the application a controlled activity?	No	
Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)		
In the case of a boundary activity, is the owner of an allotment with an infringed boundary considered affected under s95E?	No	
Are there any other affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval?	No	As per the effects on persons, the proposal is considered to result in less than minor effects on persons.
Step 4: Notification in special circumstances – section 95B(10)		
Do special circumstances exist that warrant the application being notified to any persons not identified above?	No	

9.3 NOTIFICATION CONCLUSION

Based on the assessment above, it is considered that the proposal does not warrant notification in that the adverse effects of the proposal on the wider environment will be no more than minor as concluded in Section 8.1.13.

In addition, the proposal is not considered to warrant limited notification in that no person(s) are considered to be adversely affected by the proposed activities as per the conclusions met in Section 8.2.2 of this report.

10 SECTION 104(1)(b) ASSESSMENT

10.1 OVERVIEW

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) (of the RMA). This includes;

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

10.2 NATIONAL POLICY STATEMENTS

10.2.1 National Policy Statement for Highly Productive Land 2022

The National Policy Statement for Highly Productive Land (NPS-HPL) is intended to improve the way highly productive land is managed under the RMA[13]. The NPS-HPL was gazetted on 19 September 2022 and became operative on 17 October 2022.

The NPS-HPL requires regional councils and territorial authorities to identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land, in an integrated way and require the extensive mapping of highly productive land through the use of a standardise categorisation system.

Where area specific assessment and identification of high value soils have not been undertaken, the NPS-HPL directs Council to consider Land Use Classification (LUC) 1, 2 and 3 soils as being highly productive. In this case, the areas of the site identified as RLA (1) to (6) and RPLA are considered rural lifestyle zones and are not considered to be within the scope of the NPS-HPL as the RLA (1) to (6) are not general rural or rural production areas. As such, the NPS-HPL is not considered to apply, and consistent with the conclusions reached under RC220396.

[13] https://www.mpi.govt.nz/dmsdocument/36621-Valuing-highly-productive-land-a-summary

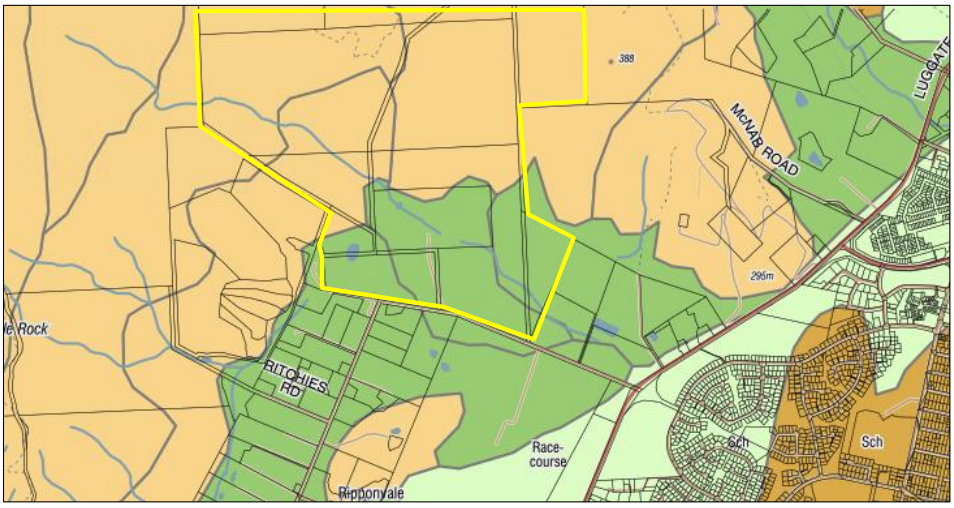


Figure 14: Extract of NZLRI GIS.

10.3 REGIONAL POLICY STATEMENTS

10.3.1 Operative and Proposed Regional Policy Statements

The relevant regional policy statements includes:

- The Partially Operative Regional Policy Statement 2019; and
- The Proposed Regional Policy Statement 2021.

10.3.2 Partially Operative Regional Policy Statement 2019

Table 6: Assessment of the relevant objectives and policies of the Partially Operative Regional Policy Statement 2019.

Provision	Description	Assessment
Objective 1.1	Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.	In this case, the relevant resource is considered to be that of the landscape, which contributes to the amenities of the Cromwell Basin. As per the landscape assessment, the additional allotments can be appropriately integrated into the receiving environment without detracting from the character values of the wider landscape including the SAL and ONL. At the same time, the proposal promotes the economic and cultural wellbeing of the applicant and community through the provision of additional allotments that meets an identifiable market demand, on land that is able to support the additional growth.

		The proposal is **consistent** with this Objective.
Objective 1.2	Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago	The proposed intensification represents a considered and coordinated approach to better utilise the Rural Resource Area (5) to provide additional housing without compromising the overarching purpose of the Zone, and avoids future ad-hoc fragmentation. The proposal is therefore considered to represent the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago. The proposal is **consistent** with this Objective.
Policy 3.2.4	Managing outstanding natural features, landscapes and seascapes Protect, enhance or restore outstanding natural features, landscapes and seascapes, by all of the following: a) In the coastal environment, avoiding adverse effects on the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding; b) Beyond the coastal environment, maintaining the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding; c) Avoiding, remedying or mitigating other adverse effects; d) Encouraging enhancement of those areas and values that contribute to the significance of the natural feature, landscape or seascape.	As per the landscape assessment, the proposed dwelling and associated access are considered to be appropriately integrated into the receiving environment without detracting from the character values of the wider landscape. The proposal is considered to be **consistent** with these provisions.
Policy 3.2.6	Managing highly valued natural features, landscapes and seascapes Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following: a) Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape; b) Avoiding, remedying or mitigating other adverse effects; c) Encouraging enhancement of those values that contribute to the high value of the natural feature, landscape or seascape.	
Objective 5.4	Adverse effects of using and enjoying Otago's natural and physical resources are minimised.	The proposal does not compromise the landscape values as per the landscape assessment, maintaining the qualities of the SAL and ONL that are of value to the community.

		The proposal does not impede on the consented mountain bike development within the ONL. The proposal is **consistent** with this Objective.
Objective 4.5	Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.	As above, the proposed intensification represents a considered and coordinated approach to better utilise the Rural Resource Area (5) to provide additional housing without compromising the overarching purpose of the Zone, and avoids future ad-hoc fragmentation. The proposal represents a well-considered and logical extension of the existing consented development, aligning with strategic urban growth objectives. It maintains a coordinated pattern of rural lifestyle development, integrates effectively with the surrounding rural context, and reflects the anticipated evolution of the landscape under PC14. Overall, the development is appropriately designed and implemented in a manner that supports consolidated and coherent growth The proposal is **consistent** with this Objective.
Policy 4.5.1	Providing for urban growth and development Provide for urban growth and development in a strategic and co-ordinated way, including by: a) Ensuring future urban growth areas are in accordance with any future development strategy for that district. b) Monitoring supply and demand of residential, commercial and industrial zoned land; c) Ensuring that there is sufficient housing and business land development capacity available in Otago; d) Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6 e) Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way. f) Having particular regard to: i. Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production; ii. Minimising competing demands for natural resources; iii. Maintaining high and outstanding natural character in the coastal	**a)** The proposed subdivision intensification aligns with the Shannon Farm Structure Plan approved through Plan Change 14 (PC14), which reflects a deliberate and planned approach to accommodating rural lifestyle demand outside the Cromwell urban area. While not within an identified “urban growth area” under a Future Development Strategy (FDS), the development complements broader growth planning by fulfilling a niche demand not otherwise provided for in PC19. **b)–d)** Evidence presented through PC14, including market analysis by Market Economics, confirms strong demand for rural lifestyle allotments in the Cromwell Ward. The proposal responds to this unmet demand, thereby contributing to sufficient development capacity within the region, particularly for larger lot sizes outside urban boundaries.

	environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna; iv. Maintaining important cultural or historic heritage values; v. Avoiding land with significant risk from natural hazards; g) Ensuring efficient use of land; h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed; i) Requiring the use of low or no emission heating systems where ambient air quality is: i. Below standards for human health; or ii. ii. Vulnerable to degradation given the local climatic and geographical context; j) Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth.	**e)** The proposal integrates with existing and consented infrastructure, including roading, servicing, and open space networks already approved under PC14. No upgrades are required beyond what is already committed, ensuring efficient and effective infrastructure provision. **f)** Productive land effects were resolved through the PC14 process, which introduced the Rural Lifestyle Production Area (RLPA) to protect significant soils. The current proposal remains outside the RLPA and avoids further encroachment, maintaining protection of productive capacity. The intensification is limited in scale and integrated within an existing consented framework, minimising additional demand on natural resources. The development avoids any Outstanding Natural Landscapes (ONLs) and is designed to respect the character and values of the identified Sensitive Amenity Landscape (SAL), including protection of upper slopes and the No Build Area. **g)** The intensification supports more efficient use of already zoned rural lifestyle land, avoiding unnecessary sprawl and optimising the yield from land already committed to development. **h)** Reverse sensitivity effects were a central concern in PC14 and have been mitigated through District Plan provisions including buffer areas and restrictions on rural practices. The current proposal remains consistent with these measures and introduces no additional risks. The proposal is **consistent** with this policy.
Policy 4.5.2	Achieve the strategic integration of infrastructure with land use, by undertaking all of the following: a) Recognising and providing for the functional needs of infrastructure; …	The proposal utilises existing infrastructure which has been designed and upsized to accommodate the growth anticipated by this proposal, and represents strategic integration of an already planned and commissioned network.

		The proposal is **consistent** with this provision.

10.3.3 Proposed Regional Policy Statement 2021

Table 7: Assessment of the relevant objectives and policies of the Proposed Regional Policy Statement 2021.

Provision	Description	Assessment
NFL – Natural Features and landscapes		
NFL-O1	The areas and values of Otago's outstanding natural features and landscapes are identified, and the use and development of Otago's natural and physical resources results in the protection of them from inappropriate subdivision, use and development.	As per the landscape assessment, the proposed dwelling and associated access are considered to be appropriately integrated into the receiving environment without detracting from the character values of the wider landscape. The proposal is therefore **consistent** with these provisions.
NFL-P2	Protect outstanding natural features and landscapes from inappropriate subdivision, use and development by: (1A) avoiding exceeding the landscape capacity of the natural feature or landscape, (1) maintaining the values that contribute to the natural feature or landscape being considered outstanding, even if those values are not themselves outstanding, (2) avoiding, remedying or mitigating other adverse effects; and (3) managing the adverse effects of infrastructure on the values of outstanding natural features and landscapes in accordance with EIT-INF-P13.	
UFD – Urban Form and Development		
UFD – O1	The development and change of Otago's *urban areas* occurs in a strategic and coordinated way, which: (1) accommodates the diverse and changing needs and preferences of Otago's people and communities, now and in the future, (2) integrates effectively with surrounding *urban areas* and *rural areas,* (2A) results in a consolidated, well-connected and well-designed urban form which is integrated with *infrastructure,* and (2B) supports *climate change adaptation* and *climate change mitigation*.	As above, the proposed intensification represents a considered and coordinated approach to better utilise the Rural Resource Area (5) to provide additional housing without compromising the overarching purpose of the Zone, and avoids future ad-hoc fragmentation. The proposal represents a well-considered and logical extension of the existing consented development, aligning with strategic urban growth objectives. It maintains a coordinated pattern of rural lifestyle development, integrates effectively with the surrounding rural context, and reflects the anticipated evolution of the landscape under PC14. Overall, the development is appropriately designed and implemented in a manner that supports consolidated and coherent growth The proposal is **consistent** with this Objective.

Overall, the proposal is considered to be consistent with the relevant Regional Policy Statements.

10.4 DISTRICT PLAN

10.4.1 Central Otago District Plan

The Central Otago District Plan includes a suite of objectives and policies to manage a range of issues that threaten to degrade the environmental and amenity qualities that have been identified as important attributes to the region. There are two key provisions that were inserted into the Central Otago District Plan as a result of the PC14 proceedings; Objective 4.3.10 and Policy 4.4.18. These two provisions are assessed in detail as follows, while any remaining policies of the District Plan considered relevant are assessed in Table 9.

Objective (4.3.10) for the Rural Resource Area (5) seeks to:

> *"Provide for a range of rural living opportunities on lots of varied sizes and shapes, integrated with rural productive uses and recreational opportunities, and in a way that protects the Outstanding Natural Landscape, maintains the values of the Significant Amenity Landscape, provides for rural amenity, is appropriately serviced, and manages potential effects on surrounding rural uses."*

The proposal is considered to remain consistent with this objective, for the following reasons:

- **Provision of rural living opportunities**: The subdivision provides for a diverse range of rural living opportunities through a mix of lot sizes and configurations. The intensification strategy reinforces the original intent of the zone to provide for rural lifestyle living in a spatially defined and managed manner. The unprecedented demand for additional rural lifestyle properties within close proximity to the Cromwell township is a reflection of the extensive growth that is being experienced in the area, of which this proposal seeks to alleviate. While the proposal seeks to reduce the minimum allotment sizes in the RLAs 3, 4 and 6 areas, these are more in line with market demand and still offers a degree of variability in densities as promoted by this Objective.
- **Integration with rural productive and recreational uses**: The development layout avoids compromising surrounding productive land uses and retains access to recreational areas. The productive capacity of the subject land has been assessed and secured during the initial re-zoning of the site and no changes or intensification is sought within the productive areas of the site. Rather, the proposal seeks to consolidate Lots within existing residentially zoned areas (the RLA 3 and 4 zones) and areas that has the capabilities to utilise existing infrastructure (the RLA 6 area which has immediate road access).
- **Protection of the Outstanding Natural Landscape (ONL)**: No part of the proposed additional development extends into the ONL. The proposal respects the identified ONL boundaries and avoids adverse effects on these values through careful siting and existing design controls.

- **Maintenance of Significant Amenity Landscape (SAL) values**: The new lots within the SAL (notably RLA 6) are confined to the lower slopes and visually recessive locations, preserving the legibility of the landform and avoiding ridgelines. Effects on the SAL are assessed as low to moderate and are mitigated through curtilage controls, landscape treatments, and road alignment as per the landscape assessment.
- **Provision for rural amenity**: The proposal builds upon an already consented rural-residential character, reinforcing the existing and anticipated amenity of the receiving environment. The spatial pattern, density, and design standards continue to reflect a rural lifestyle setting rather than an urban typology.
- **Servicing**: The site is appropriately serviced without placing an undue burden on public infrastructure. No servicing constraints have been identified that would compromise the zone's intent or broader environmental outcomes.
- **Management of effects on surrounding rural uses**: The site is contained within a defined development node, bordered by similar or compatible land uses. The proposal avoids reverse sensitivity issues and maintains a respectful interface with neighbouring rural properties.

While the numeric exceedance of the 160-lot threshold triggers non-complying status, the proposal responds comprehensively to the core intent of this objective. It demonstrates that an increase in density (when carefully located and designed) can still achieve the broader planning outcomes sought for the Rural Resource Area (5), including landscape protection, rural amenity, and integration with the surrounding environment. Accordingly, the proposal is not considered contrary to the relevant objective, and the non-compliance does not signal a fundamental planning concern when assessed in context.

In relation to Policy 4.4.18, this policy seeks to provide for rural lifestyle subdivision and development while avoiding, remedying or mitigating adverse effects on the environment by:

a. Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;

b. Integrating a range of complementary activities within the rural setting, including:
   • Rural living
   • Farming and agriculture
   • Horticulture
   • Recreation and Open Space

c. Adhering to minimum and average allotment sizes for subdivision;

d. Ensuring that subdivision is designed to:

   i. facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists; and

ii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate, integrated and planned development; and

iii. have regard to the natural landform in Rural Lifestyle Areas 1-6, including through the alignment of lot boundaries and roading, and landscaping and planting design within public spaces;

e. Ensuring that the subdivision layout within each contiguous area of RLA1 provides for a range of allotment sizes and shapes and comprises pockets of smaller lots offset by larger lots and open space;

f. Encouraging the extent of earthworks to not exceed that required for the installation of services, access and building platforms, while recognising that the contouring of land may either be required for, or limited by, geotechnical and/or aesthetic considerations;

g. Managing the character and amenity values of the Rural Resource Area (5) and surrounding areas by controlling land use activities, avoiding building within the no build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development;

h. Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;

i. Enhancing landscape values through the implementation of planting schemes tailored to specific areas within the Rural Resource Area (5);

j. Providing for an efficient access and open space network;

k. Providing adequate infrastructure to service development while minimising adverse effects;

l. Avoiding building in high risk natural hazard areas;

m. Managing the potential for reverse sensitivity effects on adjoining rural land uses;

n. Maintaining the productive potential of the Rural Lifestyle Production Area through ensuring that the allotment sizes and location of residential activity within the Rural Lifestyle Production Area do not prevent or significantly inhibit its productive use;

o. Ensuring the Rural Lifestyle Production Area is used for productive purposes alongside providing for rural living by requiring 50% of each allotment to be planted for productive purposes prior to the establishment of residential activity;

p. Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.

q. Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by:

i. Avoiding subdivision and building in the No Build Area;

ii. Enabling building within the "Area for Future Building Platform" provided it is well integrated into the landscape;

iii. Other than as provided in ii, avoiding building in the area outside of the No Build Area unless it be demonstrated that the legibility and open and natural character of the Rural Lifestyle Area 6 will be maintained;

iv. Avoiding subdivision in the area outside of the No Build Area unless:

   a. the creation of additional lots is necessary to facilitate rural activity or ecological restoration and use of the land is restricted to such purpose in perpetuity through a legal mechanism; or

   b. a dwelling has been approved under Rule 4.7.4.xi on each of the lots proposed to be created; and

   c. in respect of a and b the subdivision will avoid adverse effects on, and maintain, the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting.

v. Requiring that any planting is natural in design and avoids any linear or geometric forms and comprises only native species endemic to the area except for low height producing grass species such as browntop;

vi. Requiring that any roads are largely enclosed by planting.

An assessment of this policy more specifically is as follows:

Table 8: Specific assessment of Policy 4.4.18.

Provision	Description	Assessment
a	Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;	While the proposal is not directly in accordance with the Structure Plan insofar as it relates to allotment sizes and the provision of allotments in the RLA 6 Zone, the intensification is inherently confined to areas that have been deemed appropriate in terms of residential development. These locations were previously determined as appropriate in that they retain the productive lower lying areas while respecting the landscape values of the upper slopes of the SAL and more broadly, the ONL. Accordingly, while not in strict adherence to the Structure Plan, the overall intent of the Structure Plan is met. While not entirely consistent with the Structure Plan, the proposal is generally **not contrary** to this provision.

b	Integrating a range of complementary activities within the rural setting, including: • Rural living • Farming and agriculture • Horticulture • Recreation and Open Space	The proposal achieves the overall intent of the Zone through the provision of rural residential living is a holistic and master planned development that accommodates farming, agriculture, horticulture and open space, all the while avoiding ad hoc and fragmented development. The proposal is **consistent** with this policy.
c	Adhering to minimum and average allotment sizes for subdivision	While the proposed subdivision does not strictly adhere to the minimum and average allotment sizes prescribed for the respective Rural Lifestyle Areas, it continues to achieve the broader outcomes anticipated by the Rural Resource Area (5) Zone. The proposed allotment sizes, while smaller in density than that prescribed to the RLA 3, 4 and 6 areas, remain generous in a rural living context and have been designed to integrate with the existing consented development pattern, while still maintaining a variation in densities. The variation in size is driven by a clear market demand for allotments in the ~2,000m² range, which has been evidenced through the uptake of earlier Lots. Importantly, the design avoids ad hoc fragmentation through implementing these Lots within the initial development phase and maintains an overall pattern that reinforces the intended rural lifestyle character of the area. As noted in the accompanying landscape assessment, the proposal maintains appropriate levels of open space, visual coherence, and integration with the surrounding landform. Therefore, while the proposal does not strictly comply with the minimum and average size standards, it is considered consistent with the underlying purpose of the policy, which is to manage density in a way that supports rural amenity, open space, and landscape values. Overall, while the proposal is **not consistent** to the specifics of this policy in isolation, the overall intent of the policy when considered holistically within the

		broader spectrum and purpose of Policy 4.4.18 is generally achieved.
d	Ensuring that subdivision is designed to: i. facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists; and ii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate, integrated and planned development; and iii. have regard to the natural landform in Rural Lifestyle Areas 1-6, including through the alignment of lot boundaries and roading, and landscaping and planting design within public spaces;	As per the traffic assessment, the proposed additional Lots are able to be serviced in terms of transport and access requirements. The proposal is entirely **consistent** with this provision.
e	Ensuring that the subdivision layout within each contiguous area of RLA1 provides for a range of allotment sizes and shapes and comprises pockets of smaller lots offset by larger lots and open space;	This policy relates to RLA 1 which remains unaffected by this proposal. As such, this policy is **not relevant.**
f	Encouraging the extent of earthworks to not exceed that required for the installation of services, access and building platforms, while recognising that the contouring of land may either be required for, or limited by, geotechnical and/or aesthetic considerations;	Minimal additional earthworks are required for the purposes of additional access. Otherwise, the site is subject to an approved EMP which manages effects of earthworks. The proposed additional works can be integrated within this framework. The proposal is **consistent** with this provision.
g	Managing the character and amenity values of the Rural Resource Area (5) and surrounding areas by controlling land use activities, avoiding building within the no build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development;	The proposal appropriately manages the character and amenity values of the Rural Resource Area (5) by maintaining consistency with the Structure Plan in terms of the location of the additional Lots and consciously avoiding any development within the identified No Build Area. This approach ensures the protection of the area's open space and landscape values, particularly in relation to the upper slopes and more visually sensitive areas. The subdivision layout avoids any urban form or pattern of development, with Lots designed to follow landform and integrate with the surrounding rural lifestyle context. The proposal maintains a sense of openness and rural character as assessed by RMM, reinforced through the continued use of controls on building location, design, and landscaping. Accordingly, the proposal is **consistent** with this policy by avoiding development in the No Build Area, controlling land use in a manner that respects the

		landscape, and maintaining a clear distinction from urban subdivision patterns.
h	Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;	Existing Rules in the District Plan requiring consents for new builds will continue to remain unchanged. Proposed platforms on the Lots within RLA 6 will manage the location of development to ensure the retention of open space on the upper slopes. The proposal is **consistent** with this provision.
i	Enhancing landscape values through the implementation of planting schemes tailored to specific areas within the Rural Resource Area (5);	No changes are proposed to the planting framework and therefore the proposal remains **consistent** with this provision.
j	Providing for an efficient access and open space network	No changes are proposed to the open space network that is to be afforded to the public. The proposal is **consistent** with this provision.
k	Providing adequate infrastructure to service development while minimising adverse effects	As per the Infrastructure Feasibility Assessment, the development can be appropriately accommodated by the existing infrastructure provided under RC220396. The proposal is **consistent** with this provision.
l	Avoiding building in high risk natural hazard areas	The proposal avoids adding lots to areas of high risk natural hazards. The proposal is **consistent** with this provision.
m	Managing the potential for reverse sensitivity effects on adjoining rural land uses;	The infilling of areas RLA 3 and 4 is not considered to give rise to any additional reverse sensitivity effects given these areas are predominantly internalised to the site. In addition, the RLA 6 area is located centrally and upslope within the wider Rural Resource Area (5) such that substantial separation distances are afforded from the surrounding properties which operate in a rural capacity. Accordingly, it is considered that the proposed intensification will have no more than minor adverse reverse sensitivity effects. Furthermore, existing controls in the District Plan remains unchanged and includes: • Standards requiring that no audible bird scaring devices are used in the Horticulture Area (rule 4.7.6E(b)). The cherry orchard extension

		will be netted, consistent with the appellant's existing operation; • Standards requiring that there be no fixed wind machines within the RLPA, with provision made for portable machines only (rule 4.7.6E(c)); and • Standards prescribing the number, location and model of wind machines for frost control to be placed in the Horticulture Area (rule 4.7.6E(c)). The proposal is **consistent** with this provision.
n	Maintaining the productive potential of the Rural Lifestyle Production Area through ensuring that the allotment sizes and location of residential activity within the Rural Lifestyle Production Area do not prevent or significantly inhibit its productive use;	No changes are proposed to the RLPA and therefore this provision is **not relevant.**
o	Ensuring the Rural Lifestyle Production Area is used for productive purposes alongside providing for rural living by requiring 50% of each allotment to be planted for productive purposes prior to the establishment of residential activity;	No changes are proposed to the RLPA and therefore this provision is **not relevant.**
p	Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.	The proposal reinforces the rural living character of the zone and does not compete with urban zones. The typology remains distinct from urban forms and complements the broader district settlement pattern.
q	Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by: i. Avoiding subdivision and building in the No Build Area; ii. Enabling building within the "Area for Future Building Platform" provided it is well integrated into the landscape; iii. Other than as provided in ii, avoiding building in the area outside of the No Build Area unless it be demonstrated that the legibility and open and natural character of the Rural Lifestyle Area 6 will be maintained; iv. Avoiding subdivision in the area outside of the No Build Area unless: a. the creation of additional lots is necessary to facilitate rural activity or ecological restoration and use of the land is restricted to such purpose in perpetuity through a legal mechanism; or b. a dwelling has been approved under Rule 4.7.4.xi on each of the lots proposed to be created; and	With respect to clauses (q)(i) to (q)(iii), the proposal avoids any subdivision or development within the No Build Area, aligning with the explicit direction of the policy. As assessed by RMM, the proposed lots and associated building platforms are concentrated along existing and consented roads, adjacent to the RLA 4 area. The proposed 1,000m² building platforms are positioned close to the road corridor, limiting encroachment into the more sensitive upper reaches of the SAL. This approach, combined with the retention of the No Build Area and surrounding open pasture, ensures that the open, natural character and legibility of the SAL is retained. Accordingly, the intent of clause (q)(iii) is met.

	c. in respect of a and b the subdivision will avoid adverse effects on, and maintain, the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting. v. Requiring that any planting is natural in design and avoids any linear or geometric forms and comprises only native species endemic to the area except for low height producing grass species such as browntop; vi. Requiring that any roads are largely enclosed by planting.	As per (q)(ii), there is an inherent expectation of development within RLA 6, reflected in the identification of an "Area for Future Building Platform." This indicates a level of acceptance that domestication above the road and within RLA 6 was contemplated at the inception of the RRU(5) Zone, albeit at a smaller scale than currently proposed. Nonetheless, the landscape assessment confirms that the additional allotments can be appropriately absorbed into the wider landscape without compromising the more open upper slopes of the SAL or the legibility of the landform. In relation to clause (q)(iv), the policy provides a pathway for subdivision outside the No Build Area where dwellings have been approved under Rule 4.7.4.xi[14], and where such subdivision avoids adverse effects and maintains the legibility and open, natural character of RLA 6, while also avoiding boundary delineation through fencing or planting. While the first limb of the policy (facilitating rural activity or ecological restoration) is not relevant to this application, the second limb is engaged. The landscape assessment confirms that the proposed building platforms are capable of complying with the District Plan's standards (including Rule 4.7.6), with a height limit of 5m. In addition, the Shannon Farm Design Guidelines provide for robust design controls relating to building siting, height, boundary treatments, and materials. These include requirements for rural-style fencing (e.g., post and rail), low-reflectivity cladding in muted earth tones, and planting that is naturalistic in form and comprised of native species endemic to the area, excluding only low-height productive grass species such as browntop. All curtilage activities will be confined within the identified building platforms, and planting will avoid any linear or geometric patterns. This, together with the

[14] Rule 4.7.4.xi reads as follows: Any building within Rural Lifestyle Area 6 that is located outside of the 'No Build' Area shown on the Structure Plan and is not within a residential building platform approved pursuant to Rule 4.7.2.ii.a.vii.b 'Area for locating future platform' is a discretionary activity.

		strict design controls, is considered sufficient to mitigate the visual and landscape effects of the proposed additional lots and ensure the SAL's character and legibility is maintained. Accordingly, while the proposal involves subdivision in an area subject to a general policy direction to avoid, development is anticipated where qualifying criteria are met. In this case, it is assessed that the design response meets the qualifying criteria under clause (q)(iv)(c). On this basis, and relying on the expert landscape assessment, the proposal is not contrary to the underlying intent of Policy 4.4.18(q). In my assessment, I consider that while q(iii) seeks to avoid subdivision, this is only if the subdivision is unable to satisfy the objective of maintaining the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting. Relying on the landscape assessment, I consider this criteria is met. Overall, it is assessed that the proposal is **not contrary** to this provision.

In considering Policy 4.4.18 overall, it is considered that while non-complying due to the number of lots exceeding the 160-lot benchmark, the proposal is considered to remain consistent with the policy intent, particularly given the zone's bespoke planning framework under Plan Change 14 and the site-specific nature of Rural Resource Area (5).

The subdivision is carefully designed to remain consistent with the outcomes anticipated by Policy 4.4.18. The development integrates with the established pattern of rural living in this bespoke zone, provides appropriate intensification in order to meet market demands, and preserves key landscape and amenity values.

Given the site-specific planning framework of Rural Resource Area (5) and its origins in Plan Change 14, the proposal's non-compliance with the numeric threshold in my opinion does not equate to policy inconsistency. The policy provides a broad and detailed framework for managing growth in this area, and the proposal is aligned with that framework in both intent and implementation.

In terms of any other relevant provisions of the Central Otago District Plan, these are assessed as follows:

Table 9: Assessment of relevant objectives and policies of the Central Otago District Plan.

Provision	Description	Assessment
4.3.1	Objective - Needs of the District's People and Communities To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.	The proposal responds positively to this objective by providing additional rural lifestyle living opportunities meeting an identifiable market demand that support the social and economic wellbeing of the community, through expanded housing choice to respond to the desired demand and efficient use of zoned land. The development integrates with existing infrastructure and maintains key environmental outcomes through appropriate landscape design, protection of significant landforms, and adherence to servicing and design controls. As such, the proposal strikes an appropriate balance between enabling community wellbeing and maintaining environmental quality. The proposal is overall considered to be **consistent** with this policy.
4.3.3	Objective - Landscape and Amenity Values To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.	The landscape qualities have been thoroughly assessment by RMM. Overall, the landscape assessment concludes that the proposed development represents an incremental extension of the consented Shannon Farm subdivision that responds appropriately to the landform, planning framework, and the area's anticipated rural lifestyle development pattern. Expanding on this, the proposed additional Lots in the RLA 6 are confined to the lower reaches of the SAL and will maintain the openness and legibility of the upper slopes through careful siting of building platforms, fencing restrictions, and planting patterns. Relying on this assessment, the proposal is considered to at least maintain rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges. Accordingly, the proposal is **consistent** with this Objective.

4.4.2	Policy– Landscape and Amenity Values To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through: (a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features, (b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties, (c) The ability to adequately dispose of effluent on site, (d) Controlling the generation of noise in back country areas, (e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values, (f) Controlling the spread of wilding trees. (g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.	Expanding on Objective 4.3.3, the proposal is consistent with the Landscape and Amenity Values policies of the District Plan. As confirmed in the landscape assessment, the subdivision has been carefully designed to integrate with the landform, with additional lots in RLA 6 located at the lower slopes of the SAL to maintain the open natural character and legibility of the upper hills. Building platforms are sited to avoid skylines and prominent landforms, and further mitigation is achieved through fencing restrictions and naturalistic planting patterns. The proposed development remains compatible with the surrounding rural lifestyle context and will not detract from the amenity of adjoining properties. Servicing, including wastewater disposal, will be managed via reticulated infrastructure, avoiding on-site effluent concerns. No noise-generating activities or adverse tree planting effects are proposed, and wilding tree spread will be avoided through appropriate species selection. Overall, the proposal avoids adverse effects on the District's open space, landscape, natural character and amenity values, and is therefore **consistent** with the relevant policy framework.
4.4.8	Policy - Adverse Effects on the Amenity Values of Neighbouring Properties. To ensure that the effects associated with some activities including (but not limited to): (a) Noise (including noise associated with traffic generation, night time operations), and vibration, (b) The generation of a high level of traffic, in particular heavy vehicles, (c) Glare, particularly from building finish, (d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site, (e) The generation of odour, dusts, wastes and hazardous substances, and (f) The use and/or storage of hazardous goods or substances	The adverse effects on adjacent properties has been thoroughly canvassed in this assessment where it is concluded that effects will be less than minor. As such, the proposal is **consistent** with this policy.

	do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.	
4.4.9	Policy - Effects of Rural Activities To recognise that some rural activities, particularly those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new developments locating near such activities recognise and accept the prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.	Within the Rural Resource Area (5) Zone, Rule 4.7.6.E(b), (c) and (e) have been updated to apply to future residential activities within the Zone, in order to safeguard legitimate rural activities in the area to operate unimpeded, and manage reverse sensitivity effects. These rules will equally apply to the additional Lots. Recognising that the proposed allotments are to sit within the context of an established (in terms of baseline) residential context, the proposal is not considered to give rise to additional effects on rural activities. The proposal is therefore **consistent** with this provision.
4.3.7	Objective - Soil Resource To maintain the life-supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.	The intensification is occurring within existing established (in terms of the consented baseline) Rural Lifestyle Areas and does not affect the RLPA which has identified soils that are suited for primary production. The proposal is therefore not considered to compromise the life-supporting capacity of the District's soil resource and is therefore **consistent** with this policy.
16.3.1	To ensure that subdivision avoids, remedies, or mitigates adverse effects on the safe and efficient operation of the districts roading network.	As per the transport assessment, it is considered that the additional Lots will not adversely affect the safe and efficient operation of the roading network. The proposal is therefore **consistent** with this policy.
16.3.2	To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.	As per the infrastructure assessment, it is considered that the proposed additional Lots can be accommodated within the consented infrastructure framework without adversely affecting the public interest and the ongoing viability of those services and infrastructure. The proposal is therefore **consistent** with this policy.

In considering the assessment above, it is considered that the proposal is not contrary with the relevant objectives and policies of the District Plan.

10.5 PRECEDENT

While precedent is not an environmental effect in itself, it remains a relevant consideration under sections 104(1)(b)(vi) and 104(1)(c) of the Resource Management Act 1991 (RMA). It is appropriate, therefore, to briefly address the potential for this proposal to establish an undesirable precedent.

Each resource consent application must be considered on its own merits, and Council retains full discretion in assessing subdivision and residential activity proposals within the Rural Resource Area. In this case, the subject site is located within Rural Resource Area (5), a bespoke zoning outcome arising from Plan Change 14. This zoning reflects a strategic planning response that acknowledged the site's location, surrounding land uses, physical constraints, and suitability for a managed form of rural-residential development. As such, Rural Resource Area (5) is not a general or typical representation of the Rural Resource Area zone, but rather a carefully defined and spatially confined area intended to accommodate a specific pattern of development.

The ability to replicate this form of intensification elsewhere in the District is limited by the absence of comparable zoning, environmental context, or strategic planning direction. Therefore, approving this application will not signal a shift in the interpretation or application of Rural Resource Area policy frameworks more generally. The effects of this proposal are clearly confined to a distinct area that was always anticipated to accommodate a higher density of rural-lifestyle development.

Accordingly, it is considered that granting consent will not result in an adverse precedent, nor will it undermine the integrity or consistent administration of the District Plan, which in of itself, is under immediate review. The site-specific nature of Rural Resource Area (5) ensures that this decision can be contained both spatially and in principle.

10.6 SECTION 106

Pursuant to Section 106 of the RMA, a consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.

In this case, access to the proposed allotments have been demonstrated to which easements will ensure legal access is maintained.

Council determined under the wider PC14 process that there are no hazards pertaining to the land detailed on Council’s Planning Maps. There has been no known change to natural hazard risks since those earlier assessments and therefore it is concluded that the subdivision will not exacerbate natural hazards.

10.7 SECTION 104D

When dealing with non-complying activities, before granting an application a council must be satisfied that either the adverse effects of the activity on the environment will be minor

(s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104D(1)(b)).

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor. I conclude the effects are no more than minor for my reasons set out above.

With respect to the second gateway test under section 104D(1)(b), the application is considered broadly consistent with the relevant policies and objectives of the Rural Resource Area (5). While there are some obvious inconsistencies in terms of a breach to allotment sizes and the overall number of Lots, I consider that overall, the proposal is not at odds with the core intent of the Zone, and therefore is **not contrary** to this intent.

Accordingly, as the application has passed both of the gateway tests in s104D, I consider consent can be granted for this non-complying activity.

11 PART 2 ASSESSMENT

11.1 OVERVIEW

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

11.1.1 SECTION 5

The purpose of the Act as stated in s5(1) of the RMA is, “to promote the sustainable management of natural and physical resources”.

Section 5(2) of the Act defines “sustainable management” as:

> *… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while –*
>
> *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
>
> *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

The proposal supports this purpose by enabling a form of rural lifestyle development that responds to clear market demand while protecting key environmental values. It avoids development in sensitive landscape areas (ONL and upper SAL), respects productive land capacities, and is integrated with existing infrastructure without generating more than minor adverse effects. Appropriate mitigation measures are in place to manage any potential effects on landscape, amenity, and the rural-residential interface. As such, the proposal provides for the social and economic well-being of the community while safeguarding environmental resources.

11.1.2 SECTION 6

Section 6 relates to matters of national importance. The most relevant is that of Section 6(b) which seeks the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

The proposal avoids any development within the ONL, and the more sensitive upper areas of the SAL are similarly avoided. The integrity of these landscapes is therefore maintained.

Heritage and archaeological values have been addressed through the existing PC14 framework and remain protected via conditions that require adherence to the Heritage New Zealand Pouhere Taonga protocols. No new effects on cultural or heritage values are anticipated.

No identified sites of significance to tangata whenua are affected by this proposal, and the development remains within the areas previously determined as appropriate under PC14.

11.1.3 SECTION 7

Section 7 relates to ‘other matters’. The matters of relevance are considered to be as follows:

> *(b) the efficient use and development of natural and physical resources*
>
> *(c) the maintenance and enhancement of amenity values*
>
> *(f) maintenance and enhancement of the quality of the environment*

The proposal reflects an efficient use of zoned land by providing additional rural lifestyle opportunities within a structure already consented and serviced, without generating demand for further land re-zoning or infrastructure expansion.

Amenity values are preserved through sensitive siting and design, particularly in RLA 6, where building platform locations and design controls mitigate landscape and visual effects.

The quality of the environment is maintained by avoiding sensitive landscape features and ensuring that infrastructure, transportation, and servicing remain within existing capacities.

Productive land has been comprehensively assessed and appropriately managed through the RLPA designation, ensuring that finite soil resources are recognised and their values upheld.

On balance, the proposal is considered consistent with Section 7 of the RMA.

11.1.4 SECTION 8

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.

The proposal does not impact any identified Māori land, sites of significance, or cultural values. Cultural effects were assessed through the PC14 process, with appropriate mechanisms (e.g., archaeological protocols) embedded within the consent framework.

There is no evidence that the proposed intensification compromises any principles of partnership, participation, or protection under the Treaty.

11.1.5 CONCLUSION

The proposed subdivision intensification is consistent with the purpose and principles of Part 2 of the RMA. It promotes sustainable management by enabling a high-demand form of rural residential living within a framework that maintains environmental integrity, protects significant landscape and cultural values, uses infrastructure efficiently, and upholds amenity values. The effects are no more than minor, and the proposal appropriately balances the use, development, and protection of natural and physical resources in line with the RMA's purpose.

12 SUMMARY

The applicant holds a comprehensive suite of resource consents to develop land at 112 and 144 Ripponvale Road, Cromwell for a 151-Lot rural residential development, in line with the Rural Resource Area (5) provisions (incorporated by way of Plan Change 14 (PC14)) of the Central Otago District Plan.

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national building companies with an intent to establish show homes. The applicant advises that the demand lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold to date averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent.

Overall, the activity is assessed as a **non-complying activity.**

The actual and potential effects on the environment have been outlined in section 8 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposal is considered consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991.

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PO Box 190
Cromwell, 9342
jakewoodward.co.nz



1 THE APPLICANT AND PROPERTY DETAILS

Client	New Zealand Cherry Corp (Leyser) Limited Partnership
Address for service	JPW Consulting Limited Jake Woodward jake@jakewoodward.co.nz 022 315 8370
Property Address	112 and 144 Ripponvale Road, Cromwell
Project Description	Variation to RC220396 pursuant to Section 127 of the Resource Management Act 1991 to update the approved scheme plan to allow for additional allotments within a consented subdivision. Subdivision consent under the provisions of the Central Otago District Plan to establish 44 additional allotments within the Rural Resource Area (5). Land use consent under the provisions of the Central Otago District Plan for earthworks exceeding the permitted volume. Land use consent under the provisions of the Central Otago District Plan for a breach to sightlines. Land use consent under the provisions of the Central Otago District Plan for a breach to internal setbacks in the Rural Resource Area (5).
Our Reference	JW22058
Date	9 December 2025
Version	2

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2 EXECUTIVE SUMMARY

The applicant holds a comprehensive suite of resource consents to develop land at 112 and 144 Ripponvale Road, Cromwell for a 151-Lot rural residential development, in line with the Rural Resource Area (5) provisions (incorporated by way of Plan Change 14 (PC14)) of the Central Otago District Plan. The subdivision is referred to as Shannon Farm.

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the first 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national building companies with an intent to establish show homes. The applicant advises that the demand to date lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots within Rural Lifestyle Areas 3, 4 and 6, resulting in a net increase of another 44 Lots. The proposed allotment areas maintain a variability in density and ranges from 1,770m^2 to 5,500m^2.

The proposed subdivision intensification at Shannon Farm has been comprehensively assessed across landscape, infrastructure, environmental, and amenity domains. The effects are determined to be well within acceptable thresholds and aligned with the anticipated outcomes of PC14.

Landscape and visual assessments confirm that additional lots in RLAs 3 and 4 will have negligible to imperceptible effects, while those in RLA 6 will generate low-moderate effects (which translates to no more than minor) and appropriately mitigated through sensitive design and site controls. No adverse impacts will arise on the Outstanding Natural Landscape (ONL), and the development avoids the most sensitive parts of the Significant Amenity Landscape (SAL).

The subdivision respects the existing green space network and recreational amenities, with no negative implications for open space or mountain biking infrastructure. Transportation and servicing have been confirmed as adequate and compliant by relevant industry experts, with no capacity or safety issues anticipated.

Reverse sensitivity effects were pre-emptively addressed through PC14, with new district plan provisions in place to manage rural-residential interface conflicts. These remain effective under the proposed intensification. Likewise, earthworks, geotechnical stability, ecological values, and heritage considerations remain within previously consented parameters and raise no new concerns.

The proposal supports market demand for rural lifestyle allotments (particularly in the 1,500 to 2,000m² range) offering housing diversity not addressed by the more recent Plan Change 19, which focused on urban residential capacity.

The proposal represents a logical and well-integrated refinement of the consented Shannon Farm development and avoids ad-hoc fragmentation by addressing the demand in the early stages of construction. It delivers tangible housing benefits while ensuring that

environmental, infrastructural, and landscape values are protected. Overall, it is considered that the proposal will result in no more than minor adverse effects on the environment and is suitable for approval.

From a policy standpoint, PC14 introduced two key provisions to the District Plan; Objective 4.3.10 and Policy 4.4.18. While the proposal involves subdivision in an area subject to a general policy direction to avoid, it is assessed that the design response meets the qualifying criteria under clause (q)(iv)(c) of Policy 4.4.18 and overall, meets the underlying intent of the policy framework for the wider Rural Resource Area (5). Accordingly, the proposal is considered not contrary with the relevant objectives and policies of the Operative Central Otago District Plan.

The proposal is consistent with the outcomes sought under Part 2 of the Resource Management Act 1991.

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3 SITE DESCRIPTION

3.1 SITE DESCRIPTION

The site subject to this application is located at 112 and 144 Ripponvale Road, Cromwell and spans four parcels legally defined in Record of Titles 126180, OT 106/99, OT 7C/632 and OT 7C/633. A copy of the Titles are attached in **Appendix [A]**.

The site is that of the Shannon Farm subdivision, established under Plan Change 14 (PC14) of the Central Otago District Plan. The site is currently under development for 151 residential allotments.

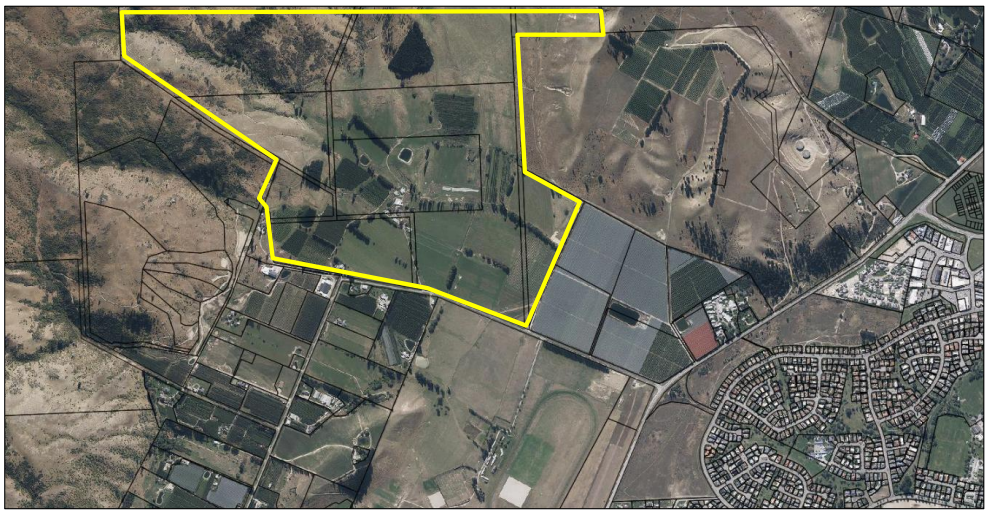


Figure 1: Aerial image of subject site (Image Source: CODC GIS).

3.2 SURROUNDING ENVIRONMENT

The surrounding environment is characterised by a range of land uses and activities.

To the west is that of the Pisa Range and is characterised by an Outstanding Natural Landscape Overlay (ONL). A resource consent (RC230244) was approved to enable the establishment of an extensive mountain-biking trail network across the ONL (as illustrated in Figure 2 below).

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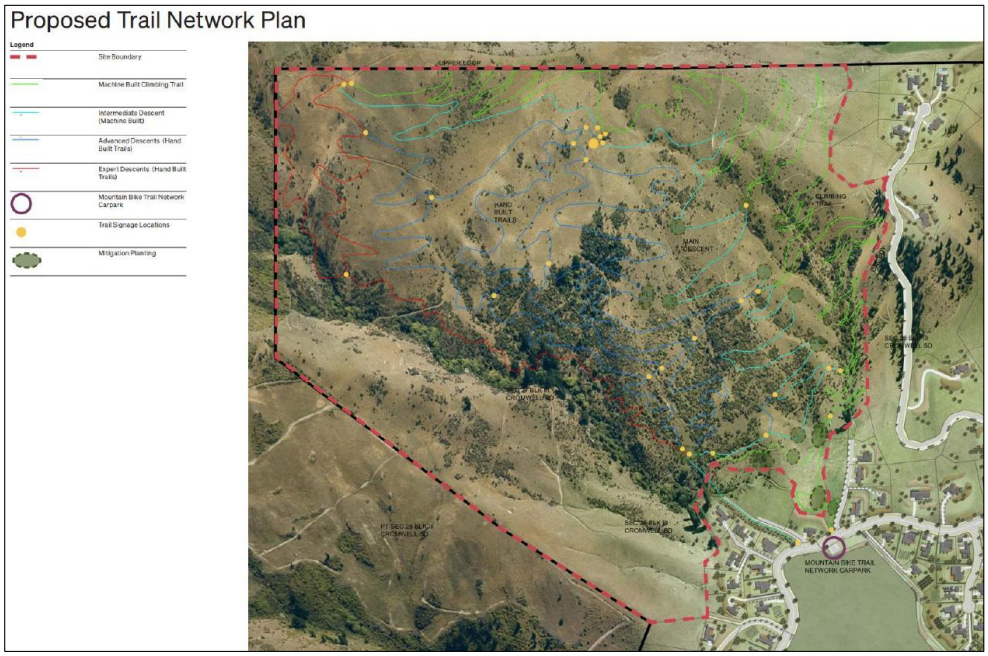


Figure 2: Extract of approved (RC230244) mountain bike trails within the ONL above the subject site.

To the south is the Ripponvale Road area which is characterised by pastoral farmland, vineyards, orchards, and large lifestyle lots. The NZ Cherry Corp orchard lies adjacent to the south-east of the site. Other land uses in the locality include the Cromwell Racecourse and the Cromwell Aerodrome to the south-east of the site, and Rockburn Winery to the southwest.

Ripponvale Road meets State Highway 6 at two intersections, at the western edge of the Cromwell township and also in the south near to the entrance to Kawarau Gorge.

As noted to the immediate south-east of the site is that of the Cromwell Racecourse. Discussion has been taking place for the past few months at the Cromwell Community Board (CCB) about utilising the 93.49-hectare reserve on Ripponvale Road (Cromwell Racecourse Reserve), to meet the future recreational needs of sustained population growth in Cromwell.

The Cromwell Reserves Supply and Demand Assessment (2022) concluded that the current provision of sports fields in Cromwell is insufficient to meet projected population growth and growing participation in field sports. This growth is expected to place significant pressure on existing reserves and infrastructure.

In response to this, Council have notified the Draft Cromwell Racecourse Reserve Management Plan which details possible relocation of the Cromwell sports and recreation areas to the Cromwell Racecourse. Council have preempted this approach through coordinating with the applicant to upsize infrastructure for the Shannon Farm development in anticipation for future growth in the area. An extract of the proposed site plan is reproduced in the following figure:

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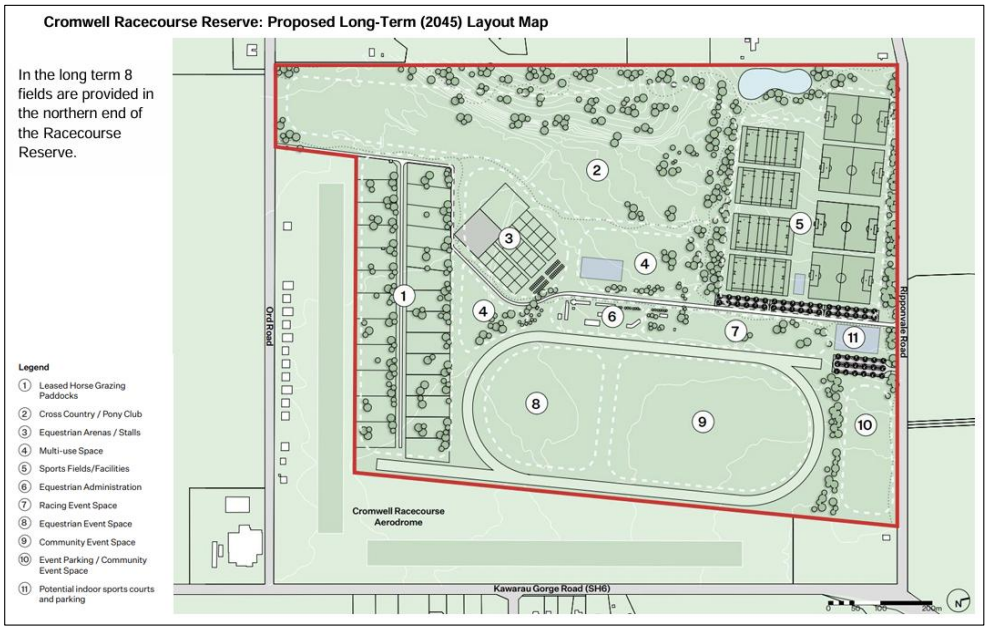


Figure 3: Extract of proposed Long-Term (2045) Layout Map (Source: Draft Cromwell Racecourse Reserve Management Plan).

Beyond the racecourse, there is a steady pattern of subdivision activity along Ripponvale Road, primarily focused on enabling residential lifestyle development in accordance with the Rural Residential subdivision framework of the District Plan, which does not prescribe a minimum allotment size for subdivision. This is evident by the number of resource consent applications that have been approved and steady supply of Lots being created and marketed for sale in recent months.

3.3 RECORD OF TITLE

The sites are legally defined in Record of Titles 126180, OT 106/99, OT 7C/632 and OT 7C/633. A copy of the Titles is attached in **Appendix [A]**. There are no consent notices registered on the Title that are of relevance to this application.

4 RESOURCE MANAGEMENT BACKGROUND

4.1 PLAN CHANGE HISTORY

4.1.1 Plan Change 14

The applicant requested a change to the Central Otago District Plan (Operative District Plan) on 29 May 2019 that was accepted by Council on 14 August 2019 and recorded as Plan Change 14 (PC14).

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PC14 sought to enable the subdivision, use and development of approximately 142 hectares of land in the centre of the site to provide for rural lifestyle development, by rezoning to a new Rural Resource Area (5) (RRA(5)).

The Plan Change included a Structure Plan (Schedule 19.23 in the District Plan), identifying varying rural lifestyle density areas, location of primary roads, and 'no build' areas on the higher and more visible hill slopes. Rural lifestyle density areas were proposed primarily to address landscape and visual effects considerations, with higher density development on lower areas in the centre of the site, and lower density development for hill slopes. All residential activity would require resource consent, to enable development controls specific to the proposed development.

PC14 also sought to recognise and provide for the natural landscape values of the Pisa Range through extending the ONL notation, and providing public access to the ONL area (both existing and new). Between the rural lifestyle development and the existing cherry orchard, PC14 would facilitate use of a further 29 ha for horticultural development, as an extension to the existing cherry orchard. Both the ONL and Horticulture Area are included within the Structure Plan and are subject to additional district plan provisions, although they retain their underlying Rural Resource Area zoning.

PC14 was notified on 16 November 2019 and submissions closed 18 December 2020.

The hearing was held remotely over three separate sessions commencing on 25 May 2020 until being adjourned 28 May 2020, reconvened on 9 June 2020 and 5 November 2020. The Commissioners recommendation was issued 3 May 2021 concluding that PC14 not be approved and this recommendation was adopted in its entirety by Council on 6 May 2021.

Subsequently, the applicant appealed Council's decision to the Environment Court (ENV-2021- CHC-073). This appeal was resolved by a joint memorandum that confirmed agreement between parties to:

- Rezone approximately 142 hectares of land to Rural Resource Area (5) to enable rural lifestyle development.
- Provision of Rural Lifestyle Areas with the following densities:

Table 1: Outline of approved minimum and average allotment areas for each of the respective Rural Lifestyle Areas.

RURAL LIFESTYLE ALLOTMENT AREAS	
Rural Lifestyle Area	**Allotment Area**
Rural Lifestyle Area 1	Minimum 1,500m^2 Maximum 3,000m^2 Minimum average 2,000m^2
Rural Lifestyle Area 2	Minimum 3,000m^2
Rural Lifestyle Area 3	Minimum 4,000m^2
Rural Lifestyle Area 4	Minimum 8,000m^2
Rural Lifestyle Area 5	Minimum 3 ha
Rural Lifestyle Area 6	To be held as one allotment
Rural Lifestyle Production Area	Minimum 4 ha, with the exception of the land to the east of the main access road, which shall be held as a single allotment

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- Amendment to the Outstanding Natural Landscape and Significant Amenity Landscape notations within the site.
- Insertion of a Structure Plan, Circulation Plan and Planting Schedule in the District Plan appendices.
- Within District Plan Section 4: Rural Resource Area, a new objective and a new policy for Rural Resource Area (5).
- Within District Plan Section 4: Rural Resource Area, new rules and associated provisions for activities within the Structure Plan area.
- Corresponding amendments to the planning maps.

Based upon the terms of agreement above, the appeal was allowed, and a consent order was issued by the Court on 8 April 2022. An extract of the updated planning maps illustrating the extent of the now operative Rural Resource Area (5) and subsequent approved Structure Plan is as follows:

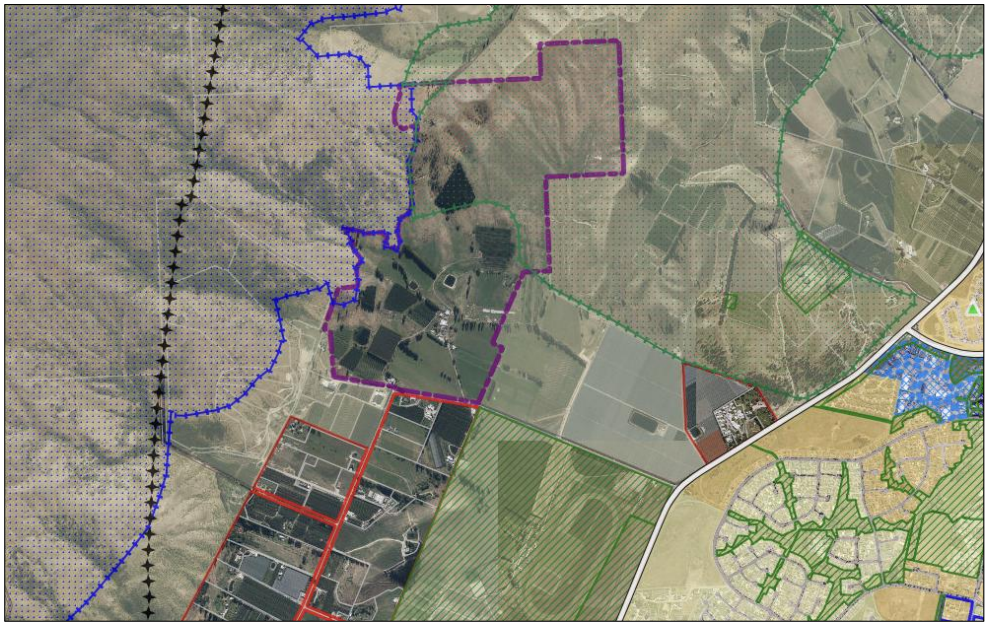


Figure 4: Extent of the Rural Resource Area (5) zone as rezoned by PC14 (Image Source: CODC GIS Planning Maps as at 26 May 2025).

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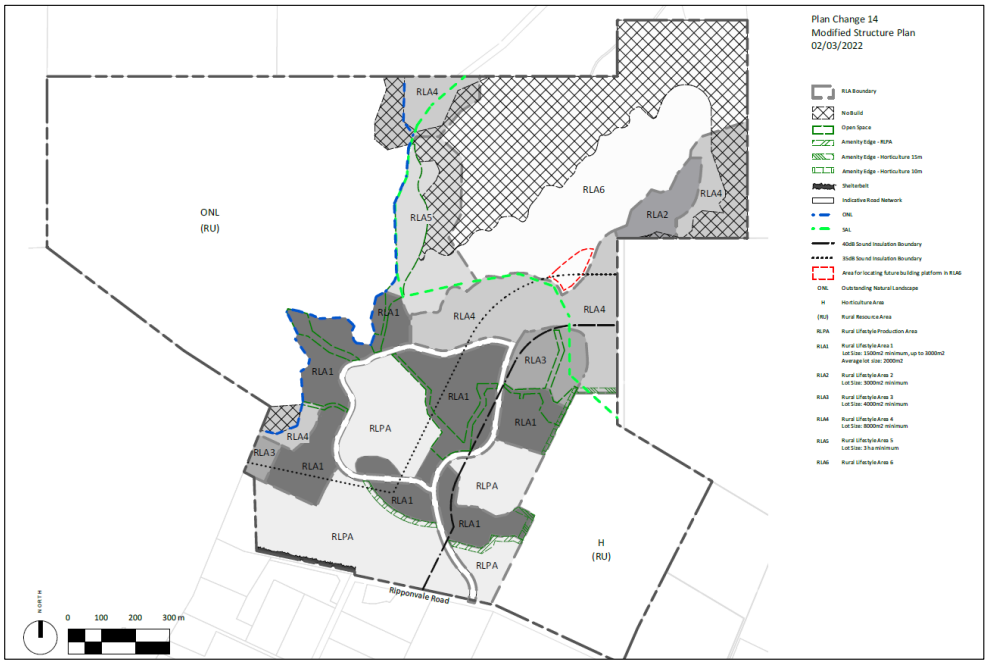


Figure 5: Extract of approved Structure Plan for the Rural Resource Area (5) as attached in Schedule 19.23 of the Central Otago District Plan.

4.1.2 Plan Change 19

Plan Change 19 (PC19) was a major update to the Central Otago District Plan and was driven by the direction set out in the Vincent and Cromwell Spatial Plans. The spatial plans were prepared by Central Otago District Council to respond to demand for residential land and housing affordability concerns in the District, and to plan for the anticipated growth over the next 30 years.

In implementing the direction set out in the two spatial plans, PC19 involved rezoning new land for residential use, identifying some areas for future growth, aligning existing residential zoning with the proposed new zones, and includes new provisions for managing land use and subdivisions within the residential zones.

PC19 was declared partially operative on 7 November 2024 although with a few specific provisions still under appeal.

Within the Cromwell Ward, PC19 authorised the re-zoning of some rural areas of land to different residential densities in the Bannockburn, Lowburn and Pisa Moorings area. The densities approved under PC19 are summarised as follows:

- Medium Density Residential being 200m^2
- Low Density Residential being 400m^2 (although currently under appeal to reduce to 250m^2)
- Large Lot Residential being 1,500m^2 (although currently under appeal to reduce to 1,000m^2)

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- Large Lot Residential Precinct 1 being 1,000m^2
- Large Lot Residential Precinct 2 being 3,000m^2; and
- Large Lot Residential Precinct 3 being 5,000m^2 (although currently under appeal to reduce to 4,000m^2).

PC19 does not affect the subject site specifically, but is of relevance to the understanding of the wider planning framework that pertains to the residential areas of the Central Otago District and Cromwell more specifically.

4.1.3 Rural Resource Area District Plan Review

Central Otago District Council are currently in the process of considering the Rural Resource Area chapter of the Central Otago District Plan and have recently begun consultation with key stakeholders, industry groups and the wider community (through community sessions). Council anticipates the formal notification of the Rural Resource Area chapter review in mid to late 2026 which is expected to consider the Ripponvale area surrounding the subject site.

4.2 RESOURCE CONSENTS HISTORY

There are a number of resource consent applications noted on the property file for the site. The following resource consents are considered most relevant and are summarised accordingly.

4.2.1 RC220396

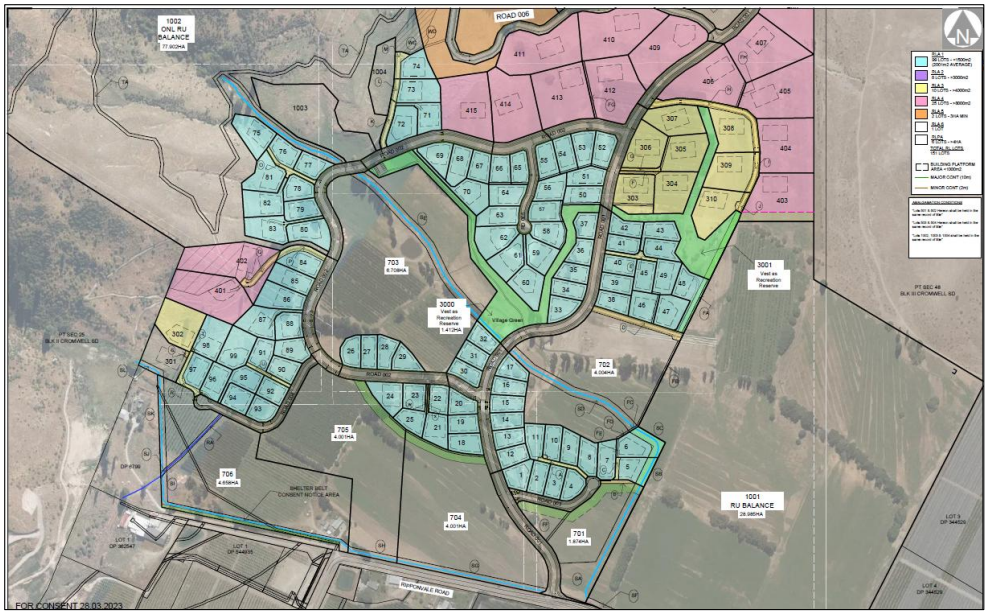
Following the implementation of PC14, the applicant sought a resource consent (RC220396) to undertake a subdivision of the site in accordance with the Structure Plan. The proposal sought approval for 151[1] residential allotments across the site, in line with the Structure Plan. A summary description of the proposal as sought under RC220396 was included in the Council's decision document, which is reproduced as follows:

- 151 allotments within the RLAs (1) to (6)
- All allotments comply with relevant minimum lot sizes
- 151 building platforms, one on each of the above lots
- Building platforms on Lots 208, 402, 403, 404, 409, 413, 414, 415, 416, 417, 418, 419, 420 422 and 501 would breach minimum yards
- 6 allotments within the RPLA
- 4 allotments in the Rural Resource Area
- Access off Ripponvale Road to six subdivisional roads
- Provision for a new footpath and underpass along Ripponvale Road and below State Highway 6
- Water and wastewater from Council's existing reticulated networks in Cromwell using new connections installed along Ripponvale Road

[1] 160 Lots were initially intended however nine Lots are required to undergo further geotechnical and hazard monitoring which has resulted in these Lots being converted to future development Lots 1003 and 1004. Otherwise, while 151 Lots have been approved, all infrastructure and roading was assessed on the basis of 160 Lots.

- Up to 123,100m^2 of cut and 100,300m^3 of fill across the site to establish roads, stormwater flow paths and land stabilisation
- Provision of landscaping generally in accordance with Schedule 19.23, using species identified in Schedule 19.25 of the CODP.
- The development is proposed to be undertaken in 21 stages. A proposed staging plan has been provided with the application

Consent was approved on 13 September 2023 and an extract of the approved subdivision scheme plan is attached:



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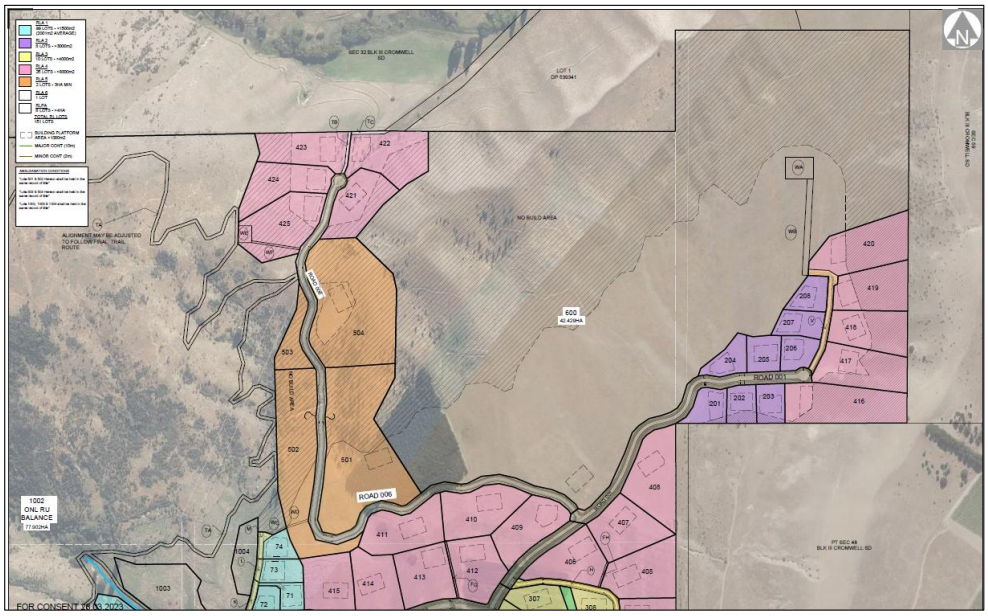


Figure 6: Extract of approved scheme plan as approved under RC220396.

4.2.2 RC220396V1

RC220396V1, approved on 13 December 2024 was an application to vary Conditions 1, 15 and 21 of RC 220396 to provide for the construction of two new stormwater and sediment retention ponds within Section 101 Block III Cromwell SD (to become Lots 701 and 704) and to allow for one of the existing dams on proposed Lot 703 to be retained. The larger of the basins on Lot 701 is intended to be used to treat stormwater during Stage 1 of the development, then would be repurposed as an irrigation/frost fighting pond to service future horticultural activities. The others would be integrated into the stormwater management system of the subdivision on a permanent basis.

4.2.3 RC220396V2

RC220396V2, approved on 23 May 2025, sought to amend the grouping of allotments within RC220396 Stages 12 to 14 so that certain allotments can be progressed to completion in a timelier manner.

4.2.4 RC230244

RC230244, approved on 13 September 2023 authorises the establishment of a mountain bike track within the Outstanding Natural Landscape land being the slopes to the west of the Shannon Farm subdivision proper.

4.2.5 Regional Consents

The applicant also holds a suite of consents from the Otago Regional Council for the following activities:

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- RM.23.549.01 – Water Permit – Diversion and Damming
- RM.23.549.02 – Land use Consent – Reclamation
- RM.23.549.03 – Land Use Consent – Alter the bed and place structures
- RM.23.549.04 – Land Use Consent – Defence against water
- RM.23.549.05 – Land Use Consent - Earthworks
- RM.23.549.06 – Discharge Permit - Earthworks
- RM.23.549.07 – Land Use Consent – Contaminated Land

5 PROPOSAL

5.1 OVERVIEW

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the first 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national franchisee building companies with an intent to establish show homes. The applicant advises that the demand lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold to date averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent.

The additional Lots will be provided by way of:

- An additional six allotments are proposed within RLA. The lots will range in size from 1770m^2 to 3530m^2 with an average allotment size of 2385m^2.
- An additional 22 Lots are proposed within an area of RLA 4. The intensified lots within RLA 4 will range in size from 1895m^2 to 6895m^2 with an average allotment size of 3115m^2.
- An additional 16 residential allotments (from one original allotment) are proposed within RLA 6**.** The residential allotments will range in size from 2290m^2 to 5150m^2 with an average allotment size of 3400m^2. The balance lot of RLA 6 (approximately 36Ha) will be kept as open pastureland and amalgamated with Lot 166. Each residential lot will have a building platform no greater than 1000m^2.

An extract of the approved consented layout versus the proposed layout is as follows:

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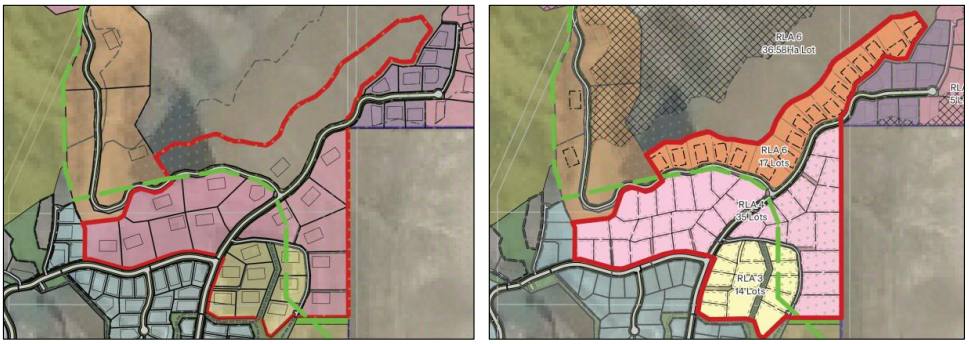


Figure 7: Extract of approved layout (left image) versus now proposed intensified layout (right).

There will be no additional allotments within any parts of the Outstanding Natural Landscape (**ONL)** or the No Build zone, as per the Structure Plan[2].

With the additional Lots proposed, the subdivision would equate to a total of 204 Lots within the wider Shannon Farm subdivision.[3]

5.1.1 Updated Scheme Plan

An updated scheme plan detailing the extent of the proposed subdivision has been prepared by Clark Fortune McDonald Ltd (CFMA) and is attached in **Appendix [B]**.

The proposed changes results in the following allotment sizes:

Table 2: Proposed amended allotment sizes (colour coded to reflect Rural Lifestyle Areas as shown in Figure 7 above; yellow = RLA 3, pink = RLA 4, orange = RLA 6)..

Lot Number	Lot Size (m^2)	Lot Number	Lot Size (m^2)
101	2170	134	2360
102	1860	135	2135
103	4270	136	1950
104	2150	137	2265
105	2330	138	1890
106	1770	139	2950
107	1860	140	2610
108	2320	141	2530
109	2070	142	2610
110	2010	143	3930

[2] Central Otago District Plan, Schedule 19.23: Structure Plan – Rural Resource Area (5)
[3] From 151 Lots plus an additional nine Lots once Development Lots 1003 and 1004 are developed under future consents.

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111	1985	144	2800
112	2560	145	4090
113	2490	146	3650
114	3530	147	3190
115	6895	148	2690
116	4405	149	3365
117	4360	150	2530
118	5165	151	2825
119	4630	152	3850
120	1895	153	2290
121	2430	154	3500
122	2150	155	4790
123	2770	156	4150
124	2785	157	3330
125	4160	158	3070
126	2240	159	2985
127	3015	160	3500
128	3685	161	2970
129	2000	162	3330
130	2350	163	3310
131	3685	164	2750
132	2750	165	5150
133	2700	166	3490

Building platforms are proposed on All new Lots, as required under Rule 4.7.2.ii.a.vii.

The balance land within RLA 6 (proposed Lot 600) will be amalgamated with proposed Lot 166. The following amalgamation conditions is proposed of which a CSN number will be required:

"That Lots 166 & 600 hereon be held in the same Record of title".

5.1.2 Servicing

An Infrastructure Feasibility assessment has been undertaken by CFMA and is attached in **Appendix [C].** The servicing capacity assessment summarises the following:

- **Wastewater:** The proposed wastewater network to service the additional allotments will follow the proposed wastewater alignment for the RC220396 subdivision. The extent of the proposed servicing arrangement are as detailed in **Appendix [B]** noting that the topography results in some drains running through private property. Suitable easements will be put in place to protect these. Lots 161 to 166 cannot be drained under gravity to the existing network and therefore a pressure sewer system is proposed to service these allotments with onsite SETP tanks and pumps. This is as per the proposed system for the RC220396 allotments adjoining in this area.

- **Stormwater:** Geotechnical investigations undertaken as part of PC14 confirms that there are favourable ground conditions for soakage across the site. Run off from roadways will be captured by mudtanks located in the roadside swales and discharged to ground via a Cauldwell type soakpit as per Appendix 2 of CODC addendum to 4404:2004. If an area of unfavourable ground condition is encountered flows will be conveyed to locations where soakage can be achieved via a piped network. All approved and proposed allotments will discharge to ground via a soakpit to be constructed at the time a dwelling is constructed.

- **Water supply:** A new water supply network to service the Shannon Farm subdivision has been constructed as part of the first stage of subdivision consented under RC220396. The water is sourced from the wider Cromwell municipal treated water network and then fed along Ripponvale Road to the site. The new infrastructure being constructed includes an upsized trunk main, booster pump station and a 400m³ higher-level treated water reservoir. The new infrastructure is expected to be commissioned in July this year. It is noted that CODC opted to upsize the new trunk mains and reservoir to enable future capacity when it is needed. The size of the trunk supply mains was increased from 150mmØ to 250mmØ and the reservoir was increased from 240m³ to 400m³. The additional Lots are proposed to simply connect directly to the reticulation established by RC220396 and as illustrated in **Appendix [B]**.

- **Firefighting:** The design of the new water infrastructure constructed under RC220396 has been confirmed to meet the requirements of SNZ PAS 4509 – NZ Fire Service Firefighting Water Supplies Code of Practice. Satisfactory firefighting pressure and flows will be met from the reticulation for all new allotments from hydrants constructed under RC220396. The reservoir contains a fixed static firefighting reserve at all times of 180m³ and does not change as a result of the additional allotments.

- **Power, telecom and gas:** The Aurora electricity network has been extended into the subject site as part of the stage 1-6 works and can service the proposed development. Chorus telecommunications cables have been extended to the extent of stage 1-6 and have included provision for servicing these future allotments. All infrastructure is underground. All necessary network will be extended to service the subdivision. It is not anticipated that there will be any supply or capacity issues for these services and connection will be made available from existing infrastructure.

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5.1.3 Landscape

A Landscape Assessment has been prepared by Rough Milne Mitchell Landscape Architects (RMM) and is attached in **Appendix [D]**. No additional landscaping is proposed as part of this proposal recognising that all future dwellings within the wider subdivision (including the additional Lots proposed) are subject to a controlled activity consent under Rule 4.7.2(ib). It is a requirement under this rule for a landscape plan to be submitted at the time of lodgement for a resource consent for a dwelling.

5.1.4 Traffic and roading

The proposed intensification will require the modification to an existing Right of Way (ROW H, I and J) to be upgraded to a road which will be vested to Council. As such, it is proposed to create a new Lot (Lot 2015) to be created and vested in Council as a road. Lot 2015 will consist of a 15 metre wide carriageway with a cul-de-sac head and will provide access to Lots 108 through to Lot 120. Council's standard conditions requiring the formation of the road and subsequent vesting is proposed.

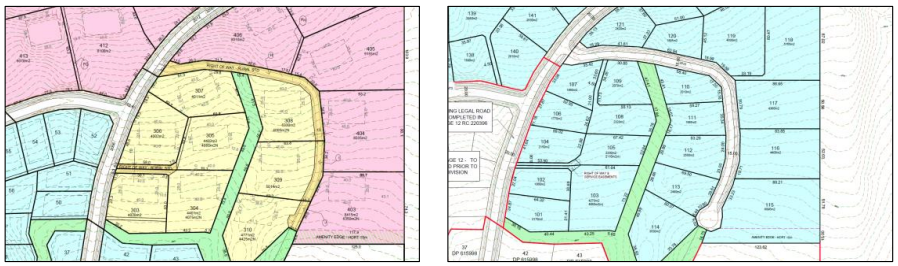


Figure 8: Left Image - Extract of approved plan showing ROW arrangement. Right image - Extract of proposed plan showing ROW being converted to a new 15.0 metre wide road.

A new Right of Way with a minimum legal width of 10 metres is proposed to service Lots 161 to 166. A new Right of Way is proposed to service Lots 103 and 105, 135 and 137, and Lots 125 and 127.

All other internal roads will remain as existing.

5.1.5 Earthworks

The proposed allotments can be largely accessed by the roading network approved and (partially) constructed under RC220396. Earthworks are required to construct additional accessways to new rear allotments and to establish the residential platforms on each Lot. The estimated additional earthworks quantities are summarised as follows:

Table 3: Estimated additional earthworks.

Total Cut	135,050m^3
Total Fill	158,629.36m^3
Max Cut Depth	3.1 metres
Max Fill Height	2.1 metres
Total Area	132,553m^2

The earthworks will be carried out by a competent Contractor experienced in subdivision developments and supervised by a suitably qualified professional. Works have been

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designed to incorporate the recommendations in the Geosolve geotechnical report which informed the approval of RC220396.

All earthworks procedures will be carried out in accordance with an approved Earthworks Environmental Management Plan (EMP) prepared by Enviroscope Limited and attached in **Appendix [E].**

6 STATUTORY CONSIDERATIONS

6.1 CENTRAL OTAGO DISTRICT PLAN

The wider site is located in the **Rural Resource Area (5)** of the Central Otago District Plan. More specifically, the proposed additional Lots will occur exclusively within **Rural Lifestyle Area 3, 4 and 6.**

The wider site is characterised by the following additional Overlays:

- Outstanding Natural Landscape (West of the site)
- Significant Amenity Landscape (North of the site)
- Rural Resource Area (5) Rural Lifestyle Areas (1) to (6)
- Rural Resource Area (5) Rural Production Lifestyle Area
- Rural Resource Area (5) Amenity Edges
- Rural Resource Area (5) No Build Area
- Rural Resource Area (5) Open Space Notation

An extract of the Council's Planning Map is as follows:

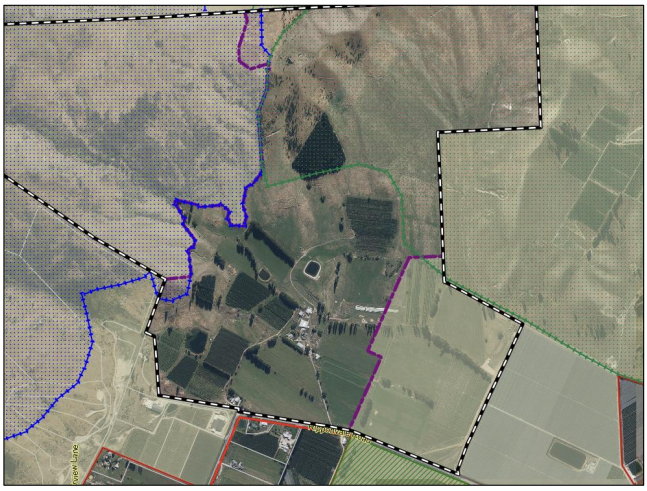


Figure 9: Extract of CODC GIS Planning Map.

The proposal requires consideration of the following rules:

Pursuant to Rule 4.7.2.ii.a.i, subdivision in the Rural Lifestyle Areas as detailed in the Structure Plan in Schedule 19.23 must accord with the relevant minimum and averaging

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requirements to be considered as a controlled activity. In this case, the proposed additional Lots do not accord to the minimum allotment areas as it relates to Rural Lifestyle Areas 3, 4 and 6 as follows:

- Rural Lifestyle Area 3 requires a minimum of 4,000m^2. In this case, allotment areas of 1770m^2 to 3530m^2 are proposed.
- Rural Lifestyle Area 4 requires a minimum of 8,000m^2. In this case, allotment areas of 1895m^2 to 6895m^2 are proposed.
- Rural Lifestyle Area 6 requires the entire area to be held under one allotment. In this case, a total of 17 allotments are proposed ranging is sizes from 2290m^2 to 5150m^2.

Breaching the minimum allotment areas, requires consideration as a **non-complying activity** pursuant to Rule 4.7.5.iii.

In addition, Rule 4.7.5.iii requires consideration for a **non-complying activity** where subdivision results in an allotment in excess of 160 allotments used for residential purposes in Rural Resource Area (5). In this case, an additional 44 allotments are proposed bring the overall total of Lots within the Shannon Farm development to 204[4] Lots.

Rule 4.7.5.xi states that Subdivision that is not in accordance with the Structure Plan in Schedule 19.23 is a **non-complying activity.** The proposed additional Lots are not in accordance with the Structure Plan insofar as the minimum allotment sizes do not accord to the minimums specified for the RLA 3, 4 and 6 areas, as well as the provision of platforms being located outside of the “area for location future building platform” in RLA 6. In this case, each new Lot established will contain a building platform.

Rule 4.7.6.J.b states that extraction (including excavation and/or displacement) shall not exceed an area of 2000m^2 or a quantity of 3000m^3 from any one site. In this case, approximately 293,679.36m^3 of earthworks over an area of 132,553m^2 are required to establish additional access and roading to accommodate the additional Lots. A breach to this standard constitutes a **discretionary activity** pursuant to Rule 4.7.4.i.

Rule 4.7.6.A.I.iii states that any sites within Rural Resource Area (5) that adjoin the Rural Resource Area shall be setback a minimum of 25 metres from the zone boundary. In this case, the proposed building platform on Lot 127, 128 and 118 is to be located 10 metres from the boundary of the Rural Resource Area. A breach to this standard constitutes a **discretionary (restricted) activity** pursuant to Rule 4.7.3.x.

Rule 12.7.1(ii) states that sight distances from access/intersections for Rural and Urban Local Roads shall be 40 metres where the adjacent road speed is 50km. In this case, the intensification of the proposed Lots may mean that a breach to this standard will result, albeit no access points have been shown. A breach to this standard constitutes a **discretionary (restricted) activity** pursuant to Rule 12.7.1(viii).

[4] Noting that 9 Lots are subject to a separate consent to develop Lots 1003 and 1004 once natural hazard matters are resolved.

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6.2 RESOURCE MANAGEMENT ACT 1991

Pursuant to Section 127 of the Resource Management Act 1991, an application can be made to Council to vary the conditions attached to a resource consent. Such an application is to be treated as if it were a **discretionary activity.**

In this case, the proposal to intensify and add additional allotments necessitates the need to vary the underlying approved scheme plan as consented under RC220396 (and as subsequently varied by RC220396V1 and RC220396V2).

It is proposed to amend the conditions of RC220396 as follows (added text **underlined**. Deleted text ~~struckthrough~~):

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
   - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision ~~E~~**H**
   - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision ~~E~~**H**
   - Variation to RC220396: 144 Ripponvale Road, Cromwell Page 2 of 9
   - Shannon Farm Development Staging Sheets 016 and 017 Revision ~~E~~~~F~~ **H**
   - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision ~~E~~**H**
   - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision C
   - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision ~~A~~**H.**
   - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision ~~A~~ **H.**
   - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

   as amended by the following conditions

6.3 NATIONAL ENVIRONMENTAL STANDARDS

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS) came into effect on 1 January 2012. The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken.

In this instance, the land involved has been assessed as a restricted discretionary activity under Regulation 10(3) of the NES-CS during the processing of RC220396 of which a suite of conditions has been imposed. Regional permit[5] have also been obtained for disturbances to contaminated land. As such, the NESCS is not considered further under this application.

[5] RM.23.549.07

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6.4 OVERALL ACTIVITY STATUS

Overall, the proposal is assessed as a **non-complying activity.**

7 PERMITTED BASELINE

7.1 PERMITTED BASELINE

The consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect.

In this case, all subdivision in the Rural Resource Area (5) requires resource consent and therefore the permitted baseline is considered of little relevance to this application.

7.2 RECEIVING ENVIRONMENT

The receiving environment is characterised by the existing resource consents held for the site that is currently being implemented (site and civil works are underway for the first few stages). Specifically, RC220396 contemplates the implementation of 151 residential allotments and is currently under construction.

8 ASSESSMENT OF EFFECTS

8.1 OVERVIEW

Schedule 4 of the Resource Management Act 1991 (RMA) details the information required to be included in an assessment of environmental effects. An assessment in this regard as it accords to Clause 6 of Schedule 4 is included as follows:

8.1.1 EFFECTS ON THE ENVIRONMENT

> *If it is likely that the activity will result in any significant adverse effect on the environment, a description of any possible alternative locations or methods for undertaking the activity:*

The proposed activity will not result in any significant adverse effects on the environment. Any effects there are, will be adequately remedied and mitigated. Alternative locations are therefore not considered necessary.

> *An assessment of the actual or potential effect on the environment of the proposed activity.*

The following effects on the environment are considered most relevant:

- Effects on landscape and visual amenity values;
- Effects on open space and recreation;
- Transportation effects;
- Effects on servicing infrastructure;
- Productive capacity;

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- Reverse sensitivity;
- Earthworks;
- Geotechnical;
- Ecological;
- Heritage and cultural values; and
- Positive effects.

8.1.2 Effects on landscape and visual amenity values

Effects on landscape and amenity values were considered in the landscape assessment prepared by RMM and attached in **Appendix [D]**.

Visual amenity effects

In considering effects on visual amenity values, the landscape assessment examined the potential visibility of the proposed additional allotments as they would be experienced from several public viewing locations within the immediate and wider Cromwell Basin context. Visual simulations as provided in the Graphics Attachment (and reproduced in the following figure) provides context as to the extent of the areas that are subject to this application relative to those areas to remain unchanged by this proposal:



Figure 10: Area shown in purple represents the consented Shannon Farm Subdivision The area shown in red represents the areas subject to the proposed intensification.

The landscape assessment helpfully includes the following table summarising the extent of visibility of the proposed additional Lots.

Table 4: Reproduction of table from Graphics Attachment summarising extent of visibility and consequential magnitude effects of proposal. Colour code corresponds to the seven-point landscape and visual effects rating scale in Figure 11.

Location	Distance	Extent of Visibility RLA 3	Magnitude of adverse effect	Extent of visibility RLA 4	Magnitude of adverse effect	Extent of visibility RLA 6	Magnitude of adverse effect
64 Ripponvale Road	800m	Not visible	No	Not visible	No	Moderately visible	Low
Shannon Farm Entry	640m	Partially visible	No	Partially visible	No	Moderately visible	Low to Low -Moderate

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144 Ripponvale Road	720m	Partially visible	Very low	Moderately visible	Very low	Moderately visible	Low - moderate
184 Ripponvale Road & Cromwell Racecourse	1-1.2km	Partially visible	No – Very low	Moderately visible	No – Very low	Moderately visible	Low - Moderate
McNulty / SH6 intersection	1.8km	Partially visible	No - Very low	Moderately visible	Very low	Moderately visible	Low
Ord Road	1.9 – 2.1km	Partially visible	No - Very low	Moderately visible	No -Very low	Moderately visible	Low
422 Ripponvale Road	3.5km	Not/Partially Visible	Very low	Partially visible	Very low	Partially visible	Very low
SH6	3km	Partially visible	No	Partially visible	No	Partially visible	Very low
Bannockburn Road	4-6.5km	Not visible	Very low	Partially visible	Very low	Partially visible	Low
Felton Road	5.2 – 5.4km	Not visible	No	Not visible	No	Partially visible	No
SH8	4.1km	Not visible	No	Difficult to discern	no	Difficult to discern	Very low

The magnitude of effects, as summarised in Table 4 above is based on the seven-point landscape and visual effects rating in the New Zealand Landscape Assessment Guidelines[6] as reproduced below:

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Figure 11: The seven-point landscape and visual effects rating scale and comparative RMA threshold scale of effect.

In relation to infill intensification within RLA 3 and RLA 4, RMM considers that visual effects on landscape values, including amenity, will generally be **negligible to very low** and therefore less than minor. This is primarily due to the difficulty in discerning the additional development within the context of the consented environment. This assessment is supported, as the proposed lots will not be visually distinguishable from the anticipated built form, particularly given the continued application of existing controls on building design, materials, height, and setbacks.

With respect to RLA 6, RMM notes that while the proposed dwellings will be visible as a narrow band along the consented road following a natural contour, they will not disrupt the lower slopes of the eastern basin identified as a Significant Amenity Landscape (SAL). The development remains confined to lower slopes, avoids the no-build area on the upper slopes, and respects natural landforms, resulting in a legible and visually coherent layout. Mitigation measures (such as the strategic placement of building platforms, design controls,

[6] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

and curtilage restrictions) further reduce landscape and visual effects, which RMM assesses as **low - moderate,** and therefore no more than minor.

I agree with the overall assessment of the landscape assessment that the additional lots form a coherent and appropriate extension to the wider consented subdivision and will not be readily discernible to the general public. The magnitude of effects as assessed by RMM is predominantly no effects to low, with only a select few locations representing a **low-moderate** magnitude of effects as it relates to the proposed allotments within RLA 6. As such, visual effects are no more than minor.

Landscape effects

In terms of effects on landscape values, RMM has assessed the proposed intensification in relation to the Outstanding Natural Landscape (ONL), the SAL, the Ripponvale Road enclave, and the wider visual catchment.

In terms of the ONL, RMM concludes that there will be **no adverse effects** given that the area of intensification does not occur within or adjacent to the ONL. RMM's conclusion is accepted here, noting that the proposed additional Lots will effectively read as a coherent association with the consented development.

Regarding the SAL, RMM notes that while the overlay signals elevated landscape sensitivity, the District Plan does not define the characteristics or provide specific policies for SAL areas. In this context, the SAL at the site is characterised by rolling rural topography and a high degree of visual cohesion, forming a legible and pastoral backdrop to the Cromwell Basin. While some development within the SAL (including within the RLA 6 itself where a building platform is approved) is contemplated by the Structure Plan and is common across the District, the proposal avoids its most sensitive upper slopes, which are protected through a no-build overlay.

RMM considers the effects of intensification of the RLA 3 and 4 areas within the SAL are considered to be **low** through the integration of the additional Lots within areas already consented for residential domestication.

During the PC14 process it was agreed that the more sensitive areas of the SAL within Shannon Farm were the upper slopes on the northwest side of the middle 'basin'. This is recognised by the No Build Area overlay, and no lots are proposed in these areas. The proposed location of the lots within RLA 6 retains a band of open space to be maintained between the developed area and the open, upper slopes of the SAL with the No Build Area overlay.

The additional 16 lots within RLA 6 will form a cohesive and well-integrated extension to the periphery of the wider Shannon Farm development. As an incremental increase to the consented subdivision, the proposal maintains a logical and consistent development pattern and preserves a band of open space between the developed area and the upper slopes of the SAL. Mitigation measures, including the concentration of new lots along the existing consented road, the siting of building platforms in the lower portions of the site, and the

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restriction of curtilage areas and associated height controls[7] within the District Plan, will effectively reduce potential landscape and visual effects. As a result, effects on the SAL are assessed by RMM as being of **low-moderate** magnitude and therefore no more than minor.

Within the Ripponvale Area, RMM notes that there will be no change in the context of the lower reaches of the site which are located within the RLPA zones. Changes within RLA 3 and 4 are considered to be imperceptible and readily absorbed into the consented environment. With regard to the changes in RLA 6, this will represent an incremental increase although will appear as a coherent and cohesive extension to the periphery of the wider Shannon Farm development and will be result in **no-very low** adverse landscape effects, and therefore less than minor.

Summary of landscape effects

Overall, the landscape assessment points out that the rural character of the receiving environment, including Shannon Farm and the Site is currently undergoing the changes enabled by PC14. The rural lifestyle character of a rural enclave set amongst the context of a rural environment and the backdrop of the Pisa Range is constantly evolving.

Within the Shannon Farm context, it is considered that the proposed intensification within RLA 3 and 4 will be an imperceptible incremental change as a result of the considered design and proposed controls, will maintain SAL values and avoid adverse effects on the character and landscape values of the immediate surrounding landscape. Landscape effects associated with the change with RLA 3 and 4 will be less than minor.

Development within RLA 6, while representing a change, avoids the more visible upper slopes of the SAL and No Build Area and maintains a spatial coherence with the consented Shannon Farm layout which will not detract from the landscape and visual amenities of the area, being a fundamental core principle of the Zone. Overall, the proposed changes are consistent with the evolving rural landscape character and will not result in a fundamental degradation of the identified landscape values and avoids ad-hoc fragmentation generally. RMM considers that from certain viewpoints, the highest degree of effects on landscape values will be **low-moderate** and therefore no more than minor when referring to the seven-point landscape and visual effects scale in Figure 11.

8.1.3 Effects on open space and recreation

The proposal does not alter the existing approved network of greenspaces nor does it compromise the consents associated with the establishment of the mountain bike track. No effects on open space and recreation are considered to arise from the proposal.

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[7] Rule 4.7.6.A(f) - Rural Resource Area (5), where the maximum height shall not exceed 7.5 metres in Rural Lifestyle Areas 1, 2, 3 and Rural Lifestyle Production Area, 5.5 metres in Rural Lifestyle Area 4, and 5 metres in Rural Lifestyle Areas 5 and 6.

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8.1.4 Effects on roading infrastructure

The effects of the proposed additional Lots on roading infrastructure have been considered by Carriageway Consulting Limited and as detailed in the Transportation Assessment attached in **Appendix [F].**

Overall, the traffic assessment considers that the traffic generated by the development of these additional lots can be accommodated on the adjacent roading network without capacity or efficiency issues arising. In practice, the traffic generated by the development results in minimal queues and delays, even when allowing for seasonal traffic flows on the highway and for ten years of prevailing ambient traffic growth.

The traffic assessment notes that the crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal.

Mr Carr confirms that PC14 included a number of transportation provisions associated with development of the wider area/site, including the provision of a shared walking/cycling route along the road, and the construction of an underpass beneath the highway. These remain appropriate for the increase in lot numbers and consequential increase in traffic. The main spine road through the site and the increased seal width of Ripponvale Road both remain in accordance with the Council's Code of Practice, and the provision of a shared walking/cycling route along the road, and the construction of an underpass beneath the highway, can easily accommodate any increase in pedestrians and cyclists.

Mr Carr notes that although there is presently little detail provided, it is likely that there will be a high degree of compliance with the transportation requirements of the District Plan. The most likely source of any non-compliance will be due to restricted sightlines where lots gain access close to curves or intersections but these features also mean that vehicle speeds will be reduced in the immediate area, which in turn means that shorter sight distances will be adequate. Mr Carr's assessment is accepted and I note that through intensification, it is inevitable that some corner Lots will unlikely meet the required sight distances or separation from intersections although this is nothing uncharacteristic in a low speed subdivision context.

Mr Carr considersThe traffic assessment concludes that overall, and subject to the preceding comments, the subdivision application can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why the consents could not be granted. Relying on the transport assessment, transport effects are considered to be no more than minor.

8.1.5 Effects associated with servicing

The effects of the proposed additional Lots on servicing infrastructure have been considered by CFMA and as detailed in the Infrastructure Feasibility Assessment attached in **Appendix [C].** The proposed means of servicing are summarised in section 5.1.2 above.

Overall, the Infrastructure Feasibility Report confirms that the proposed additional allotments can be serviced to meet Council's standards and will not adversely affect wider network or infrastructural capacity. Relying on the Infrastructure Feasibility assessment, it is considered effects associated with servicing are appropriately mitigated.

8.1.6 Effects on productive land

During the consideration of PC14, extensive consideration was had to the effects on the productive potential of the land. Through the appeal process for PC14, the applicant engaged Dr Reece Hill, soil scientist, to undertake a detailed field soil assessment. His assessment covered a 92 hectare area encompassing the area previously mapped as having Waenga 5 soils (which were considered particularly productive) and surrounding land of similar topography that could potentially contain such soils. A revised map showing the extent of Waenga 5 soils was produced (and reproduced in Figure 12 below) which translated to the establishment of a new density area within the Structure Plan identified as the "Rural Lifestyle Production Area" (RLPA). Additional provisions were included in the Rural Resource Area (5) provisions to retain the productive potential of the RLPA and included:

(a) A minimum lot size of 4 ha, with the exception of land located between the main access road and Horticulture Area (which will have a lot size of approximately 2 ha) (rule 4.7.2(ii)(a)(i)(b));

(b) The dwelling and accessory buildings are to be located within a building platform not exceeding 1,000m^2 (rule 4.7.2(ib)(c));

(c) A requirement that a minimum of 50% net site area of each lot in the RLPA is planted with productive horticultural or viticultural species prior to construction of a dwelling (rule 4.7.2(ib)(d)). The requirement for planting, and for retention of planting, is to be secured for a period of 15 years by way of consent notice on subdivision (rule 4.7.2(ii)(a)(vi)(F));

(d) When consent is sought for residential use, a landscape plan will be required to identify areas to be retained for productive use. The objective of the landscape plan in the RLPA is to ensure soils are retained for productive use by limiting the area of built form, curtilage and amenity plantings (rule 4.7.2(ib)(e));

(e) A requirement for no-complaints covenants on the titles of lots in Rural Lifestyle Areas 1 – 6, in favour of the existing NZ Cherry Corp orchard and the RLPA lots (rule 4.7.2(ii)(a)(vi)(J)); and

(f) New clauses within the zone policy to address retention of productive potential and use for productive purposes (Policy 4.4.18(n) and (o)).

As such, it was determined that the introduction of the RLPA achieves the retention of productive land with controls inserted into the District Plan to facilitate primary production.

In relying on this earlier assessment, it is considered that no additional adverse effects on productive capacity will result given the additional Lots within the RLA 3 and 4 areas will represent infill, and the areas in RLA 6 were not identified as consisting of soil qualities warranting protection. Effects on productive capacity are therefore less than minor.

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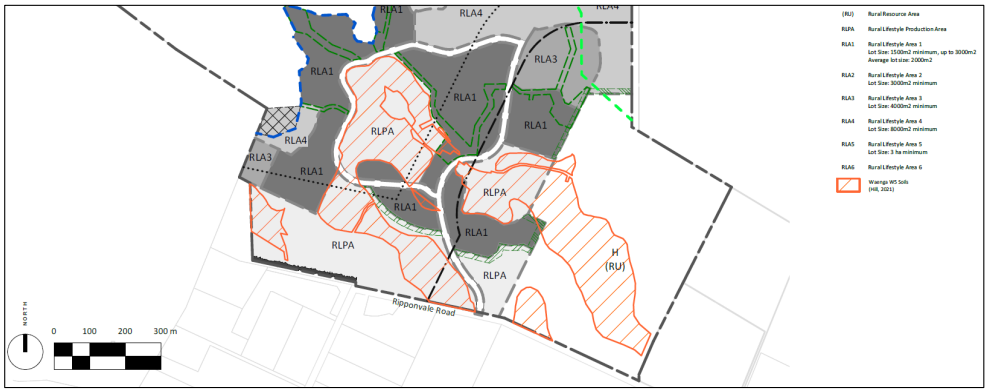


Figure 12: Location of Waenga Soils and the inclusion of the RLPA areas.

8.1.7 Effects on reverse sensitivity

Reverse sensitivity effects of the overall development of the site were extensively canvassed through the PC14 proceedings recognising that reverse sensitivity represented one of the key limbs for the initial refusal of the Plan Change request. Through mediation, the following additional provisions were inserted into the District Plan to address reverse sensitivity within the Rural Resource Area (5):

> (a) Standards requiring that no audible bird scaring devices are used in the Horticulture Area (rule 4.7.6E(b)). The cherry orchard extension will be netted, consistent with the appellant's existing operation;
>
> (b) Standards requiring that there be no fixed wind machines within the RLPA, with provision made for portable machines only (rule 4.7.6E(c)); and
>
> (c) Standards prescribing the number, location and model of wind machines for frost control to be placed in the Horticulture Area (rule 4.7.6E(c)).

In addition, it is noted that the introduction of the RLPA in the south of the site provides a further buffer between existing rural uses and the majority of the proposed rural lifestyle development.

Through the implementation of the controls above, it was determined that the implementation of PC14 as per the Structure Plan would alleviate reverse sensitivity effects.

The infilling of areas RLA 3 and 4 is not considered to give rise to any additional reverse sensitivity effects given these areas are predominantly internalised to the site. In addition, the RLA 6 area is located centrally and upslope within the wider Rural Resource Area (5) such that substantial separation distances are afforded from the surrounding properties which operate in a rural capacity. Accordingly, it is considered that the proposed intensification will have no more than minor adverse reverse sensitivity effects.

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8.1.8 Earthworks effects

The provision of the proposed platforms will necessitate additional earthworks, including approximately 135,000m3 of cut and 158,630m3 of fill. The total area of works are estimated to cover approximately 132,000m2.

The site is already subject to a comprehensive EMP and a suite of consents from ORC. The EMP details an extensive suite of management techniques to be employed during the implementation of works, and have been successfully carried out over the first initial stages of the subdivision. These works include the provision of silt fences, stormwater management controls and water quality procedures. The EMP will be required to be updated to reflect the location of the additional works, albeit these works are primarily located alongside, and within areas already subject to extensive earth working activities.

The additional works are considered to be appropriately absorbed within the consented framework of the site and will not give rise to additional adverse effects on the environment over and above what has already been assessed and managed.

8.1.9 Geotechnical effects

The sites were previously assessed in terms of natural hazards where it was concluded that any adverse effects associated with geotechnical considerations and natural hazards will be no greater than minor.[8] As such, this proposal to intensify residential development is not considered to exacerbate natural hazards risks.

8.1.10 Ecological Effects

The site was not identified as consisting of any particular ecological value during the re-zoning and subsequent resource consent process. Rather, it was determined that PC14 would have some minor positive effect in terms of extending the ONL part of the site that has some ecological value[9]. The proposal does not extend into these areas and therefore no further ecological effects will arise.

8.1.11 Heritage and cultural effects

Heritage and cultural values were considered during the establishment of the site under PC14 where it was concluded that subject to conditions in relation to adherence to the Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol through the matters of control for subdivision and the requirement for an archaeological authority where relevant to any changes to existing water races, the Commission determined that any adverse effects in terms of effects on heritage values will be no more than minor and there will be no particular effects on cultural values.[10] The proposal does not result in any development beyond the areas deemed appropriate.

[8] Paragraph 4.129, decision of the Commission, PC14, dated 3 May 2021.
[9] Paragraph 4.132, decision of the Commission, PC14, dated 3 May 2021.
[10] Paragraphs 4.133 to 4.135, decision of the Commission, PC14, dated 3 May 2021.

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8.1.12 Positive effects

The primary positive effects of the proposal relate to the increase in residential allotments at a density that responds to demonstrated market demand, all the while providing better use of the land resource.

During the PC14 proceedings, expert evidence presented by Ms Natalie Hampson of Market Economics highlighted the strong and ongoing demand for dwellings in the Cromwell Ward, particularly outside the Cromwell urban area. Consistent with historical supply patterns, a significant portion of this demand was expected to be for lots ranging between 2,000m² and 1 hectare in rural settings, as well as for larger rural lifestyle properties.

Sales data for the initial release of 44 lots has confirmed strong market interest, particularly in the 1,500m² to 2,000m² range. Accordingly, the current proposal seeks to refine the subdivision layout to better align with this emerging demand. The revised approach is responsive to market conditions while ensuring that key values, including Outstanding Natural Landscape (ONL) values, broader landscape character, productive land capacity, infrastructure constraints, and the roading network, are not compromised.

Although PC19 (the Residential Chapter Review) has made provision for residential growth across the District, its focus has largely been on urban capacity, with lot sizes ranging from 200m² to 400m². While some additional Large Lot Residential capacity has been identified on the urban periphery of Cromwell, this remains within the defined urban limits.

In contrast, the Shannon Farm proposal provides for rural lifestyle allotments within a setting that offers enhanced amenity values due to its integration with surrounding rural land uses. It fills a gap not addressed by PC19, offering an alternative form of residential development that responds to current market preferences for rural lifestyle living.

At a broader level, the proposed intensification is situated within the Ripponvale area, which has experienced sustained subdivision demand, as demonstrated by the number of consents granted over the past 12 to 24 months. This trend is further supported by Council's preliminary plans to enhance the Racecourse land for future sporting facilities, prompting the upsizing of infrastructure in anticipation of continued growth. Over time, the Ripponvale area is expected to experience ongoing demand for residential lifestyle living, which this proposal appropriately responds to.

Accordingly, the proposal delivers positive effects by catering to genuine demand for rural lifestyle allotments beyond the scope of PC19's urban-focused provisions and in a manner that avoids ad-hoc fragmentation through integrating the increase in a cohesive manner with the current construction programme.

8.1.13 Summary of effects

The landscape and amenity effects of the proposed subdivision intensification have been assessed by RMM, whose findings conclude that while effects are predominantly no-very low from most viewpoints, a very small proportion of effects will be low-moderate that are acceptable within the context of the existing and consented environment.

In RLA 3 and 4, visual and landscape effects are assessed as **very low** to imperceptible, given the additional lots are integrated within areas already consented for development.

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These changes are difficult to discern from public viewpoints and do not materially alter the character or amenity of the surrounding landscape.

In RLA 6, while the additional lots will be moderately visible from some viewpoints, they are confined to the lower slopes, following natural contours and avoiding the sensitive upper areas of the SAL, including the No Build Area. The development maintains legibility and visual coherence, with appropriate mitigation including building platform siting, design controls, and restricted curtilage. Accordingly, visual and landscape effects are assessed as **low-moderate** and no more than minor.

There are **no effects** on the ONL. The proposal avoids the most sensitive SAL areas and reflects a logical, incremental extension of the consented Shannon Farm layout.

Overall, the proposal maintains the rural lifestyle character anticipated under PC14 and is consistent with the evolving landscape of the Cromwell Basin.

The proposal does not modify the approved green space network or compromise the mountain bike track consents. No adverse effects on open space or recreational values are anticipated.

Transportation effects have been assessed by Carriageway Consulting, who confirms that the existing and planned roading infrastructure can accommodate the additional lots without adverse effects on traffic capacity, efficiency, or safety. Existing PC14 transport provisions, including shared walking/cycling routes and a highway underpass, remain appropriate and sufficient. Minor access non-compliances may arise but are mitigated by reduced speeds near curves or intersections. Overall, there are no transportation reasons to decline the application.

Servicing effects have been assessed by CFMA, who confirms the additional lots can be adequately serviced in accordance with Council standards without impacting broader infrastructure capacity. No adverse servicing effects are anticipated.

The productive potential of the site was extensively considered through PC14 and the associated appeal process. A refined soil assessment led to the creation of the Rural Lifestyle Production Area (RLPA) and associated density and land use controls. The proposal remains consistent with these outcomes, and effects on productive land are considered appropriately managed.

Potential reverse sensitivity effects were thoroughly addressed through the PC14 process, resulting in District Plan provisions that restrict certain rural practices (e.g., bird scaring devices, fixed wind machines). These controls, along with the buffer provided by the RLPA, remain effective. The proposed intensification in RLAs 3, 4, and 6 does not introduce additional reverse sensitivity concerns due to internal site placement and separation from rural neighbours. Effects are assessed as no more than minor.

The required earthworks are minimal and fall within the scope of the existing Environmental Management Plan and Otago Regional Council consents. No additional adverse effects are anticipated.

Previous assessments confirmed that natural hazard and geotechnical risks are minor. The proposed intensification will not exacerbate these risks.

No areas of ecological significance are affected. The proposal remains outside the ONL area with minor ecological value, and no further ecological effects are expected.

Heritage and cultural matters were addressed under PC14, with protocols in place for archaeological discoveries and water race modifications. No new effects are expected as development remains within approved areas.

The proposal delivers additional rural lifestyle allotments in response to strong market demand for larger lots not met by PC19, which focuses on urban densities. It complements existing planning provisions while preserving key landscape, infrastructure, and productive land values, and enhances housing supply diversity in the Cromwell Ward.

In considering all of the above, it is considered that the proposal will generate no more than minor adverse effects on the wider environment.

8.2 EFFECTS ON PERSONS

Identification of the persons affected by the activity, any consultation undertaken, and any response to the views of any person consulted

8.2.1 Consultation

No consultation has been undertaken with regard to this application.

8.2.2 Effects on persons

In considering effects on persons, consideration has been had to the adjoining landowners as identified in the following figure:

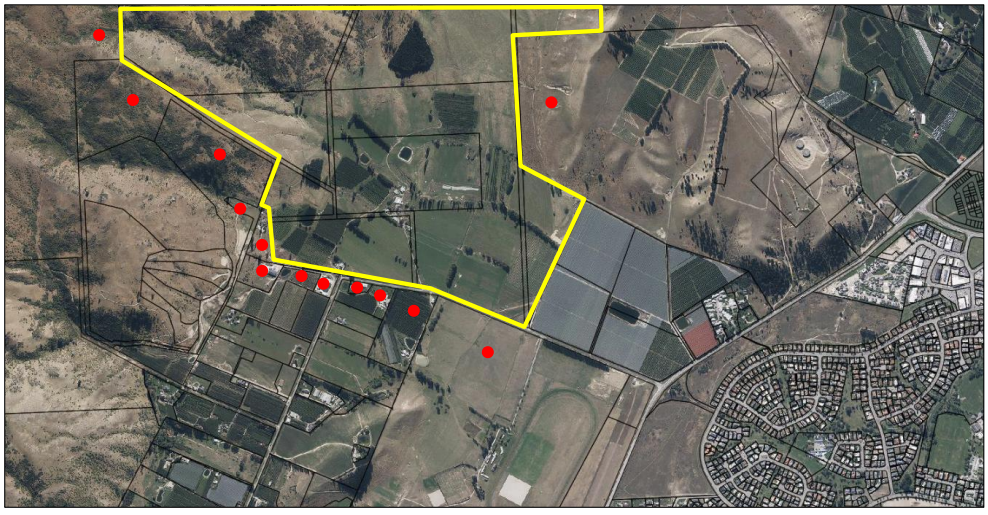


Figure 13: Location of adjacent neighbours in which adverse effects have been considered.

An assessment of the actual and potential adverse effects on these properties is as detailed in Table 5 below:

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Table 5: Assessment of effects on adjacent properties.

Property	Relevant effect	Assessment
Properties to the west and south-west of the site on the western side of Ripponvale Road: • 85 Fairview Lane; • Lots 2 and 3 DP 527076; • 146 Ripponvale Road; • 156 Ripponvale Road; • Lot 1 DP 544935; and • Lot 2 DP 544935.	Landscape and visual effects	In terms of landscape and visual effects, it is noted that no access was gained from these specific properties (in order to view the subject site from these properties). Notwithstanding, as per the landscape assessment, the additional allotments will effectively represent infill predominantly within the core of the consented development. The Structure Plan details a shelterbelt along the southern boundary of the subject site (within Lot 706) which provides effective screening of the wider subdivision from these properties[11]. In addition, the District Plan permits the provision of bird netting which is a feasible outcome on the RLPA which are intended for cherry production. As such, the permitted baseline contemplates the establishment of structures (netting) which would effectively screen the entire site. As such, it is expected that the additional Lots will for the most part, be screened from view. In the event the proposed Lots are visible, the adjacent properties will experience this visibility in a context that is inherently residential. The periphery remains unchanged in terms of the RLPA and RLA 1 areas, and therefore a degree of separation is afforded to the intensified Lots. Notwithstanding, simply being able to see additional allotments in the context of a sought-after development in a region experiencing some of the most significant growth is not considered to be adverse. As such, landscape and visual effects are considered to be less than minor.
	Amenity effects	In terms of amenity effects, the inherent core values of the wider Shannon Farm development which include providing for a range of densities that foster a sensitive and creative response within the landscape of the site while also providing for greater diversity of living opportunities that contributes to the strengthening of rural communities, are considered to be maintained. The intensification is internal to the site and predominantly occurs within already consented residential areas. Some of the RLA 6 allotments are expected to be visible but are not considered to detract from the underlying amenity values for these adjacent properties.
	Transportation effects	These properties are all located to the west of the primary entrance of the subject site (the access to the site is approximately 360 metres from the 90 degree bend in Ripponvale Road). As per the traffic assessment, the proposed additional traffic loading is able to be absorbed within the existing roading network without compromising efficiency and safety of the wider

[11] Condition 22(f) of RC220396 requires the ongoing maintenance of the shelterbelt on Lot 706 and is to be enshrined as a consent notice.

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		network. It follows that effects on these residents, which are located to the west of the primary access, will not be able to readily distinguish the increase in traffic over and above those anticipated under RC220396. Traffic will primarily head east towards Cromwell and therefore the degree of traffic generated in the vicinity of these sites are considered to be less than minor.
	Servicing effects	As all servicing is intended to be via Council's reticulation which is assessed as being capable of accommodating the additional demand, no additional effects on these residents are anticipated and are therefore less than minor.
	Reverse sensitivity effects	Some of the properties are inherently residential while others are commercial in nature (such as Rockburn Wines at 156 Ripponvale Road). The additional allotments are located internal to the site and are substantially separated from these properties. In addition, existing shelterbelts and reverse sensitivity controls (including noise) have been implemented into the District Plan. As such, no additional reverse sensitivity effects are expected to arise. Reverse sensitivity effects on these properties are therefore less than minor.
	Earthworks effects	Minor additional earthworks are required for the additional right of ways, accesses and additional road however these are located on the opposite side of the site, and substantially separated from these properties. As such, the additional earthworks will not be noticeable amongst the wider consented operations and therefore no additional effects are anticipated. It is noted that the wider earthworking operation are subject to an EMP of which the proposed additional works can be suitably absorbed by this EMP. Effects associated with earthworks will be less than minor.
Properties to the immediate south of the site, located on the southern side of Ripponvale Road: • 143 Ripponvale Road; • 123 Ripponvale Road; • 109 Ripponvale Road; and • Cromwell Racecourse	Landscape and visual effects	In terms of landscape and visual effects, these properties are located directly opposite the site and will more or less look up into the wider subdivision. A comparative location is viewpoint 2 as detailed in the landscape graphics attachment. In consideration of the landscape assessment, the intensification of consented lots represents an incremental change to the rural residential context. Within the context of the consented development there will be **no** visual adverse effect on landscape and amenity values arising from the proposed increased number of lots and / or dwellings within RLA 3 and 4. This assessment is considered accurate in that adjoining properties may notice an increase in densities but for the most part, are occurring within areas that will inherently be domesticated. For the development within RLA 6, these are considered to be either screened by intervening

		development, or at least subtly absorbed by the expanse of development that will characterise the immediate foreground. For the most part, the receiving environment is inherently influenced by the consented regime and therefore the landscape values of the wider context are not considered to be diminished by the intensification. As such, landscape and visual effects are considered to be less than minor.
	Amenity effects	In terms of amenity effects, the inherent core values of the wider Shannon Farm development which include providing for a range of densities that foster a sensitive and creative response within the landscape of the site while also providing for greater diversity of living opportunities that contributes to the strengthening of rural communities, are considered to be maintained. The intensification is internal to the site and predominantly occurs within already consented residential areas. Some of the RLA 6 allotments are expected to be visible but are not considered to detract from the underlying amenity values for these adjacent properties.
	Transportation effects	These properties are all located along the main transport route that will service the wider subdivision. The property at 109 Ripponvale Road is effectively opposite the primary entrance. No changes are proposed to the roading layout as it relates to these properties and therefore effects will result from the same location (in terms of the primary entrance) as already approved. In terms of increase in traffic, the traffic assessment considers the proposed additional traffic loading is able to be absorbed within the existing roading network without compromising efficiency and safety of the wider network. The consented development contemplates 151 allotments and associated traffic movements. The provision of additional Lots will inevitably add to the overall daily trips generated, but it is considered that the additional demand, spread out over the course of a day, will not be readily noticeable. Traffic effects are therefore considered to be less than minor.
	Servicing effects	As all servicing is intended to be via Council's reticulation which is assessed as being capable of accommodating the additional demand, no additional effects on these residents are anticipated and are therefore less than minor.
	Reverse sensitivity effects	The additional allotments are located internal to the site and are substantially separated from these properties. As such, no additional reverse sensitivity effects are expected to arise. Reverse sensitivity effects on these properties are therefore less than minor.

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	Earthworks effects	Minor additional earthworks are required for the additional right of ways, accesses and additional road however these are located on the opposite side of the site, and substantially separated from these properties. As such, the additional earthworks will not be noticeable amongst the wider consented operations and therefore no additional effects are anticipated. It is noted that the wider earthworking operation is subject to an EMP and the proposed additional works can be suitably absorbed by this EMP. Effects associated with earthworks will be less than minor.
Property to immediate east of subject site: • PT SEC 48 BLK III CROMWELL SD	Landscape and visual effects	This property is located to the immediate east of the RLA 4 area which has five lots consented along the contiguous boundary (Lots 403 to 408 as per RC220396). The proposed intensification will see this increase to seven Lots. In addition, the proposed allotments located on the western side of the internal road network and within the RLA 6 area, will be visible. Fundamentally, views from this property will effectively overlook the entirety of the development and will experience a change. Despite "experiencing" a change in terms of additional allotments, the landscape is inherently modified. The established landscape values of the wider areas stems from the Pisa Range ONL, the open space of the upper reaches of the site, and the ridgelines and peaks created by the hills and ranges.[12] The development occurs within the immediate context of an extensive rural lifestyle subdivision and as per the landscape assessment, does not compromise the landscape qualities and values that have been previously determined and therefore it is considered that landscape effects on this resident will remain less than minor.
	Amenity effects	As above, this property, by virtue of its proximity to the area of infill, will experience this change. In terms of effects on amenity values, as previously established, the receiving environment is inherently modified by the wider framework established under PC14 and RC220396. The additional Lots are considered to be able to absorb into the context of this environment while maintaining the fundamental core principles that informed PC14. In terms of the setback breach sought by the platform on Lot 127, this breach will mean that a dwelling could be positioned up to 10 metres from the boundary. In practice, it is considered that whether a dwelling is located 10 metres from the boundary of 25 metres, there will be no tangible degree of additional effects on this property.

[12] Section 4.3 of the landscape assessment.

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		As such, amenity effects remain less than minor.
	Transportation effects	Given the location of the site relative to any roading network, the proposal will not result in any material change to the traffic experience of this site. Traffic effects are therefore considered to be less than minor.
	Servicing effects	As all servicing is intended to be via Council's reticulation which is assessed as being capable of accommodating the additional demand, no additional effects on these residents are anticipated and are therefore less than minor.
	Reverse sensitivity effects	The additional allotments are located within areas that are already established for residential. No additional reverse sensitivity is expected to arise from additional Lots. Reverse sensitivity effects on these properties are therefore less than minor.
	Earthworks effects	Minor additional earthworks are required for the additional right of ways, accesses and additional road however these are located on the opposite side of the site, and substantially separated from these properties. As such, the additional earthworks will not be noticeable amongst the wider consented operations and therefore no additional effects are anticipated. It is noted that the wider earthworking operation are subject to an EMP of which the proposed additional works can be suitably absorbed by this EMP. Effects associated with earthworks will be less than minor.
Properties to the north	All effects	Given the inherent separation distances afforded by the topography of the site, no persons located to the north of the development site will experience the intensification in any form. As such, effects are less than minor.

The proposed additional Lots within the Rural Resource Area (5) will result in some localised changes, particularly for properties adjoining RLA 4 and RLA 6. Notably, one property to the immediate east will experience a modest increase in adjacent lots (from 5 to 7) and visibility of new development along the western edge.

Despite these changes, the wider landscape is already substantially modified through previous consents and Plan Change 14. The additional lots are well-integrated into the established rural lifestyle character and, as confirmed by the landscape assessment, will not compromise key landscape values.

Amenity effects are also considered less than minor, with the receiving environment already shaped by residential lifestyle development. Transportation and servicing impacts are negligible due to sufficient infrastructure and distance from local roads. Earthworks associated with the intensification are limited and distant from affected properties and will be managed under the existing EMP.

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No additional reverse sensitivity issues are anticipated, as new lots are located within already established residential areas.

Overall, the proposal will result in a perceptible but minor change for nearby properties, with all adverse effects assessed as less than minor in scale and significance.

9 SECTION 95 NOTIFICATION

9.1 PUBLIC NOTIFICATION

Section 95A gives a council discretion to decide whether to publicly notify an application or not. There are a total of four steps that are to be followed to publicly notify consent applications under Sections 95A (2) to 95A (9). These steps are addressed in the Table below.

Test	Yes/No	Comments
Step 1: Mandatory notification in certain circumstances – section 95A(3)		
Has the applicant requested that the application be publicly notified?	No	
Is public notification required under s95C (following a request for further information or commissioning of report)?	No	
Is the application made jointly with an application to exchange reserve land?	No	
Step 2: If not required by Step 1, notification is precluded if any of these circumstances apply – section 95A(5)		
Does a rule or NES preclude public notification for all aspects of the application?	No	
Is the application a controlled activity?	No	
Is the application a restricted discretionary or discretionary activity for a subdivision?	No	
Is the application a restricted discretionary or discretionary activity for residential activity?	No	
Is the application a boundary activity (other than a controlled activity)?	No	
Step 3: Notification required in certain circumstances if not precluded by Step 2 – section 95A(8)		
Does a rule or NES require public notification?	No	
Will the activity have, or is it likely to have, adverse effects on the environment that are more than minor?	No	As per the effects assessment contained herein, effects on the environment are considered to be no more than minor.
Step 4: Relevant to all applications that don't already require notification – section 95A(9)		
Do special circumstances exist that warrant the application being publicly notified?	No	The proposal is not considered to be unique or out of the ordinary in this context and is entirely consistent with the scale of development that characterises the surrounding environment.

9.2 LIMITED NOTIFICATION

Section 95B gives a council discretion for limited notification of consent application. Similar to public notification, there are a total of four steps that are to be followed for limited notification consent applications under Sections 95B (2) to 95A (10). These steps are addressed in the below Table:

Test	Yes/No	Comments
Step 1: Certain affected groups/persons must be notified – sections 95B(2) and (3)		
Are there any affected protected customary rights groups or customary marine title groups?	No	
If the activity will be on, adjacent to, or might affect land subject to a statutory acknowledgement - is there an affected person in this regard?	No	
Step 2: If not required by Step 1, notification is precluded if any of the following apply – section 95B(6)		
Does a rule or NES preclude limited notification for all aspects of the application?	No	
Is the application a controlled activity?	No	
Step 3: Notification of other persons if not precluded by Step 2 – sections 95B(7) and (8)		
In the case of a boundary activity, is the owner of an allotment with an infringed boundary considered affected under s95E?	No	
Are there any other affected persons under s95E, i.e. persons on whom the effects are minor or more than minor, and who have not given written approval?	No	As per the effects on persons, the proposal is considered to result in less than minor effects on persons.
Step 4: Notification in special circumstances – section 95B(10)		
Do special circumstances exist that warrant the application being notified to any persons not identified above?	No	

9.3 NOTIFICATION CONCLUSION

Based on the assessment above, it is considered that the proposal does not warrant notification in that the adverse effects of the proposal on the wider environment will be no more than minor as concluded in Section 8.1.13.

In addition, the proposal is not considered to warrant limited notification in that no person(s) are considered to be adversely affected by the proposed activities as per the conclusions met in Section 8.2.2 of this report.

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10 SECTION 104(1)(b) ASSESSMENT

10.1 OVERVIEW

Clause 2(1)(g) of Schedule 4 of the Resource Management Act 1991 requires an assessment against any relevant planning documents that are referred to in Section 104(1)(b) (of the RMA). This includes;

- A national environmental standard
- Other regulations
- A national policy statement
- A New Zealand coastal policy statement
- A regional policy statement or proposed regional policy statement
- A plan or proposed plan

10.2 NATIONAL POLICY STATEMENTS

10.2.1 National Policy Statement for Highly Productive Land 2022

The National Policy Statement for Highly Productive Land (NPS-HPL) is intended to improve the way highly productive land is managed under the RMA[13]. The NPS-HPL was gazetted on 19 September 2022 and became operative on 17 October 2022.

The NPS-HPL requires regional councils and territorial authorities to identify highly productive land, and manage the effects of subdivision, use, and development of highly productive land, in an integrated way and require the extensive mapping of highly productive land through the use of a standardise categorisation system.

Where area specific assessment and identification of high value soils have not been undertaken, the NPS-HPL directs Council to consider Land Use Classification (LUC) 1, 2 and 3 soils as being highly productive. In this case, the areas of the site identified as RLA (1) to (6) and RPLA are considered rural lifestyle zones and are not considered to be within the scope of the NPS-HPL as the RLA (1) to (6) are not general rural or rural production areas. As such, the NPS-HPL is not considered to apply, and consistent with the conclusions reached under RC220396.

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[13] https://www.mpi.govt.nz/dmsdocument/36621-Valuing-highly-productive-land-a-summary

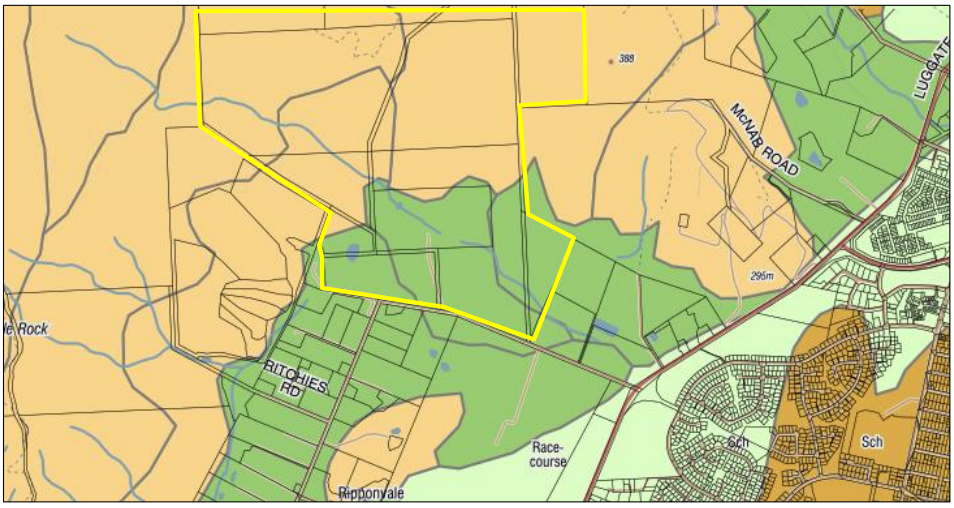


Figure 14: Extract of NZLRI GIS.

10.3 REGIONAL POLICY STATEMENTS

10.3.1 Operative and Proposed Regional Policy Statements

The relevant regional policy statements includes:

- The Partially Operative Regional Policy Statement 2019; and
- The Proposed Regional Policy Statement 2021.

10.3.2 Partially Operative Regional Policy Statement 2019

Table 6: Assessment of the relevant objectives and policies of the Partially Operative Regional Policy Statement 2019.

Provision	Description	Assessment
Objective 1.1	Otago's resources are used sustainably to promote economic, social, and cultural wellbeing for its people and communities.	In this case, the relevant resource is considered to be that of the landscape, which contributes to the amenities of the Cromwell Basin. As per the landscape assessment, the additional allotments can be appropriately integrated into the receiving environment without detracting from the character values of the wider landscape including the SAL and ONL. At the same time, the proposal promotes the economic and cultural wellbeing of the applicant and community through the provision of additional allotments that meets an identifiable market demand, on land that is able to support the additional growth.

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		The proposal is **consistent** with this Objective.
Objective 1.2	Recognise and provide for the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago	The proposed intensification represents a considered and coordinated approach to better utilise the Rural Resource Area (5) to provide additional housing without compromising the overarching purpose of the Zone, and avoids future ad-hoc fragmentation. The proposal is therefore considered to represent the integrated management of natural and physical resources to support the wellbeing of people and communities in Otago. The proposal is **consistent** with this Objective.
Policy 3.2.4	Managing outstanding natural features, landscapes and seascapes Protect, enhance or restore outstanding natural features, landscapes and seascapes, by all of the following: a) In the coastal environment, avoiding adverse effects on the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding; b) Beyond the coastal environment, maintaining the values (even if those values are not themselves outstanding) that contribute to the natural feature, landscape or seascape being outstanding; c) Avoiding, remedying or mitigating other adverse effects; d) Encouraging enhancement of those areas and values that contribute to the significance of the natural feature, landscape or seascape.	As per the landscape assessment, the proposed dwelling and associated access are considered to be appropriately integrated into the receiving environment without detracting from the character values of the wider landscape. The proposal is considered to be **consistent** with these provisions.
Policy 3.2.6	Managing highly valued natural features, landscapes and seascapes Maintain or enhance highly valued natural features, landscapes and seascapes by all of the following: a) Avoiding significant adverse effects on those values that contribute to the high value of the natural feature, landscape or seascape; b) Avoiding, remedying or mitigating other adverse effects; c) Encouraging enhancement of those values that contribute to the high value of the natural feature, landscape or seascape.	
Objective 5.4	Adverse effects of using and enjoying Otago's natural and physical resources are minimised.	The proposal does not compromise the landscape values as per the landscape assessment, maintaining the qualities of the SAL and ONL that are of value to the community.

		The proposal does not impede on the consented mountain bike development within the ONL. The proposal is **consistent** with this Objective.
Objective 4.5	Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments. **SUPERSEDED 13/01/2026**	As above, the proposed intensification represents a considered and coordinated approach to better utilise the Rural Resource Area (5) to provide additional housing without compromising the overarching purpose of the Zone, and avoids future ad-hoc fragmentation. The proposal represents a well-considered and logical extension of the existing consented development, aligning with strategic urban growth objectives. It maintains a coordinated pattern of rural lifestyle development, integrates effectively with the surrounding rural context, and reflects the anticipated evolution of the landscape under PC14. Overall, the development is appropriately designed and implemented in a manner that supports consolidated and coherent growth The proposal is **consistent** with this Objective.
Policy 4.5.1	Providing for urban growth and development Provide for urban growth and development in a strategic and co-ordinated way, including by: a) Ensuring future urban growth areas are in accordance with any future development strategy for that district. b) Monitoring supply and demand of residential, commercial and industrial zoned land; c) Ensuring that there is sufficient housing and business land development capacity available in Otago; d) Setting minimum targets for sufficient, feasible capacity for housing in high growth urban areas in Schedule 6 e) Coordinating the development and the extension of urban areas with infrastructure development programmes, to provide infrastructure in an efficient and effective way. f) Having particular regard to: i. Providing for rural production activities by minimising adverse effects on significant soils and activities which sustain food production; ii. Minimising competing demands for natural resources; iii. Maintaining high and outstanding natural character in the coastal	**a)** The proposed subdivision intensification aligns with the Shannon Farm Structure Plan approved through Plan Change 14 (PC14), which reflects a deliberate and planned approach to accommodating rural lifestyle demand outside the Cromwell urban area. While not within an identified “urban growth area” under a Future Development Strategy (FDS), the development complements broader growth planning by fulfilling a niche demand not otherwise provided for in PC19. **b)–d)** Evidence presented through PC14, including market analysis by Market Economics, confirms strong demand for rural lifestyle allotments in the Cromwell Ward. The proposal responds to this unmet demand, thereby contributing to sufficient development capacity within the region, particularly for larger lot sizes outside urban boundaries.

	environment; outstanding natural features, landscapes, and seascapes; and areas of significant indigenous vegetation and significant habitats of indigenous fauna; iv. Maintaining important cultural or historic heritage values; v. Avoiding land with significant risk from natural hazards; g) Ensuring efficient use of land; h) Restricting urban growth and development to areas that avoid reverse sensitivity effects unless those effects can be adequately managed; i) Requiring the use of low or no emission heating systems where ambient air quality is: i. Below standards for human health; or ii. ii. Vulnerable to degradation given the local climatic and geographical context; j) Consolidating existing coastal settlements and coastal urban areas where this will contribute to avoiding or mitigating sprawling or sporadic patterns of settlement and urban growth. **SUPERSEDED 13/01/2026**	**e)** The proposal integrates with existing and consented infrastructure, including roading, servicing, and open space networks already approved under PC14. No upgrades are required beyond what is already committed, ensuring efficient and effective infrastructure provision. **f)** Productive land effects were resolved through the PC14 process, which introduced the Rural Lifestyle Production Area (RLPA) to protect significant soils. The current proposal remains outside the RLPA and avoids further encroachment, maintaining protection of productive capacity. The intensification is limited in scale and integrated within an existing consented framework, minimising additional demand on natural resources. The development avoids any Outstanding Natural Landscapes (ONLs) and is designed to respect the character and values of the identified Sensitive Amenity Landscape (SAL), including protection of upper slopes and the No Build Area. **g)** The intensification supports more efficient use of already zoned rural lifestyle land, avoiding unnecessary sprawl and optimising the yield from land already committed to development. **h)** Reverse sensitivity effects were a central concern in PC14 and have been mitigated through District Plan provisions including buffer areas and restrictions on rural practices. The current proposal remains consistent with these measures and introduces no additional risks. The proposal is **consistent** with this policy.
Policy 4.5.2	Achieve the strategic integration of infrastructure with land use, by undertaking all of the following: a) Recognising and providing for the functional needs of infrastructure; …	The proposal utilises existing infrastructure which has been designed and upsized to accommodate the growth anticipated by this proposal, and represents strategic integration of an already planned and commissioned network.

		The proposal is **consistent** with this provision.

10.3.3 Proposed Regional Policy Statement 2021

Table 7: Assessment of the relevant objectives and policies of the Proposed Regional Policy Statement 2021.

Provision	Description	Assessment
NFL – Natural Features and landscapes		
NFL-O1	The areas and values of Otago's outstanding natural features and landscapes are identified, and the use and development of Otago's natural and physical resources results in the protection of them from inappropriate subdivision, use and development.	As per the landscape assessment, the proposed dwelling and associated access are considered to be appropriately integrated into the receiving environment without detracting from the character values of the wider landscape. The proposal is therefore **consistent** with these provisions.
NFL-P2	Protect outstanding natural features and landscapes from inappropriate subdivision, use and development by: (1A) avoiding exceeding the landscape capacity of the natural feature or landscape, (1) maintaining the values that contribute to the natural feature or landscape being considered outstanding, even if those values are not themselves outstanding, (2) avoiding, remedying or mitigating other adverse effects; and (3) managing the adverse effects of infrastructure on the values of outstanding natural features and landscapes in accordance with EIT-INF-P13.	
UFD – Urban Form and Development		
UFD – O1	The development and change of Otago's *urban areas* occurs in a strategic and coordinated way, which: (1) accommodates the diverse and changing needs and preferences of Otago's people and communities, now and in the future, (2) integrates effectively with surrounding *urban areas* and *rural areas,* (2A) results in a consolidated, well-connected and well-designed urban form which is integrated with *infrastructure,* and (2B) supports *climate change adaptation* and *climate change mitigation*. SUPERSEDED 13/01/2026	As above, the proposed intensification represents a considered and coordinated approach to better utilise the Rural Resource Area (5) to provide additional housing without compromising the overarching purpose of the Zone, and avoids future ad-hoc fragmentation. The proposal represents a well-considered and logical extension of the existing consented development, aligning with strategic urban growth objectives. It maintains a coordinated pattern of rural lifestyle development, integrates effectively with the surrounding rural context, and reflects the anticipated evolution of the landscape under PC14. Overall, the development is appropriately designed and implemented in a manner that supports consolidated and coherent growth The proposal is **consistent** with this Objective.

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Overall, the proposal is considered to be consistent with the relevant Regional Policy Statements.

10.4 DISTRICT PLAN

10.4.1 Central Otago District Plan

The Central Otago District Plan includes a suite of objectives and policies to manage a range of issues that threaten to degrade the environmental and amenity qualities that have been identified as important attributes to the region. There are two key provisions that were inserted into the Central Otago District Plan as a result of the PC14 proceedings; Objective 4.3.10 and Policy 4.4.18. These two provisions are assessed in detail as follows, while any remaining policies of the District Plan considered relevant are assessed in Table 9.

Objective (4.3.10) for the Rural Resource Area (5) seeks to:

> *"Provide for a range of rural living opportunities on lots of varied sizes and shapes, integrated with rural productive uses and recreational opportunities, and in a way that protects the Outstanding Natural Landscape, maintains the values of the Significant Amenity Landscape, provides for rural amenity, is appropriately serviced, and manages potential effects on surrounding rural uses."*

The proposal is considered to remain consistent with this objective, for the following reasons:

- **Provision of rural living opportunities**: The subdivision provides for a diverse range of rural living opportunities through a mix of lot sizes and configurations. The intensification strategy reinforces the original intent of the zone to provide for rural lifestyle living in a spatially defined and managed manner. The unprecedented demand for additional rural lifestyle properties within close proximity to the Cromwell township is a reflection of the extensive growth that is being experienced in the area, of which this proposal seeks to alleviate. While the proposal seeks to reduce the minimum allotment sizes in the RLAs 3, 4 and 6 areas, these are more in line with market demand and still offers a degree of variability in densities as promoted by this Objective.
- **Integration with rural productive and recreational uses**: The development layout avoids compromising surrounding productive land uses and retains access to recreational areas. The productive capacity of the subject land has been assessed and secured during the initial re-zoning of the site and no changes or intensification is sought within the productive areas of the site. Rather, the proposal seeks to consolidate Lots within existing residentially zoned areas (the RLA 3 and 4 zones) and areas that has the capabilities to utilise existing infrastructure (the RLA 6 area which has immediate road access).
- **Protection of the Outstanding Natural Landscape (ONL)**: No part of the proposed additional development extends into the ONL. The proposal respects the identified ONL boundaries and avoids adverse effects on these values through careful siting and existing design controls.

- **Maintenance of Significant Amenity Landscape (SAL) values**: The new lots within the SAL (notably RLA 6) are confined to the lower slopes and visually recessive locations, preserving the legibility of the landform and avoiding ridgelines. Effects on the SAL are assessed as low to moderate and are mitigated through curtilage controls, landscape treatments, and road alignment as per the landscape assessment.
- **Provision for rural amenity**: The proposal builds upon an already consented rural-residential character, reinforcing the existing and anticipated amenity of the receiving environment. The spatial pattern, density, and design standards continue to reflect a rural lifestyle setting rather than an urban typology.
- **Servicing**: The site is appropriately serviced without placing an undue burden on public infrastructure. No servicing constraints have been identified that would compromise the zone's intent or broader environmental outcomes.
- **Management of effects on surrounding rural uses**: The site is contained within a defined development node, bordered by similar or compatible land uses. The proposal avoids reverse sensitivity issues and maintains a respectful interface with neighbouring rural properties.

While the numeric exceedance of the 160-lot threshold triggers non-complying status, the proposal responds comprehensively to the core intent of this objective. It demonstrates that an increase in density (when carefully located and designed) can still achieve the broader planning outcomes sought for the Rural Resource Area (5), including landscape protection, rural amenity, and integration with the surrounding environment. Accordingly, the proposal is not considered contrary to the relevant objective, and the non-compliance does not signal a fundamental planning concern when assessed in context.

In relation to Policy 4.4.18, this policy seeks to provide for rural lifestyle subdivision and development while avoiding, remedying or mitigating adverse effects on the environment by:

a. Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;

b. Integrating a range of complementary activities within the rural setting, including:
   • Rural living
   • Farming and agriculture
   • Horticulture
   • Recreation and Open Space

c. Adhering to minimum and average allotment sizes for subdivision;

d. Ensuring that subdivision is designed to:

   i. facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists; and

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ii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate, integrated and planned development; and

iii. have regard to the natural landform in Rural Lifestyle Areas 1-6, including through the alignment of lot boundaries and roading, and landscaping and planting design within public spaces;

e. Ensuring that the subdivision layout within each contiguous area of RLA1 provides for a range of allotment sizes and shapes and comprises pockets of smaller lots offset by larger lots and open space;

f. Encouraging the extent of earthworks to not exceed that required for the installation of services, access and building platforms, while recognising that the contouring of land may either be required for, or limited by, geotechnical and/or aesthetic considerations;

g. Managing the character and amenity values of the Rural Resource Area (5) and surrounding areas by controlling land use activities, avoiding building within the no build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development;

h. Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;

i. Enhancing landscape values through the implementation of planting schemes tailored to specific areas within the Rural Resource Area (5);

j. Providing for an efficient access and open space network;

k. Providing adequate infrastructure to service development while minimising adverse effects;

l. Avoiding building in high risk natural hazard areas;

m. Managing the potential for reverse sensitivity effects on adjoining rural land uses;

n. Maintaining the productive potential of the Rural Lifestyle Production Area through ensuring that the allotment sizes and location of residential activity within the Rural Lifestyle Production Area do not prevent or significantly inhibit its productive use;

o. Ensuring the Rural Lifestyle Production Area is used for productive purposes alongside providing for rural living by requiring 50% of each allotment to be planted for productive purposes prior to the establishment of residential activity;

p. Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.

q. Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by:

i. Avoiding subdivision and building in the No Build Area;

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ii. Enabling building within the "Area for Future Building Platform" provided it is well integrated into the landscape;

iii. Other than as provided in ii, avoiding building in the area outside of the No Build Area unless it be demonstrated that the legibility and open and natural character of the Rural Lifestyle Area 6 will be maintained;

iv. Avoiding subdivision in the area outside of the No Build Area unless:

   a. the creation of additional lots is necessary to facilitate rural activity or ecological restoration and use of the land is restricted to such purpose in perpetuity through a legal mechanism; or

   b. a dwelling has been approved under Rule 4.7.4.xi on each of the lots proposed to be created; and

   c. in respect of a and b the subdivision will avoid adverse effects on, and maintain, the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting.

v. Requiring that any planting is natural in design and avoids any linear or geometric forms and comprises only native species endemic to the area except for low height producing grass species such as browntop;

vi. Requiring that any roads are largely enclosed by planting.

An assessment of this policy more specifically is as follows:

Table 8: Specific assessment of Policy 4.4.18.

Provision	Description	Assessment
a	Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;	While the proposal is not directly in accordance with the Structure Plan insofar as it relates to allotment sizes and the provision of allotments in the RLA 6 Zone, the intensification is inherently confined to areas that have been deemed appropriate in terms of residential development. These locations were previously determined as appropriate in that they retain the productive lower lying areas while respecting the landscape values of the upper slopes of the SAL and more broadly, the ONL. Accordingly, while not in strict adherence to the Structure Plan, the overall intent of the Structure Plan is met. While not entirely consistent with the Structure Plan, the proposal is generally **not contrary** to this provision.

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b	Integrating a range of complementary activities within the rural setting, including: • Rural living • Farming and agriculture • Horticulture • Recreation and Open Space	The proposal achieves the overall intent of the Zone through the provision of rural residential living is a holistic and master planned development that accommodates farming, agriculture, horticulture and open space, all the while avoiding ad hoc and fragmented development. The proposal is **consistent** with this policy.
c	Adhering to minimum and average allotment sizes for subdivision SUPERSEDED 13/01/2026	While the proposed subdivision does not strictly adhere to the minimum and average allotment sizes prescribed for the respective Rural Lifestyle Areas, it continues to achieve the broader outcomes anticipated by the Rural Resource Area (5) Zone. The proposed allotment sizes, while smaller in density than that prescribed to the RLA 3, 4 and 6 areas, remain generous in a rural living context and have been designed to integrate with the existing consented development pattern, while still maintaining a variation in densities. The variation in size is driven by a clear market demand for allotments in the ~2,000m² range, which has been evidenced through the uptake of earlier Lots. Importantly, the design avoids ad hoc fragmentation through implementing these Lots within the initial development phase and maintains an overall pattern that reinforces the intended rural lifestyle character of the area. As noted in the accompanying landscape assessment, the proposal maintains appropriate levels of open space, visual coherence, and integration with the surrounding landform. Therefore, while the proposal does not strictly comply with the minimum and average size standards, it is considered consistent with the underlying purpose of the policy, which is to manage density in a way that supports rural amenity, open space, and landscape values. Overall, while the proposal is **not consistent** to the specifics of this policy in isolation, the overall intent of the policy when considered holistically within the

		broader spectrum and purpose of Policy 4.4.18 is generally achieved.
d	Ensuring that subdivision is designed to: i. facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists; and ii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate, integrated and planned development; and iii. have regard to the natural landform in Rural Lifestyle Areas 1-6, including through the alignment of lot boundaries and roading, and landscaping and planting design within public spaces;	As per the traffic assessment, the proposed additional Lots are able to be serviced in terms of transport and access requirements. The proposal is entirely **consistent** with this provision.
e	Ensuring that the subdivision layout within each contiguous area of RLA1 provides for a range of allotment sizes and shapes and comprises pockets of smaller lots offset by larger lots and open space;	This policy relates to RLA 1 which remains unaffected by this proposal. As such, this policy is **not relevant.**
f	Encouraging the extent of earthworks to not exceed that required for the installation of services, access and building platforms, while recognising that the contouring of land may either be required for, or limited by, geotechnical and/or aesthetic considerations;	Minimal additional earthworks are required for the purposes of additional access. Otherwise, the site is subject to an approved EMP which manages effects of earthworks. The proposed additional works can be integrated within this framework. The proposal is **consistent** with this provision.
g	Managing the character and amenity values of the Rural Resource Area (5) and surrounding areas by controlling land use activities, avoiding building within the no build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development; SUPERSEDED 13/01/2026	The proposal appropriately manages the character and amenity values of the Rural Resource Area (5) by maintaining consistency with the Structure Plan in terms of the location of the additional Lots and consciously avoiding any development within the identified No Build Area. This approach ensures the protection of the area's open space and landscape values, particularly in relation to the upper slopes and more visually sensitive areas. The subdivision layout avoids any urban form or pattern of development, with Lots designed to follow landform and integrate with the surrounding rural lifestyle context. The proposal maintains a sense of openness and rural character as assessed by RMM, reinforced through the continued use of controls on building location, design, and landscaping. Accordingly, the proposal is **consistent** with this policy by avoiding development in the No Build Area, controlling land use in a manner that respects the

		landscape, and maintaining a clear distinction from urban subdivision patterns.
h	Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;	Existing Rules in the District Plan requiring consents for new builds will continue to remain unchanged. Proposed platforms on the Lots within RLA 6 will manage the location of development to ensure the retention of open space on the upper slopes. The proposal is **consistent** with this provision.
i	Enhancing landscape values through the implementation of planting schemes tailored to specific areas within the Rural Resource Area (5);	No changes are proposed to the planting framework and therefore the proposal remains **consistent** with this provision.
j	Providing for an efficient access and open space network	No changes are proposed to the open space network that is to be afforded to the public. The proposal is **consistent** with this provision.
k	Providing adequate infrastructure to service development while minimising adverse effects	As per the Infrastructure Feasibility Assessment, the development can be appropriately accommodated by the existing infrastructure provided under RC220396. The proposal is **consistent** with this provision.
l	Avoiding building in high risk natural hazard areas	The proposal avoids adding lots to areas of high risk natural hazards. The proposal is **consistent** with this provision.
m	Managing the potential for reverse sensitivity effects on adjoining rural land uses; **SUPERSEDED 13/01/2026**	The infilling of areas RLA 3 and 4 is not considered to give rise to any additional reverse sensitivity effects given these areas are predominantly internalised to the site. In addition, the RLA 6 area is located centrally and upslope within the wider Rural Resource Area (5) such that substantial separation distances are afforded from the surrounding properties which operate in a rural capacity. Accordingly, it is considered that the proposed intensification will have no more than minor adverse reverse sensitivity effects. Furthermore, existing controls in the District Plan remains unchanged and includes: • Standards requiring that no audible bird scaring devices are used in the Horticulture Area (rule 4.7.6E(b)). The cherry orchard extension

	SUPERSEDED 13/01/2026	will be netted, consistent with the appellant's existing operation; • Standards requiring that there be no fixed wind machines within the RLPA, with provision made for portable machines only (rule 4.7.6E(c)); and • Standards prescribing the number, location and model of wind machines for frost control to be placed in the Horticulture Area (rule 4.7.6E(c)). The proposal is **consistent** with this provision.
n	Maintaining the productive potential of the Rural Lifestyle Production Area through ensuring that the allotment sizes and location of residential activity within the Rural Lifestyle Production Area do not prevent or significantly inhibit its productive use;	No changes are proposed to the RLPA and therefore this provision is **not relevant.**
o	Ensuring the Rural Lifestyle Production Area is used for productive purposes alongside providing for rural living by requiring 50% of each allotment to be planted for productive purposes prior to the establishment of residential activity;	No changes are proposed to the RLPA and therefore this provision is **not relevant.**
p	Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.	The proposal reinforces the rural living character of the zone and does not compete with urban zones. The typology remains distinct from urban forms and complements the broader district settlement pattern.
q	Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by: i. Avoiding subdivision and building in the No Build Area; ii. Enabling building within the "Area for Future Building Platform" provided it is well integrated into the landscape; iii. Other than as provided in ii, avoiding building in the area outside of the No Build Area unless it be demonstrated that the legibility and open and natural character of the Rural Lifestyle Area 6 will be maintained; iv. Avoiding subdivision in the area outside of the No Build Area unless: a. the creation of additional lots is necessary to facilitate rural activity or ecological restoration and use of the land is restricted to such purpose in perpetuity through a legal mechanism; or b. a dwelling has been approved under Rule 4.7.4.xi on each of the lots proposed to be created; and	With respect to clauses (q)(i) to (q)(iii), the proposal avoids any subdivision or development within the No Build Area, aligning with the explicit direction of the policy. As assessed by RMM, the proposed lots and associated building platforms are concentrated along existing and consented roads, adjacent to the RLA 4 area. The proposed 1,000m² building platforms are positioned close to the road corridor, limiting encroachment into the more sensitive upper reaches of the SAL. This approach, combined with the retention of the No Build Area and surrounding open pasture, ensures that the open, natural character and legibility of the SAL is retained. Accordingly, the intent of clause (q)(iii) is met.

	c. in respect of a and b the subdivision will avoid adverse effects on, and maintain, the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting. v. Requiring that any planting is natural in design and avoids any linear or geometric forms and comprises only native species endemic to the area except for low height producing grass species such as browntop; vi. Requiring that any roads are largely enclosed by planting. SUPERSEDED 13/01/2026	As per (q)(ii), there is an inherent expectation of development within RLA 6, reflected in the identification of an "Area for Future Building Platform." This indicates a level of acceptance that domestication above the road and within RLA 6 was contemplated at the inception of the RRU(5) Zone, albeit at a smaller scale than currently proposed. Nonetheless, the landscape assessment confirms that the additional allotments can be appropriately absorbed into the wider landscape without compromising the more open upper slopes of the SAL or the legibility of the landform. In relation to clause (q)(iv), the policy provides a pathway for subdivision outside the No Build Area where dwellings have been approved under Rule 4.7.4.xi[14], and where such subdivision avoids adverse effects and maintains the legibility and open, natural character of RLA 6, while also avoiding boundary delineation through fencing or planting. While the first limb of the policy (facilitating rural activity or ecological restoration) is not relevant to this application, the second limb is engaged. The landscape assessment confirms that the proposed building platforms are capable of complying with the District Plan's standards (including Rule 4.7.6), with a height limit of 5m. In addition, the Shannon Farm Design Guidelines provide for robust design controls relating to building siting, height, boundary treatments, and materials. These include requirements for rural-style fencing (e.g., post and rail), low-reflectivity cladding in muted earth tones, and planting that is naturalistic in form and comprised of native species endemic to the area, excluding only low-height productive grass species such as browntop. All curtilage activities will be confined within the identified building platforms, and planting will avoid any linear or geometric patterns. This, together with the

[14] Rule 4.7.4.xi reads as follows: Any building within Rural Lifestyle Area 6 that is located outside of the 'No Build' Area shown on the Structure Plan and is not within a residential building platform approved pursuant to Rule 4.7.2.ii.a.vii.b 'Area for locating future platform' is a discretionary activity.

	SUPERSEDED 13/01/2026	strict design controls, is considered sufficient to mitigate the visual and landscape effects of the proposed additional lots and ensure the SAL's character and legibility is maintained. Accordingly, while the proposal involves subdivision in an area subject to a general policy direction to avoid, development is anticipated where qualifying criteria are met. In this case, it is assessed that the design response meets the qualifying criteria under clause (q)(iv)(c). On this basis, and relying on the expert landscape assessment, the proposal is not contrary to the underlying intent of Policy 4.4.18(q). In my assessment, I consider that while q(iii) seeks to avoid subdivision, this is only if the subdivision is unable to satisfy the objective of maintaining the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting. Relying on the landscape assessment, I consider this criteria is met. Overall, it is assessed that the proposal is **not contrary** to this provision.

In considering Policy 4.4.18 overall, it is considered that while non-complying due to the number of lots exceeding the 160-lot benchmark, the proposal is considered to remain consistent with the policy intent, particularly given the zone's bespoke planning framework under Plan Change 14 and the site-specific nature of Rural Resource Area (5).

The subdivision is carefully designed to remain consistent with the outcomes anticipated by Policy 4.4.18. The development integrates with the established pattern of rural living in this bespoke zone, provides appropriate intensification in order to meet market demands, and preserves key landscape and amenity values.

Given the site-specific planning framework of Rural Resource Area (5) and its origins in Plan Change 14, the proposal's non-compliance with the numeric threshold in my opinion does not equate to policy inconsistency. The policy provides a broad and detailed framework for managing growth in this area, and the proposal is aligned with that framework in both intent and implementation.

In terms of any other relevant provisions of the Central Otago District Plan, these are assessed as follows:

Table 9: Assessment of relevant objectives and policies of the Central Otago District Plan.

Provision	Description	Assessment
4.3.1	Objective - Needs of the District's People and Communities To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.	The proposal responds positively to this objective by providing additional rural lifestyle living opportunities meeting an identifiable market demand that support the social and economic wellbeing of the community, through expanded housing choice to respond to the desired demand and efficient use of zoned land. The development integrates with existing infrastructure and maintains key environmental outcomes through appropriate landscape design, protection of significant landforms, and adherence to servicing and design controls. As such, the proposal strikes an appropriate balance between enabling community wellbeing and maintaining environmental quality. The proposal is overall considered to be **consistent** with this policy.
4.3.3	Objective - Landscape and Amenity Values To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges. SUPERSEDED 13/01/2026	The landscape qualities have been thoroughly assessment by RMM. Overall, the landscape assessment concludes that the proposed development represents an incremental extension of the consented Shannon Farm subdivision that responds appropriately to the landform, planning framework, and the area's anticipated rural lifestyle development pattern. Expanding on this, the proposed additional Lots in the RLA 6 are confined to the lower reaches of the SAL and will maintain the openness and legibility of the upper slopes through careful siting of building platforms, fencing restrictions, and planting patterns. Relying on this assessment, the proposal is considered to at least maintain rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges. Accordingly, the proposal is **consistent** with this Objective.

4.4.2	Policy– Landscape and Amenity Values To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through: (a) The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features, (b) Development which is compatible with the surrounding environment including the amenity values of adjoining properties, (c) The ability to adequately dispose of effluent on site, (d) Controlling the generation of noise in back country areas, (e) The location of tree planting, particularly in respect of landscape values, natural features and ecological values, (f) Controlling the spread of wilding trees. (g) Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.	Expanding on Objective 4.3.3, the proposal is consistent with the Landscape and Amenity Values policies of the District Plan. As confirmed in the landscape assessment, the subdivision has been carefully designed to integrate with the landform, with additional lots in RLA 6 located at the lower slopes of the SAL to maintain the open natural character and legibility of the upper hills. Building platforms are sited to avoid skylines and prominent landforms, and further mitigation is achieved through fencing restrictions and naturalistic planting patterns. The proposed development remains compatible with the surrounding rural lifestyle context and will not detract from the amenity of adjoining properties. Servicing, including wastewater disposal, will be managed via reticulated infrastructure, avoiding on-site effluent concerns. No noise-generating activities or adverse tree planting effects are proposed, and wilding tree spread will be avoided through appropriate species selection. Overall, the proposal avoids adverse effects on the District's open space, landscape, natural character and amenity values, and is therefore **consistent** with the relevant policy framework.
4.4.8	Policy - Adverse Effects on the Amenity Values of Neighbouring Properties. To ensure that the effects associated with some activities including (but not limited to): (a) Noise (including noise associated with traffic generation, night time operations), and vibration, (b) The generation of a high level of traffic, in particular heavy vehicles, (c) Glare, particularly from building finish, (d) A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the site, (e) The generation of odour, dusts, wastes and hazardous substances, and (f) The use and/or storage of hazardous goods or substances	The adverse effects on adjacent properties has been thoroughly canvassed in this assessment where it is concluded that effects will be less than minor. As such, the proposal is **consistent** with this policy.

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	do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.	
4.4.9	Policy - Effects of Rural Activities To recognise that some rural activities, particularly those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new developments locating near such activities recognise and accept the prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.	Within the Rural Resource Area (5) Zone, Rule 4.7.6.E(b), (c) and (e) have been updated to apply to future residential activities within the Zone, in order to safeguard legitimate rural activities in the area to operate unimpeded, and manage reverse sensitivity effects. These rules will equally apply to the additional Lots. Recognising that the proposed allotments are to sit within the context of an established (in terms of baseline) residential context, the proposal is not considered to give rise to additional effects on rural activities. The proposal is therefore **consistent** with this provision.
4.3.7	Objective - Soil Resource To maintain the life-supporting capacity of the District's soil resource to ensure that the needs of present and future generations are met.	The intensification is occurring within existing established (in terms of the consented baseline) Rural Lifestyle Areas and does not affect the RLPA which has identified soils that are suited for primary production. The proposal is therefore not considered to compromise the life-supporting capacity of the District's soil resource and is therefore **consistent** with this policy.
16.3.1	To ensure that subdivision avoids, remedies, or mitigates adverse effects on the safe and efficient operation of the districts roading network.	As per the transport assessment, it is considered that the additional Lots will not adversely affect the safe and efficient operation of the roading network. The proposal is therefore **consistent** with this policy.
16.3.2	To ensure that subdivisions provide all necessary services and infrastructure without adversely affecting the public interest and the ongoing viability of those services and infrastructure.	As per the infrastructure assessment, it is considered that the proposed additional Lots can be accommodated within the consented infrastructure framework without adversely affecting the public interest and the ongoing viability of those services and infrastructure. The proposal is therefore **consistent** with this policy.

In considering the assessment above, it is considered that the proposal is not contrary with the relevant objectives and policies of the District Plan.

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10.5 PRECEDENT

While precedent is not an environmental effect in itself, it remains a relevant consideration under sections 104(1)(b)(vi) and 104(1)(c) of the Resource Management Act 1991 (RMA). It is appropriate, therefore, to briefly address the potential for this proposal to establish an undesirable precedent.

Each resource consent application must be considered on its own merits, and Council retains full discretion in assessing subdivision and residential activity proposals within the Rural Resource Area. In this case, the subject site is located within Rural Resource Area (5), a bespoke zoning outcome arising from Plan Change 14. This zoning reflects a strategic planning response that acknowledged the site's location, surrounding land uses, physical constraints, and suitability for a managed form of rural-residential development. As such, Rural Resource Area (5) is not a general or typical representation of the Rural Resource Area zone, but rather a carefully defined and spatially confined area intended to accommodate a specific pattern of development.

The ability to replicate this form of intensification elsewhere in the District is limited by the absence of comparable zoning, environmental context, or strategic planning direction. Therefore, approving this application will not signal a shift in the interpretation or application of Rural Resource Area policy frameworks more generally. The effects of this proposal are clearly confined to a distinct area that was always anticipated to accommodate a higher density of rural-lifestyle development.

Accordingly, it is considered that granting consent will not result in an adverse precedent, nor will it undermine the integrity or consistent administration of the District Plan, which in of itself, is under immediate review. The site-specific nature of Rural Resource Area (5) ensures that this decision can be contained both spatially and in principle.

10.6 SECTION 106

Pursuant to Section 106 of the RMA, a consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that the land is or is likely to be subject to, or is likely to accelerate material damage from natural hazards, or where sufficient provision for legal and physical access to each allotment has not been made.

In this case, access to the proposed allotments have been demonstrated to which easements will ensure legal access is maintained.

Council determined under the wider PC14 process that there are no hazards pertaining to the land detailed on Council’s Planning Maps. There has been no known change to natural hazard risks since those earlier assessments and therefore it is concluded that the subdivision will not exacerbate natural hazards.

10.7 SECTION 104D

When dealing with non-complying activities, before granting an application a council must be satisfied that either the adverse effects of the activity on the environment will be minor

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(s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104D(1)(b)).

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor. I conclude the effects are no more than minor for my reasons set out above.

With respect to the second gateway test under section 104D(1)(b), the application is considered broadly consistent with the relevant policies and objectives of the Rural Resource Area (5). While there are some obvious inconsistencies in terms of a breach to allotment sizes and the overall number of Lots, I consider that overall, the proposal is not at odds with the core intent of the Zone, and therefore is **not contrary** to this intent.

Accordingly, as the application has passed both of the gateway tests in s104D, I consider consent can be granted for this non-complying activity.

11 PART 2 ASSESSMENT

11.1 OVERVIEW

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

11.1.1 SECTION 5

The purpose of the Act as stated in s5(1) of the RMA is, “to promote the sustainable management of natural and physical resources”.

Section 5(2) of the Act defines “sustainable management” as:

> *… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well being and for their health and safety while –*
>
> *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
>
> *Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

The proposal supports this purpose by enabling a form of rural lifestyle development that responds to clear market demand while protecting key environmental values. It avoids development in sensitive landscape areas (ONL and upper SAL), respects productive land capacities, and is integrated with existing infrastructure without generating more than minor adverse effects. Appropriate mitigation measures are in place to manage any potential effects on landscape, amenity, and the rural-residential interface. As such, the proposal provides for the social and economic well-being of the community while safeguarding environmental resources.

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11.1.2 SECTION 6

Section 6 relates to matters of national importance. The most relevant is that of Section 6(b) which seeks the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

The proposal avoids any development within the ONL, and the more sensitive upper areas of the SAL are similarly avoided. The integrity of these landscapes is therefore maintained.

Heritage and archaeological values have been addressed through the existing PC14 framework and remain protected via conditions that require adherence to the Heritage New Zealand Pouhere Taonga protocols. No new effects on cultural or heritage values are anticipated.

No identified sites of significance to tangata whenua are affected by this proposal, and the development remains within the areas previously determined as appropriate under PC14.

11.1.3 SECTION 7

Section 7 relates to 'other matters'. The matters of relevance are considered to be as follows:

> *(b) the efficient use and development of natural and physical resources*
>
> *(c) the maintenance and enhancement of amenity values*
>
> *(f) maintenance and enhancement of the quality of the environment*

The proposal reflects an efficient use of zoned land by providing additional rural lifestyle opportunities within a structure already consented and serviced, without generating demand for further land re-zoning or infrastructure expansion.

Amenity values are preserved through sensitive siting and design, particularly in RLA 6, where building platform locations and design controls mitigate landscape and visual effects.

The quality of the environment is maintained by avoiding sensitive landscape features and ensuring that infrastructure, transportation, and servicing remain within existing capacities.

Productive land has been comprehensively assessed and appropriately managed through the RLPA designation, ensuring that finite soil resources are recognised and their values upheld.

On balance, the proposal is considered consistent with Section 7 of the RMA.

11.1.4 SECTION 8

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.

The proposal does not impact any identified Māori land, sites of significance, or cultural values. Cultural effects were assessed through the PC14 process, with appropriate mechanisms (e.g., archaeological protocols) embedded within the consent framework.

There is no evidence that the proposed intensification compromises any principles of partnership, participation, or protection under the Treaty.

11.1.5 CONCLUSION

The proposed subdivision intensification is consistent with the purpose and principles of Part 2 of the RMA. It promotes sustainable management by enabling a high-demand form of rural residential living within a framework that maintains environmental integrity, protects significant landscape and cultural values, uses infrastructure efficiently, and upholds amenity values. The effects are no more than minor, and the proposal appropriately balances the use, development, and protection of natural and physical resources in line with the RMA's purpose.

12 SUMMARY

The applicant holds a comprehensive suite of resource consents to develop land at 112 and 144 Ripponvale Road, Cromwell for a 151-Lot rural residential development, in line with the Rural Resource Area (5) provisions (incorporated by way of Plan Change 14 (PC14)) of the Central Otago District Plan.

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national building companies with an intent to establish show homes. The applicant advises that the demand lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold to date averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent.

Overall, the activity is assessed as a **non-complying activity.**

The actual and potential effects on the environment have been outlined in section 8 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposal is considered consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991.

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JakeWoodward
RESOURCE MANAGEMENT PLANNER

10.7 SECTION 104D

When dealing with non-complying activities, before granting an application a council must be satisfied that either the adverse effects of the activity on the environment will be minor (s104D(1)(a)), or the proposed activity will not be contrary to the objectives and policies of a proposed plan and/or plan (s104D(1)(b)).

With respect to the assessment above, the first gateway test for a non-complying activity required under section 104D(1)(a) has been met in that the application will not have an adverse effect on the environment which is more than minor. I conclude the effects are no more than minor for my reasons set out above.

With respect to the second gateway test under section 104D(1)(b), the application is considered broadly consistent with the relevant policies and objectives of the Rural Resource Area (5). While there are some obvious inconsistencies in terms of a breach to allotment sizes and the overall number of Lots, I consider that overall, the proposal is not at odds with the core intent of the Zone, and therefore is **not contrary** to this intent.

Accordingly, as the application has passed both of the gateway tests in s104D, I consider consent can be granted for this non-complying activity.

11 PART 2 ASSESSMENT

11.1 OVERVIEW

The proposal is consistent with Part 2 of the Act, being the sustainable management of natural and physical resources, whilst also protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

11.1.1 SECTION 5

The purpose of the Act as stated in s5(1) of the RMA is, "to promote the sustainable management of natural and physical resources".

Section 5(2) of the Act defines "sustainable management" as:

> *… managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –*
>
> *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
>
> *Avoiding, remedying, or mitigating any adverse effects of activities on the environment."*

The proposal supports this purpose by enabling a form of rural lifestyle development that responds to clear market demand while protecting key environmental values. It avoids development in sensitive landscape areas (ONL and upper SAL), respects productive land capacities, and is integrated with existing infrastructure without generating more than minor

SUPERSEDED

adverse effects. Appropriate mitigation measures are in place to manage any potential effects on landscape, amenity, and the rural-residential interface. As such, the proposal provides for the social and economic well-being of the community while safeguarding environmental resources.

11.1.2 SECTION 6

Section 6 relates to matters of national importance. The most relevant is that of Section 6(b) which seeks the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

The proposal avoids any development within the ONL, and the more sensitive upper areas of the SAL are similarly avoided. The integrity of these landscapes is therefore maintained.

Heritage and archaeological values have been addressed through the existing PC14 framework and remain protected via conditions that require adherence to the Heritage New Zealand Pouhere Taonga protocols. No new effects on cultural or heritage values are anticipated.

No identified sites of significance to tangata whenua are affected by this proposal, and the development remains within the areas previously determined as appropriate under PC14.

11.1.3 SECTION 7

Section 7 relates to 'other matters'. The matters of relevance are considered to be as follows:

(b) the efficient use and development of natural and physical resources

(c) the maintenance and enhancement of amenity values

(f) maintenance and enhancement of the quality of the environment

The proposal reflects an efficient use of zoned land by providing additional rural lifestyle opportunities within a structure already consented and serviced, without generating demand for further land re-zoning or infrastructure expansion.

Amenity values are preserved through sensitive siting and design, particularly in RLA 6, where building platform locations and design controls mitigate landscape and visual effects.

The quality of the environment is maintained by avoiding sensitive landscape features and ensuring that infrastructure, transportation, and servicing remain within existing capacities.

Productive land has been comprehensively assessed and appropriately managed through the RLPA designation, ensuring that finite soil resources are recognised and their values upheld.

On balance, the proposal is considered consistent with Section 7 of the RMA.

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11.1.4 SECTION 8

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi.

The proposal does not impact any identified Māori land, sites of significance, or cultural values. Cultural effects were assessed through the PC14 process, with appropriate mechanisms (e.g., archaeological protocols) embedded within the consent framework.

There is no evidence that the proposed intensification compromises any principles of partnership, participation, or protection under the Treaty.

11.1.5 CONCLUSION

The proposed subdivision intensification is consistent with the purpose and principles of Part 2 of the RMA. It promotes sustainable management by enabling a high-demand form of rural residential living within a framework that maintains environmental integrity, protects significant landscape and cultural values, uses infrastructure efficiently, and upholds amenity values. The effects are no more than minor, and the proposal appropriately balances the use, development, and protection of natural and physical resources in line with the RMA's purpose.

12 SUMMARY

The applicant holds a comprehensive suite of resource consents to develop land at 112 and 144 Ripponvale Road, Cromwell for a 151-Lot rural residential development, in line with the Rural Resource Area (5) provisions (incorporated by way of Plan Change 14 (PC14)) of the Central Otago District Plan.

As anticipated during the initial request for PC14, the applicant has experienced a significant demand for residential lifestyle allotments with 44 of the 49 Lots offered to date within Shannon Farm already sold. Of this, 12 of the sites have sold to both local and national building companies with an intent to establish show homes. The applicant advises that the demand lies with Lots in the 1500m^2 to 1600m^2 bracket with approximately half of the Lots sold to date averaging around 1,750m^2 in area.

In order to continue to respond to market demand, the applicant proposes to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent.

Overall, the activity is assessed as a **non-complying activity.**

The actual and potential effects on the environment have been outlined in section 8 of this report where it is concluded that the proposed activity is not likely to have any adverse effects on the environment that are more than minor.

The proposal is considered consistent with the relevant objectives and policies of the District Plan and meets the purpose and principles of the Resource Management Act 1991.

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JakeWoodward
RESOURCE MANAGEMENT PLANNER

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**126180**
Land Registration District	**Otago**
Date Issued	05 August 2004

Prior References
OT109/201 OT7C/631

Estate	Fee Simple
Area	93.0792 hectares more or less
Legal Description	Lot 2 Deposited Plan 330709 and Section 4, 11, 98, 101, 103 Block III Cromwell Survey District and Part Section 5, 25 Block III Cromwell Survey District and Part Run 1201R

Registered Owners
New Zealand Cherry Corp (Leyser) LP

Interests

Excepting and reserving from Sections 4 and 11 and the part Section 5 herein to Her Majesty the Queen all minerals, mineral oil, gas, metals, coal and valuable stone under the surface of the land

Subject to Section 8 Mining Act 1971 (affects Sections 98, 101 and 103 Block III Cromwell Survey District)

Subject to Section 168A Coal Mines Act 1925 (affects Sections 98, 101 and 103 Block III Cromwell Survey District)

Lot 2 on DP 330709 is subject to interests, easements and rights under the laws relating to Mining, Mines and Minerals.

Subject to Section 241(2) Resource Management Act 1991 (affects DP 330709)

Subject to a right to convey water over part Section 11 marked A DP 344529,over part Section 98 marked B DP 344529 and over part lot 2 DP 330709 marked C DP 344529 created by asement Instrument 6264801.4 - 23.12.2004 at 9:00 am

The easements created by Easement Instrument 6264801.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to convey water over part marked A, B and C on DP 344529 created by Easement Instrument 7073932.4 - 17.10.2006 at 9:00 am

Subject to a right (in gross) to convey electricity over part Part Section 5 marked A, Section 103 marked B, Section 11 marked C and D and Section 98 Block III Cromwell Survey District marked E and the right to transform electricity over part Section 11 Block III Cromwell Survey District marked D on DP 524841 in favour of Aurora Energy Limited created by Easement Instrument 11175490.2 - 6.8.2018 at 7:29 am

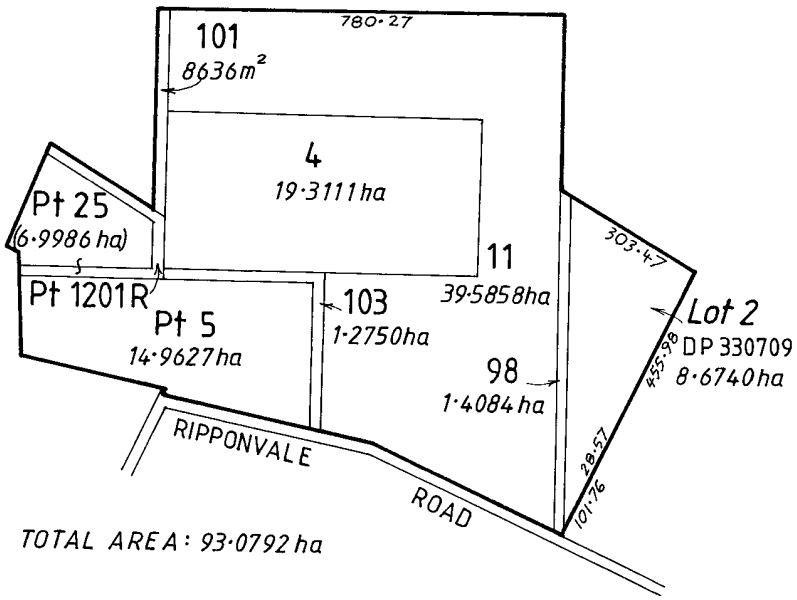
11211780.3 Mortgage to Bank of New Zealand - 31.8.2018 at 4:12 pm

13078798.2 Variation of Mortgage 11211780.3 - 22.8.2024 at 4:51 pm

13113009.1 CAVEAT BY AURORA ENERGY LIMITED - 17.9.2024 at 11:40 am

Identifier **126180**

Title Diagram 126180
Cpy – 01/01, Pgs – 001, 13/08/04, 16:02
DocID: 110526679



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**OT7C/632**
Land Registration District	**Otago**
Date Issued	12 September 1978

Prior References
OT73/239 OT7C/630

Estate	Fee Simple
Area	113.0835 hectares more or less
Legal Description	Section 27-28, 96, 99, 102 Block III Cromwell Survey District

Registered Owners
New Zealand Cherry Corp (Leyser) LP

Interests

Sections 96, 99 and 102 are Subject to Section 8 Mining Act 1971

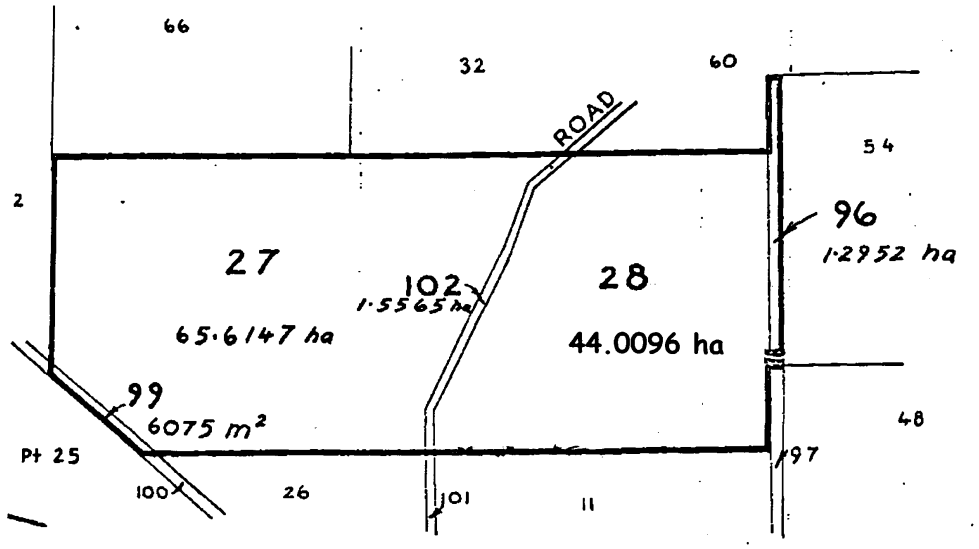
Sections 96, 99 and 102 are Subject to Section 168A Coal Mines Act 1925

11211780.3 Mortgage to Bank of New Zealand - 31.8.2018 at 4:12 pm

13078798.2 Variation of Mortgage 11211780.3 - 22.8.2024 at 4:51 pm

Identifier **OT7C/632**

Title Diagram Title Diagı
Cpy – 01/01, Pgs – 001, 07/11/07, 09:17
DocID: 110879741



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**OT7C/633**
Land Registration District	**Otago**
Date Issued	12 September 1978

Prior References
OT109/200 OT7C/630

Estate	Fee Simple
Area	14.7306 hectares more or less
Legal Description	Section 26, 100 Block III Cromwell Survey District

Registered Owners
New Zealand Cherry Corp (Leyser) LP

Interests

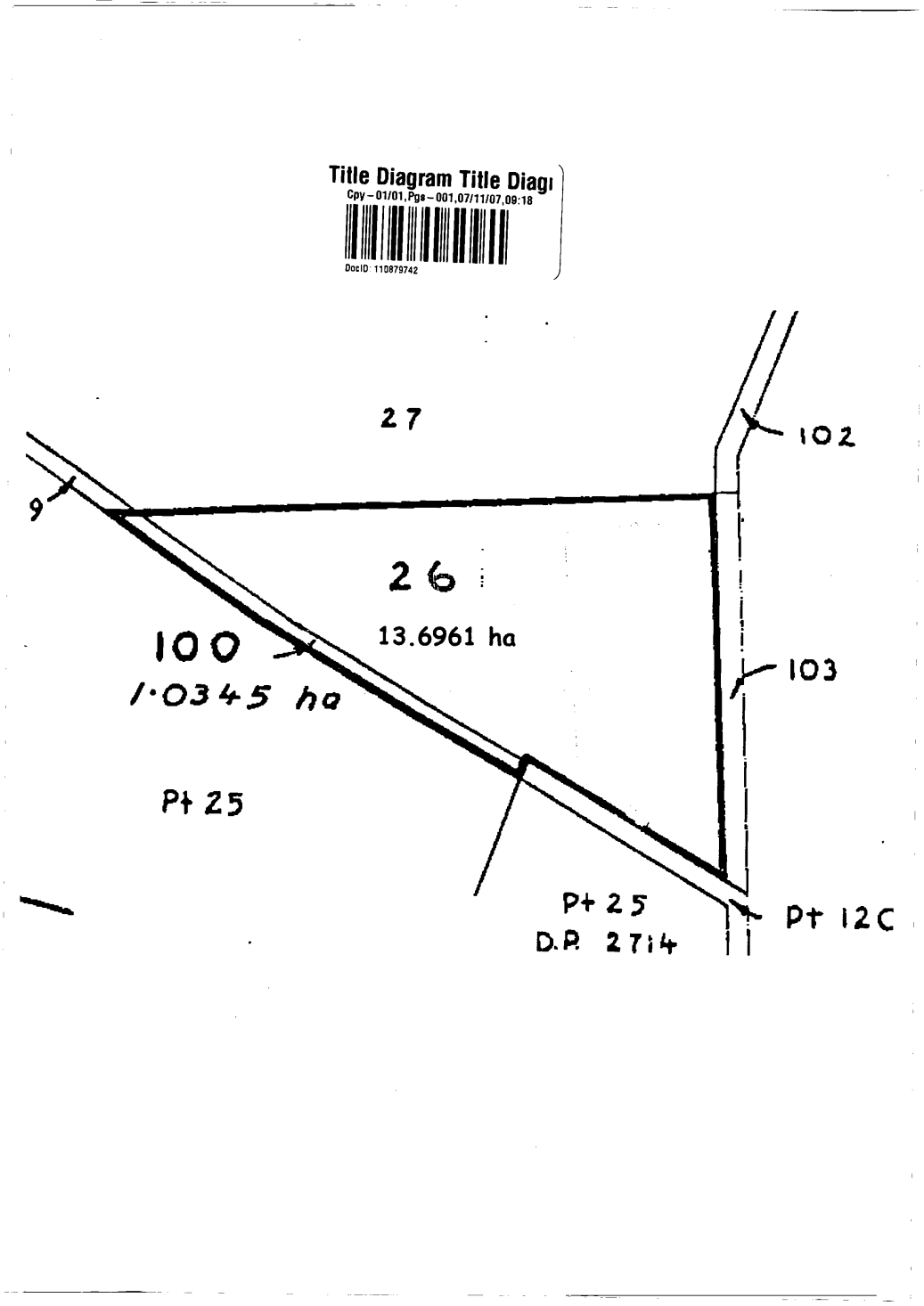
Section 100 is Subject to Section 8 Mining Act 1971

Section 100 is Subject to Section 168A Coal Mines Act 1925

11211780.3 Mortgage to Bank of New Zealand - 31.8.2018 at 4:12 pm

13078798.2 Variation of Mortgage 11211780.3 - 22.8.2024 at 4:51 pm

Identifier **OT7C/633**



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Guaranteed Search Copy issued under Section 60 of the Land Transfer Act 2017

R.W. Muir
Registrar-General
of Land

Identifier	**OT106/99**
Land Registration District	**Otago**
Date Issued	23 July 1895

Prior References
WA 3/8

Estate	Fee Simple
Area	23.4718 hectares more or less
Legal Description	Section 54 Block III Cromwell Survey District

Registered Owners
New Zealand Cherry Corp (Leyser) LP

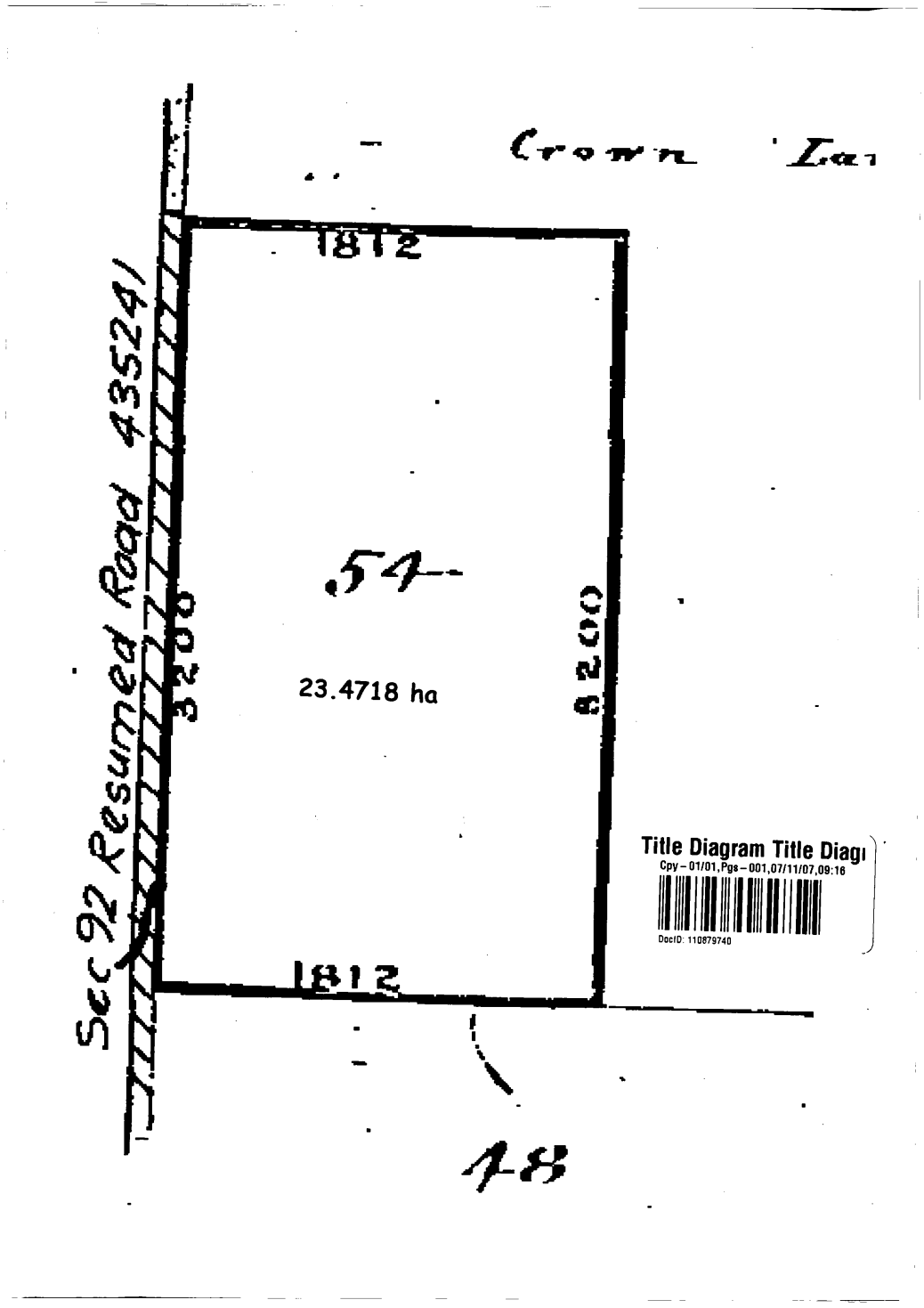
Interests

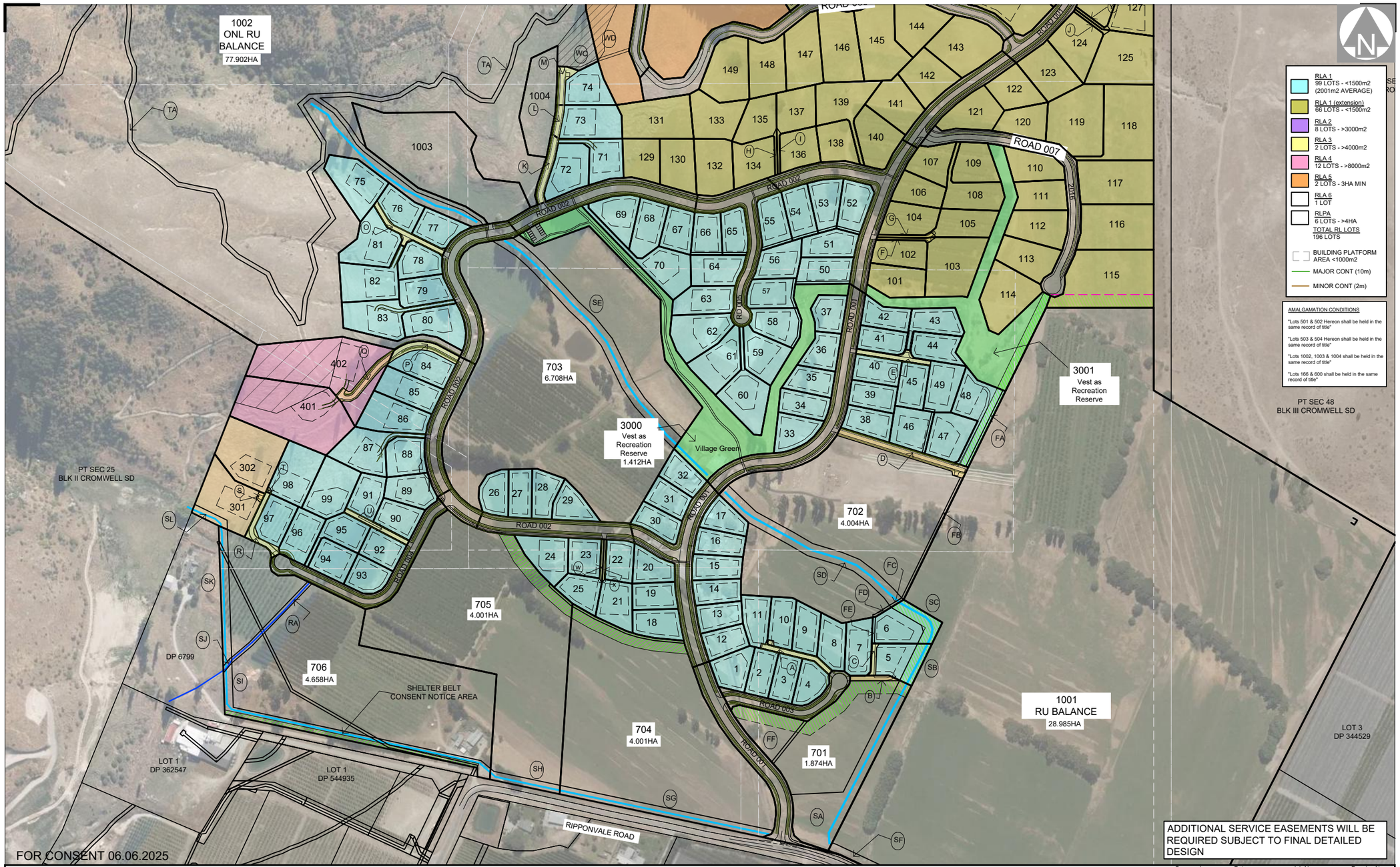
The abovementioned land is subject to interests, easments and rights under the Land relating to mining, mines and minerals

11211780.3 Mortgage to Bank of New Zealand - 31.8.2018 at 4:12 pm

13078798.2 Variation of Mortgage 11211780.3 - 22.8.2024 at 4:51 pm

Identifier **OT106/99**





CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
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Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
A	19.10.22	ADJUST LOT LAYOUT & STAGING	RB
B	02.11.22	ADD ADDITIONAL EASEMENTS	RB
G	06.12.25	ADD ADDITIONAL RLA1 ALLOTMENTS	RB

SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

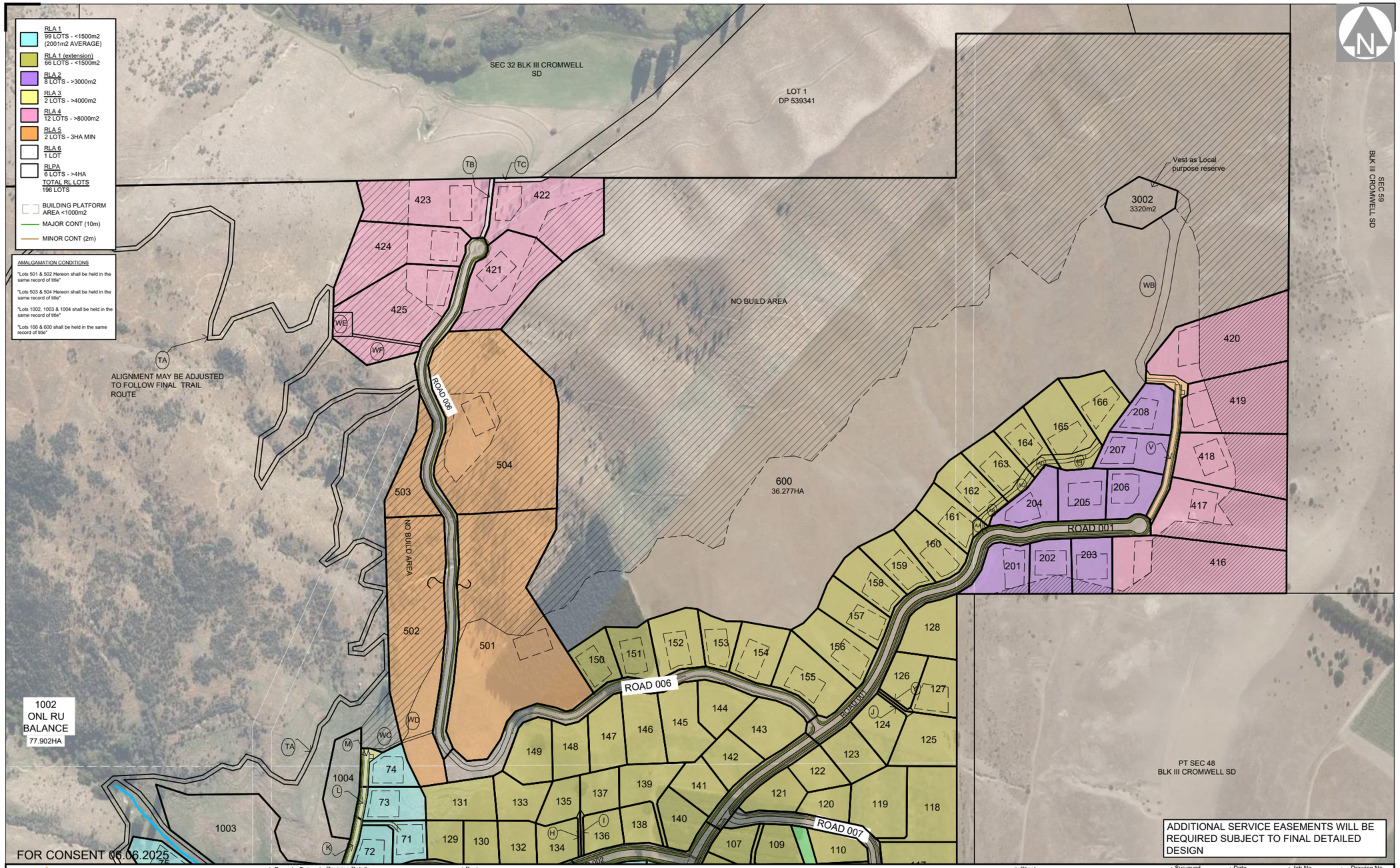
LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP

Notes:
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Surveyed	Date	Job No.	Drawing No.
–	–	15729	01 Sheet 001
Drawn	**Date**	**Scale**	
RB	11.07.22	1:4000 @ A3	
Checked	**Date**	**Datum & Level**	**Rev.**
–	–	LINDIS PK 2000 NZVD2016	G

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Rev.	Date	Revision Details	By
A	19.10.22	Reconfigure with geotech area bulk lots	RB
D	22.12.22	Add no build area to lots 503 & 502	RB
G	06.12.25	ADD ADDITIONAL RLA1 ALLOTMENTS	RB

SHANNON FARM DEVELOPMENT

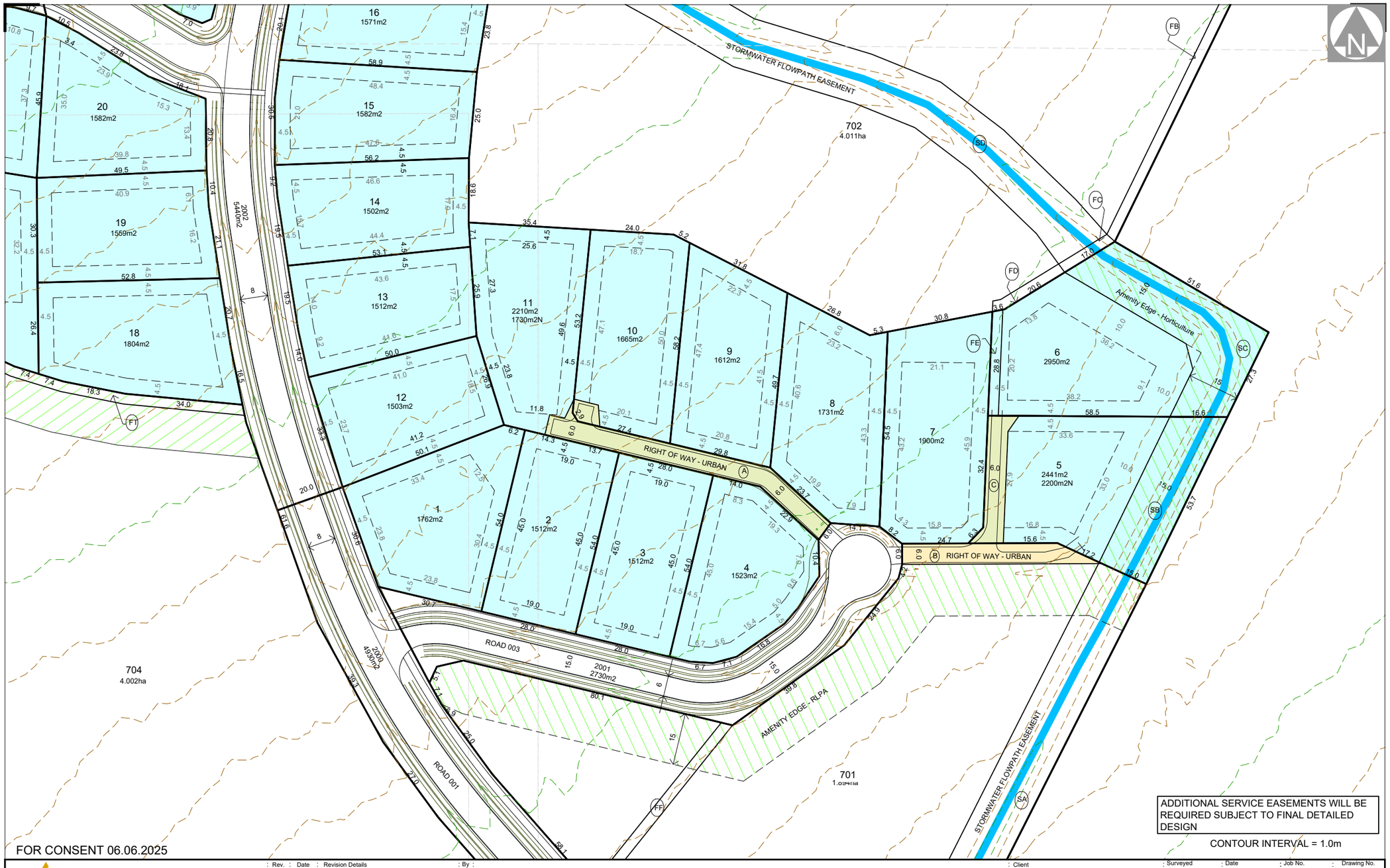
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LOT LAYOUT OVERVIEW

Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	–	–	15729	01 Sheet 002
	Drawn RB	Date 11.07.22	Scale 1:4000 @ A3	
	Checked –	Date –	Datum & Level LINDIS PK 2000 NZVD2016	Rev. G

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Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT

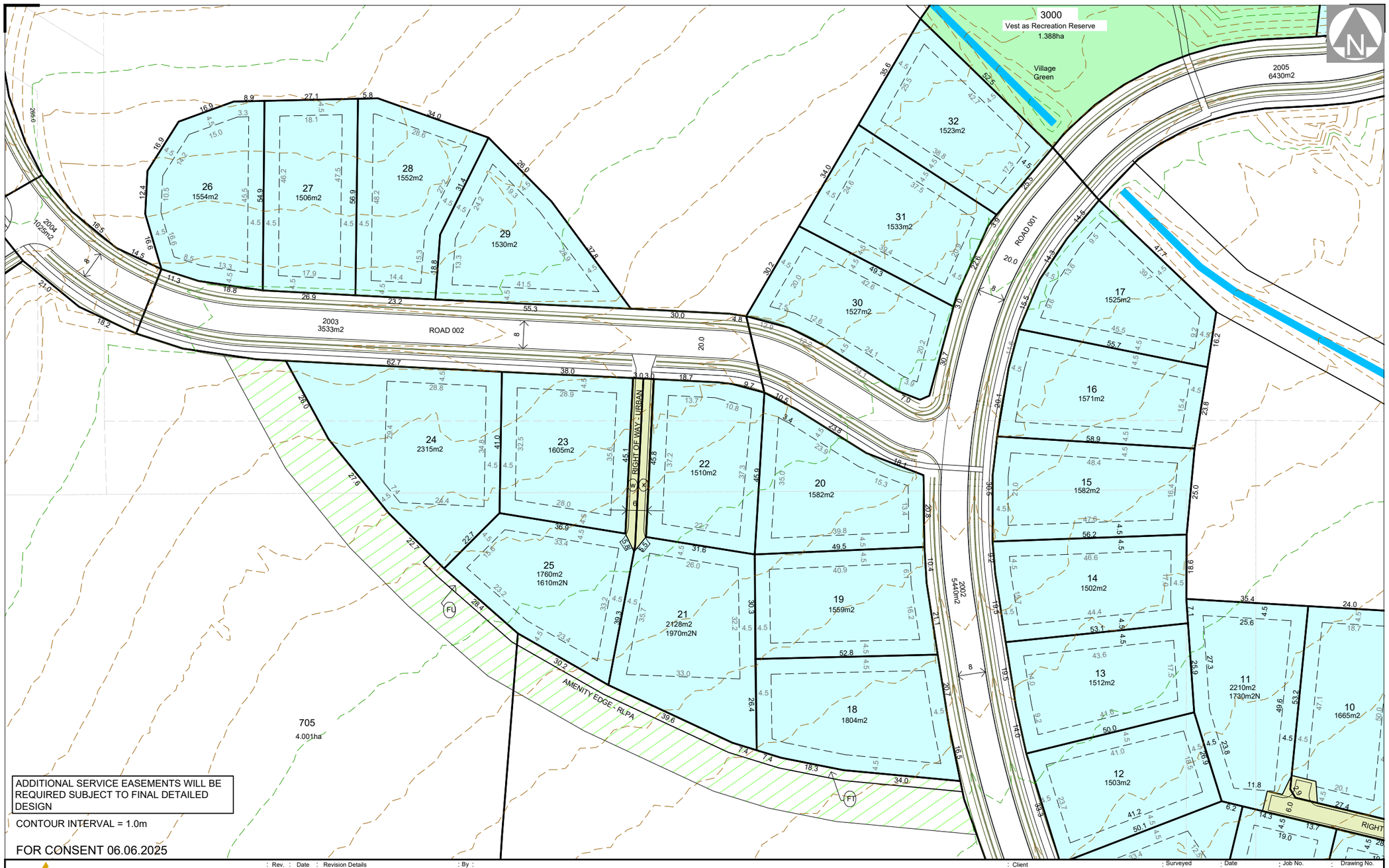
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LOT LAYOUT DETAILS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 003	
	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

Notes:
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Rev.	Date	Revision Details	By
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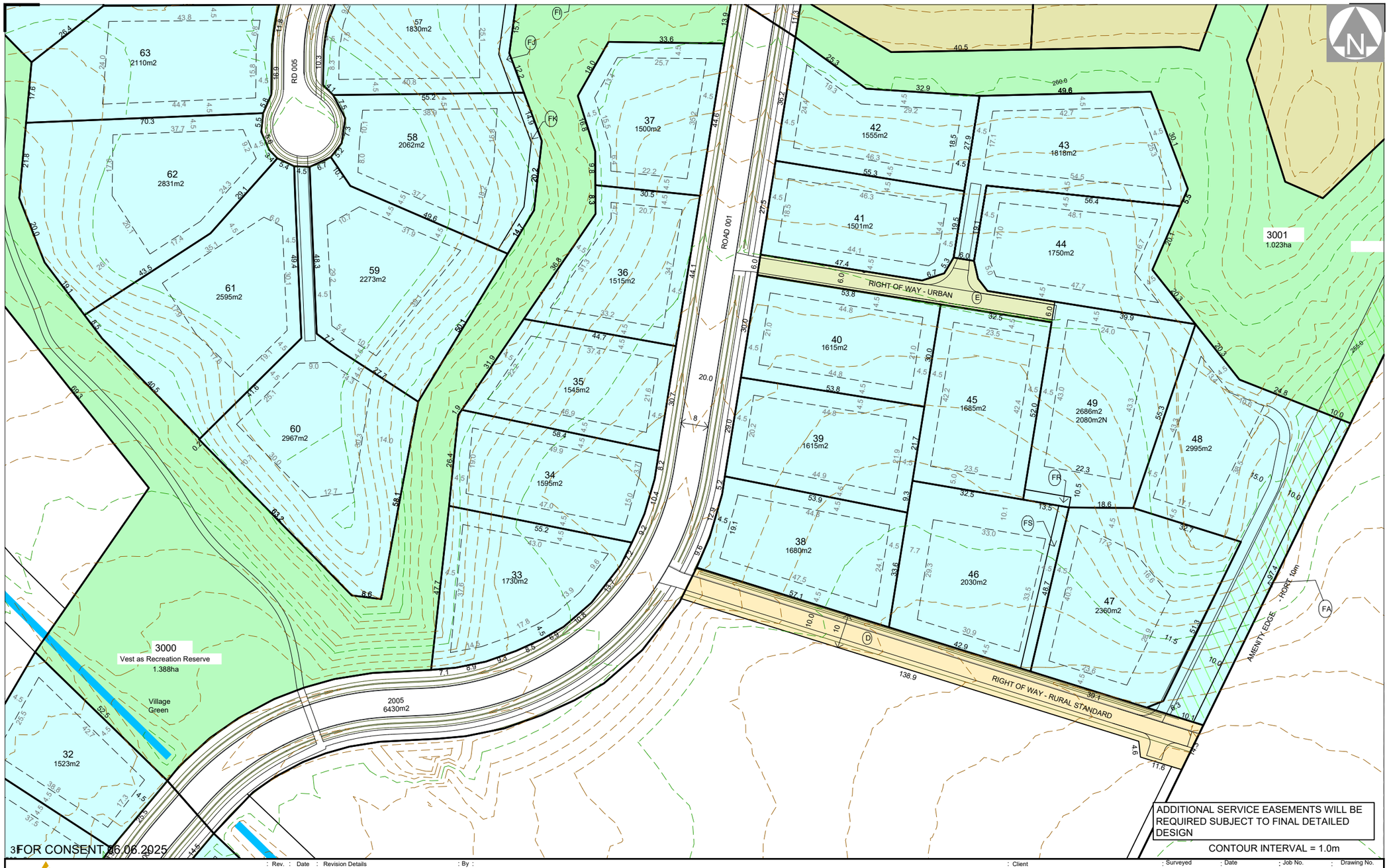
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 004	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3		
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Rev.	Date	Revision Details	By
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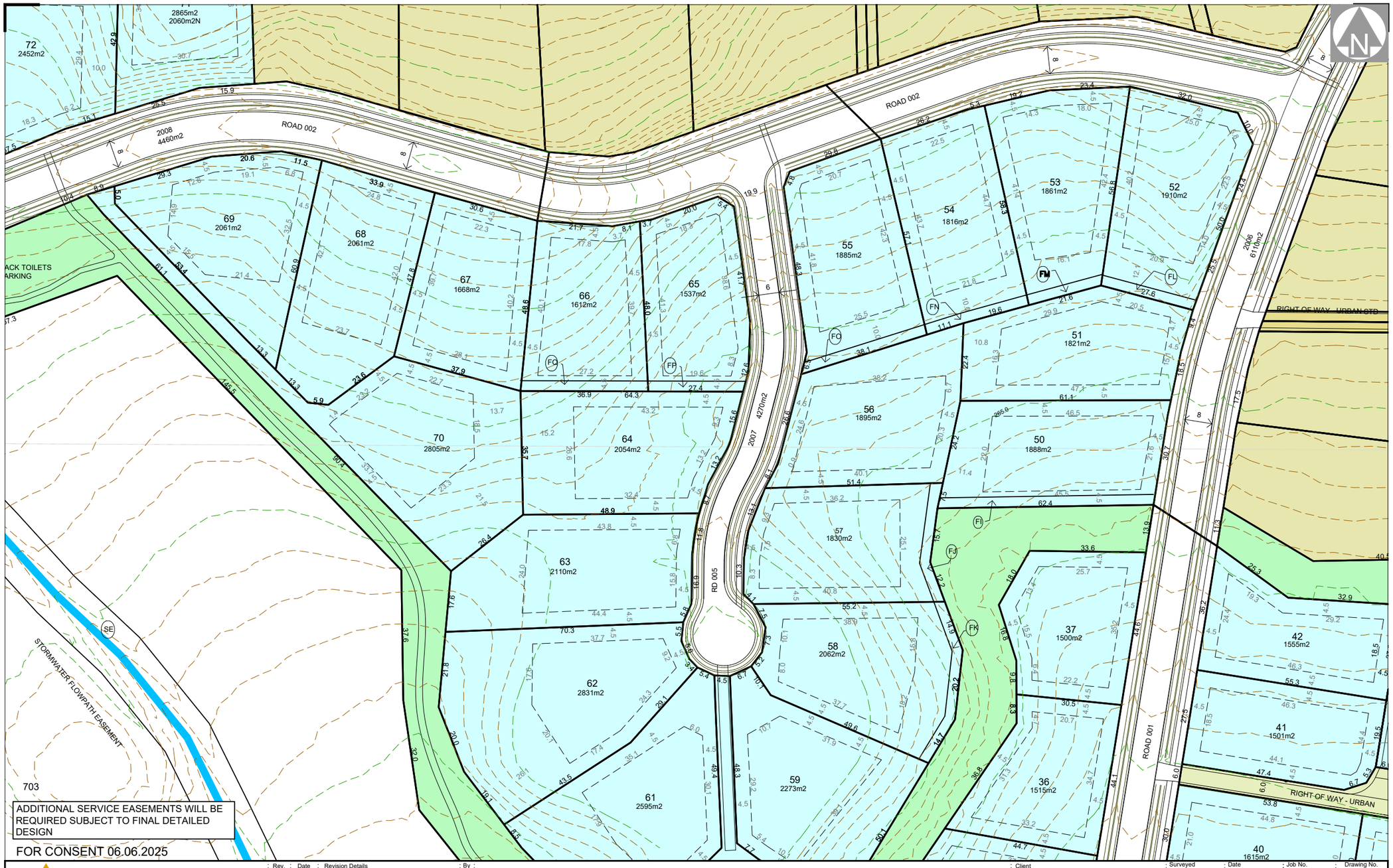
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 005	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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Rev.	Date	Revision Details	By
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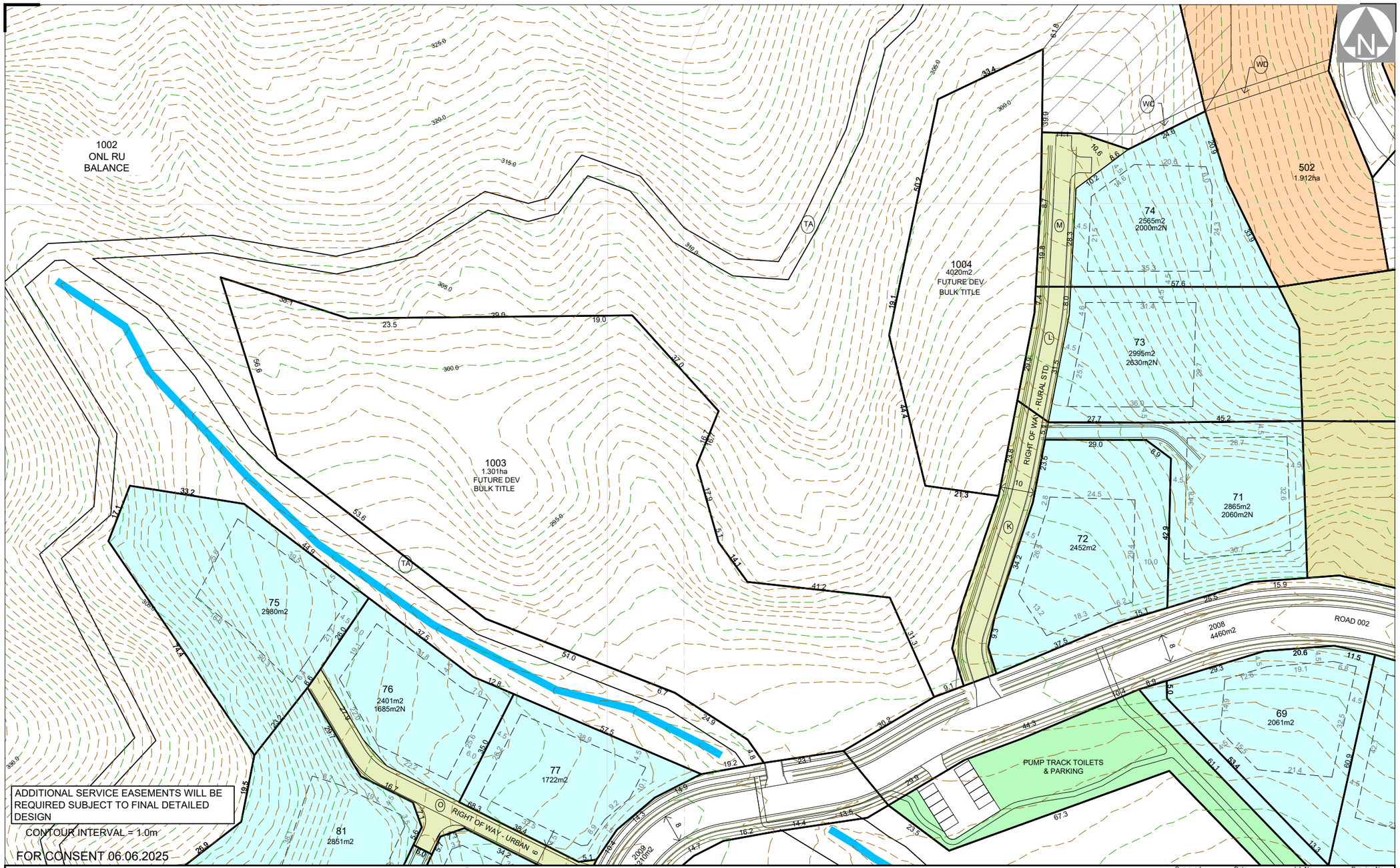
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 006	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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Rev.	Date	Revision Details	By
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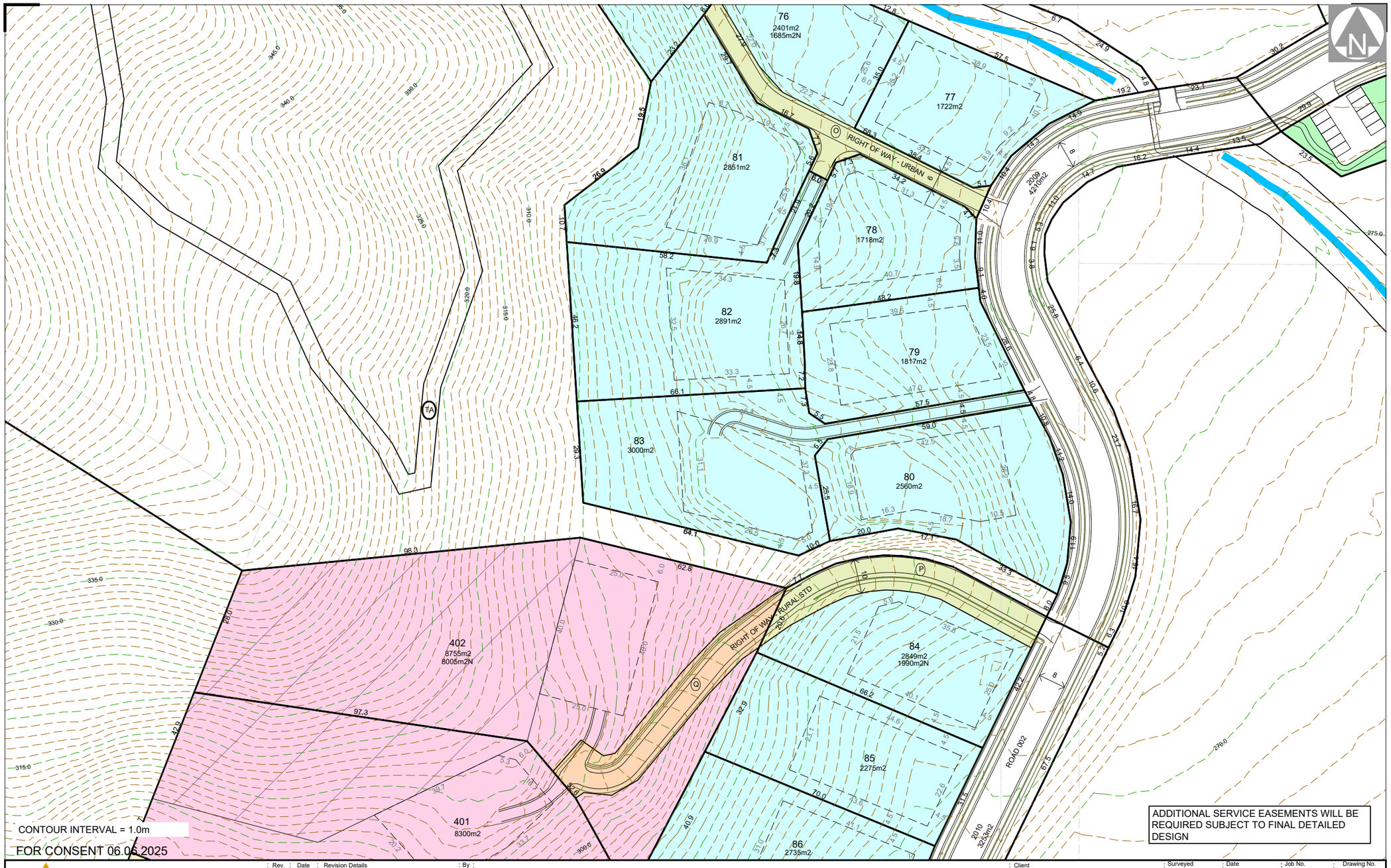
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 007	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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Rev.	Date	Revision Details	By
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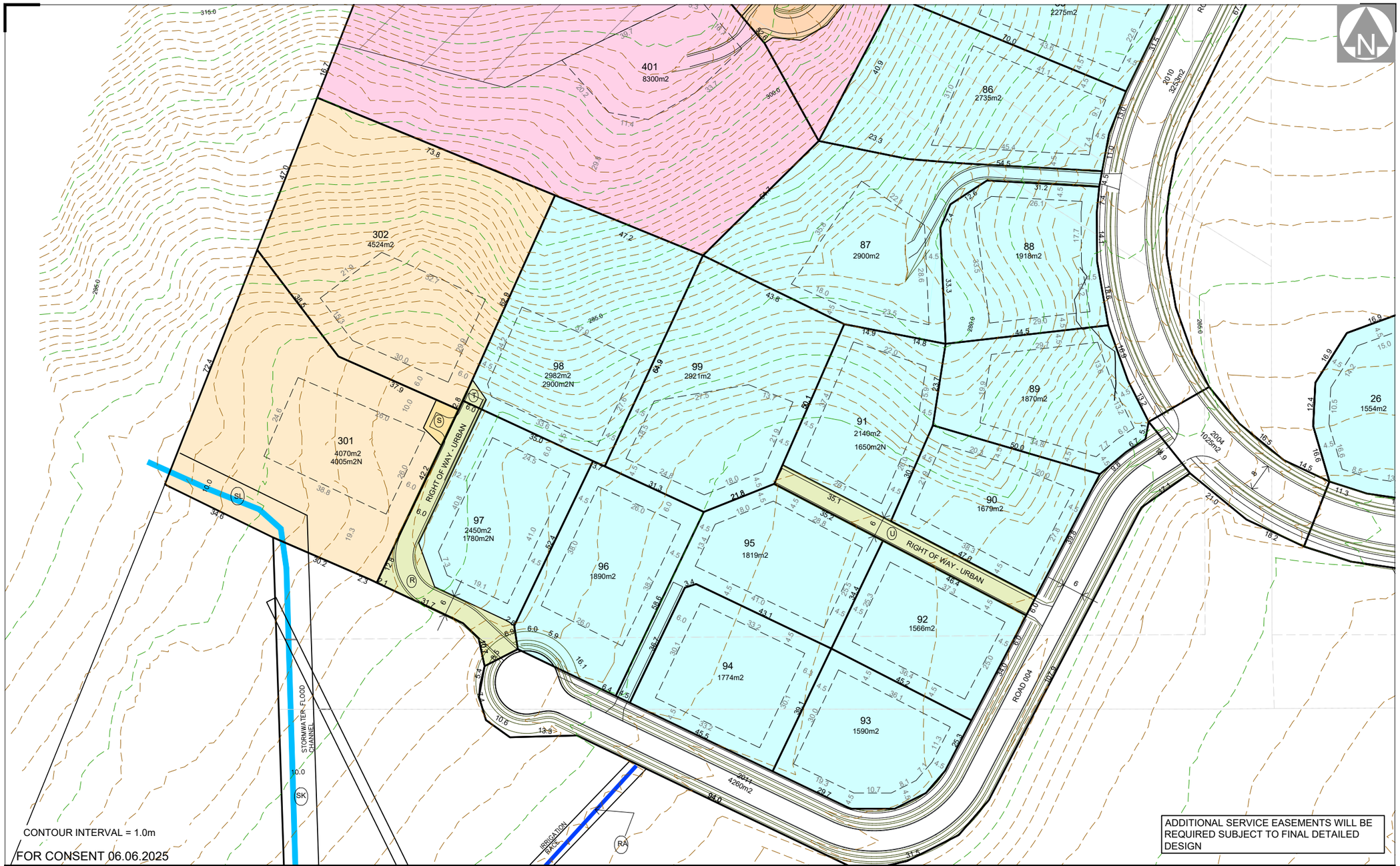
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 008	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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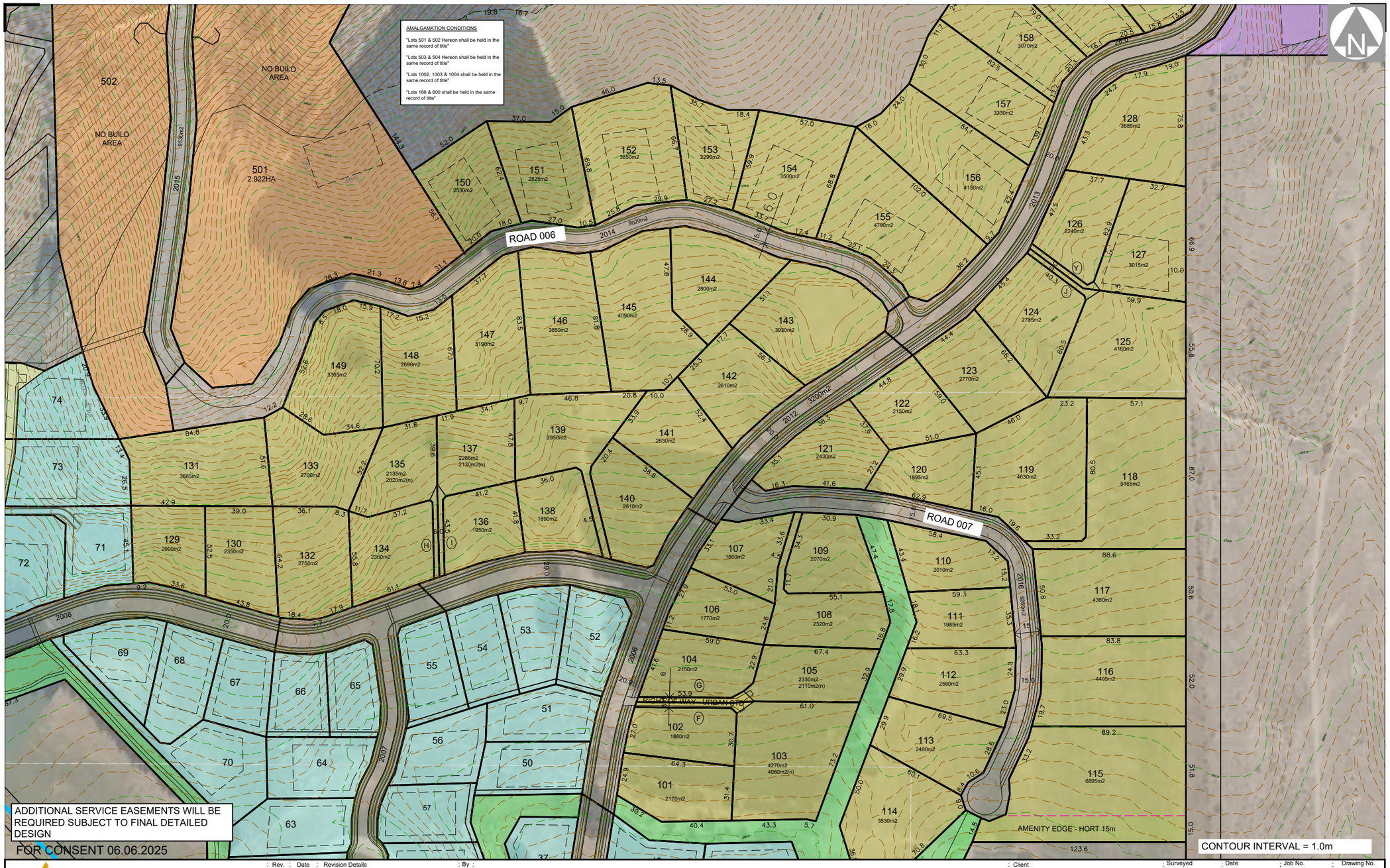
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 009
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3	
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G

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Rev.	Date	Revision Details	By
D	22.12.22	Add no build area to lots 503 & 502	RB
G	06.12.25	ADD ADDITIONAL RLA1 ALLOTMENTS	RB

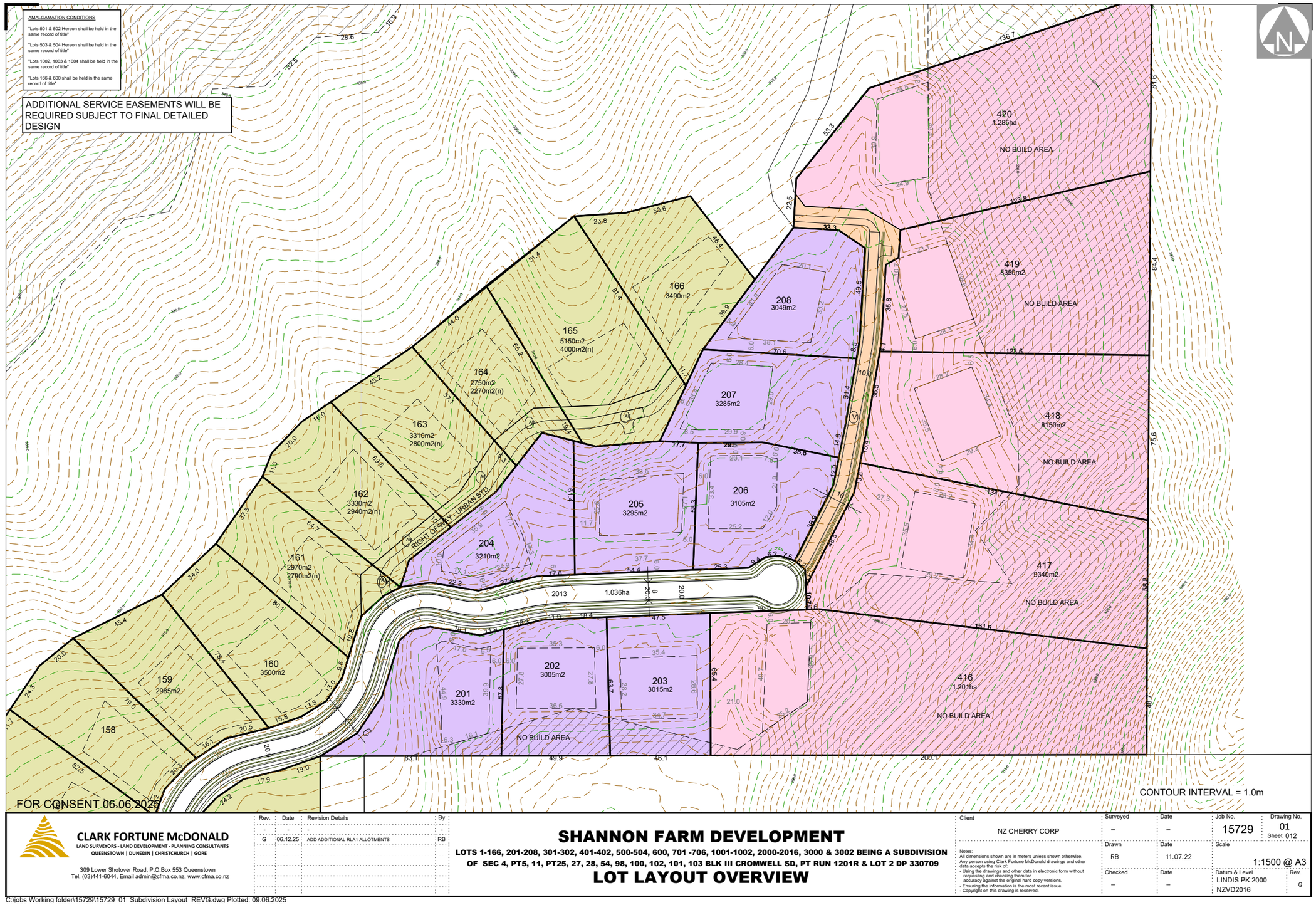
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 011	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:2000 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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Rev.	Date	Revision Details	By
-	-	-	-
G	06.12.25	ADD ADDITIONAL RLA1 ALLOTMENTS	RB

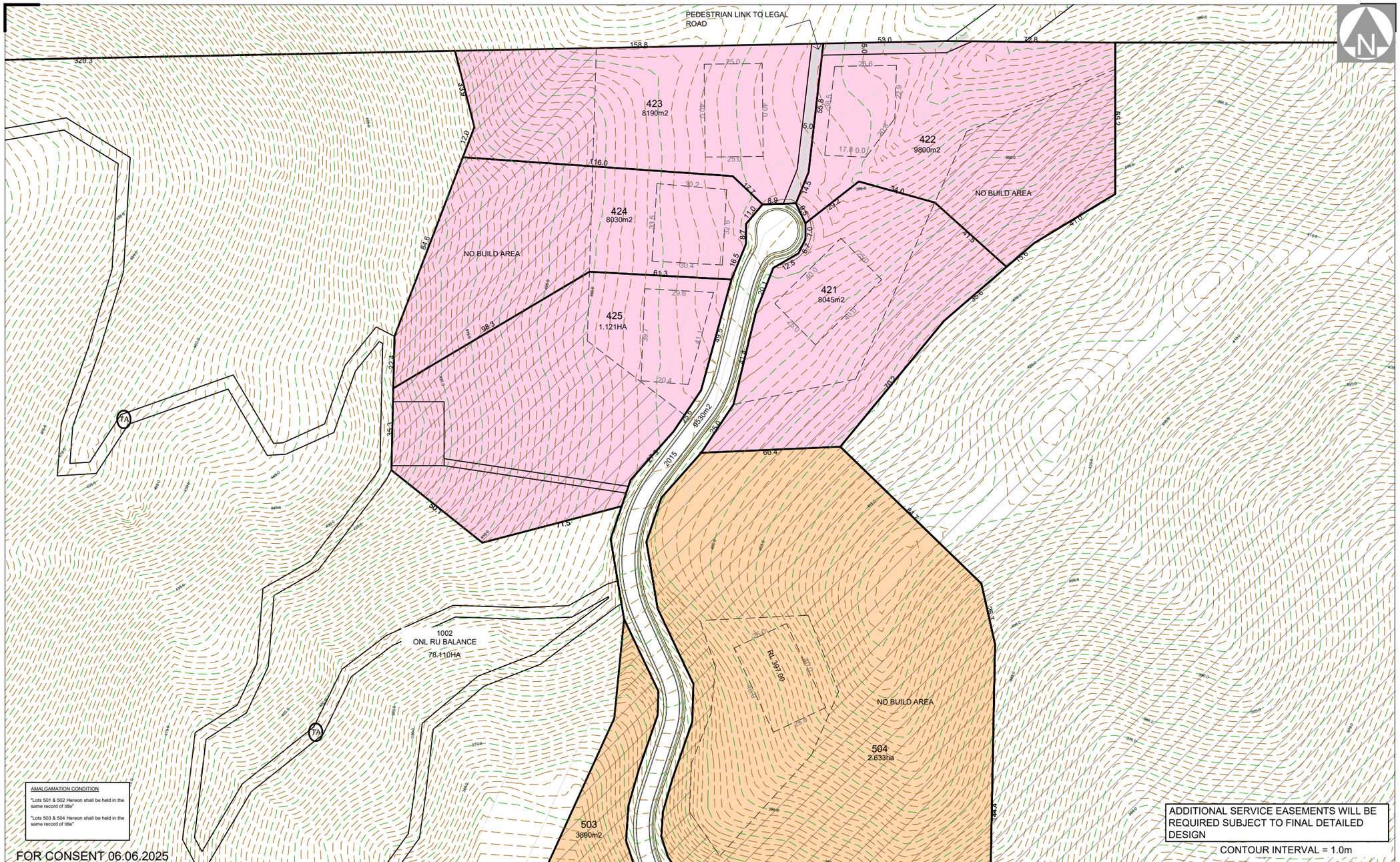
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 012	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1500 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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Rev.	Date	Revision Details	By
C	22.12.22	Add RL to lot 504 platform	RB
D	22.12.22	Add no build area to lots 503 & 502	RB

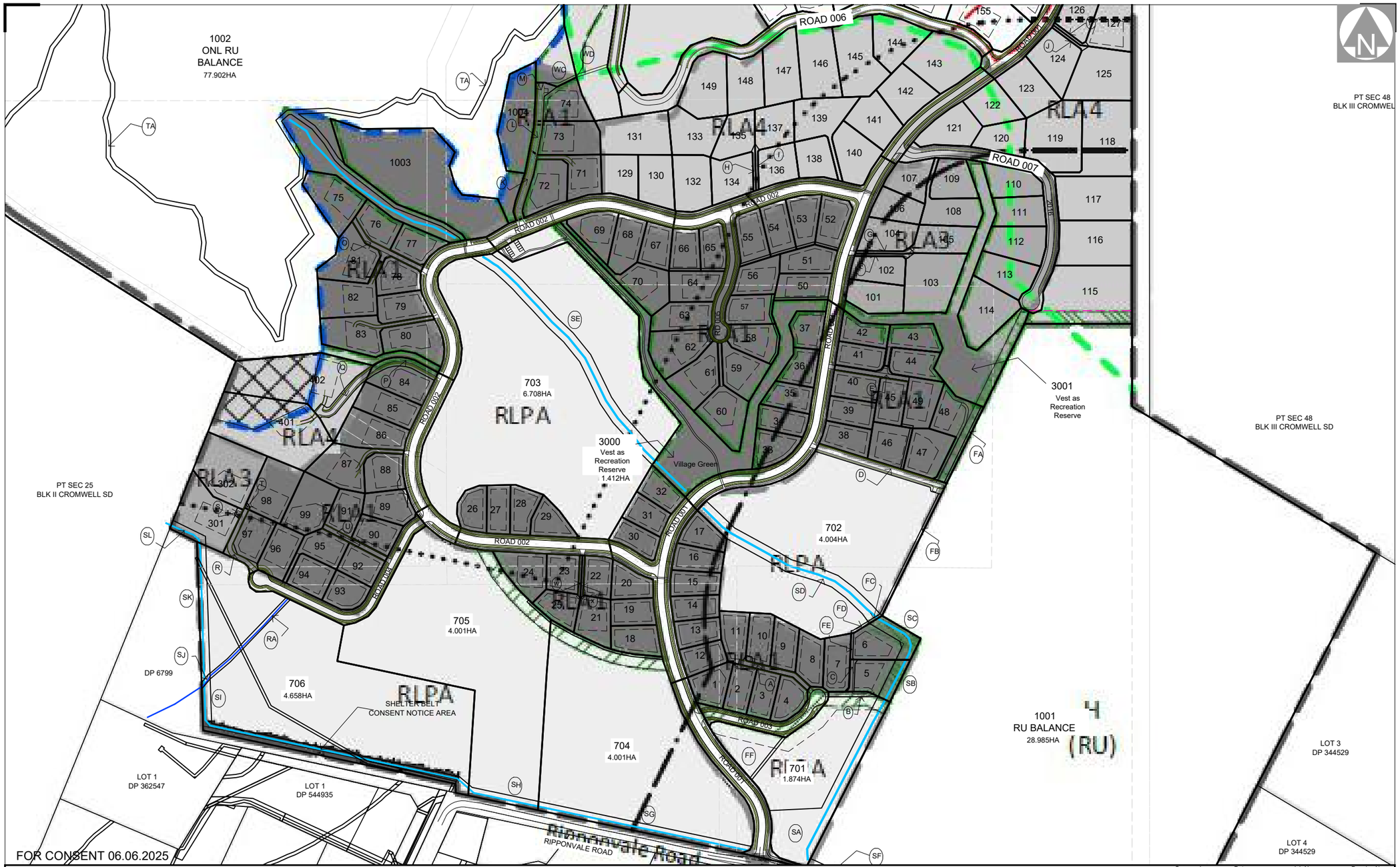
SHANNON FARM DEVELOPMENT

LOTS 1-166, 201-208, 301-302, 401-402, 500-504, 600, 701 -706, 1001-1002, 2000-2016, 3000 & 3002 BEING A SUBDIVISION OF SEC 4, PT5, 11, PT25, 27, 28, 54, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 013	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:1500 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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Rev.	Date	Revision Details	By
-	-	-	-
G	06.12.25	ADD ADDITIONAL RLA1 ALLOTMENTS	RB

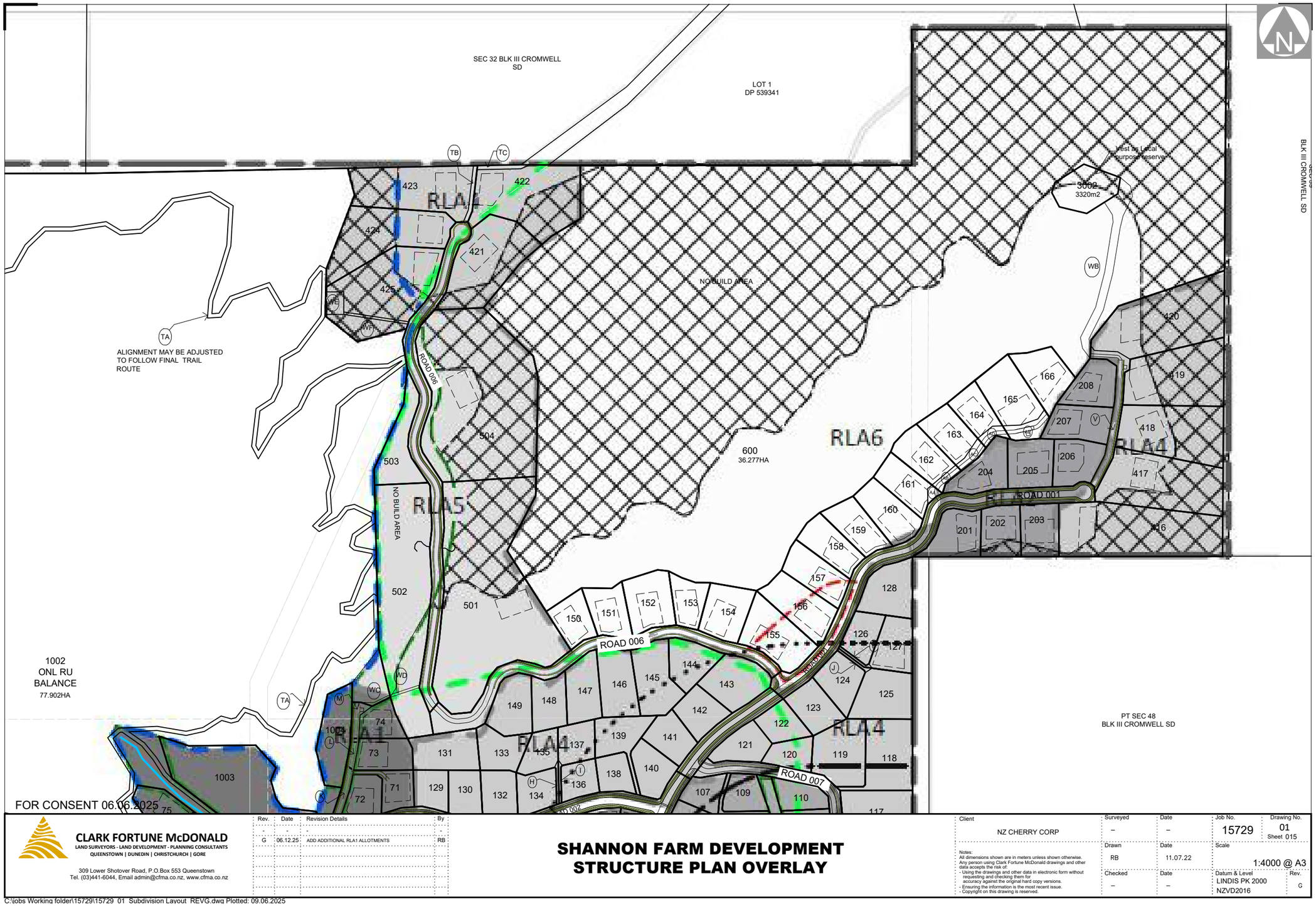
SHANNON FARM DEVELOPMENT
STRUCTURE PLAN OVERLAY

Client: NZ CHERRY CORP

Notes:
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Surveyed	Date	Job No.	Drawing No.
–	–	15729	01 Sheet 014
Drawn: RB	Date: 11.07.22	Scale: 1:4000 @ A3	
Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G

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QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-
G	06.12.25	ADD ADDITIONAL RLA1 ALLOTMENTS	RB

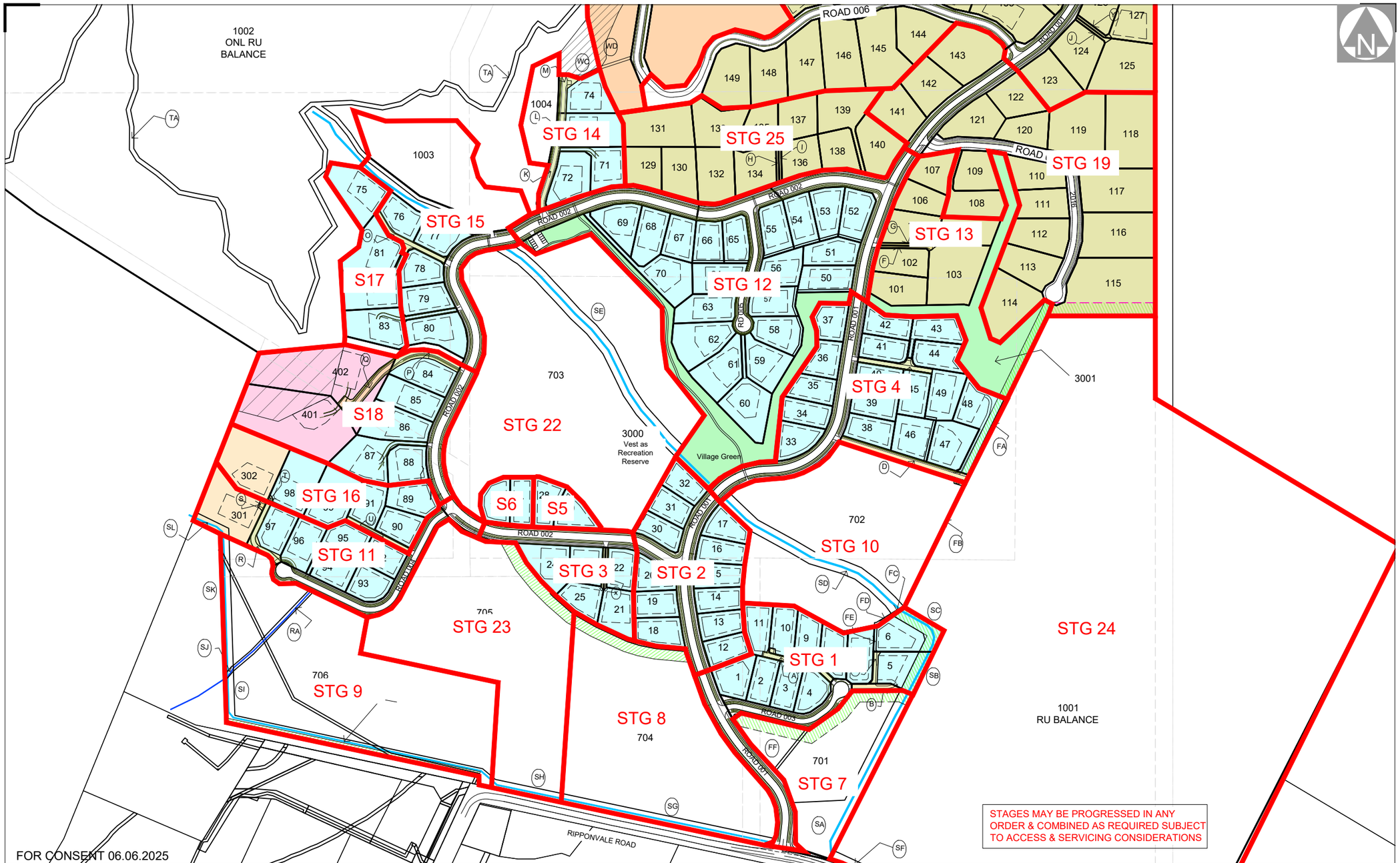
SHANNON FARM DEVELOPMENT
STRUCTURE PLAN OVERLAY

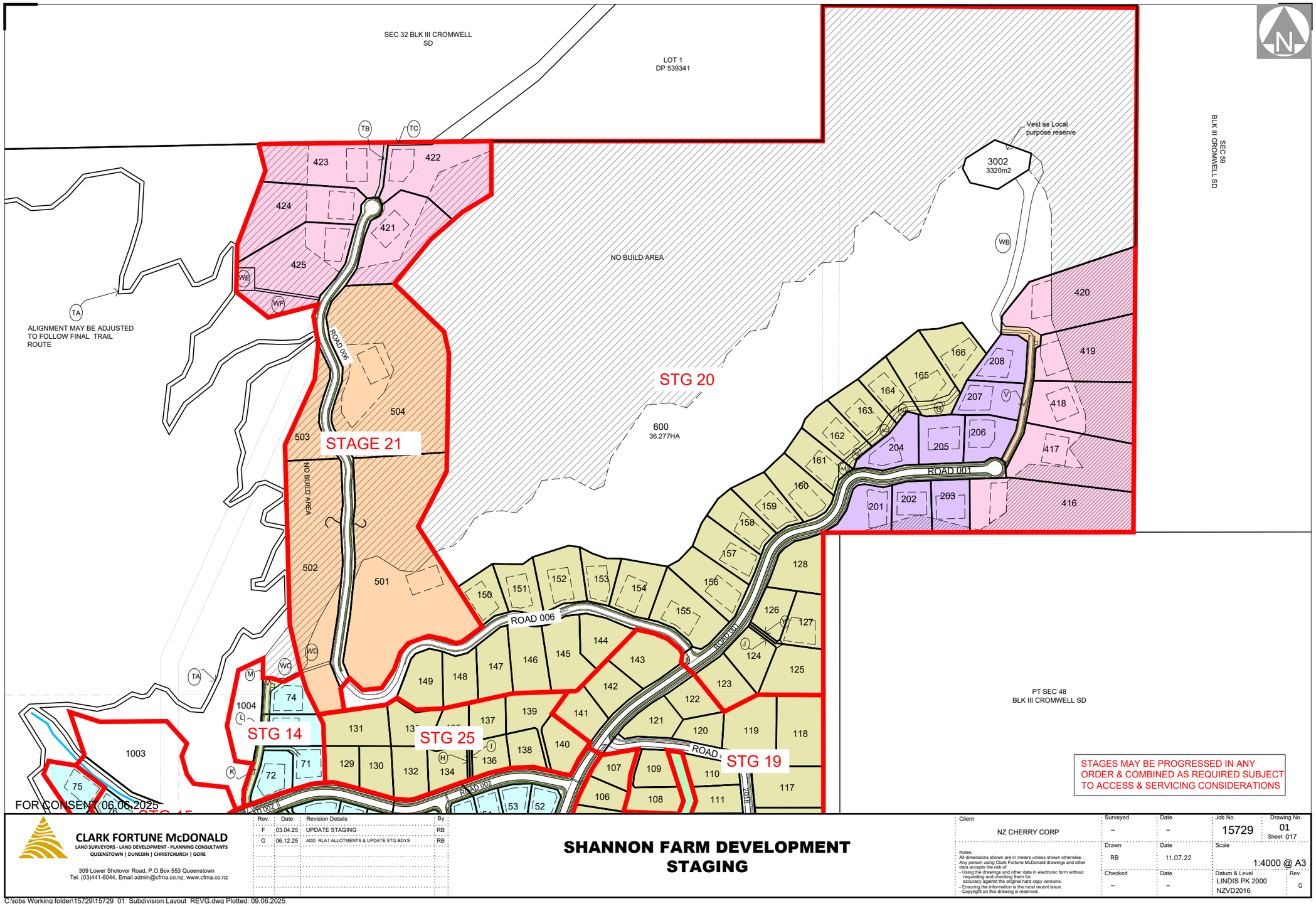
Client: NZ CHERRY CORP

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Surveyed	Date	Job No.	Drawing No.
–	–	15729	01 Sheet 015
Drawn: RB	Date: 11.07.22	Scale: 1:4000 @ A3	
Checked: –	Date: –	Datum & Level: LINDIS PK 2000 / NZVD2016	Rev.: G

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1002
ONL RU
BALANCE
1003
1004
703
705
706
704
702
701
1001
RU BALANCE
3000
Vest as
Recreation
Reserve
Village Green
3001
STG 14
STG 25
STG 19
STG 15
STG 13
S17
STG 12
STG 4
S18
STG 22
STG 16
S6
S5
STG 11
STG 3
STG 2
STG 10
STG 23
STG 1
STG 24
STG 9
STG 8
STG 7
ROAD 006
ROAD 002
ROAD 003
ROAD 004
ROAD 005
ROAD 001
RIPPONVALE ROAD
STAGES MAY BE PROGRESSED IN ANY
ORDER & COMBINED AS REQUIRED SUBJECT
TO ACCESS & SERVICING CONSIDERATIONS
FOR CONSENT 06.06.2025
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. Date Revision Details By
F 03.04.25 UPDATE STAGING RB
G 06.12.25 ADD RLA1 ALLOTMENTS & UPDATE STG BDYS RB
SHANNON FARM DEVELOPMENT
STAGING
Client NZ CHERRY CORP
Surveyed – Date –
Job No. 15729
Drawing No. 01 Sheet 016
Drawn RB Date 11.07.22
Scale 1:4000 @ A3
Checked – Date –
Datum & Level LINDIS PK 2000 NZVD2016
Rev. G
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Rev.	Date	Revision Details	By
F	03.04.25	UPDATE STAGING	RB
G	06.12.25	ADD RLA1 ALLOTMENTS & UPDATE STG BDYS	RB

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SHANNON FARM DEVELOPMENT STAGING

Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	–	–	15729	01 Sheet 017
	Drawn	Date	Scale	
	RB	11.07.22	1:4000 @ A3	
	Checked	Date	Datum & Level	Rev.
	–	–	LINDIS PK 2000 NZVD2016	G

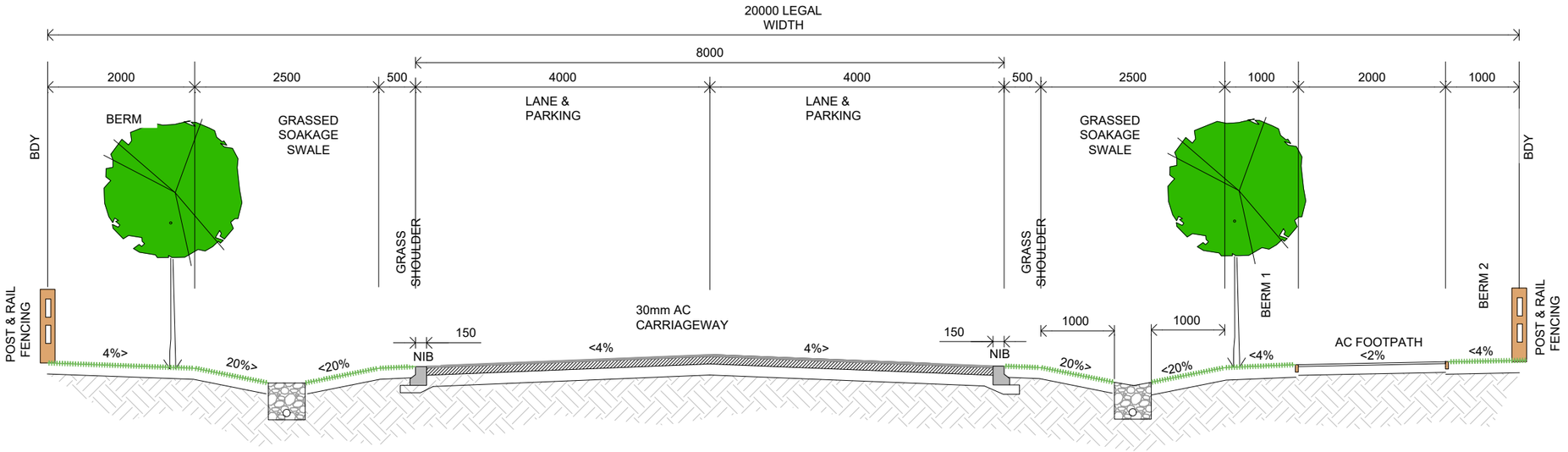
Notes:
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- Ensuring the information is the most recent issue.

- Copyright on this drawing is reserved.

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ROAD 001 - ENTRY TO RESERVE - WIDENING FOR PARKING

2 X 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH

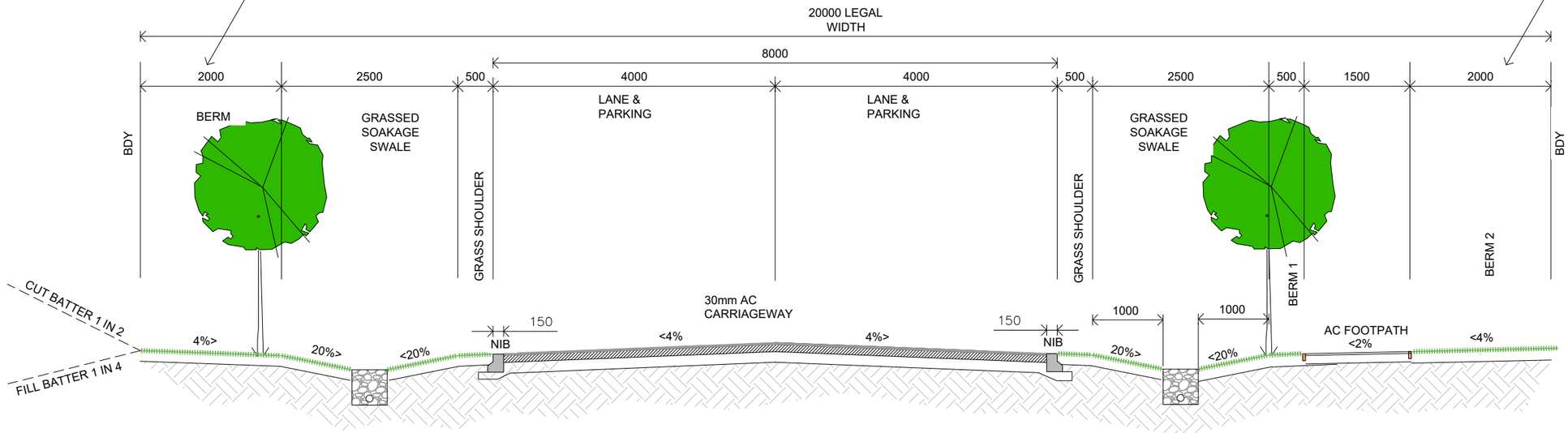


ROAD 001 & 002 - RLA1 AREAS

2 X 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH

FINAL BERM WIDTH MAY BE REDUCED ADJOINING BATTER SLOPES TO REDUCE EARTHWORKS

FINAL BERM WIDTH MAY BE REDUCED ADJOINING BATTER SLOPES TO REDUCE EARTHWORKS



FOR CONSENT 06.06.2025

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Rev.	Date	Revision Details	By
-	-	-	-

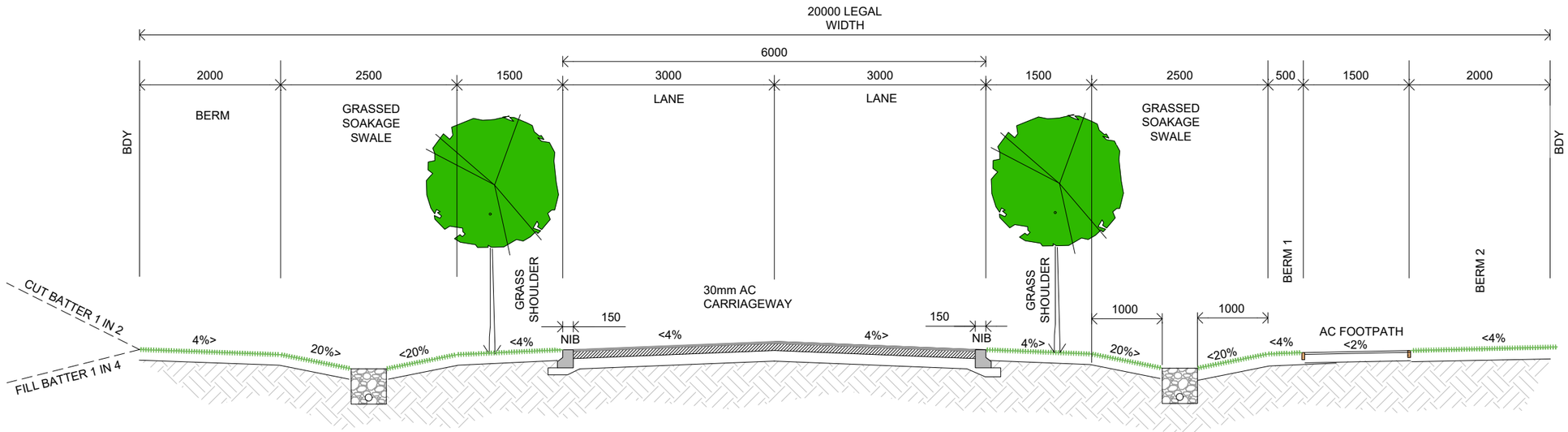
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 018	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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ROAD 001 - RLA 2-4

2 X 3.0m MOVEMENT & SHOULDER, 1 x 1.5m FOOTPATH



FOR CONSENT 06.06.2025

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Rev.	Date	Revision Details	By
-	-	-	-

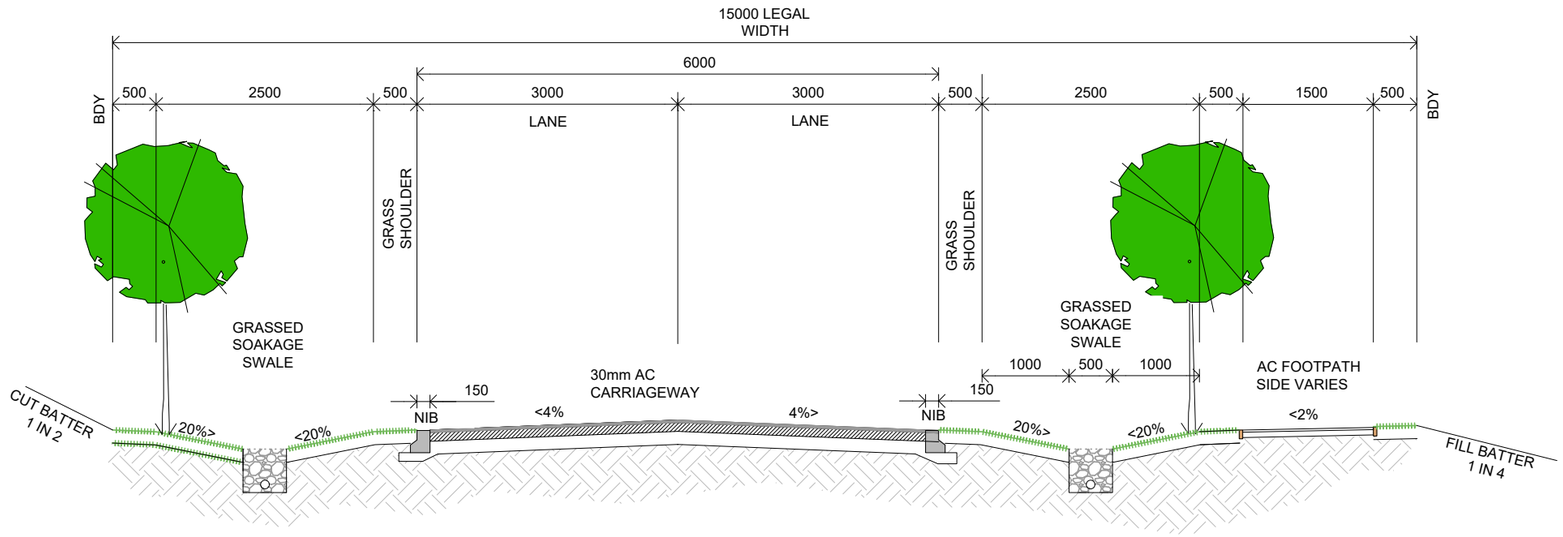
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 019	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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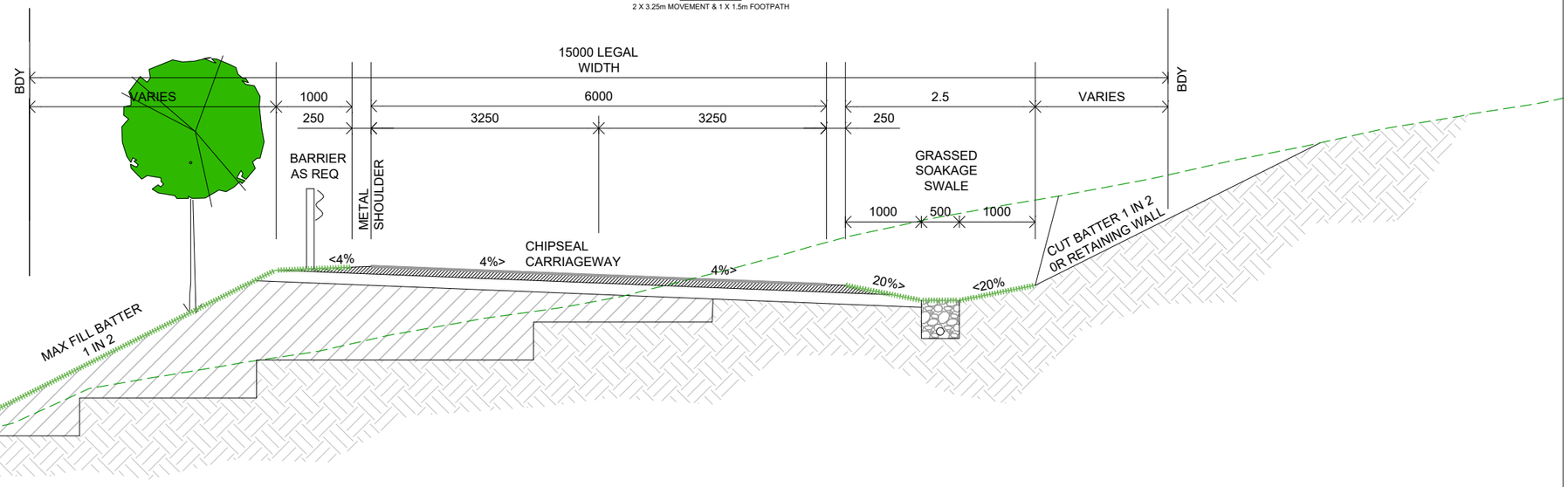
ROAD 003 - 005 & 007

1 X 3.5m MOVEMENT, 1 X 2.5m PARKING 1 X 1.5m FOOTPATH



ROAD 006

2 X 3.25m MOVEMENT & 1 X 1.5m FOOTPATH



FOR CONSENT 06.06.2025

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Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-
G	06.12.25	ADD ROAD 007 & INCREASE 006 ROAD WIDTH	RB

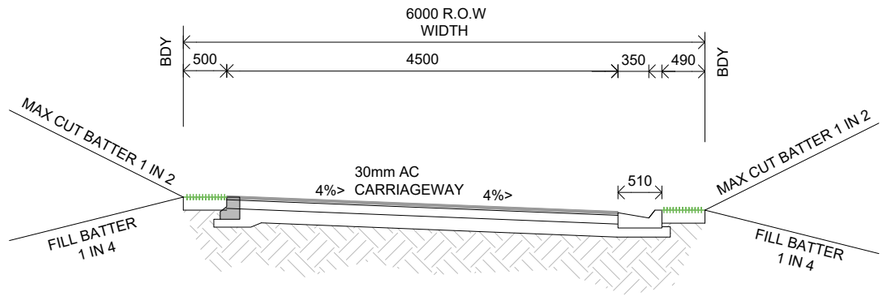
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 020	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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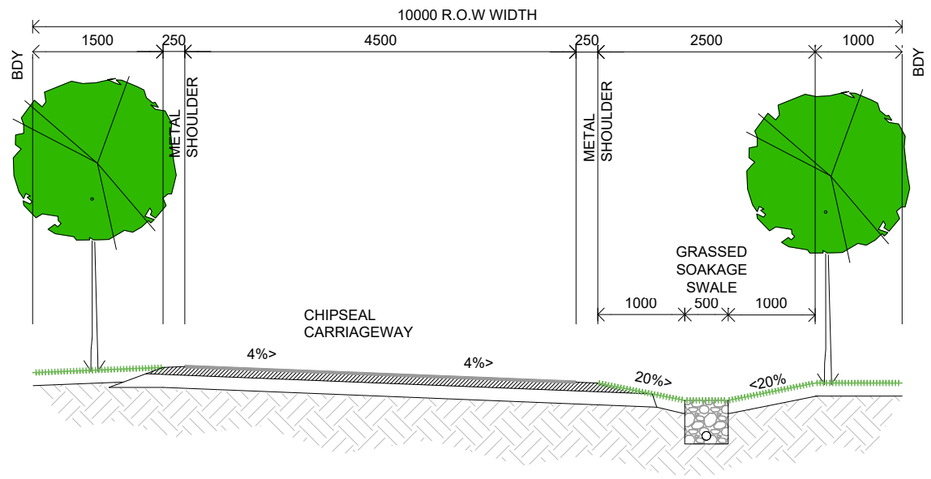
6m RIGHT OF WAY ACCESS - URBAN STANDARD

4.85m MOVEMENT LANE



10m RIGHT OF WAY ACCESS - RURAL STANDARD

4.5m MOVEMENT LANE & SHOULDERS



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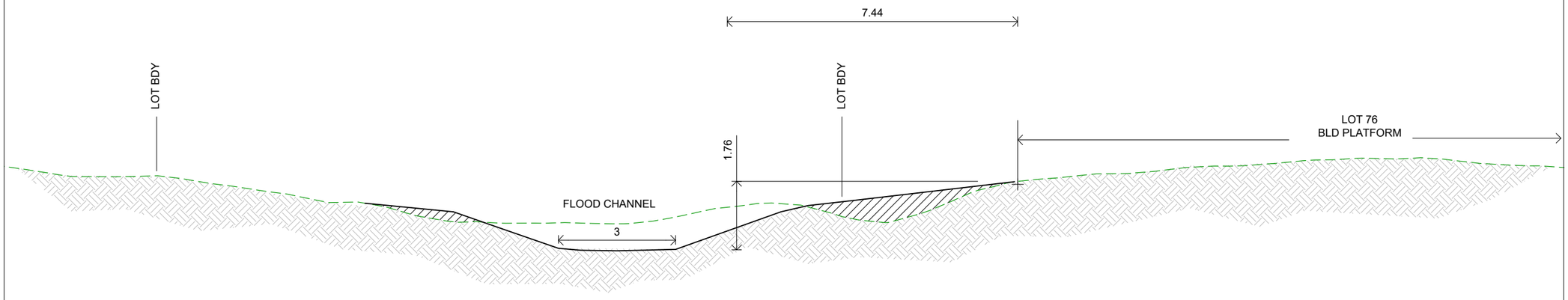
Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

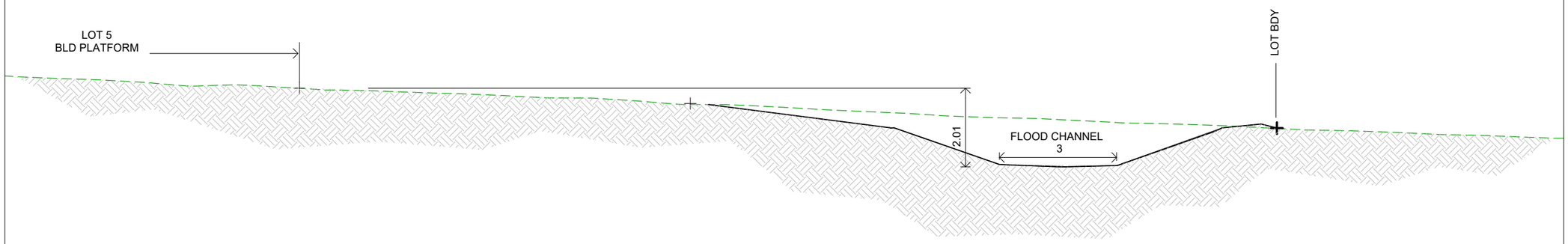
Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 021	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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FLOOD CHANNEL- OPPOSITE LOT 76



FLOOD CHANNEL- OPPOSITE LOT 5



FOR CONSENT 06.06.2025

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Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT
TYPICAL FLOOD CHANNEL SECTIONS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 022	
Notes: All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: - Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.	Drawn: RB	Date: 11.07.22	Scale: 1:100 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: G	

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PROPOSED MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND	BENIFITED LAND
Right of way	A	Lot 11	Lot 8, 9 & 10
	B	Lot 701	Lot 5 & 6
	C	Lot 5	Lot 6
	D	Lot 702	Lot 46, 47 & 48
	E	Lot 49	Lot 43, 44 & 45
	F	Lot 104	Lot 105
	G	Lot 105	Lot 104
	H	Lot 135	Lot 137
	I	Lot 137	Lot 135
	J	Lot 125	Lot 127
	Y	Lot 127	Lot 125
	K	Lot 71	Lot 73, 74 & 1004
	L	Lot 73	Lot 74 & 1004
	M	Lot 74	Lot 1004
	O	Lot 76	Lot 75, 81 & 82
	P	Lot 84	Lot 401 & 402
	Q	lot 402	Lot 401
	R	Lot 97	Lot 98, 301 & 302
	S	Lot 301	Lot 97, 98 & 301
	T	Lot 98	Lot 97, 302 & 301
	U	Lot 91	Lot 99
	V	Lot 420	Lot 417, 418, 419, 207, 208
	W	Lot 25	Lot 21
	X	Lot 21	Lot 25
	AA	Lot 161	Lot 162-166
	AB	Lot 162	Lot 163-166
	AC	Lot 163	Lot 162 & 164-166
	AD	Lot 164	Lot 161, 163, 165, 166
	AE	Lot 165	Lot 162 - 164
Right to drain sewage	FS	Lot 46	Lot 49 & 45
	FR	Lot 49	Lot 45
	Q	Lot 402	Lot 401
	P	Lot 91	Lot 401 & 402
	U	Lot 92	Lot 96 & 100
Right to convey water	B	Lot 701	Lot 5 & 6
	C	Lot 5	Lot 6
	W	Lot 25	Lot 21
	X	Lot 21	Lot 25
	F	Lot 304	Lot 305
	G	Lot 305	Lot 304
	P	Lot 84	Lot 401 & 402
	Q	Lot 402	Lot 401
	U	Lot 97	Lot 104
Right to convey water (irrigation)	SJ, RA	Lot 706	Lot 702, 703 & 705

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right of way (pedestrian & cycle)	TA	Lot 1002	Central Otago District Council
	TB	Lot 423	
	TC	Lot 422	
Right to drain sewage	FF, B	Lot 701	Central Otago District Council
	C	Lot 5	
	FE	Lot 6	
	A	Lot 11	
	FB, FC, FD	Lot 702	
	FT	Lot 704	
	FU	Lot 705	
	FA	Lot 48	
	E	Lot 49	
	FI	Lot 50	
	FJ	Lot 57	
	FK	Lot 58	
	FL	Lot 52	
	FM	Lot 53	
	FN	Lot 54	
	FO	Lot 55	
	FP	Lot 65	
	FQ	Lot 66	
	WC	Lot 1002	
	WD	Lot 502	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	R	Lot 97	
	J	Lot 310	
	I	Lot 309	
	H	Lot 308	
	V	Lot 420	
Right to drain water	SA	Lot 701	Central Otago District Council
	SB	Lot 5	
	SC	Lot 6	
	FC, SD	Lot 702	
	SE	Lot 703	
	SF	Lot 1001	
	SG	Lot 704	
	SH	Lot 705	
	SI, SJ, SK	Lot 706	
	SL	Lot 301	
Right to convey water	A	Lot 11	Central Otago District Council
	D	Lot 702	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	WC	Lot 1002	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	R	Lot 97	

PROPOSED MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	BURDENED LAND	GRANTEE
Right to store water	WA	Lot 600	Central Otago District Council
	WE	Lot 425	
Right to convey electricity	A	Lot 11	Aurora Energy Ltd
	B	Lot 701	
	C	Lot 5	
	D	Lot 702	
	E	Lot 49	
	F	Lot 304	
	G	Lot 305	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	P	Lot 84	
	Q	Lot 401	
	U	Lot 91	
	R	Lot 97	
	V	Lot 420	
	W	Lot 25	
	X	Lot 21	
Right to convey telecomunications	A	Lot 11	Aurora Energy Ltd
	B	Lot 701	
	C	Lot 5	
	D	Lot 702	
	E	Lot 49	
	F	Lot 304	
	G	Lot 305	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 82	
	P	Lot 90	
	Q	Lot 401	
	U	Lot 91	
	R	Lot 97	
	V	Lot 420	
	W	Lot 25	
	X	Lot 21	

NOTES

ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN

EXTENT & ALIGNMENT OF SHOWN SERVICE EASEMENTS SUBJECT TO FINAL AS CONSTRUCTED SERVICE LOCATIONS

IDENTIFIED BUILDING PLATFORMS SHALL BE SUBJECT TO A CONSENT NOTICE

RURAL AMENITY EDGE AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

LOTS 2000 - 2016 SHALL VEST AS ROAD IN THE CENTRAL OTAGO DISTRICT COUNCIL

LOTS 3000 & 3001 SHALL VEST AS RECREATION RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL

LOTS 3002 SHALL VEST AS LOCAL PURPOSE RESERVE (WATER SUPPLY) IN THE CENTRAL OTAGO DISTRICT COUNCIL

FOR CONSENT 06.06.2025

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

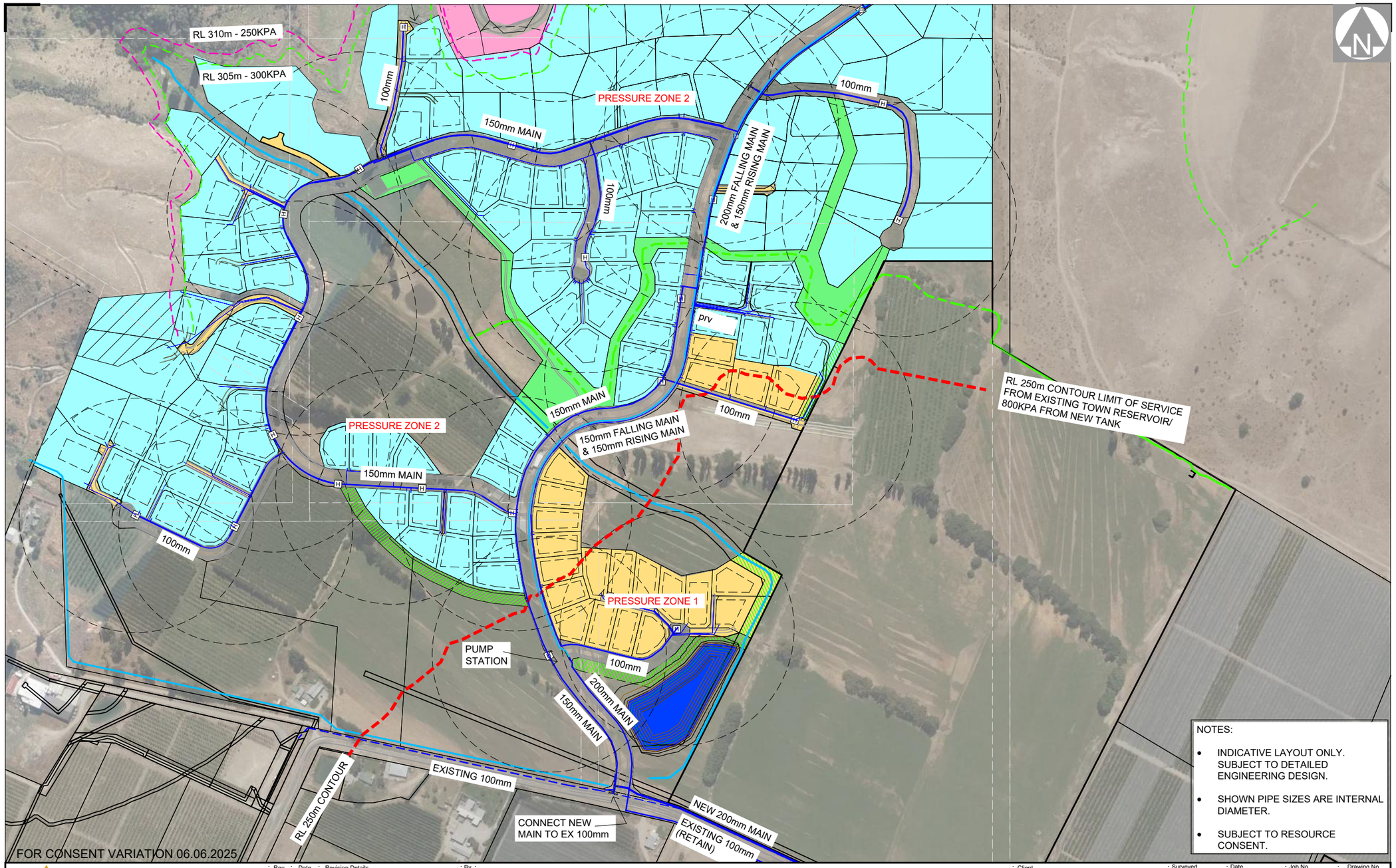
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Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
G	09.06.25	Update schedule to reflect extra lots	RB

SHANNON FARM DEVELOPMENT
EASEMENT SCHEDULE

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 023	
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	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016		Rev.: G

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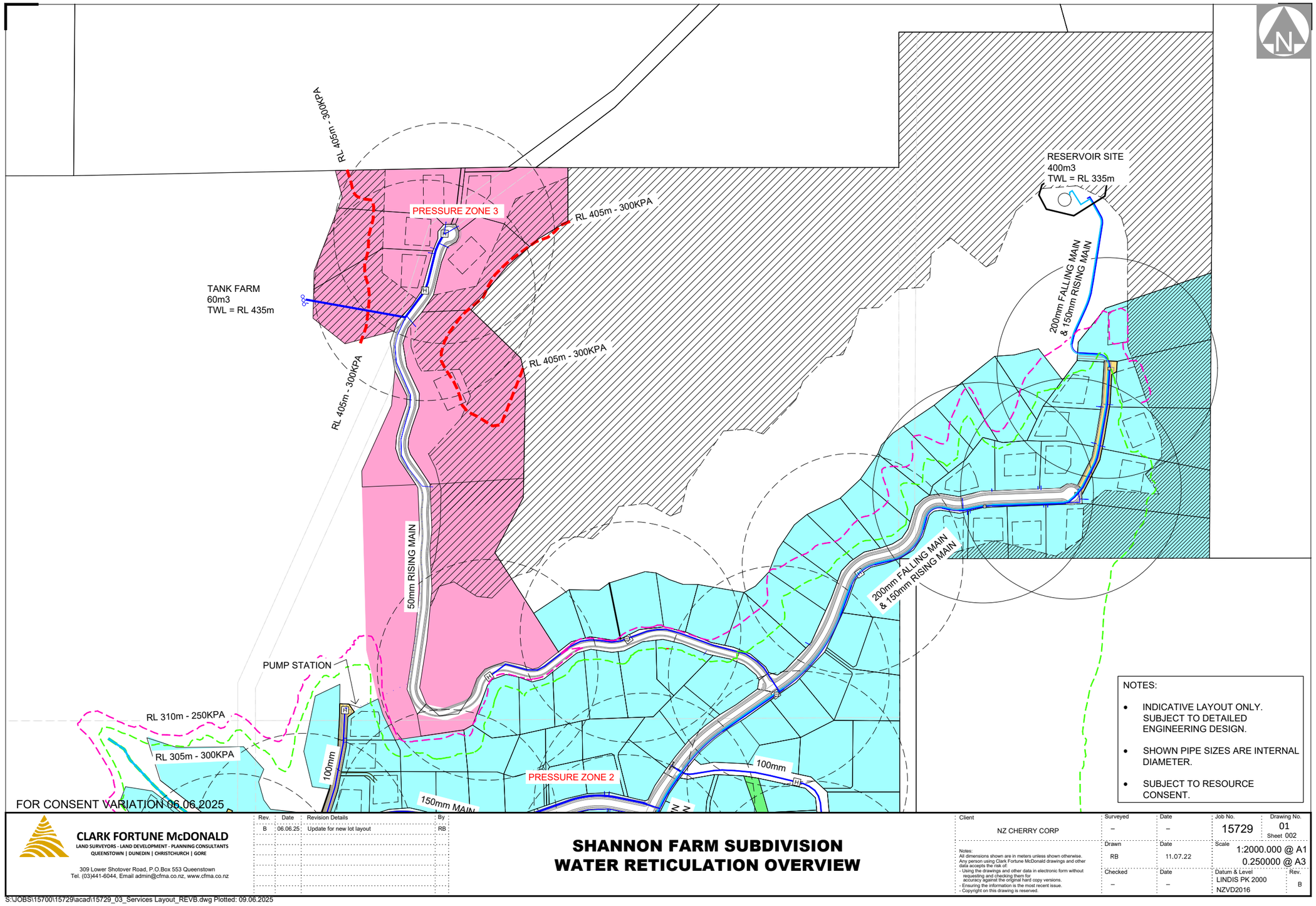
Rev.	Date	Revision Details	By
B	06.06.25	Update for new lot layout	RB

SHANNON FARM SUBDIVISION
WATER RETICULATION OVERVIEW

Client: NZ CHERRY CORP
Surveyed: – Date: –
Job No.: 15729 Drawing No.: 01 Sheet 001
Drawn: RB Date: 11.07.22
Scale: 1:4000 @ A3
Checked: – Date: –
Datum & Level: LINDIS PK 2000 NZVD2016 Rev.: B

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NOTES:

- INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
- SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
- SUBJECT TO RESOURCE CONSENT.

Rev.	Date	Revision Details	By
B	06.06.25	Update for new lot layout	RB

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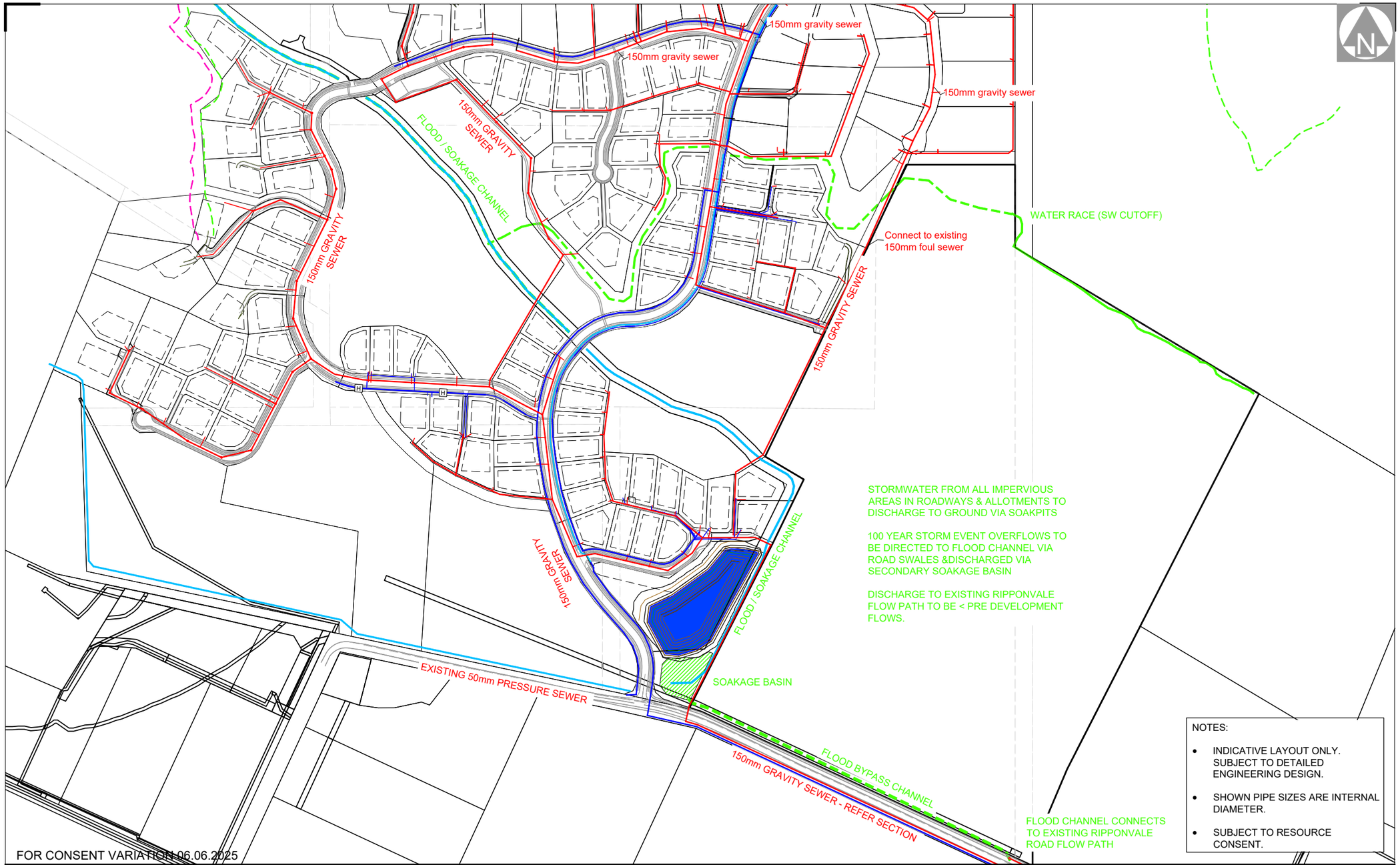
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SHANNON FARM SUBDIVISION
WATER RETICULATION OVERVIEW

Client: NZ CHERRY CORP	Surveyed: – / Date: –	Job No.: 15729	Drawing No.: 01 Sheet 002
	Drawn: RB / Date: 11.07.22	Scale: 1:2000.000 @ A1, 0.250000 @ A3	
	Checked: – / Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: B

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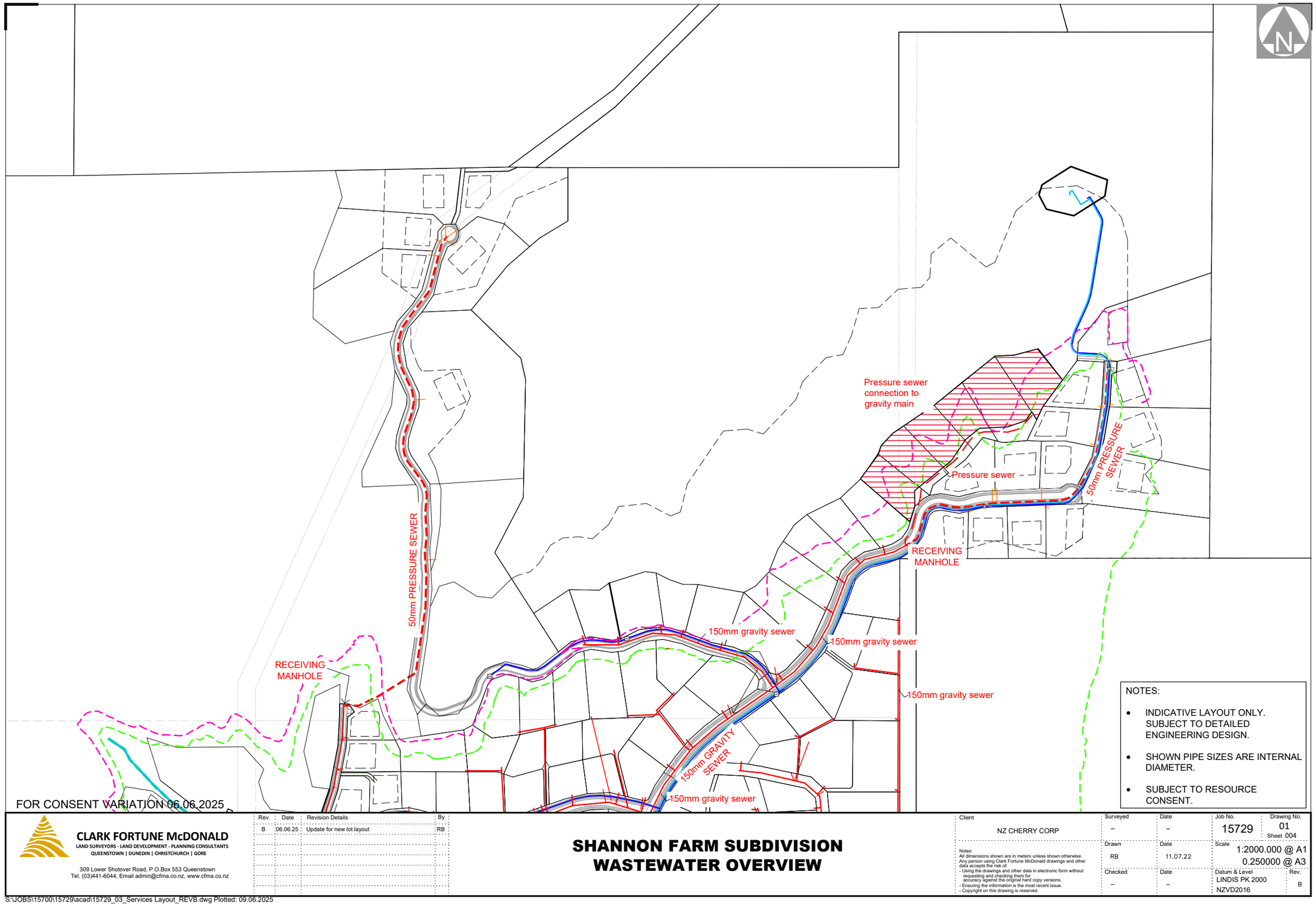
Rev.	Date	Revision Details	By
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SHANNON FARM SUBDIVISION
WASTEWATER & STORMWATER OVERVIEW

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	Drawn: RB	Date: 11.07.22	Scale: 1:2000.002 @ A1, 0.250000 @ A3		
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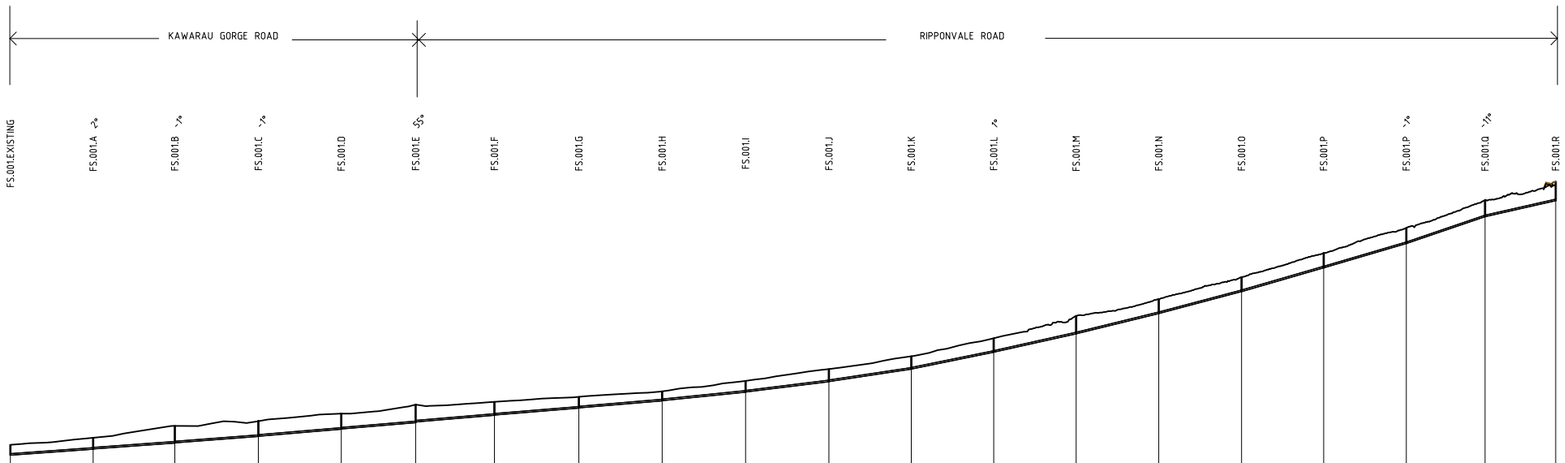
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SHANNON FARM SUBDIVISION
WASTEWATER OVERVIEW

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 004	
	Drawn: RB	Date: 11.07.22	Scale: 1:2000.000 @ A1, 0.250000 @ A3		
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PIPE SIZE (mm) & CLASS	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC
GRADE %	0.71%	0.71%	0.75%	0.84%	0.83%	0.83%	0.81%	0.83%	1.00%	1.22%	1.49%	2.01%	2.19%	2.42%	2.61%	2.86%	2.90%	3.36%	2.23%
DATUM R.L.	207																		
DEPTH TO INVERT	1	1	1.1	1.07	1.65	1.62	1.47	1.44	1.5	1.47	1.74	1.66	1.3	1.27	1.09	1.06	0.92	0.89	1.09	1.06	1.22	1.19	1.24	1.21	1.35	1.32	1.74	1.71	1.4	1.37	1.4	1.37	1.44	1.41	1.52	1.49	1.63	1.6	1.85
INVERT LEVEL	215.6	215.6	216.167	216.197	216.756	216.786	217.388	217.418	218.082	218.112	218.706	218.786	219.415	219.446	220.105	220.135	220.8	220.83	221.63	221.66	222.631	222.661	223.834	223.864	225.449	225.479	227.212	227.242	229.154	229.184	231.258	231.288	233.537	233.567	235.862	235.892	238.429	238.459	239.968
DESIGN SURFACE LEVEL	216.595		217.266		218.405		218.974		219.582		220.447		220.711		221.19		221.716		222.716		223.849		225.077		226.801		228.947		230.552		232.653		234.974		237.383		240.054		241.814
EXISTING SURFACE LEVEL	216.595		217.266		218.405		218.853		219.582		220.447		220.711		221.19		221.716		222.716		223.849		225.077		226.801		228.947		230.552		232.653		234.974		237.383		240.054		241.814
CHAINAGE	0	79.32	79.32	78.28	157.6	80.08	237.68	79.45	317.13	71.29	388.42	75.5	463.92	80.92	544.84	79.84	624.67	80	704.67	79.81	784.48	78.98	863.46	78.98	942.43	79.02	1021.45	79.17	1100.62	79.36	1179.98	78.72	1258.7	79.21	1337.91	75.43	1413.34	67.72	1481.06

LINE - FS.001

SCALE 1:5000 HZ 1:500 VERT

FOR CONSENT VARIATION 06.06.2025

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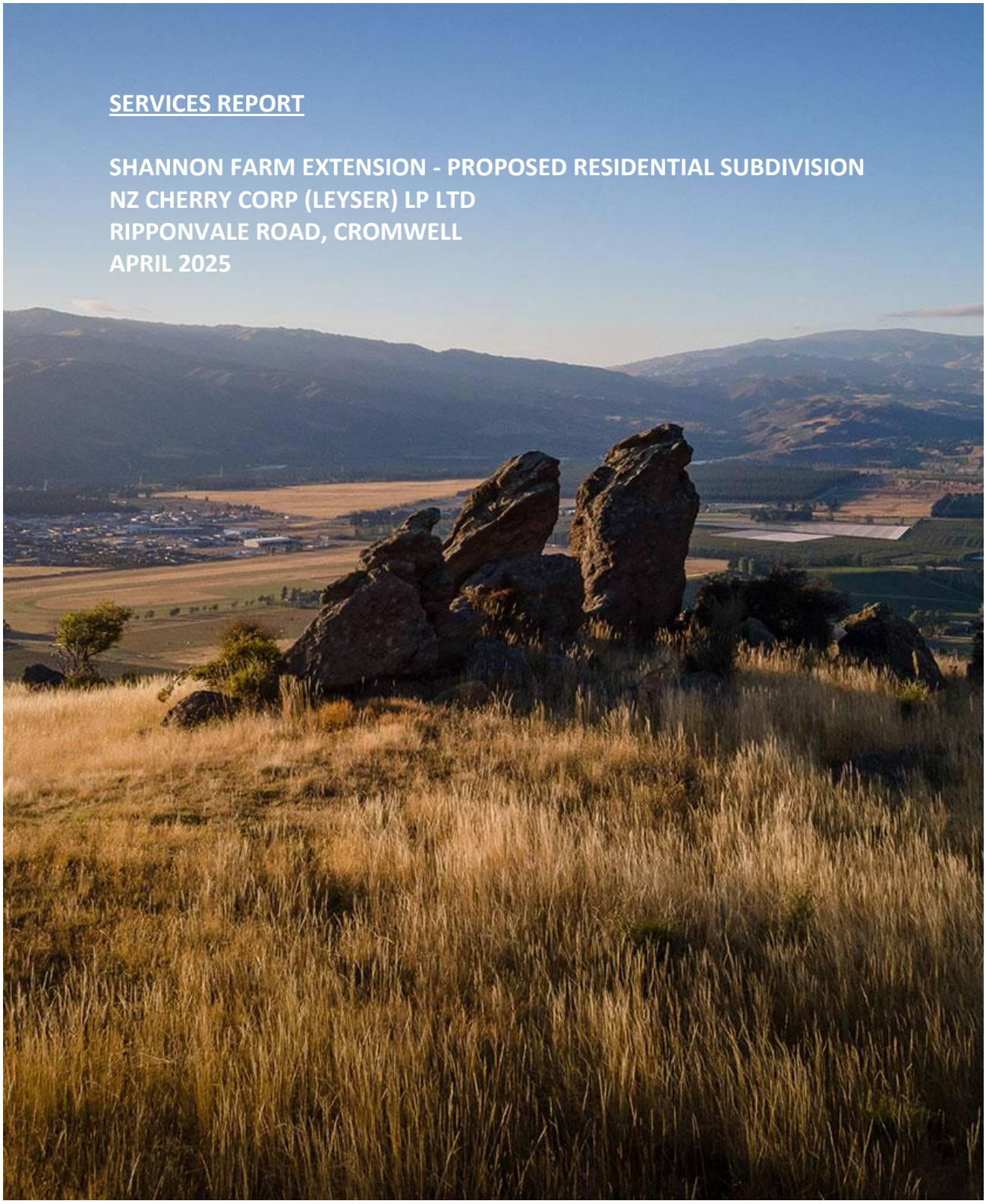
SHANNON FARM SUBDIVISION
GRAVITY FOUL CONNECTION TO EXISTING MAIN

Client: NZ CHERRY CORP

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SERVICES REPORT

SHANNON FARM EXTENSION - PROPOSED RESIDENTIAL SUBDIVISION
NZ CHERRY CORP (LEYSER) LP LTD
RIPPONVALE ROAD, CROMWELL
APRIL 2025

CLARK FORTUNE MCDONALD

Document register

DOCUMENT NAME	Shannon Farm Extension – Services Report		
PREPARED BY	Roy Buchanan		
REVIEWED BY	Chris Hansen		
APPROVED FOR ISSUE BY	Chris Hansen	**DATE:**	09.06.2025

REVISION HISTORY		
-		

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1 INTRODUCTION

Clark Fortune McDonald & Associates (CFMA) has been engaged by NZ Cherry Corp (Leyser) LP Ltd to assess servicing options for an extension of the consented (RC220396) Shannon Farm subdivision at 112 and 144 Ripponvale Road, Cromwell.

The site is currently legally described as Lot 2 Deposited Plan 330709 and Section 4, 11, 98, 101, 103 Block III Cromwell Survey District and Part Section 5, 25 Block III Cromwell Survey District and Part Run 1201R, Section 27-28, Section 96, Section 99 and Section 102 Block III Cromwell Survey District, Section 26, 100 Block III Cromwell Survey District and held in Records of Title 126180, OT7C/633, & OT7C/632. The site comprises approx. 220 hectares.

The proposal seeks to intensify the later stages of the subdivision by reducing the minimum allotment areas of already consented Lots, resulting in a net increase of another 44 Lots within the confines of the wider Shannon Farm extent. This will bring the total number of Lots within Shannon Farm to 204 (nine lots are subject to a separate consent to develop super Lots 1003 and 1004 which were deferred until geotechnical investigations are completed). The additional Lots will be provided for through intensifying Rural Lifestyle Areas 3, 4 and 6.

Stage 1 of RC 220396 consisting of stages 1-6 is currently under construction.

This report is preliminary and for the purposes of subdivision consent only. Further information and detailed engineering design will be required if development proceeds.

2 SCOPE OF WORK

The scope of work includes examination of existing CODC as-built records, confirmation of capacity of existing services to determine the adequacy of the existing infrastructure, and recommendation of infrastructure servicing options.

3 DESIGN STANDARDS & REPORTS

Site development standards include, but are not limited to, the following:

- CODC Engineering and Subdivision Standards addendum to NZS 4404:2004 dated July 2008.
- NZS 4404:2010
- Drinking-Water Standards for New Zealand 2005 (revised 2018).
- NZS PAS 4509:2008, New Zealand Fire Service Fire-fighting Water Supplies Code of Practice.
- Water for Otago, Otago Regional Council regional water plan.
- Document for New Zealand Building Code Surface Water - Clause E1 / Verification Method 1.

4 EARTHWORKS

4.1 EARTHWORKS QUANTITIES

The proposed allotments can be largely accessed by the roading network approved and constructed under RC220396. Only minor earthworks are required to construct additional accessways to new rear allotments.

Below is a summary of the calculated earthworks quantities:

4.2 Totals

Total Cut:	3,645m^3
Total Fill:	3,645m^3

Excess fill & unsuitable material to be placed in gully fill area as identified.

Max cut depth	3.1m
Max fill depth	2.1m
Earthworks area:	2430m^2

4.3 EARTHWORKS METHODOLGY

The earthworks will be carried out by a competent Contractor experienced in subdivision developments and supervised by a suitably qualified professional. Works have been designed to incorporate the recommendations in the Geosolve geotechnical report included in the application.

All earthworks procedures will be carried out in accordance with the best practice guidelines for Environmental Management Plans.

5 WASTEWATER

For the purposes of assessing wastewater flows and water demand it is assumed that each household unit or residential allotment will contain the average people per dwelling. The design flows adopted for this report are in accordance with the Mott MacDonald Development Wastewater Assessment prepared for the CODC dated 29th October 2018.

5.1 EXISTING NETWORK

A 150mm gravity sewer connecting to Waenga Drive has been approved and constructed as a part of stage 1-6 of RC220396. This system was designed to service the larger allotments in the location of the increased density so can service the proposed allotments under gravity.

5.2 PROPOSED WASTEWATER SYSTEM

The proposed wastewater network to service the additional allotments will follow the proposed wastewater alignment for the RC220396 subdivision. Some additional lines will be

required to service rear allotments & allotments 150 – 166 above Road 001 & 006. These lines all connect to existing stubs installed as part of stage 1-6 of RC220396.

The topography results in drains running through private property. This cannot be avoided, suitable easements will be put in place to protect these.

Lots 161 – 166 cannot be drained under gravity to the existing network. A pressure sewer system is proposed to service these allotments with onsite SETP tanks and pumps. This is as per the proposed system for the RC220396 allotments adjoining in this area.

5.3 DESIGN FLOWS

Residential flows had been calculated for the 158 lots when the system was initially sized and a Peak hour wet flow of 6.86L/S was determined.

Based on the additional 44 allotments the updated design flows area as follows:

(a) Residential

- average dry weather flow (daily consumption): 250 l / person / day;
- dry weather diurnal peak factor (residential): 2.5;
- dilution / infiltration factor: 2.0 for wet weather;
- number of people per dwelling (density): 3.

Number of dwellings: 204

- average dry weather flow: 151,500 l / day; Flow = 1.75 L/ second;
- dry weather diurnal peak hour flow: Peak hour flow = 4.38 L/ second;
- wet weather diurnal peak hour flow: Peak hour wet flow = 8.76 L/ second.

The flattest gradient in the downstream network is 0.75%. A 150mm pipe 94% full will flow 20.5 L/S so there is capacity in the network installed under RC220396 to accommodate the additional demands.

5.4 REQUIRED UPGRADES

The Mott MacDonald report prepared for the RC220396 consent considered the effects of the development on the wider wastewater network based on a peak hour wet weather flow of 6.9L/S. The modelling concluded the existing network will have capacity to cope with the additional flows from this development with no noticeable impact on the downstream network. Extract below:

- Dry Weather Flow:

The model predicts no issues with the proposed 150mm diameter gravity pipe (refer to Figure 9 and Figure 10).

- Wet Weather Flow:

The model predicts no issues with the proposed 150mm diameter gravity pipe: downstream flow has slightly increased, but the increase is not significant and has no noticeable impact on the downstream system (refer to Figure 12).

The model predicts no issues with option 2, the proposed 150mm gravity sewer replacing the 50mm pressurised main has capacity to convey the dry weather and wet weather flow without causing any detriment to the downstream condition.

Based on this high-level study, it is concluded that option 2 is unlikely to have a detrimental effect to the existing network.

The additional 1.91L/S (27%) from the proposed allomnets is therefore not expected to have any additional effects on the downstream network and no upgrades are required to cater for the additional demands.

6 STORMWATER

6.1 EXISTING STORMWATER INFRASTRUCTURE

There are no existing stormwater infrastructure within the proposed development site.

Flood controls & localised stormwater disposal has been installed as a part of the first stage of RC220396 but these are located within the stage 1 extents.

6.2 DESIGN CRITERIA

The CODC addendum to 4404:2004 requires the primary network to accommodate a 1 in 10-year design storm. For this site a larger 1 in 20-year storm has been applied when sizing primary reticulation. For flood flows, a 1 in 100-year storm has been considered as the design storm when sizing channels and overflow routes.

6.3 PROPOSED STORMWATER SYSTEM

Geotechnical investigations undertaken for the plan change show that there are favourable ground conditions for soakage across the site.

Runnoff from roadways will be captured by mudtanks located in the roadside swales and discharged to ground via a Cauldwell type soakpit as per Appendix 2 of CODC addendum to 4404:2004. If an area of unfavourable ground condition is encountered flows will be conveyed to location where soakage can be achieved via a piped network. Proposed allotments will all discharge to ground via a soakpit to be constructed at the time a dwelling is constructed.

7 WATER SUPPLY

A new water supply network to service the Shannon Farm subdivision has been constructed as part of the first stage of subdivision consented under RC220396. The water is sourced from the wider Cromwell municipal treated water network and then fed along Ripponvale Road to the site. The new infrastructure being constructed has an upsized trunk main, booster pump station and 400m³ higher-level treated water reservoir.

The new infrastructure is expected to be commissioned in July this year.

It is noted that CODC opted to upsize the new trunk mains and reservoir to enable future capacity when it is needed. The size of the trunk supply mains was increased from 150mmØ to 250mmØ and reservoir from 240m³ to 400m³.

7.1 SUPPLY DEMANDS

Residential water demand has been calculated in accordance with the figures agreed with CODC when RC220396 infrastructure was sized. The demands were then modelled by Mott MacDonald to confirm internal reticulation sizing, and that appropriate level of service was met for domestic and firefighting demands. This subdivision proposes to increase the residential activity within the development and is summarised as follows:

Minimum Water Demand

daily consumption: 500 l / person / day;
Occupation (density): 3 persons per dwelling.
Peak Hour factor: 5.0
Number of additional residential units: 44
Average Daily Consumption; 66,000 l / day; or 0.76l/s
Peak Hour Flow; 3.81 l / second, (2.33l/s if lots 150-166 have storage tanks).

Connections to each of the allotments will be provided in accordance with CODC engineering and subdivision standards and connection policies.

7.2 PROPOSED WATER SERVICING

The new allotments are proposed to be serviced from subdivision reticulation established under RC220396.

It is important to note that RC 220396 required all allotments to have a separate irrigation supply connection to each residential allotment. This requirement came about due to Council experiencing large and uncontrolled irrigation usage elsewhere in the network creating increased peak demands in the supply. Irrigation connections were agreed by the applicant

on the proviso that New Zealand standard peak factors were applied to the sizing of the infrastructure, not the peak factors experienced elsewhere in Cromwell. Irrigation connections will therefore be made to the lots in this proposal on the same basis.

The new lots can be connected directly to the reticulation established by RC220396.

The new reservoir is filled by a booster pump station that contains 2 x Lowara 15SV09 7.5Kw pumps that are each capable of 4.2 l/s. The two pumps work in a duty standby arrangement with alternating use to maintain adequate water levels in the reservoir. We note that a spare stall in the pump set has been left for future demand should CODC require in future. This would enable the pumping to be utilised in a duty, assist, standby arrangement to increase the capacity of the pump station if needed.

The flow rate of 4.2l/s is set on the basis of 16 hours pumping daily of the average daily demand for 160 dwellings.

With the proposed additional 44 dwellings, the increase in total demand is 28%. To meet the additional demand, duty pump could be run longer, up to 19.2 hours daily, or a short period of assist pumping with both pumps to increase flow is feasible. Given the upsizing of the main, head losses with both pumps running are negligible, and it is expected that a flow rate with two pumps to be 8.4l/s. This would then require the second pump to run in assist for approximately 3.2 hours each day at full daily demand.

The increase in demand would also create the need for additional working storage. The storage volume for 44 houses is 67.5m³.

While lots 150-166 inclusive will have standard connections, these lots are located at an elevation which will not provide for suitable domestic water pressure from the new reservoir.
A solution for these lots to obtain necessary pressure is that the homeowner shall install a domestic water booster pump on their incoming supply at the time the dwelling on each of the lots is constructed. Given the pumping arrangement, it is an option that each lot could also install a minimum 15,000l buffer storage tank on site at the time of construction. A submersible booster pump could then be an option for lot owners should they wish. With the addition of onsite storage for these 17 lots, this would reduce the need for reservoir storage by 25.5m³,

This creates a total storage volume of 279m³ for Shannon Farm demands out of the 400m³ reservoir.

Alternatively pumping rates again could be increased to make in lieu of storage and this will be at the discretion of the network operator.

7.3 REQUIRED FIREFIGHTING DEMAND

The design of the new water infrastructure constructed under RC220396 has been confirmed to meet the requirements of SNZ PAS 4509 – NZ Fire Service Firefighting Water Supplies Code of Practice.

Satisfactory firefighting pressure and flows will be met from the reticulation for all new allotments from hydrants constructed under RC220396.

The reservoir contains a fixed static firefighting reserve at all time of 180m³ and does not change as a result of the additional allotments.

7.4 EXISTING CODC INFRASTRUCTURE

Any effects on the CODC's wider infrastructure, such as water treatment, pumping and other existing reticulation will be mitigated by the imposition of headworks fees at the time of connection to Council's service.

8 POWER, TELECOMMUNICATIONS AND GAS

The Aurora electricity network has been extended into the subject site as apart of the stage 1-6 works and can service the proposed development.

Chorus telecommunications cables have been extended to the extent of stage 1-6 and have included provision for servicing these future allotments.

All infrastructure is underground. All necessary network will be extended to service the subdivision

It is not anticipated that there will be any supply or capacity issues for these services and connection will be made available from existing infrastructure.

9 CONCLUSION

The proposed subdivision will be able to be serviced to meet Council's standards and to provide an appropriate level of service to the new allotments.

RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS



Shannon Farm Proposed Intensification of Lots
Graphic Attachment to Landscape Assessment Report

09 June 2025

Document Information

Project
Shannon Farm, Additional 44 Lots
Address
Shannon Farm, Ripponvale Road, Cromwell
Client
New Zealand Cherry Corp (Leyser) Limited Partnership

Document
Graphic Attachment to Landscape Assessment Report
Status
Draft for Coordination
Revision
A For Resource Consent 09.06.2025
Prepared By
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 24196
Author: Emily-Rose Dunn
Peer Reviewed: Nikki Smetham

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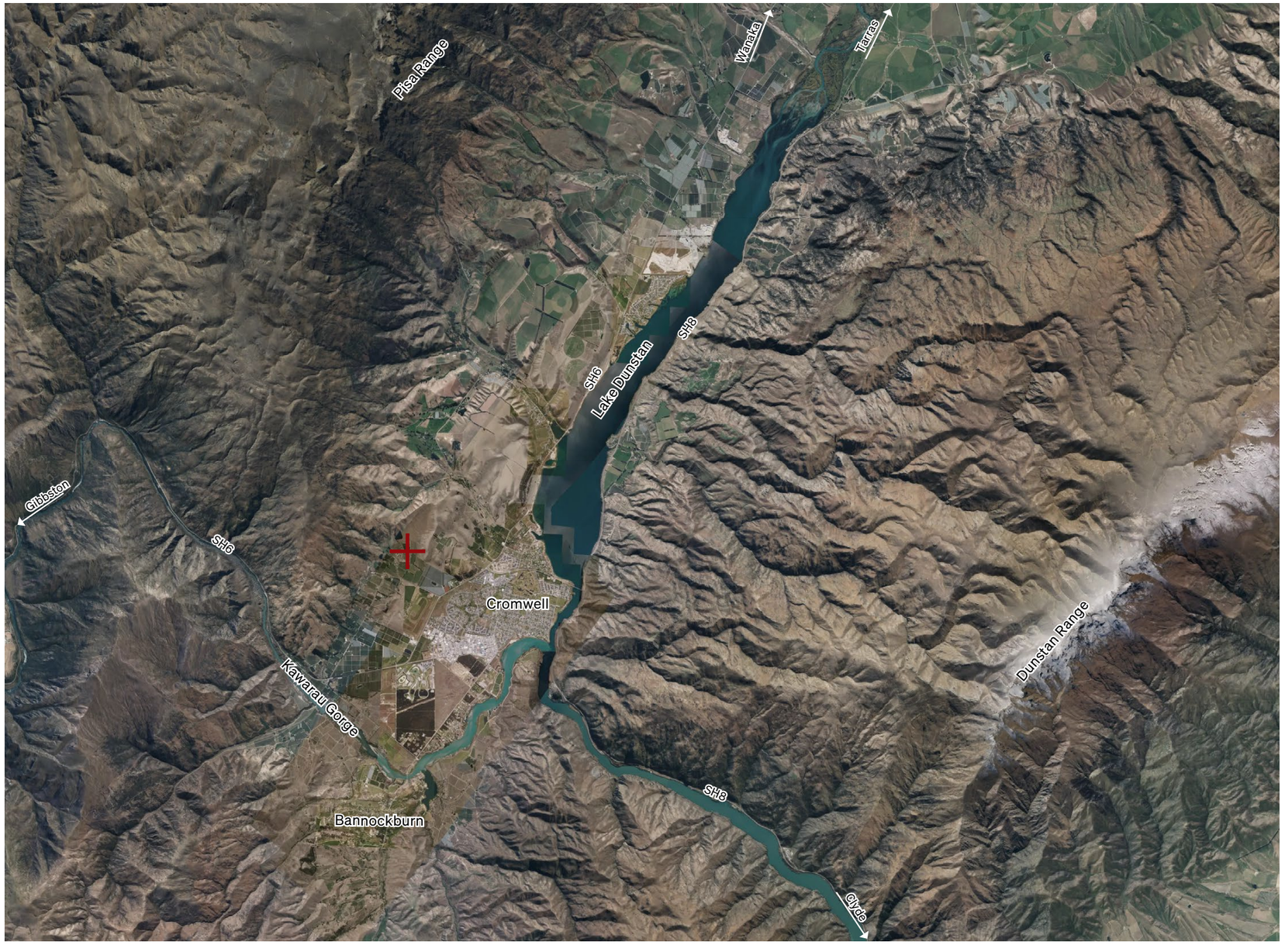
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Context Aerial

Legend

Application Site



Scale: 1:100,000@ A3 Source: app.grip.co.nz

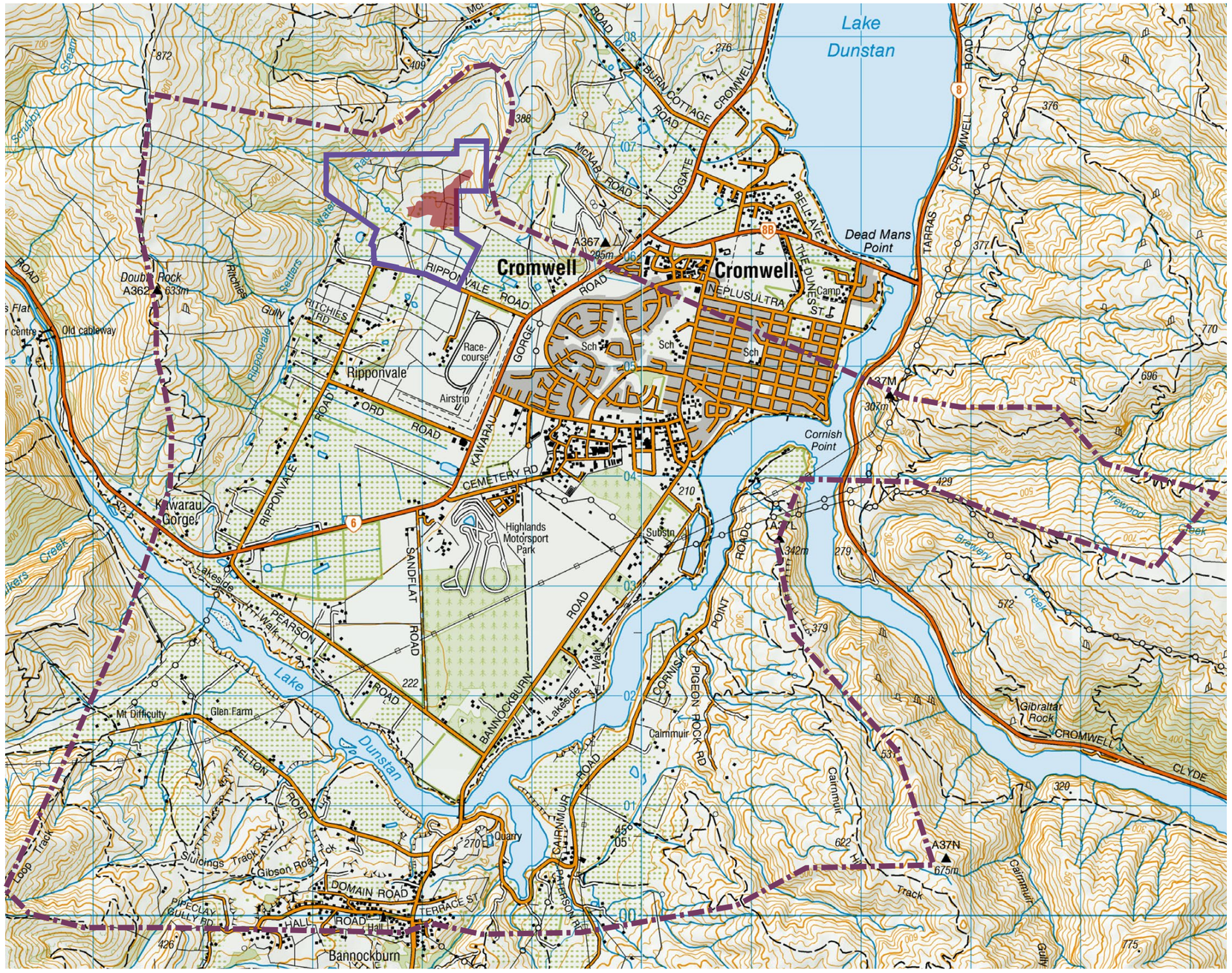
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RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 03

Receiving Environment

Legend

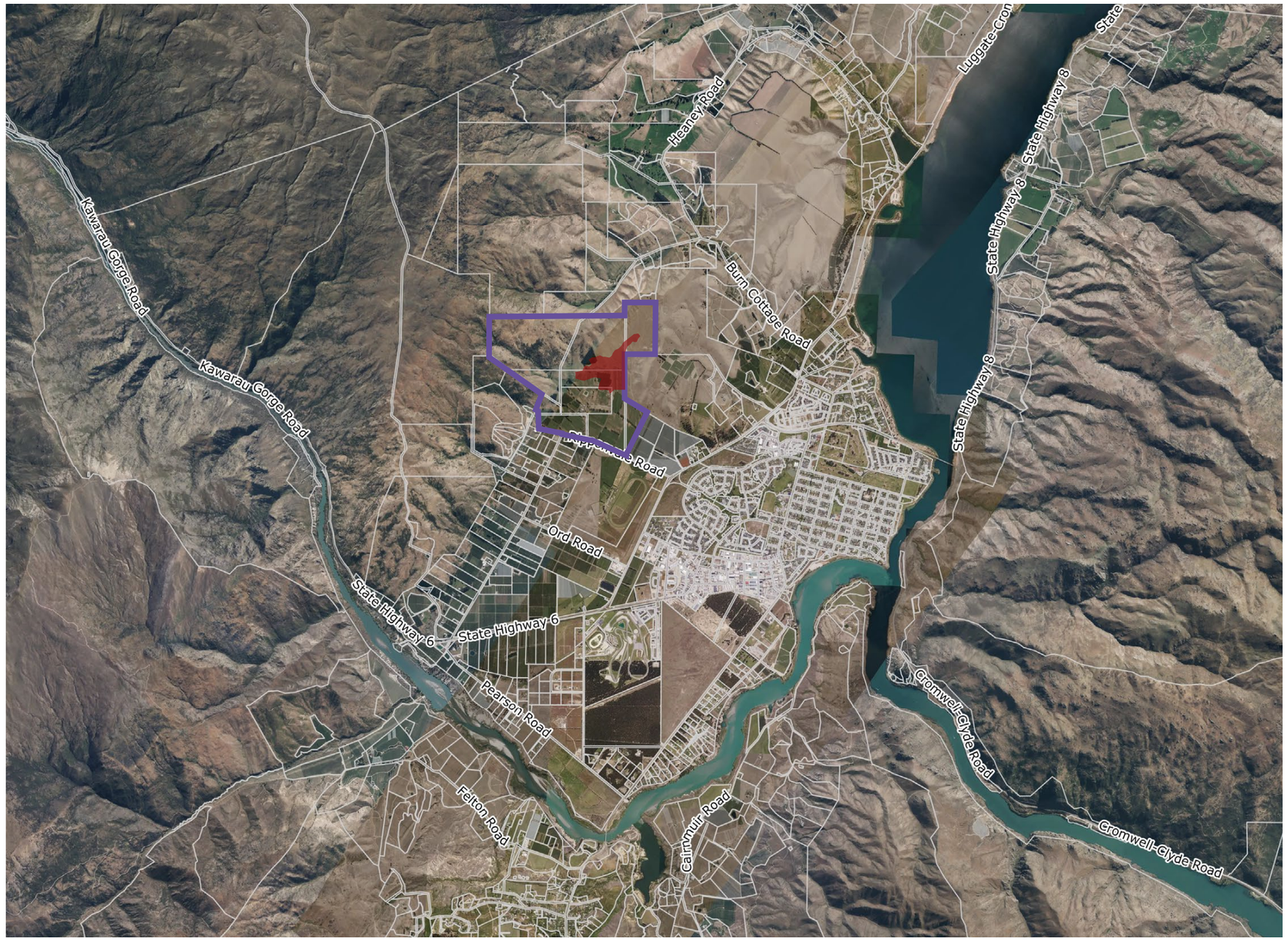
	Shannon Farm Development Area
	Proposal Site
	Receiving environment


Lake Dunstan
Cromwell
Cromwell
Dead Mans Point
Cornish Point
Ripponvale
Kawarau Gorge
Highlands Motorsport Park
Lake Dunstan
Bannockburn
Mt Difficulty
Glen Farm
Gibraltar Rock
Double Rock
A362 633m
A367 285m
A37M 307m
A37N 675m
A341 342m
RIPPONVALE ROAD
CROMWELL
BURN COTTAGE ROAD
McNAB ROAD
LUGGATE CROMWELL ROAD
BELL AVE
THE DUNES
NEPLUSULTRA
TARRAS ROAD
GORGE ROAD
RITCHIES RD
ROAD
KAWARAU
CEMETERY RD
RIPPONVALE ROAD
SANDFLAT ROAD
LAKESIDE
PEARSON
BANNOCKBURN ROAD
CORNISH POINT
PIGEON ROCK RD
CAIRNMUIR ROAD
FELTON ROAD
Gibson Road Tok
DOMAIN ROAD
TERRACE ST
PIPECLAY GULLY RD
HALL ROAD
PATTERSON RD
Old cableway
Loop Track
Stuidings Track
Trig
Quarry
Airstrip
Race-course
Hall
Camp
Substn
Brewery
Trig
Trig
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Site Location Plan

Legend

	Shannon Farm Development Area
	Proposal Site (44 additional Lots)



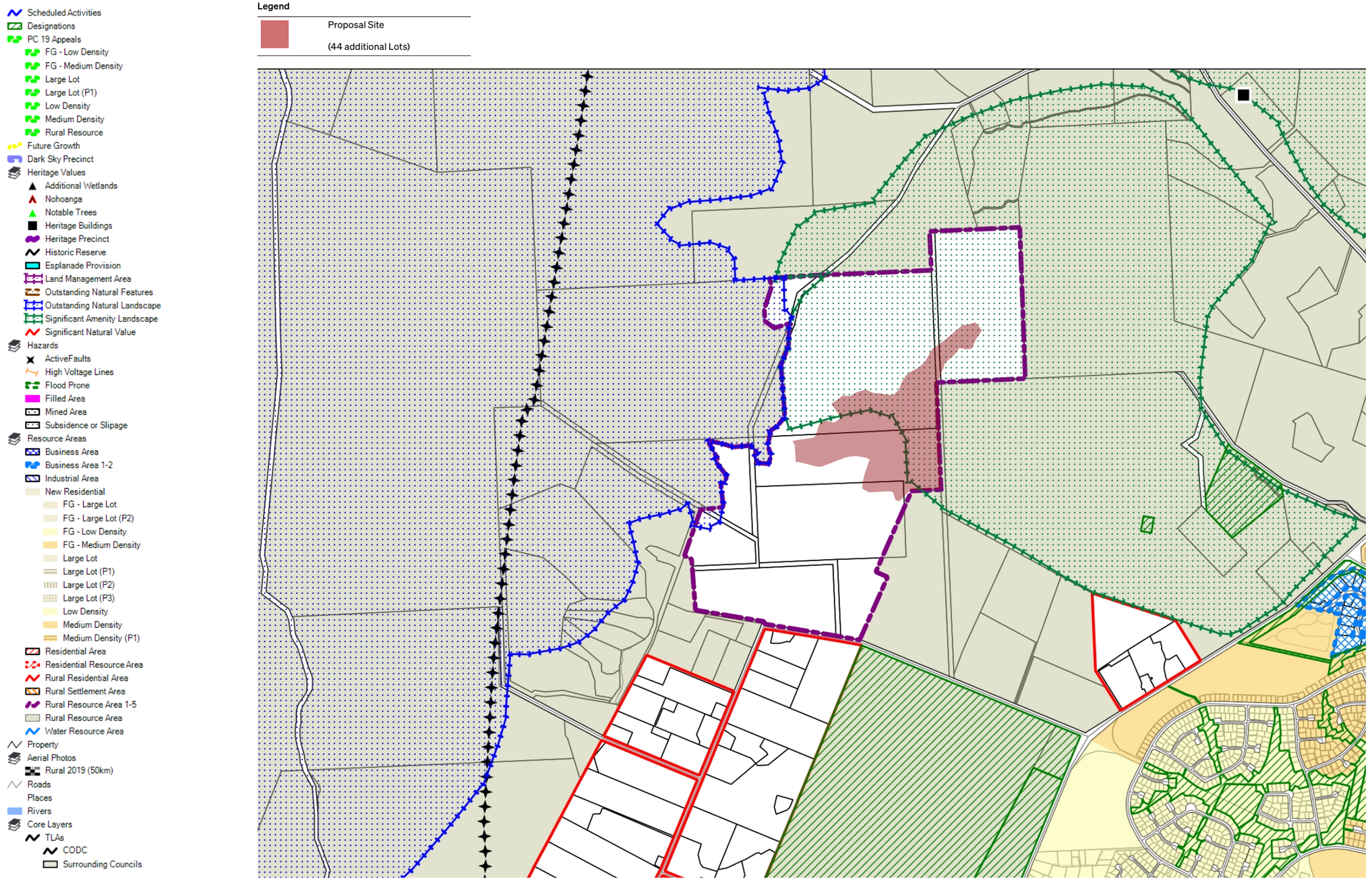
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RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 05

CODP Planning Map

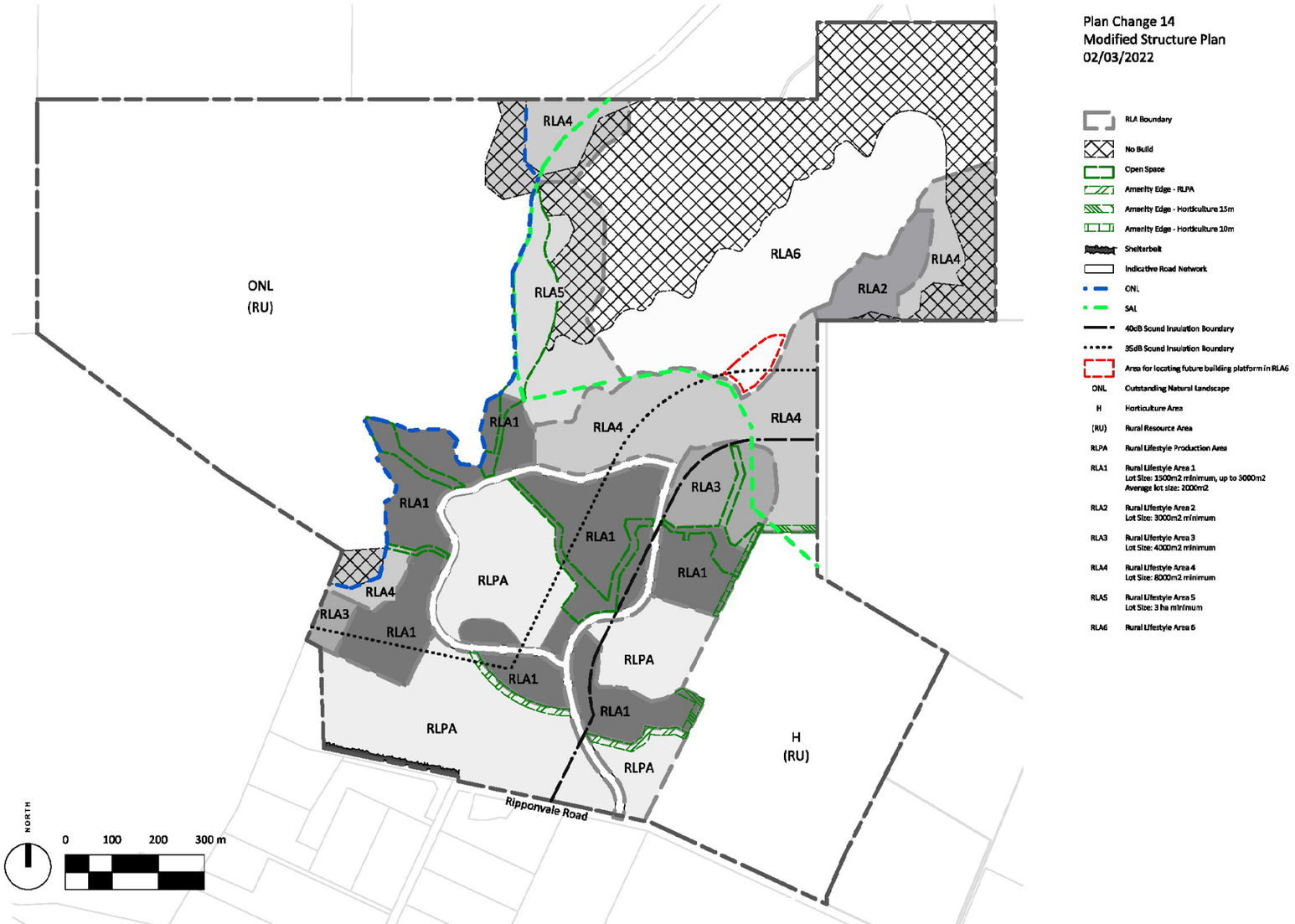
District Plan 1:15,000



RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 06

Schedule 19.23: Structure Plan

Rural Resource Area (5)

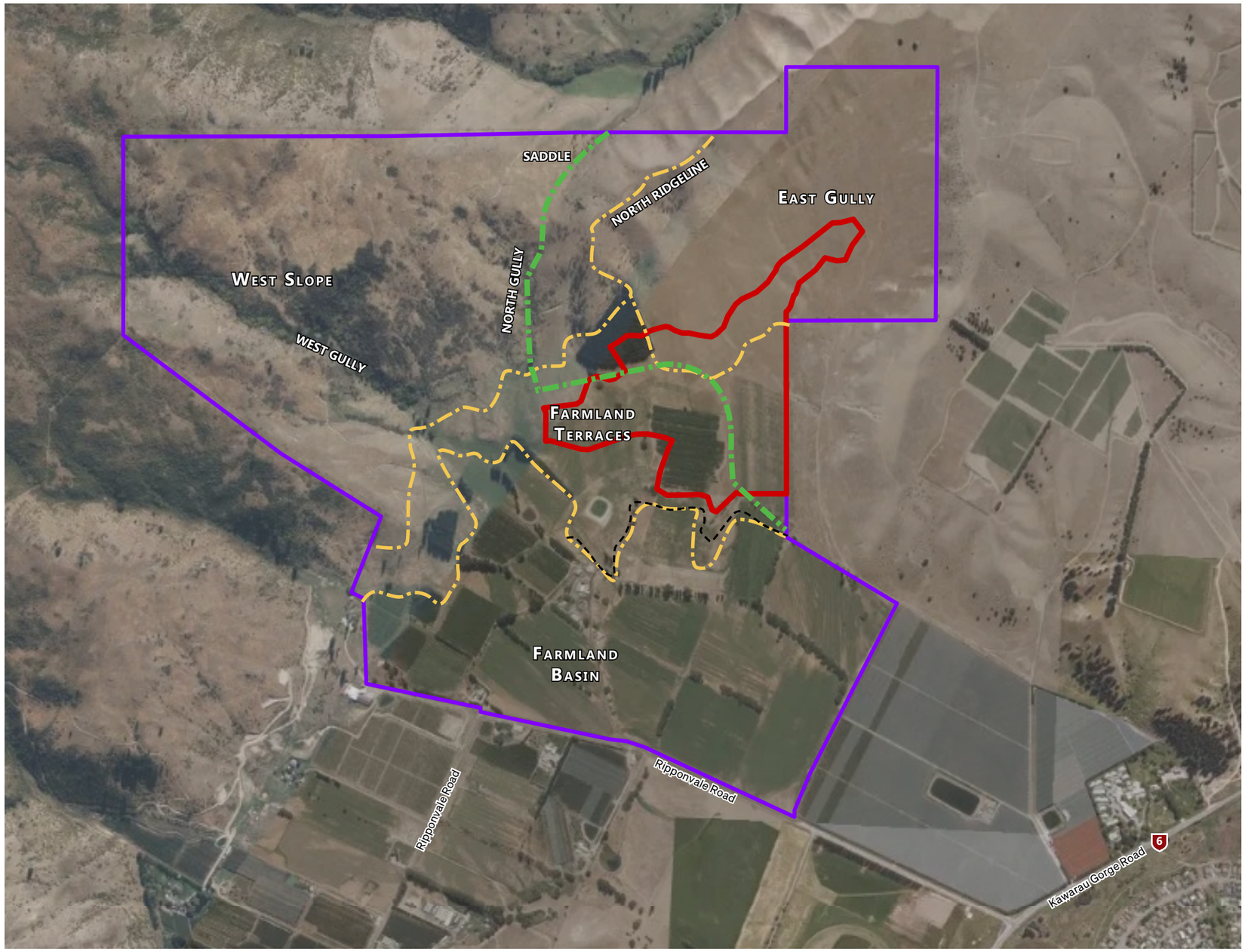


RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 07

Site Character Zones

Legend

- Shannon Farm Development Area
- Proposal Site (44 additional Lots)
- Character Zone Boundary
- Historic Miners Race
- Significant Amenity Landscape (SAL)



Scale: 1:10,000@ A3

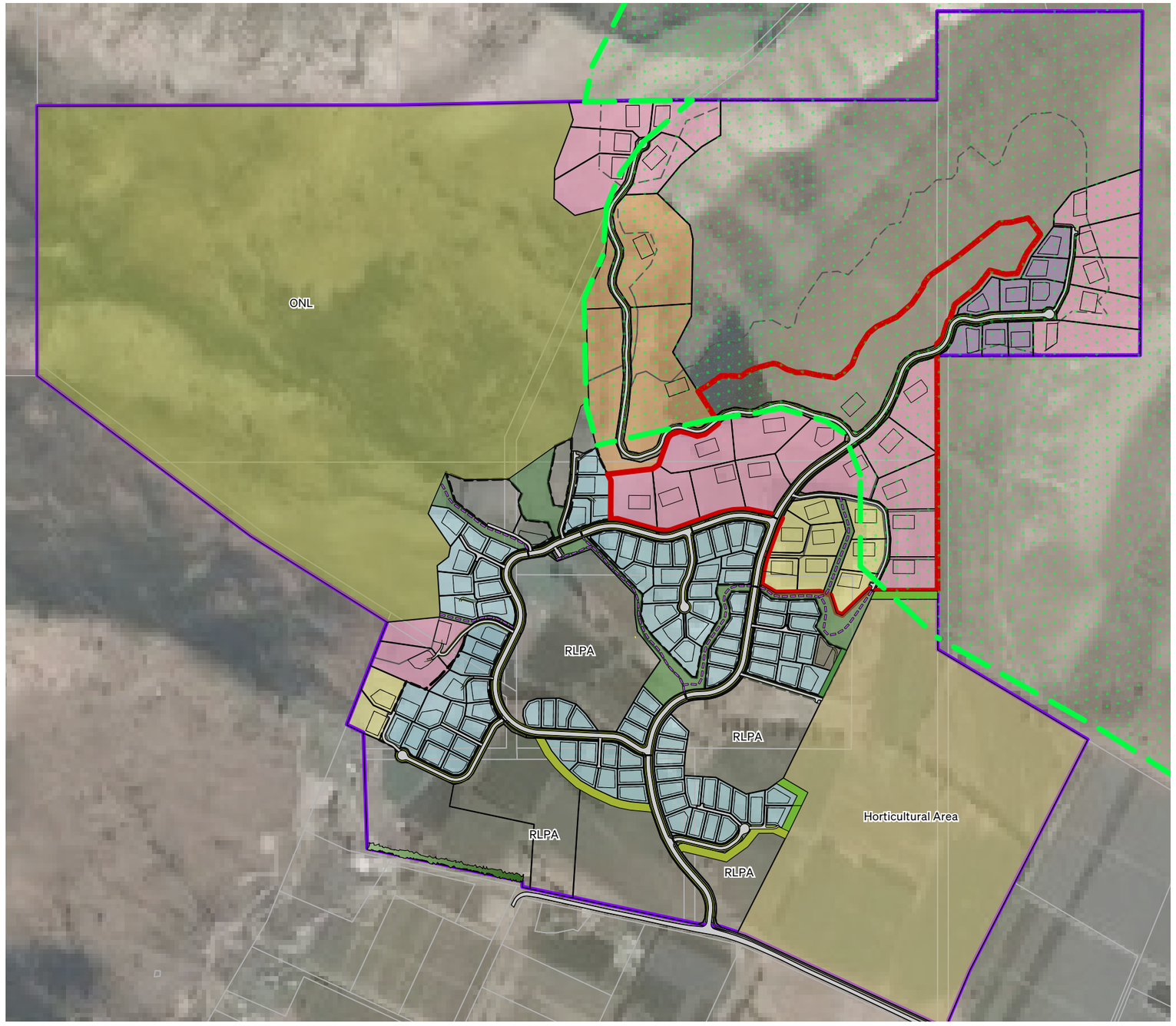
0 50 100 300 600m

RMM | Shannon Farm | New Zealand Cherry Corp (Leyser) Limited Partnership | 08

Consented Subdivision Plan - Shannon Farm

Legend

- Shannon Farm Development Area
- Proposal Site
- Significant Amenity Landscape (SAL)
- RLA 1 99 Lots (2001m2 average)
- RLA 2 8 Lots
- RLA 3 10 Lots
- RLA 4 25 Lots
- RLA 5 2 Lots
- RLA 6 1 Lot
- Reserves and Green Links
- RLPA Amenity Edge
- Horticulture 15m Amenity Edge
- Horticulture 10m Amenity Edge



Scale: 1:7,500@ A3

0 50 100 200 500m

RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 09

Proposed Plan

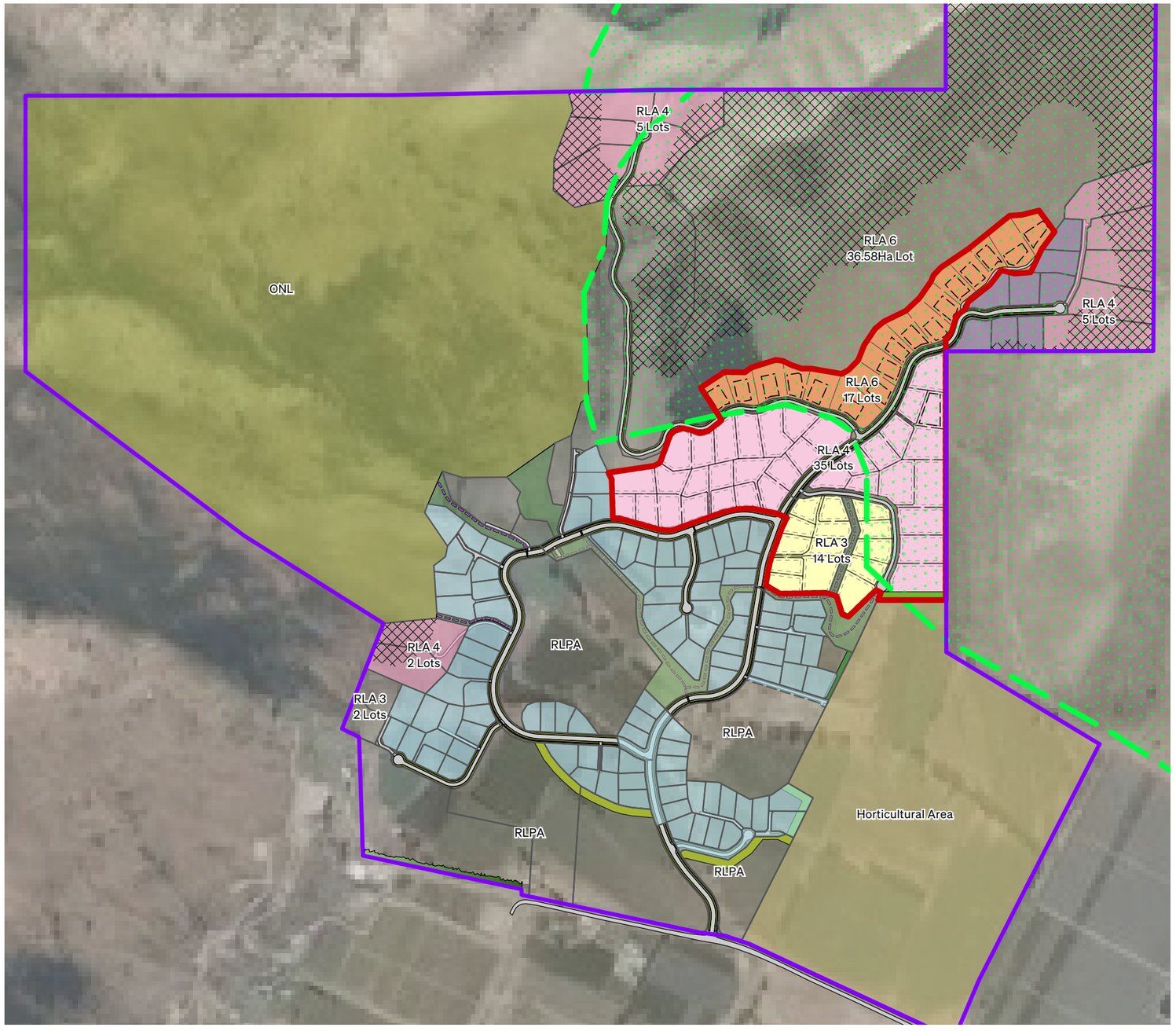
Legend

- Shannon Farm Development Area
- Proposal Site (44 additional Lots)
- Significant Amenity Landscape (SAL)
- RLA 1 99 Lots - no change
- RLA 2 8 Lots - no change
- RLA 3 16 Lots (total)
- RLA 4 47 Lots (total)
- RLA 5 2 Lots - no change
- RLA 6 18 Lots (total)
- Reserves and Green Links
- RLPA Amenity Edge
- Horticulture 15m Amenity Edge
- Horticulture 10m Amenity Edge

Scale: 1:7,500@ A3

0 50 100 200 500m

Intensification of Lots



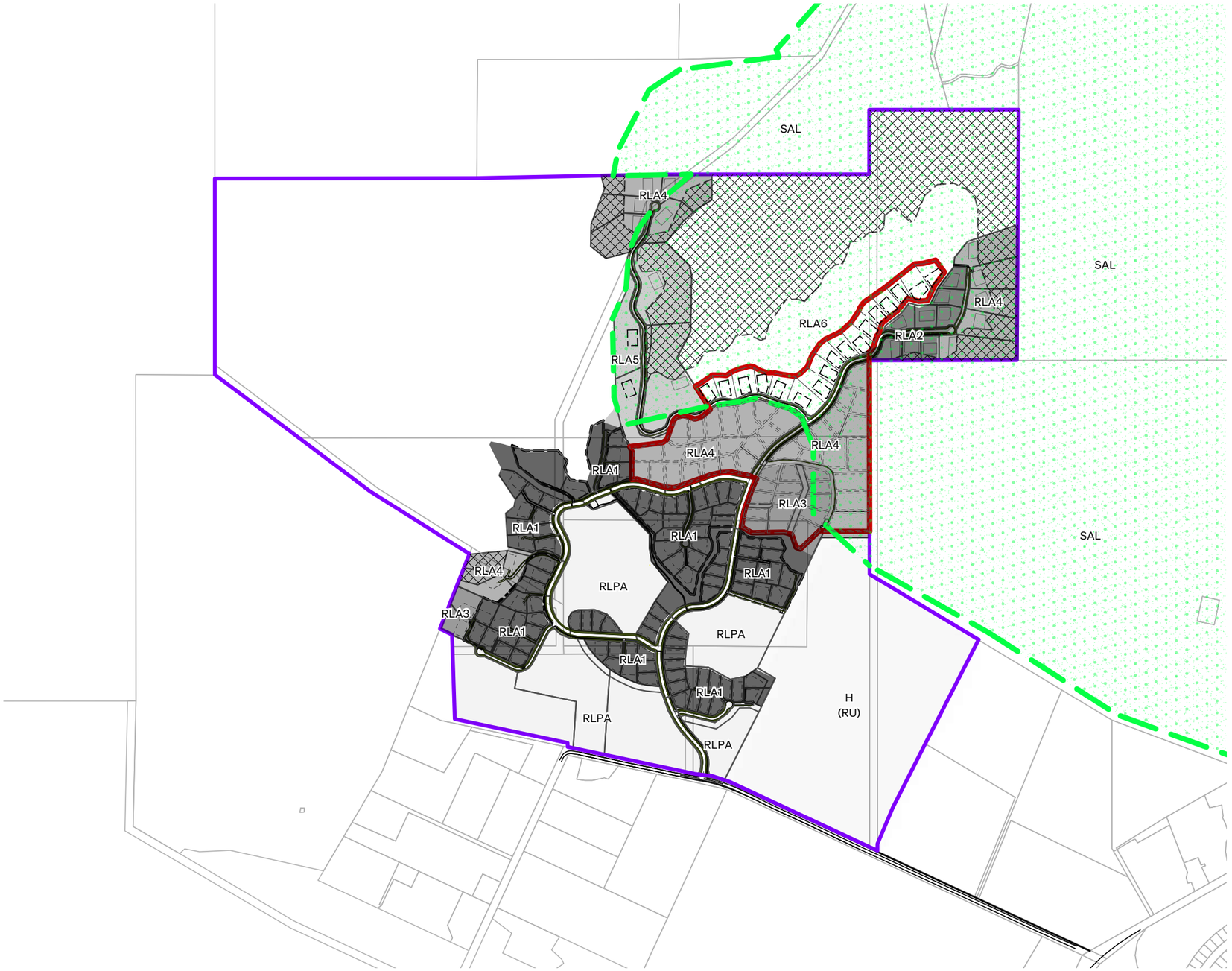
RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 10

Proposed Plan

Legend

- Shannon Farm Development Area
- Proposal Site
- RLPA - Rural Lifestyle Production Area
- RLA1 - Rural Lifestyle Area 1 — Lot Size: 1500m2 minimum, up to 3000m2 — Average Lot Size: 2000m2
- RLA2 - Rural Lifestyle Area 2 — Lot Size: 3000m2
- RLA3 - Rural Lifestyle Area 3 — Lot Size: 4000m2
- RLA4 - Rural Lifestyle Area 4 — Lot Size: 8000m2
- RLA5 - Rural Lifestyle Area 5 — Lot Size: 3ha minimum
- RLA6 - Rural Lifestyle Area 6
- H - Horticulture Area (RU) - Rural Resource Area
- No Build Area
- Significant Amenity Landscape (SAL)

Structure Plan Overlay



Scale: 1:10,000@ A3

0 50 100 300 600m

RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 11

Table of Proposed Changes

Rural Lifestyle Area (RLA)	CODP Allotment Area (consented)	Consented number of lots	Proposed Allotment Area (Range)	Proposed Allotment Area (Average)	Proposed number of Lots (additional)	New (proposed) total
RLA 1	Minimum 1,500m2 Maximum 3,000m2 Minimum average 2,000m2	99	N/A	N/A	N/A	no change
RLA 2	Minimum 3000m2	8	N/A	N/A	N/A	no change
RLA 3 Proposed changes	Minimum 4000m2	8	1770m2 - 3530m2	2385m2	6	14
RLA 3 No proposed changes	Minimum 4000m2	2	N/A	N/A	N/A	no change
RLA 4 Proposed changes	Minimum 8000m2	13	1895m2 - 6895m2	3115m2	22	35
RLA 4 No proposed changes	Minimum 8000m2	12	N/A	N/A	N/A	no change
RLA 5	Minimum 3Ha	2	N/A	N/A	N/A	no change
RLA 6	To be held as one allotment	1	2290m2 - 5150m2	3400m2	16	17
RLPA	Minimum 4Ha	6	N/A	N/A	N/A	no change
Total Lots		**151**			**44**	**195**

Viewpoint Location Plan

Legend

- Shannon Farm Development Area
- Proposal Site
- 1 Viewpoint Location



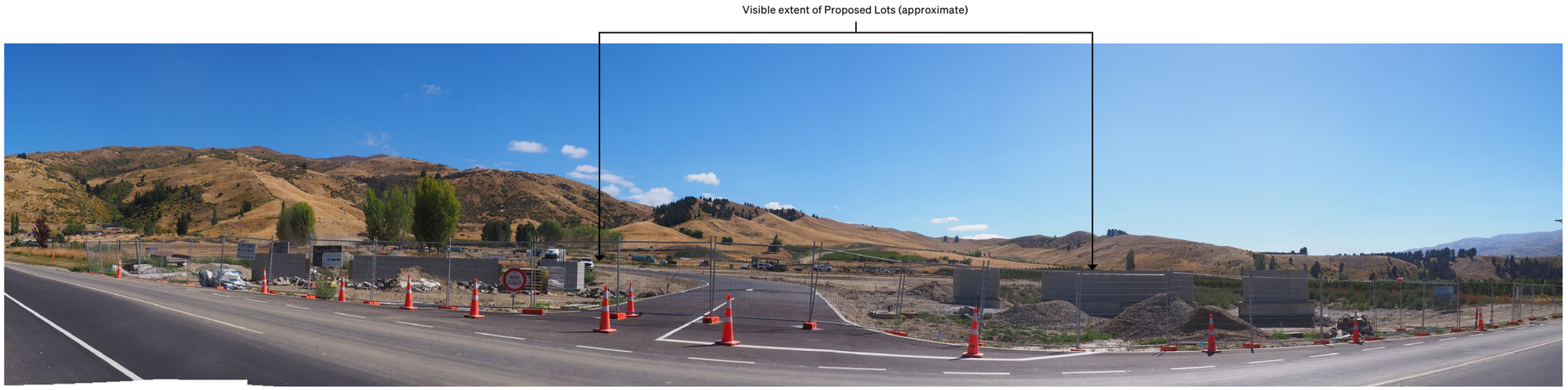
Scale: 1:50,000@ A3

0 500 1000 2000 3000m

Representative Viewpoints



Viewpoint 1. From the driveway of 64 Ripponvale Road looking north-west towards the Site at a distance of 450m from Shannon Farm entrance and 800m from the proposal Site.
Distance: 800m
Date: 27-02-2025
Time: between 11am - 1pm



Viewpoint 2: Entry to Shannon farm Subdivision. Looking north towards the proposal Site at a distance of (approximately) 645m from RLA 3, 730m from RLA 4, and 980m from RLA 6.
Distance: 640m
Date: 27-02-2025
Time: between 11am - 1pm

Representative Viewpoints



Viewpoint 3. From the driveway of 144 Ripponvale Road looking nor-west towards the Site at a distance of 270m from Shannon Farm Entrance and approximately 720m from the proposal Site.
Distance: 700m
Date: 27-02-2025
Time: between 11am - 1pm



Viewpoint 3a: From the driveway of 144 Ripponvale Road looking west along Ripponvale Road towards the Site at a distance of 270m from Shannon Farm Entrance and approximately 720m from the proposal Site.
Distance: 640m
Date: 27-02-2025
Time: between 11am - 1pm

Representative Viewpoints



Viewpoint 4. From the driveway of 184 Ripponvale Road looking nor-west towards the Site at a distance of 400m from Shannon Farm Subdivision and approximately 1km from the proposal Site.
Distance: 1km
Date: 27-02-2025
Time: between 11am - 1pm

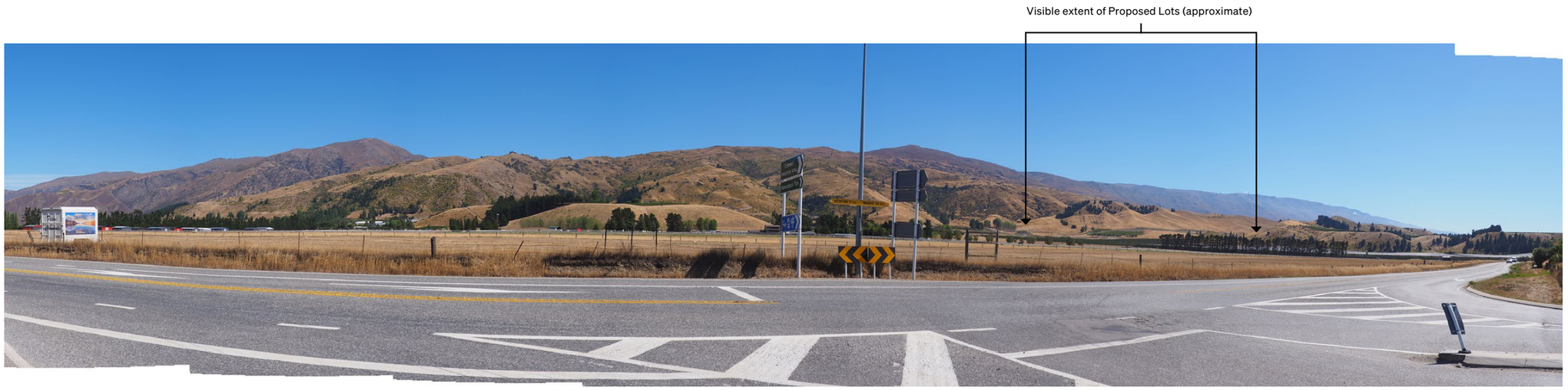


Viewpoint 5: From Cromwell Racecourse driveway looking nor-west towards the Site at a distance of 670m from Shannon Farm Subdivision and approximately 1.2km from the proposal Site.
Distance: 1.2km
Date: 27-02-2025
Time: between 11am - 1pm

Representative Viewpoints



Viewpoint 5a: From Cromwell Racecourse driveway looking nor-west towards the Site at a distance of 630m from Shannon Farm Subdivision and approximately 1.1km from the proposal Site.
Distance: 1.1km
Date: 27-02-2025
Time: between 11am - 1pm



Viewpoint 6: From McNulty Road, SH6 intersection looking west at a distance of 1.8km from the proposal Site.
Distance: 1.8km
Date: 27-02-2025
Time: between 11am - 1pm

Representative Viewpoints

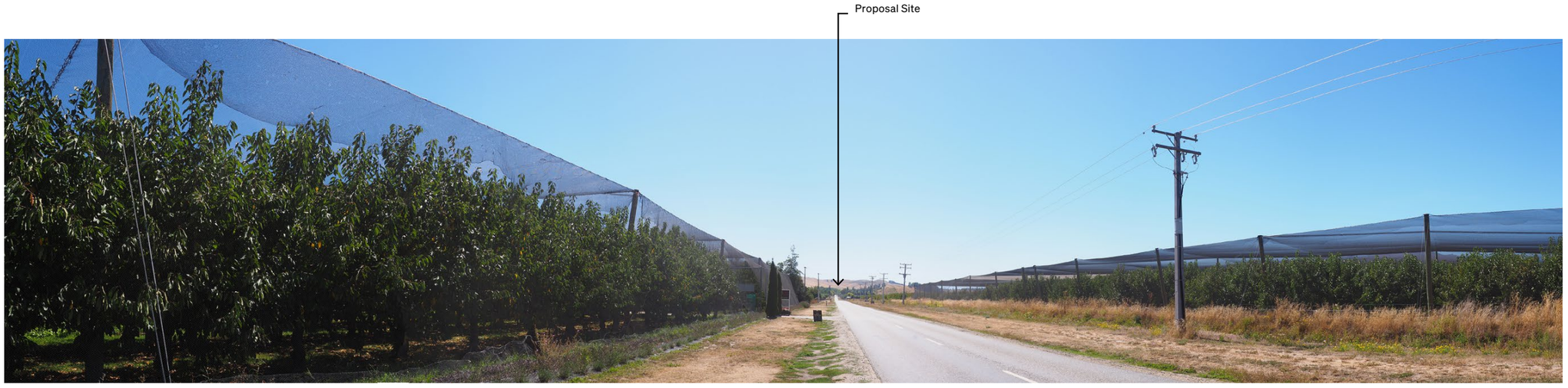


Viewpoint 7: From 3 Ord Road looking west at a distance of 2.1km from the proposal Site.
Distance: 2.1km
Date: 27-02-2025
Time: between 11am - 1pm

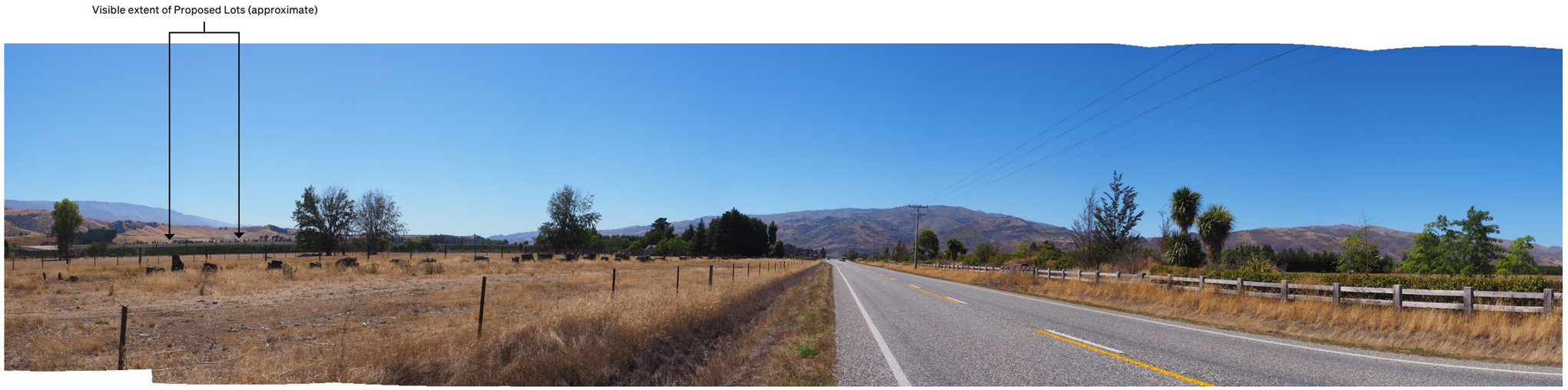


Viewpoint 8: From Ord Road (650m from intersection with SH6) looking west at a distance of 1.9km from the proposal Site.
Distance: 1.9km
Date: 27-02-2025
Time: between 11am - 1pm

Representative Viewpoints



Viewpoint 9: From 422 Ripponvale Road looking nor-west along Ripponvale Road at a distance of 3.5km from the proposal Site.
Distance: 3.5km
Date: 27-02-2025
Time: between 11am - 1pm



Viewpoint 10: From SH6 (350m west from intersection with Sandflat Road) looking nor-east at a distance of 3km from the proposal Site.
Distance: 3km
Date: 27-02-2025
Time: between 11am - 1pm

Representative Viewpoints

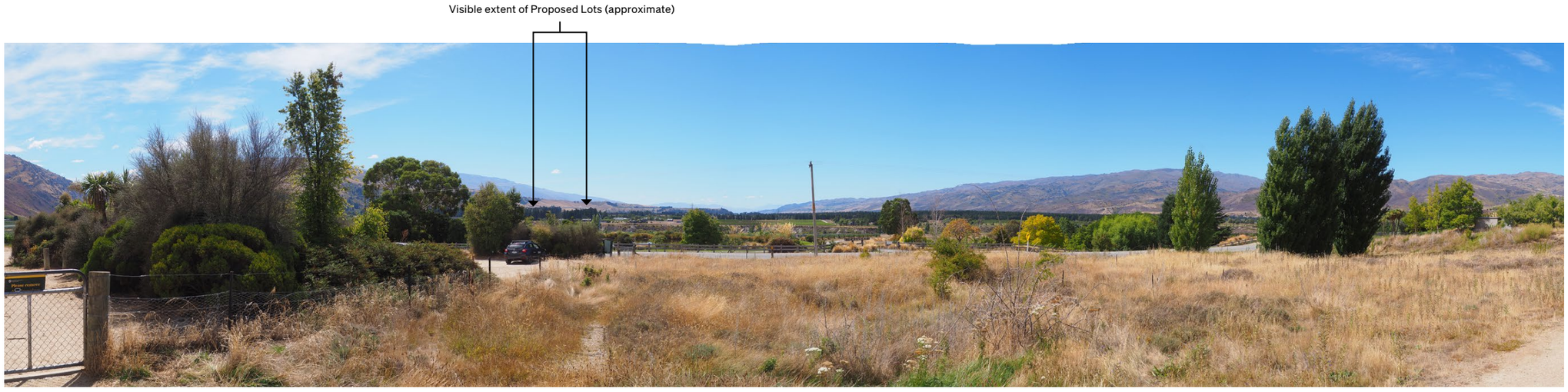


Viewpoint 11: From Bannockburn Road (50m north of Panners Cove Lane) looking nor-east at a distance of 4km from the proposal Site.
Distance: 4km
Date: 27-02-2025
Time: between 1pm - 3pm



Viewpoint 12: From the intersection of Bannockburn Road and Hall Road, looking north at a distance of 6.5km from the proposal Site.
Distance: 6.5km
Date: 27-02-2025
Time: between 1pm - 3pm

Representative Viewpoints

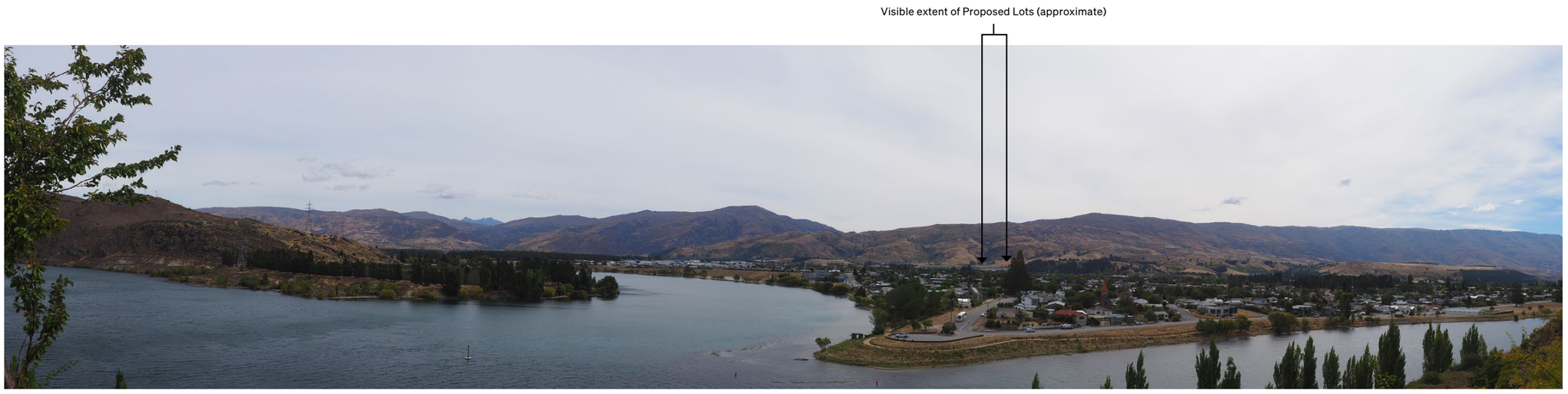


Viewpoint 13: From Start of Bannockburn Sluicings track, on Felton Road looking nor-east at a distance of 5.4km from the proposal Site.
Distance: 5.4km
Date: 27-02-2025
Time: between 1pm - 3pm



Viewpoint 14: From the driveway of 264 Felton Road looking east at a distance of 5.2km from the proposal Site.
Distance: 5.2km
Date: 27-02-2025
Time: between 1pm - 3pm

Representative Viewpoints



Viewpoint 15: From The Bruce Jackson Lookout on SH8 looking west at a distance of 4.1km from the proposal Site.
Distance: 4.1km
Date: 27-02-2025
Time: between 3pm - 4pm

Visual Simulations



Visual Simulation: Viewpoint 2. Area shown in purple represents the consented Shannon Farm Subdivision, the are shown in red represents the area for proposed intensification
Source: RMM and Google Earth Pro

Visual Simulations



Visual Simulation: Viewpoint 6. Area shown in purple represents the consented Shannon Farm Subdivision, the are shown in red represents the area for proposed intensification
Source: RMM and Google Earth Pro

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Landscape Assessment Report

44 Proposed Lots Shannon Farm 9 June 2025



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Project Number: 24196
Status: For Resource Consent

Prepared for: New Zealand Cherry Corp (Leyser) Limited Partnership

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4 Landscape Description....13

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6 An Assessment Against the Relevant Policy Provisions....34

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Executive Summary

This Landscape Assessment Report, prepared by Rough Milne Mitchell Landscape Architects, evaluates the actual and potential landscape and visual effects of a proposed subdivision comprising 44 additional rural lifestyle allotments within the Shannon Farm development in Cromwell, Central Otago.

The proposed subdivision affects Rural Lifestyle Areas (RLA) 3, 4, and 6 within Rural Resource Area (RRA) 5, some of which are within the Significant Amenity Landscape (SAL) overlay identified in the Central Otago District Plan (CODP).

The assessment methodology follows *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* and includes site visits, policy analysis, and an evaluation of landscape and visual effects. The analysis draws from a range of viewpoints to assess visibility, potential effects on amenity, natural character, and landscape coherence.

Key findings indicate that:

- The proposed lots within RLA 3 and 4 are largely internalised within the consented subdivision area, and visual effects are considered **very low**;
- Additional lots within RLA 6, which falls within the SAL overlay, will maintain the openness and legibility of the upper slopes through careful siting of building platforms, fencing restrictions, and planting patterns; and
- Across all assessed viewpoints, the visual and landscape effects of the proposal range from **none** to **low - moderate**. Importantly, all effects are assessed as no more than minor, which meets the threshold for non-complying activities under the Resource Management Act (RMA).

Overall, the proposed development is considered an incremental extension of the consented Shannon Farm subdivision that responds appropriately to the landform, planning framework, and the area's anticipated rural lifestyle development pattern.

1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by New Zealand Cherry Corp (Leyser) Limited Partnership (**the Applicant**) to assess the actual and potential landscape and visual effects of 44 proposed additional residential allotments (**the proposal)**, located within Shannon Farm (**the Site**).

The proposal and the focus of this Resource Consent is for 44 additional allotments across a 19.6ha block of land located within Shannon Farm. The proposal is within the area referred to as the Site. The Site is legally referred to as Section 4 Block III Cromwell SD, Section 11 Block III Cromwell SD, Section 28 Block III Cromwell SD and Section 54 Block III Cromwell SD.

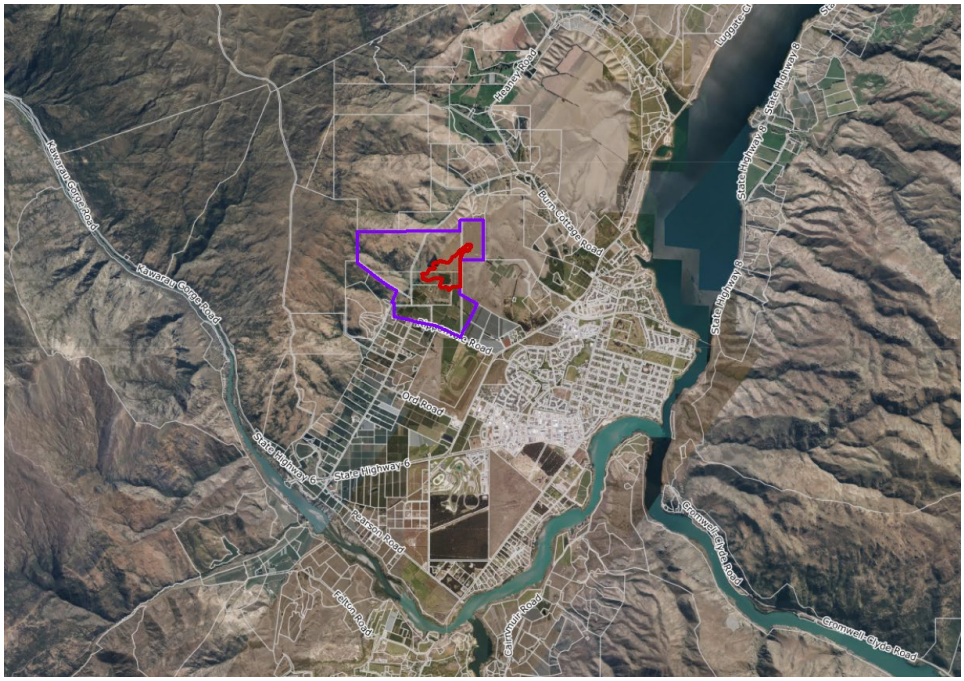


Figure 1. The proposal Site located within Shannon Farm is shown outlined in red, the extent of Shannon Farm is shown in purple.

The Site is located within the Rural Resource Area (5) (**RRA (5)**) with a Significant Amenity Landscape (**SAL**) overlay under the Central Otago District Plan **(CODP)**.[1] It is understood that the establishment of increased lot density and additional lots will require a Resource Consent as a **non-complying activity.**

The landscape assessment report is formatted as per the following:

- A description of the proposal
- A description of the Site.
- An outline of the relevant policy provisions within the CODP
- The identification and description of the receiving environment. The receiving environment is described in terms of the landform, land cover and land use of the receiving environment and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape, natural character and visual effects, including cumulative effects.
- An assessment against the relevant statutory provisions.
- A conclusion.

[1] Refer to Graphic Attachment page 6 for CODP planning map.

This report is accompanied by:

- **Appendix 1** - Central Otago District Plan, Schedule 19.25: Planting Schedule – Rural Resource Area (5)
- **Appendix 2** - A Graphic Attachment (**GA**), that contains maps and aerial images of the Site location, the relevant District Plan planning maps, plans of the consented development, plans of the proposed development, and photographs of the Site taken from the surrounding public places.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines[2].

The Site and its surrounds have been visited several times over the last seven years with the latest site visit having taken place on 27/02/2025. This site visit was undertaken to assist in understanding the landscape character and values within the receiving environment and assessing the proposal's actual and potential landscape and visual effects.

Shannon Farm was the subject of a successful plan change in 2022, referred to as Plan Change 14 (**PC14**) amended policy's objectives and rules within Section 4 of the CODP. The plan change has resulted in a new Resource Area within the CODP named Rural Resource Area 5 (**RRA (5)**) and is further informed by Section 19 Schedules; Schedule 19.23: Structure Plan – Rural Resource Area 5, Scheule 19.24: Circulation Plan -Rural Resource Area 5, and Schedule 19.25: Planting Schedule – Rural Resource Area 5. This report refers to both PC14 and the resulting objectives, policies and schedules as per the amended district plan.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposal are found in the RMA and the District Plan. The District Plan gives effect to the RMA within the context of the Site and provides the policy framework against which the proposal has been evaluated.

The table included in Figure 2 is a comparative scale between the seven-point rating scale used in this report and comparative threshold scale for the RMA s95 notification determination test and the RMA s104D non-complying gateway test.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor	Minor		More than Minor		Significant	

Figure 2. The seven-point landscape and visual effects rating scale and comparative RMA threshold scale of effect.[3]

[2] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

[3] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

2 The Proposal

2.1 Description of the Proposal

Resource Consent is sought to increase the density of lots within Rural Lifestyle Area 3 (RLA 3), Rural Lifestyle Area 4 (RLA 4), and Rural Lifestyle Area 6 (RLA 6)[4] within RRA (5). The proposal is illustrated on *GA Sheets 10 and 11.*

The complete details of the proposal are set out in the documents that accompany the resource consent application. Refer also the summary table in Figure 3 below.

The following points are of key relevance to an assessment of landscape and visual effects.

- An additional six allotments are proposed within RLA 3 resulting in a total of 14 lots at increased density but overall, a total of 16 lots within RLA 3. The proposed residential allotments will range in size from 1770m^2-3530m^2 with an average allotment size of 2385m^2.
- An additional 22 allotments are proposed within an area of RLA 4 with a total of 35 lots at increased density resulting in a total of 47 lots within RLA 4 across Shannon Farm. Refer to the **GA** for the extent of the intensified lots. The intensified residential allotments within RLA 4 will range in size from 1895m^2- 6895m^2 with an average allotment size of 3115m^2.
- An additional 16 residential allotments are proposed within RLA 6 resulting in a total of 17 residential allotments and one balance lot**.** The residential allotments will range in size from 2290m^2 – 5150m^2 with an average allotment size of 3400m^2. The balance lot of RLA 6 (approximately 36Ha) will be kept as open pastureland. Each residential lot will have a building platform no greater than 1000m^2. There will be one additional ROW proposed in RLA 6.
- There will be a cul-de-sac (replacing a consented ROW (RC220396)) to provide access to additional residential allotments within RLA 3 and RLA 4. *Refer to GA page 11.*
- There are no allotments proposed within the Outstanding Natural Landscape (**ONL)** or the No Build zone, as per the Structure Plan[5].
- All 17 residential allotments proposed within RLA 6 will be within the SAL overlay. Six additional (11 total) residential allotments have been proposed within RLA 4 with the SAL overlay. There are two additional (four total), residential allotments proposed within RLA 3 with the SAL overlay, however, the allotments are on the boundary of the SAL and therefore only part of the lots are covered by the SAL. *Refer to GA page 11.*
- This proposal does not include any changes to the yard, LRV, lighting, materials, setbacks, fencing or height standards specifically relating to Rural Resource Area (5) outlined in the **CODP**.[6] All building platforms will be no greater than 1,000m2, with the exception of Lot 127

[4] Central Otago District Plan, Schedule 19.23: Structure Plan – Rural Resource Area (5)

[5] Central Otago District Plan, Schedule 19.23: Structure Plan – Rural Resource Area (5)

[6] Central Otago District Plan, 4.7.6 Standards

which is identified as containing a platform for the purposes of assessing setback breaches although it is located within the confines of RLA4

- Planting controls will remain in place. Planting will be undertaken in accordance with the Planting Schedule[7]. Refer Appendix 1.
- This proposal would result in a total of 195 lots within Shannon Farm.
- The mitigation of the proposed lots in RLA 6 will focus on providing a setting and absorbing the lots and building platforms within the context of the consented development rather than screening them completely. The lots proposed within RLA 6 are on the uphill side of the consented (and partially constructed) Road 001.
- Further, it is noted that the following CODP standards at 4.7.6 will apply to RLA 6;

    1. fencing will be restricted to post and wire fencing for all internal and rear boundaries of the lots,
    2. curtilage activities (with the exception of driveways) will be contained within the proposed building platform.
    3. Planting will be according to the planting schedule, and planting shall occur in a 'naturalised' pattern, and avoid linear and formal planting arrangements particularly along internal boundaries.

[7] Central Otago District Plan, Schedule 19.25: Planting Schedule – Rural Resource Area (5)

Rural Lifestyle Area (RLA)	CODP Allotment Area (consented)	Consented number of lots	Proposed Allotment Area (Range)	Proposed Allotment Area (Average)	Proposed number of Lots (additional)	New (proposed) total
RLA 1	Minimum 1,500m^2 Maximum 3,000m^2 Minimum average 2,000m^2	99	N/A	N/A	N/A	no change
RLA 2	Minimum 3000m^2	8	N/A	N/A	N/A	no change
RLA 3 **Proposed changes**	**Minimum 4000m^2**	**8**	**1770m^2 - 3530m^2**	**2385m^2**	**6**	14
RLA 3 No proposed changes	Minimum 4000m^2	2	N/A	N/A	N/A	no change
RLA 4 **Proposed changes**	**Minimum 8000m^2**	**13**	**1895m^2 - 6895m^2**	**3115m^2**	**22**	35
RLA 4 No proposed changes	Minimum 8000m^2	12	N/A	N/A	N/A	no change
RLA 5	Minimum 3Ha	2	N/A	N/A	N/A	no change
RLA 6	**To be held as one allotment**	**1**	**2290m^2 - 5150m^2**	**3400m^2**	**16**	17
RLPA	Minimum 4Ha	6	N/A	N/A	N/A	no change
Total Lots		**151**			**44**	**195**

Figure 3: Summary Table of Consented and Proposed Residential Allotments

3 Relevant Policy Provisions

3.1 The Resource Management Act 1991

The RMA informs the planning processes and underpins the CODP provisions that are referred to in relation to the proposed development. The purpose of the RMA is 'to promote the sustainable management of natural and physical resources whilst enabling people and communities to provide for their social, cultural and economic well-being.' [8]

3.2 The Central Otago District Plan (CODP)

Under the **CODP**, the Site is shown on the planning map on *page 6 of the GA*, is located within **RRA (5)**, and within an area with a **SAL**[9] overlay.

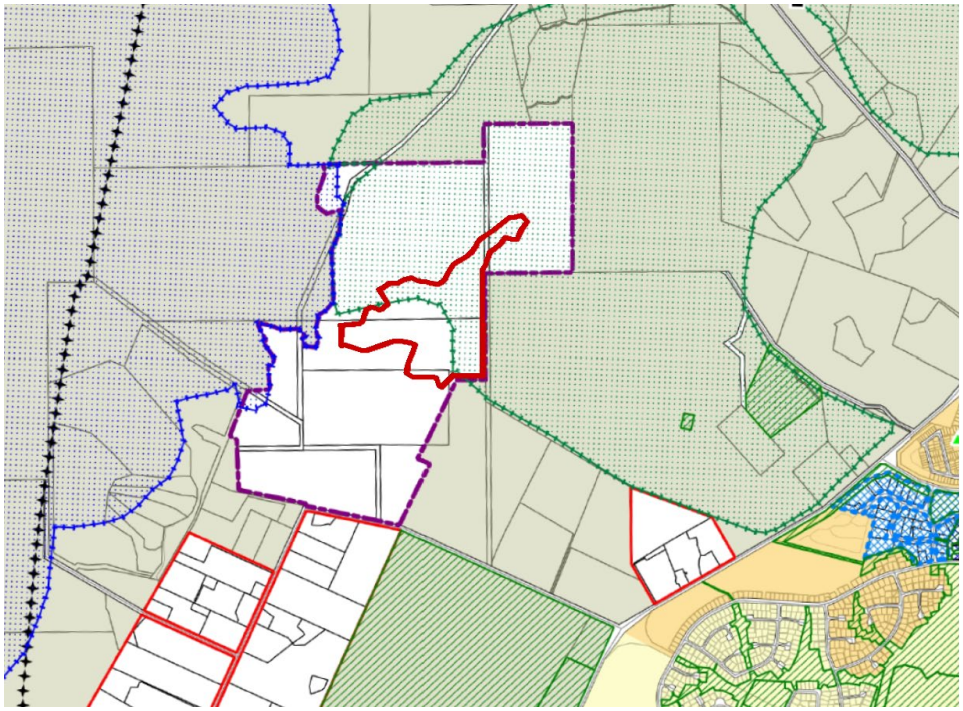


Figure 4. The extent of the proposed development (the Site) is outlined in red and lies within the RRA (5) with a SAL overlay

[8] Part II Section 5 of the Resource Management Act

[9] The information displayed in the Geographic Information System (GIS) has been taken from Central Otago District Council's (CODC) databases and maps. Digital map data sourced from Land Information New Zealand (LINZ). Licensed under the Creative Commons Attribution 4.0 International licence https://creativecommons.org/licenses/by/4.0/

The proposed intensification of lots is within the areas categorised as RLA 3, RLA 4, and RLA 6 as per CODP Schedule 19.23: Structure Plan – Rural Resource Area (5) (Structure Plan). The Proposal is overlaid on the Structure Plan on *page 11 of the GA*, which also illustrates the SAL overlay. The proposed intensification of lots will not overlap or adjoin the Pisa Range ONL.

The following rules / standards apply to the proposal and trigger the non-complying activity status:

Rule 4.7.2.ii.a.i minimum allotment size

In the area identified as "Rural Resource Area (5)" on the planning maps, an application for subdivision consent shall provide allotment areas for rural lifestyle allotments in each Rural Lifestyle Area on the Structure Plan in Schedule 19.23 in accordance with the table below

RURAL LIFESTYLE ALLOTMENT AREAS	
Rural Lifestyle Area	***Allotment Area***
Rural Lifestyle Area 1	*Minimum 1,500m^2* *Maximum 3,000m^2* *Minimum average 2,000m^2*
Rural Lifestyle Area 2	*Minimum 3,000m^2*
Rural Lifestyle Area 3	*Minimum 4,000m^2*
Rural Lifestyle Area 4	*Minimum 8,000m^2*
Rural Lifestyle Area 5	*Minimum 3 ha*
Rural Lifestyle Area 6	*To be held as one allotment*
Rural Lifestyle Production Area	*Minimum 4 ha, with the exception of the land to the east of the main access road, which shall be held as a single allotment*

4.7.5 Non-Complying Activities

iii. Subdivision

an allotment that breaches Rule 4.7.2.ii.a.i as it relates to Rural Resource Area (1) Rural Resource Area (2) or Residential Resource Area (5),

an allotment in excess of 160 allotments used for residential purposes in Rural Resource Area (5)

xi. Subdivision in Accordance with Structure Plan for Rural Resource Area (5)

Subdivision that is not in accordance with the Structure Plan in Schedule 19.23 is a non-complying activity

As a **non-complying activity,** the following objectives and policies are relevant:

Objectives:

- 4.3.1 Objective - Needs of the District's People and Communities
- 4.3.2 Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area
- 4.3.3 Objective - Landscape and Amenity Values
- 4.3.4 Objective - Recreation Resources
- 4.3.5 Objective - Water Resources
- 4.3.6 Objective - Margins of Water bodies
- 4.3.7 Objective - Soil Resource
- 4.3.8 Objective - Significant Indigenous Vegetation and Habitats of Indigenous Fauna
- 4.3.9 Objective – Integrated, Comprehensive Mixed-Use Development
- 4.3.10 Objective - Rural Resource Area (5)
- 16.3.3 Objective - Hazards
- 16.3.4 Objective - Amenity Values
- 16.3.5 Objective - Water and Soil Resources
- 16.3.7 Objective - Open Space, Recreation and Reserves
- 16.3.7 Objective - Open Space, Recreation and Reserves

Policies

- 4.4.1 Policy - Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area
- 4.4.2 Policy – Landscape and Amenity Values
- 4.4.3 Policy – Sustainable Management of Infrastructure
- 4.4.5 Policy - Effects on Water Quality
- 4.4.6 Policy – Adverse Effects on the Soil Resource
- 4.4.7 Policy – Significant Indigenous Vegetation, Wetlands and Wildlife
- 4.4.8 Policy - Adverse Effects on the Amenity Values of Neighbouring Properties.
- 4.4.9 Policy - Effects of Rural Activities
- 4.4.10 Policy – Rural Subdivision and Development
- 4.4.12 Policy - Weed and Pest Plant and Animal Infestation
- 4.4.18 Policy - Integrated Rural Lifestyle Subdivision and Development within Rural Resource Area (5)
- 16.4.7 Policy - Subdivision Design
- 16.4.8 Policy - Sites Subject to Hazards

Of these policies the most relevant is:

4.4.18 Policy - Integrated Rural Lifestyle Subdivision and Development within Rural Resource Area (5)

To provide for rural lifestyle subdivision and development while avoiding, remedying or mitigating adverse effects on the environment by:

a. Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;

c. Adhering to minimum and average allotment sizes for subdivision;

q. Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by:

i. Avoiding subdivision and building in the No Build Area;
ii. Enabling building within the "Area for Future Building Platform" provided it is well integrated into the landscape;

iii. Other than as provided in ii, avoiding building in the area outside of the No Build Area unless it be demonstrated that the legibility and open and natural character of the Rural Lifestyle Area 6 will be maintained;

iv. Avoiding subdivision in the area outside of the No Build Area unless:

a. the creation of additional lots is necessary to facilitate rural activity or ecological restoration and use of the land is restricted to such purpose in perpetuity through a legal mechanism; or
b. a dwelling has been approved under Rule 4.7.4.xi on each of the lots proposed to be created; and
c. in respect of a and b the subdivision will avoid adverse effects on, and maintain, the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting.

As shown on the CODP Zone Overlay Plan *(refer to page 11 of GA)* and in Photographs *(refer pages 13 - 21 of GA)*, a part of the application Site to the north-east is within a SAL overlay[10] and therefore development should have regard to the maintenance and enhancement of amenity values of this area of the Site[11].

4 Landscape Description

4.1 Description of the Receiving Environment

The receiving environment is defined as the area surrounding the Site that will potentially be affected by the proposed activity, although the visibility of the proposal may extend beyond this. For this application, the extent of the receiving environment is contained within the Cromwell Basin, encompassing Ripponvale, State Highway (SH) 6 and Cromwell township south to Bannockburn. The Pisa Range forms the landscape backdrop to the 'visual catchment' of the receiving environment northwest of the Site. Refer to Context Map & Receiving Environment *on page 3, 4 and 5 of the GA* showing the Site and general surroundings.

The Site is located within the Cromwell Basin, a north-south orientated basin surrounded by the Pisa Range to the west, the Dunstan Mountains to the east and the Bannockburn area and Carrick Range to the south. Cromwell was once a meeting point of two inhospitable river gorges, however the damming of the Clutha Rivers resulted in Lake Dunstan merging with the Kawarau River and the water surrounding Cromwell is calm and popular for water sports.

The enclosing Pisa Range northwest of the Site has been farmed traditionally as a high-country station. Large areas of the Pisa Range are also set aside for conservation and recreation. The steep rugged, grey scrub, tussock clad rough textured slopes of the high country have an Outstanding Natural Landscape (ONL) overlay forming the backdrop to the Cromwell Basin. The lower gentler slopes extend from approximately 280 masl up to approximately 426 masl have been more intensively farmed as top-dressed pasture. Part of these lower slopes are recognised as a Significant Amenity Landscape (SAL) and abruptly, or in places gently, extend to the Basin floor, where in comparison to

[10] Refer to CODP Planning maps on page 6 of the Graphic Attachment

[11] Part II Section 7(c) of the Resource Management Act

the high country, the land is divided into a patchwork of mostly 'tended' pasture interspersed with vineyards, orchards and rural living. Winery, farm buildings and houses are mostly concentrated in clusters, throughout the Basin floor, surrounded by (exotic) amenity trees and shelter planting.

Whilst much of the original vegetation has been modified or removed, the colour and rough texture of tussock grassland and grey scrub of the high country and the gently rolling pastoral hillslopes contribute to the identity of the Cromwell Basin and clearly define the more productive character of the basin floor.

Cromwell is a medium-sized, history rich town located at the junction of the Kawarau River and Lake Dunstan / Clutha River within the Cromwell Basin.

Views from Cromwell Basin to the surrounding hills and mountains give the viewer a strong sense of the area's geography and regional context. Cromwell Basin has an arid climate in the rain shadow of the Southern Alps. It's distinct seasons with hot dry summers, colourful autumns and crisp cold winters, contributes a strong ephemeral element to the landscape character of Cromwell.

Outside of Cromwell township, much of the rural land over the Cromwell Basin floor has attributes consistent with a rural character, such as a general sense of openness and predominance of vegetation. Existing patterns of traditional land use express a working landscape character based on productive value of the land and underlying landform. Large lifestyle residential lots are located along Ripponvale Road as well as pastoral farmland, vineyards, and orchards. Shelterbelts divide land and residential and agriculture buildings are frequent elements in the landscape.

Other factors influencing the pattern of development include the climate, soil types and large areas of land appropriate for farming and orchards as well as the need for related services, facilities and structures to be located near those activities. In general, the rural landscape is diverse and supports a range of activities including country living, traditional agriculture, mining, horticulture, viticulture, utilities, energy generation and transmission activities.

As expected[12], the pattern of development and residential settlement in the area reflects the increasing pressure from people wishing to enjoy the lifestyle opportunities offered by the characteristics of this rural environment, with mountain views available in a variety of locations.

State Highway 6 (**SH6**) and State Highway 8 (**SH8**) are key transport routes in the district connecting the Cromwell Basin and Cromwell township with Queenstown, Wanaka and Alexandra. Shannon Farm is accessed via Ripponvale Road, which intersects with SH6 at two locations, the north intersection is to the west of Cromwell Township and the south intersection meets with SH6 near Kawarau Gorge. Shannon Farm is accessed from the east-west section of Ripponvale Road, approximately 1.1 kilometres west of the intersection of Ripponvale Road and State Highway 6. A further 0.4 kilometres past the Shannon Farm, Ripponvale Road turns sharply to a north-south orientation before reconnecting with SH6 some 2.9 kilometres further south.

Shannon Farm is at 144 Ripponvale Road, and consists of nine legal properties, including: LOT 2 DP 330709 SECS 4, 11, 26-28, 54, 96, 98-103, PT SEC 5, 25 BLK III CROMWELL SD, Part Run 1201R.

Shannon Farm was purchased in 1879 by James Richie, a stonemason from Perthshire, Scotland. He worked on many of the public buildings in the district and lived there until his death in 1920. The Site has been farmed by the current owner since 1973. It has been planted with orchards of pear,

[12] Central Otago District Plan, Section 4.1 Rural Resource Area – Introduction

apple, and stone fruit at various times. It has also been used for livestock, including sheep, cattle, and deer.

The north-east valley makes up the north-east half of the upper slopes of Shannon Farm. This consists of a long ridgeline and primarily south-east facing slope which is made up of gently undulating spurs and gullies. Across the slope face runs the benched form of a historic water race, and at the base, the slope feeds into a gentle gully. The valley and upper slope are vegetated with tussock grassland with an absence of trees.

The consented Shannon Farm Subdivision was informed, in part, by the geology and topographic features of the Site. Historic mining and water races are visible throughout the Shannon Farm. [13] The remnants of these mining and water races remain intact throughout both the consented and proposed subdivision.

A landscape character study was undertaken by Rough and Milne Landscape Architects in 2019 as part of the original Plan Change application for Shannon Farm. This character study informed the Structure Plan[14]. Shannon Farm is divided into different character areas, based on the landscape and topography that informed the Structure Plan.

In 2022 Shannon Farm was granted a plan change[15] (PC14) and is reclassified as Rural Resource Area (5) to allow for a greater variety of Rural Living opportunities. This included the inner core of the Site, which has been consented for rural living, with a mix of lot sizes and open space. The area of consented development within the Shannon Farm Subdivision occupies the basin floor undulating / rolling slopes, terraces, and gullies as shown on Site Character Zones Plan on *page 8 of the GA.*

The flatter, productive land alongside Ripponvale Road has been re-zoned as Rural Lifestyle Production Areas (RLPA) to maintain its productive value in the landscape and preserve the rural character of Ripponvale Road. The balance areas are generally over the undulating land and have been consented as Rural Lifestyle Areas 1 - 6, with a range of lot sizes thereby maintaining a mix of residential and productive landscapes that are typical of Ripponvale Road.

A Resource Consent (RC220396) was granted following the implementation of the Plan Change. The resource consent includes the creation of 151 rural lifestyle allotments within the six defined Rural Lifestyle Areas (RLAs), in accordance with the approved Structure Plan. Each allotment contains a designated building platform. Access to the site is included via an upgraded intersection on Ripponvale Road. A loop road forms the primary internal circulation. RC220396 includes landscaped amenity strips consisting of 10m and 15m wide planted Horticultural Amenity Edges and Rural Lifestyle Production Areas (RLPA) to mitigate visual effects.

Recreation opportunities have also been provided as part of the Resource Consent for Shannon Farm. There is a green network providing pedestrian and cycle networks throughout the subdivision, as well as two recreation reserves. A visual and physical connection is maintained with the Pisa Range ONL, highlighting its importance for aesthetic and recreational values to the area.

The consented (RC220396) Shannon Farm development is visible to varying degrees from various locations across Cromwell Basin and represents a baseline of landscape change for the area. The character of the Shannon Farm landscape is currently in a state of change as Stage One of the consented subdivision is under construction.

[13] Hutchinson, E., Geosolve Ltd. (February 2019) Geotechnical Investigation - Shannon Farm Private Plan Change

[15] Central Otago District Plan, Plan Change 14: Shannon Farm, Near Cromwell

4.2 Description of the Site

The Site is located north-west of Cromwell and occupies a 19.6 ha part of Shannon Farm. This application relates specifically to Sections 4,11, 28 and 54 Block III Cromwell SD that forms part of Shannon Farm.

Vehicle access to the Site is currently under construction as part of Stage One of Shannon Farm development, with the bulk earthworks and entry walls also underway. The proposed 44 additional allotments are accessed from internal roads already consented within the Shannon Farm Subdivision. Nominally these roads are referred to as Road 001, Road 002, and Road 006.

The Site is bound to the north by the SAL overlay, which as gently sloping pasture displays characteristics of open farmland and natural character. To the south, south-west, the Site borders a consented rural lifestyle area (RLA 1) containing 99 allotments, with an average lot size of 2000m^2 (titles are due to be released in late 2025). Beyond the residential development to the south is the Rural Lifestyle Production Area (RLPA) and a horticultural area. These lots also form part of Shannon Farm.

Adjoining the Site to the east of and outside Shannon Farm are two rural large lots, 77ha, and 107ha.

The inner core of the Site is consented to support rural living, with an average lot size of 2000m^2. As part of RLA 2, 3 4 and RPLA, the hummocks, terraces and slopes have a mix of allotment sizes ranging from 3000m^2 to 4ha, depending on the localised topography.

The proposed 44 additional allotments sit in the character zones 'Farmland Terraces' and 'East Gully' coinciding with RLA 3, 4 and 6. The Farmland Terraces are gently sloping comprised of terraces and small hills, with historic water races and mining. The East Gully is a shallow valley, vegetated primarily in brown top and some tussock grass. The SAL encompasses the East Gully, *as shown on page 08 of GA,* which is part of the lower terraces at the base of the Pisa Range where the mountains meet the Cromwell Basin floor.

Plan Change 14 (PC14)

PC 14 and RRA (5) within the CODP enables subdivision and development to be done in a way that integrates rural living, productive rural uses, and recreation, while safeguarding environmental, landscape, and amenity values. The Structure Plan (Schedule 19.23[16]), enabled by PC14, includes a variety of lot sizes, ranging from a minimum of 1500m to 3ha or more.

Rural Resource Area 5

"Rural Resource Area (5) enables rural lifestyle subdivision and development, providing for a range of densities that foster a sensitive and creative response within the landscape of the site while also providing for greater diversity of living opportunities that contributes to the strengthening of rural communities.

The Structure Plan in Schedule 19.23 provides for the growth of rural lifestyle development within Rural Resource Area (5) in an integrated, sustainable and planned manner. The Structure Plan enables development that will respect the unique characteristics of the area and the surrounding

[16] Central Otago District Plan, Section 19 – Schedules, Schedule 19.23: Structure Plan – Rural Resource Area (5). The Structure plan is also included on page 7 of the GA,

environment by identifying areas capable of absorbing a range of densities of rural lifestyle development commensurate to the landscape values of the area…

…Minimum and, in some cases, average allotment areas have been identified for each Rural Lifestyle Area identified on the Structure Plan. The areas capable of having smaller lots and denser rural living development are on the flat and less visibly prominent core of the zone. Larger lots are located on the outer edges of the zone, responding to the landscape values within the Significant Amenity Landscape and enabling use of the soils in the southern part of the zone for productive land uses. A No Build Area and designated area within RLA6 for locating future buildings ensures that development on the most highly visible areas valued for their open and legible character is avoided, while enabling development in the least sensitive area, and providing for potential development of the balance only where it is possible to maintain landscape values.

The provision of a road network with pedestrian access ways will provide permeability and connectivity for a range of transport modes through the zone as well as providing safe connections within the zone for recreation and day to day users.

Protection of the generally open rural landscape character of the area will be addressed through standards on setbacks, and external appearance controls and building height restrictions to achieve a level of amenity commensurate to its setting.

The enhancement of the landscape through application of planting schemes tailored to specific areas will add to the natural character, amenity value and ecological enhancement of the Rural Resource Area (5)."[17]

Consented baseline

The consented baseline (as provided by RC220396) for Shannon Farm includes a range of allotment sizes and shapes comprised of pockets of smaller lots offset by larger lots and open space. All the lots that have been consented across Shannon Farm adhere to RRA (5) rules and structure plan (Schedule 19.23). There are four allotments consented (under RC220396) adjacent to Ripponvale Road within Shannon Farm made up of three allotments over four hectares, and one allotment of 1.874 hectares. The core of Shannon Farm has 99 allotments consented, with an average size of 2000m^2. These lots are interspersed with larger allotments, as per the Structure Plan. The upper slopes of Shannon Farm have larger lots consented, as per the Structure Plan. The area identified as RLA 6 in the Structure Plan has one consented building platform, *refer GA, Page 09*. There is an open space network, cycle and pedestrian links all consented for the development, as per the Structure Plan.

Construction

Construction is currently underway on Shannon Farm, including on land referred to as the Site. At the time of writing this assessment the bulk earthworks had been completed, part of Road 001 and Road 003 have been formed and asphalted, with footpaths under-construction. The first titles are expected to be released in the third quarter of 2025. The entry walls to the subdivision are under-construction clearly delineating the evolving character of Ripponvale Road.

4.3 Landscape Values of the Receiving Environment

The landscape values of the receiving environment (physical, perceptual and associative) form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The

[17] Central Otago District Plan, Section 4 – Rural Resource Area, Policy 4.4.18 Explanation

landscape values of the receiving environment (including the Site) stem from its past and present landscape attributes (landform, landcover and land use) and including those arising from the changes anticipated by the CODP and consented activities. The landscape values that are relevant to an assessment of the proposed development are listed below.

Physical[18]

- The Pisa Range is recognised as an ONL due to its distinctive landform that creates enclosure and as an open rural backdrop to the Cromwell Basin and the Upper Clutha Valley.
- The Pisa Range and its foothills are characterised by the complex landform of gullies and spurs with rock ridges, and schist rock outcrops.
- Climate extremes contribute to the sere character of the locality.
- The predominance of stone fruit orchards, viticulture and their subsequent vegetation patterns clearly define the Cromwell Basin floor within the vicinity of the Site.
- The presence of remnant indigenous vegetation is largely confined to steep damp gullies with exotic trees alluding to habitation.
- The SAL is generally characterised by its rural setting and spaciousness due to the pastoral open character of the gently sloping / rolling foothills.

Perceptual[19]

- The Pisa Range is a distinctive landform, which forms a vivid and memorable backdrop to the Cromwell Basin, providing high aesthetic/scenic qualities, including long expansive views.
- High legibility and natural character is evident within the ONL with its outcrops of schist, steep slopes and incised gorges.
- High transient qualities relate to seasonal changes of exotic foliage particularly the poplar shelterbelts and fruit trees, which provide dramatic visual contrasts that are valued by residents and visitors. Other transient values relate to the extreme climate conveyed by the colour and texture of tussock grassland and snow falls on the mountain peaks and slopes which clearly contrast with the more productive character of the basin floor.
- The aesthetic beauty of the SAL is conveyed by views of the open, rolling, visually consistent landcover of the pastoral hill slopes with a perceived high level of natural character.

Associative[20]

[18] Physical means both the natural and human features, and the action (and interaction of natural and human processes over time."18 Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

[19] **"Perceptual** means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses."[19] Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

[20] **"Associative** means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape."[20] Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

- A growing recognition of the Cromwell Basin and the wider Central Otago region as a recreational destination offering diverse recreational opportunities, particularly mountain biking opportunities and multi day bike trails affords high associative values.
- High cultural heritage values relate to gold mining heritage and remnant landforms such as water races, sluices and tailings.
- Tangata whenua values are associated with the network of mahinga kai, nohoanga and ngā ara tawhito along the Kawarua and Te Mata Au.

5 Assessment of Landscape and Visual Effects

5.1 Potential Issues

Taking into account the effects anticipated from PC14 and other consented development within Shannon Farm (including RC220396), the potential landscape and visual effects arising from the proposal will focus on the following:

- Effects on perceptual values, including visual amenity, legibility, visual coherence and sensory values, particularly in relation to the SAL.
- Effects on natural and rural character
- Cumulative effects.

5.2 Assessment of Visibility and Visual Effects

"A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects." [21]

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Whether the proposal is considered appropriate is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated. In general, landscape values experienced visually include a scenic outlook (views over a diverse rural landscape ranging from the intensively managed Basin floor to the open pastoral mountain slopes), a high legibility and visual coherence of the SAL and ONL and the highly natural backdrop and sense of enclosure afforded by the Pisa Ranges.

Key views will be from State Highway (SH) 6 where traffic volumes are typically high although views will be fleeting as road users' will be unfamiliar with the landscape and experience the landscape while travelling at speeds of 100km/hr. Other views will be obtained from Ripponvale Road where speed limits are lower at 80km / hour and road users will likely be local and / or familiar with the view

[21] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

and therefore may be more sensitive to any change to views. However, given that there will be ongoing changes to Shannon Farm, change is likely to be anticipated and more acceptable.

The site-specific values will change overtime as Shannon farm is developed in accordance with PC14. The current rural landscape is anticipated to change to incorporate a mixture of uses, including open space, productive rural lifestyle lots, and rural living. The following visual assessment assesses the effects of the change between the consented baseline and the proposed development on the Site, taking into account the context provided by the anticipated changes on the wider Shannon Farm parent property.

The views towards the Site are chosen as representative of views experienced by residents and visitors using the road and the neighbouring properties.

Viewpoint 1: 64 Ripponvale Road looking north-west towards the Site at a distance of 450m from Shannon Farm Subdivision and 800m from the proposal Site.

Existing View

The scene from Viewpoint 1 includes the productive (pastoral and horticultural) landscape on the Basin floor in the foreground comprising fences, shelterbelts, exotic plantings, orchards and pasture and scattered dwellings and structures with the mountainous backdrop of the Pisa range. The upper slopes of the Site are partly visible in the intermediate background as part of the lower gently sloping pasture.

Part of the SAL that overlays the proposal and the Pisa Range ONL are dominant features within Viewpoint 1. The SAL is characterised by its openness and legibility of landform, as evident from this viewpoint. At a broader scale the landscape values of this view are derived from the long views to the Pisa Range ONL beyond the rural lifestyle setting that characterises Ripponvale Road.

A moderate-high degree of amenity is experienced, primarily derived from the Pisa Range skyline, peaks and foothills when travelling west along Ripponvale Road. This view will change as Shannon Farm is developed as enabled by PC14 resulting in filtered and fleeting views of the consented rural lifestyle (RLA 1) development including street trees and rooflines in the foreground and the consented rural lifestyle (RLA 3 and RLA 4) within the Site.

Views of the Proposal

The existing Horticulture area, rural lifestyle production area (RLPA) land use in the foreground and the consented development within the wider Shannon Farm property will screen any potential views to the intensification of lots within the Site - RLA 3 and RLA 4.

The proposed intensification within the Site - RLA 6 will be very difficult to see from this viewpoint. The building platforms will be obscured, the lot boundaries will be limited to farm style fencing and no planting within the lots will mark internal lot boundaries. It is intended that the mid – upper slopes within the proposed lots within RLA 6 with the SAL overlay will remain as open pasture without interruption. Views of this part of the proposal will also be viewed within the context of the consented, and under construction Shannon Farm Subdivision. Essentially, views of the proposal will be screened by the foreground land use within Shannon Farm including existing / proposed horticultural structures, orchards and shelterbelts in the RLPA and RLA1, 3 and 4.

Degree of Effect

The proposed intensification within RLA 3 and RLA 4 will not be visible from this viewpoint and will occur within the core of Shannon Farm, so there will be **no** adverse visual effect beyond the boundaries of the Site from this viewpoint.

The visibility of the proposed intensification within RLA 6 will be limited by the foreground activity including the Amenity Edge planting. The upper slopes of the SAL and the No Build Area will remain undeveloped, protecting the legible landform. Overall, there will be a **low** landscape and visual adverse effect on the landscape values for the proposed intensification within RLA 6 from this viewpoint.

Viewpoint 2: Entry to Shannon farm Subdivision. Looking north towards the proposal Site at a distance of (approximately) 645m from RLA 3, 730m from RLA 4, and 980m from RLA 6.

Existing View

Viewpoint 2 is opposite the Shannon Farm subdivision entry walls, which were under construction at the time of the photograph. The mid-ground currently includes clusters of exotic trees (are these staying?) and bulk earthworks, including the construction of Road 001. The SAL overlay on the upper slopes of the Site and Pisa Range ONL are both clearly visible from this viewpoint. It is the ONL and SAL backdrop that provide the amenity values from this viewpoint and Ripponvale Road in general.

This view will change as Shannon Farm is developed as enabled by PC14. PC14 and the approved consent allow for rural lifestyle lots along Ripponvale Road. This means that amenity planting and productive land use along the boundary, with dwellings beyond will form part of the RLPA in the foreground with RLA 1 rural lifestyle character.

PC14 also allows for development across the Site while maintaining landscape values within the SAL. The structure plan generally has smaller, denser rural living on the flat and less visually prominent core of the zone, with larger lots on the outer edges. There is a No Build Area that ensures that development on the most highly visible areas valued for their open and legible character is avoided, while enabling development in the least sensitive area, and providing for potential development of the balance only where it is possible to maintain landscape values.[22]

Views of the Proposal

From Viewpoint 2 the proposed intensification of lots in RLA 3 and RLA 4 within the Site will be situated directly beyond the consented lots and dwellings (up to 7.5m in height) so views will be filtered and, in most cases, obscured. Therefore, there will be very limited or no visibility of the proposed intensification on lots within RLA 3 and RLA 4**.**

The proposed lots within RLA 6 will be potentially visible from this viewpoint. The lots within RLA 6 are proposed to be situated on the up-hill side of Road 001 (bulk earthworks visible), and to the left of Road 001, where the remnants of the pine plantation are visible. From Viewpoint 2, the proposed dwellings in RLA 6 will follow the road alignment in line with the landform undulations. Not all 17 of the proposed dwellings on the building platforms will be visible due to the contours and view orientation. Those potentially visible will amount to 5 – 8 dwellings that will be seen as an extension to the consented Shannon Farm Subdivision. Further the dwellings will be visually recessive and difficult to see. Overall, the dwellings in RLA 6 will not be an obvious addition that will be perceived as out of context with the overall Shannon Farm development.

Degree of Effect

The intensification of consented lots represents an incremental change to the rural residential context. Within the context of the consented development there will be **no** visual adverse effect on landscape

[22] Central Otago District Plan, Section 04 – Rural Resource Area, 4.4.18 Policy – Integrated Rural Lifestyle Subdivision and Development with Rural Resource Area 5, Explanation.

and amenity values arising from the proposed increased number of lots and / or dwellings within RLA 3 and 4 from Viewpoint 2.

The proposed RLA 6 development within the Site will not affect the Pisa Range ONL because it is visually separated from the Site by the topographic feature referred to as the 'Northern Ridge'. All skylines will remain uninterrupted. However, the proposed lots within RLA 6 will marginally encroach into the openness and rural character values of the SAL. The lots proposed within RLA 6 are on the lower slopes of the SAL, with building platforms located close to and in line with Road 001 to maintain the open pastoral character across the upper slopes. Once the consented subdivision is completed in the foreground, dwellings within RLA 6 will be difficult to see and will appear as an extension of the Shannon Farm Subdivision, typical over the flats and terraces within the surrounding landscape.

Overall, there will be a **low to low-moderate** adverse visual effect on the landscape values for the proposed intensification within RLA 6 from this viewpoint.

Viewpoint 3 and 3a: 144 Ripponvale Road looking west towards the Site at a distance of 270m from Shannon Farm Subdivision (entry) and 720m from the proposal Site.

Existing View

The view from viewpoints 3 and 3a includes dwellings and associated residential activities, fences, hedges, exotic plantings, productive pasture, and orchards with a mountainous backdrop afforded by the foothills of the Pisa Ranges as well as distant views of the Dunstan Mountains.

This scene includes part of the SAL overlay and the ONL identified within Shannon Farm from which high levels of amenity and naturalness are evident. The SAL is characterised by its gently sloping open rural character and rural setting in the background of the view. At a broader scale the landscape values of these views are derived from the long views to the mountain ranges beyond the rural lifestyle setting that characterises Ripponvale Road. The Dunstan Mountains ONL dominates the distant views while travelling east along Ripponvale Road. There is a high level of naturalness, legibility and aesthetic appeal derived from the broader mountainous backdrop although the foreground context of a diverse working rural landscape detracts from these values. The distant views provide a road user with moderate-high amenity associated with the basin landscape.

The consented development within Shannon Farm consists of the RLPA, including scattered dwellings and, amenity planting, beyond which RLA 1 rural lifestyle development at a density of 1 / 1500 – 3000m^2 will occur.

Views of the Proposal

The Site is located in the centre of Shannon Farm, approximately 720m from Viewpoint 3. Views of the proposed increased density within RLA 3 and 4 will be obscured by the RLA 1 development including existing dwellings, amenity trees and the RLPA in the foreground.

The consented activity on Shannon Farm will also provide some visual buffer and filtering of views of the proposed lots within RLA 6, in addition to the topography. However, some of the proposed lots (up to approximately five dwellings) will be visible encroaching into the SAL, albeit at what appears to be at the toe of the slope or interface with the Basin floor and will seem to be associated with consented Road 001.

Degree of Effect

Proposed lots within RLA 3 and 4 will have a **very low** adverse effect on the existing amenity, landscape values from this view. The increased density of the lots in RLA 3 and RLA 4 will be incremental, and internal to Shannon Farm mitigated by an already (consented) development context.

The proposed intensification of lots in RLA 6 will be viewed within the context of a developed landscape affording filtered views. Furthermore, the entire extent of RLA 6 will not be visible from these viewpoints. For these reasons the proposed lots within RLA 6 will have a **low-moderate** adverse visual effect on the landscape and amenity values from viewpoints 3 and 3a.

Viewpoint 4: From the driveway of 184 Ripponvale Road looking nor-west towards the Site at a distance of 400m from Shannon Farm Subdivision and approximately 1km from the proposal Site.

Viewpoint 5: From Cromwell Racecourse driveway looking nor-west towards the Site at a distance of 670m from Shannon Farm Subdivision and approximately 1.2km from the proposal Site.

Viewpoint 5a: From Cromwell Racecourse driveway looking nor-west towards the Site at a distance of 630m from Shannon Farm Subdivision and approximately 1.1km from the proposal Site.

Existing View

The flat, extensive nature of the Basin floor and productive landscape is highly evident from viewpoints 4 – 5a and includes orchards, associated horticultural activities, pasture and open space provided by the racecourse interspersed with rural amenity and shelter trees. The enclosing backdrop to the rural landscapes of these viewpoints is the Pisa Ranges ONL and its foothills and the Dunstan Mountains ONL in the distance. The rural and lifestyle character of the flats and the natural openness of the foothills conveys a high picturesque amenity.

From these viewpoints there is a clear distinction between rural and living activities on the Basin floor, the visually coherent lower slopes and the highly legible, rugged open character of the foothills and mountain ranges. The land use is largely driven by the topography and typical of the Cromwell Basin. The seasonal colours of the deciduous trees and orchards provide for high transient values that are a feature of the district.

Views of the Proposal

Views of the proposed development will be filtered by the rural land use activities in the foreground of Shannon Farm, including amenity and shelter trees. Ripponvale Road is bounded by a proliferation of orchards and shelterbelts, and the road undulates in response to the topography. Views will be fleeting from vehicles travelling at speeds of up to 80km/hour. Viewpoint 4 shows a typical view of the Site when travelling north along the north-west portion of Ripponvale Road. The proposed lots are barely visible from this viewpoint due to intervening vegetation and mitigation from the view distance, noting that the degree of visibility will likely change through the year as the trees lose their leaves through winter.

Viewpoint 5a is representative of a view where the proposal will be visible obtained from the Cromwell Racecourse, albeit at over 1km from the Site. Views of the proposed increase in density within RLA 3 and RLA 4 will be difficult to see as an incremental increase to the consented activity within the Site and will be further mitigated and visually absorbed by the proposed rural living lots, street planting and amenity planting strips that form part of the consented Shannon Farm subdivision.

The proposed development within RLA 6 will form the upper edge to the consented activity within Shannon Farm and in an area that appears to align with the level of domestication typical of the Basin floor rather than the open natural slopes of the SAL. The consented activity on Shannon Farm will also provide some visual buffer and filtering of views of the proposed lots within RLA 6, and at this

distance will likely to be perceived as a logical extension or simply part of the overall Shannon Farm development.

Degree of Effect

The intensification of the lots in RLA 3 and RLA 4 will be internalised within the consented development context of Shannon Farm. Proposed lots within RLA 3 and 4 will have a **no - very low** adverse effect on the existing and consented amenity, and landscape values from viewpoints 4 – 5a.

The proposed development within RLA 6 will marginally extend the development edge but will appear as dwellings close to and in line with the existing / consented Road 001 with the bulk of the slopes of the SAL will remain intact and legible with open character. Proposed lots within RLA 6 will have a **low-moderate** adverse effect and visual amenity and landscape values from viewpoints 4 – 5a.

Viewpoint 6 From McNulty Road, SH6 intersection looking west at a distance of 1.8km from the proposal Site.

Existing View

The scene from Viewpoint 6 has an open rural foreground with the Pisa Range ONL and foothills in the background. There are storage sheds visible along Ord Road (left), shelter belts and horticultural activities (right), as well as some dwellings, domestication, shelterbelts, and deciduous trees at the toe of the Pisa foothills. The consented Shannon Farm Subdivision will be visible from this viewpoint, and forms part of the domestication at the toe of the slope.

There is moderate-high degree of amenity provided by the open rural character of the foreground flats alongside State Highway 6, and the open and natural character of the Pisa Range ONL backdrop. There is a clear differentiation between the rural character, the rural lifestyle and visible domestication at the toe of the slope and the sere natural character of the Pisa Ranges. This view will change as Shannon Farm is developed as enabled by PC14 with resulting views including street trees and rooflines in the consented rural lifestyle (RLA 3 and RLA 4) areas within the Site.

Views of the Proposal

Views of the proposed intensification of RLA 3 and 4 will be mitigated by the topography and the proposed consented development and associated residential activity of Shannon Farm. Proposed intensification within RLA 6 will be visible from this viewpoint. This will read as an extension to the existing Shannon Farm development. It is proposed that the lot boundaries will be limited to farm style fencing and no planting within the lots will mark internal lot boundaries. In other words, it is intended that the mid – upper slopes within the proposed lots within RLA 6 with the SAL overlay will remain as open pasture without interruption.

The visibility of the proposed intensification within RLA 6 will be limited by the location of the building platforms close to the existing road with the balance area of the lots further mitigated through controls that exist in the CODP for RRA 5 and the recommendations / conditions of consent that form part of this report, relating to building platforms, curtilage areas, and fencing restrictions.

Degree of Effect

As the intensification of RLA 3 and 4 is located within the envelope of the existing consented development, the visual effect will be indiscernible resulting in **very low** landscape and visual effects.

RLA 6 dwellings in part will be visible as a narrow band along the consented road due to the aspect and location of the slope that the lots are proposed on. The proposed lots will not segment the lower slopes of the eastern basin that has been identified as a SAL because they will align with the contours,

will be limited to the lower slopes and will represent a very small incremental change to the landscape in the context of the consented environment. The upper slopes of the SAL and the no build zone will remain undeveloped, protecting the legible landform. Overall, there will be a **low** landscape and visual adverse effect on the landscape values for the proposed intensification within the Site RLA 6 from this viewpoint.

Viewpoints 7 and 8

Viewpoint 7: From 3 Ord Road looking west at a distance of 2.1km from the proposal Site.

Viewpoint 8: From Ord Road (650m from intersection with SH6) looking west at a distance of 1.9km from the proposal Site.

Existing View

These views are representative of views when travelling west along Ord Road which runs between SH 6 and Ripponvale Road. The Site is only visible along Ord Road for an approximately 800m stretch from SH 6 to the rear access driveway to Cromwell Racecourse. The view is across the relatively flat and open rural land between Ord Road and Ripponvale Road that contains the Aerodrome landing strip and hangers, with the racecourse beyond on council land. Scattered sheds, exotic amenity and shelter trees form part of the background scene.

There are long views to the Pisa Range ONL, and there are filtered and fleeting views of the Site in the distant foothills. The landscape immediately adjacent to Ord Road has an open rural character and valued as a foreground to the Pisa Ranges ONL. Overall, a moderate high degree of amenity is experienced within the overall scene.

Views of the Proposal

The proposal will be distantly visible from Ord Road. Views to the proposal are partly obscured by the hangers / sheds in the foreground along Ord Road, the vegetation and topography between Ord Road and the Site. The views will be fleeting because of the 80km / hour speed limit along Ord Road. At this distance the proposed intensification within RLA 3 and 4 will be indiscernible within the context of the consented subdivision. The extension of lots and therefore development on the lower slopes within RLA 6 will be associated with the intensively farmed Basin floor.

It is intended that the mid – upper slopes within the proposed lots within RLA 6 with the SAL overlay will remain as open pasture without interruption. Views of this part of the proposal will also be viewed within the context of the consented, and under construction Shannon Farm Subdivision.

Degree of Effect

The proposed intensification within RLA 3 and 4 will have **no to very low** visual effects on the existing landscape values from these viewpoints.

The proposed intensification within RLA 6 will have an effect on the values associated with the SAL within the Site. The development within RLA 6 of the landscape will be distantly visible from Ord Road, however, the effects are largely mitigated by the filtered and fleeting views of the Site, as well as the scale of the proposed development from Ord Road. From these viewpoints the development within RLA 6 will appear as a narrow bank coinciding with the existing consented road and as incremental development visually connected to the consented Shannon Farm Subdivision.

Overall, there will be a **low** landscape and visual adverse effect on the landscape values for the proposed intensification within RLA 6 from these viewpoints.

Viewpoint 9: From 422 Ripponvale Road looking nor-west along Ripponvale Road at a distance of 3.5km from the proposal Site.

Existing View

This viewpoint represents a typical scene whilst travelling north along Ripponvale Road. This viewpoint is taken on a long straight north-south section of Ripponvale Road. The road is bounded by agricultural and horticultural use, interspersed with residential activities, hedges and shelterbelts. The alignment of this view corridor along the road directs the eye to the upper ridgeline of the east gully that is recognised as a SAL. Vegetation and cherry farm netting in the foreground frame this view, but also obscure views of the rest of the application site.

There is a clear definition between the domesticated and productive flats and lower slopes and the open character of the hills from this viewpoint.

Views of the Proposal

From this viewpoint the upper section of Road 001 (under construction) is visible. Some of the upper allotments proposed within RLA 6 will be visible from this location opposite RLA 2 and RLA 4. The lower allotments proposed in RLA 6, and all the allotments proposed in RLA 3 and 4 will not be visible from this location due to the existing vegetation, consented development, and topography. Due to the distance and foreground activities views to the proposal are not obviously visible from this viewpoint.

Degree of Effect

The proposed intensification of RLA 6 lots will be visible to a very small degree and clearly associated with the existing road and opposite 13 allotments comprising RLA 2 and RLA 4. In addition, the view distance from the proposal site of 3.5km, the foreground views, the landscape buffer of undeveloped land on the higher portions of the SAL (between the proposed lots and the No Build Area) and the proposed design controls it is considered from this viewpoint the magnitude of change experienced by the viewer is likely to be **very low**. The overall level of coherence, naturalness and scenic value will be maintained.

Overall, there will be **no** adverse visual effect on the landscape values arising from the proposed intensification within RLA 3 and 4 from Viewpoint 9. There will be a **very low** adverse visual effect on the landscape values for the proposed intensification within RLA 6 from Viewpoint 9.

Viewpoint 10: From SH6 (350m west from intersection with Sandflat Road) looking east at a distance of 3km from the proposal Site.

Existing View

Viewpoint 10 is representative of a view when travelling along State Highway 6 from the Kawarau Gorge towards Cromwell. This section of State Highway 6 has a concentration of orchards, and associated retail activity, shelterbelts, some residential properties as well as recreational/commercial enterprises (Highland Motorsport Park) interspersed with open pasture. The view focus is to the legible and natural character of the Dunstan Range ONL and skyline while the Pisa Range ONL, as well as some of the foothills and terraces are peripheral to the main view.

The Site is to the left of the view with the upper slopes (SAL) of the eastern basin visible. The SAL is characterised by its openness and pastoral landcover, as evident from this viewpoint. Landscape

values are also derived from the productive rural character of the orchards and fruit shops that populate this section of State Highway 6.

Views of the Proposal

Due to the concentration of orchards and shelterbelts along this section of State Highway 6, the proposal is only visible for a 200m stretch of the road (between the Ripponvale/Pearson Road intersection on State Highway 6 and the Ord Road State Highway 6 intersection) equating to approximately 7.2 seconds. The speed limit along SH 6 is 100km / hr and therefore at this speed views of the site are fleeting. Existing vegetation and topography will screen the proposed lots within RLA 3 and 4. Some of the lots proposed within RLA 6 will be visible from this location albeit as a narrow line associated with the existing / consented road that affords access to the upper RLA 2 and 4 lots.

Degree of Effect

As the views of the Site are a fleeting and peripheral, at a viewing distance of 3km, it is considered from this viewpoint the magnitude of change experienced by the viewer will be difficult to distinguish. Overall, there will be **no** adverse visual effect on the landscape values for the proposed intensification within RLA 3 and 4 **a**nd there will be a **very low** adverse visual effect on the landscape values for the proposed intensification within RLA 6 from Viewpoint 10.

Viewpoints 11 and 12.

Viewpoint 11: From Bannockburn Road (50m north of Panners Cove Lane) looking nor-east at a distance of 4km east from the proposal Site.

Viewpoint 12: From the intersection of Bannockburn Road and Hall Road, looking north at a distance of 6.5km from the proposal Site.

Existing View

These viewpoints are representative of users of Bannockburn Road and including local residents. The viewpoints include urban development (in Bannockburn township), shelterbelts, woodlots, pasture / agricultural activities, and fences. There are long views towards the Pisa Range ONL and foothills in the distance. The McNulty Road industrial area bisects the landscape in the mid-ground, clearly separating the flat, open, rural character, from the open, natural terraces and foothills of the Pisa Range.

At this distance the Site appears beyond the industrial area, slightly elevated on the lower flatter slopes, with the east gully (SAL), west slope (ONL), and north gully as the visible backdrop. The Farmland Terraces are also visible and therefore part of the development enabled by PC14 will be visible once realised.

Landscape value from these scenes is primarily derived from long views of the Pisa Ranges and the tiered basin landform. The rural character along Bannockburn Road also provides some general amenity including that afforded by the Dunstan Trail (noting the trail also follows the lake/river edge as an alternative route), creating a higher concentration of recreational users than would typically be expected with high associative values.

Views of the Proposal

The proposal will be visible from these viewpoints, but distance of 4 - 6.5km is a major mitigating factor. The proposed intensification of RLA 3, 4 and 6 will be visible from these viewpoints, but overall

will be difficult to discern from the development enabled by PC14 and consents. Building Platforms will be located along the toe of these slopes adjacent to the road.

As described previously the lot boundaries of the proposed RLA 6 lots will be restricted to farm style fencing and no planting within the lots will mark internal lot boundaries. In other words, the mid – upper slopes within the proposed lots within RLA 6 with the SAL overlay will remain as open pasture without interruption.

Degree of Effect

Given the distance of the Site, the intervening landscape activities, as well as the topography and context of the landscape, from these viewpoints it is considered potential visual effects are largely mitigated. Although the proposed development will be visible it is unlikely the changes will affect the landscape values for casual viewers.

Overall, there will be at most **very-low** landscape and visual adverse effect on the landscape values for the proposed intensification within RLA 3 and RLA 4 from these viewpoints. There will be a **low** adverse visual effect on the landscape values for the proposed intensification within RLA 6 from these viewpoints.

Viewpoints 13 and 14.

Viewpoint 13: From Start of Bannockburn Sluicing Track, on Felton Road looking nor-east at a distance of 5.4km from the proposal Site.

Viewpoint 14: From the driveway of 264 Felton Road looking east at a distance of 5.2km from the proposal Site.

Existing View

Felton Road is lined with shelterbelts, deciduous trees, well established and renown vineyards and associated activities such as wineries and tasting rooms. The DOC Bannockburn Sluicing Loop Track is also located along Felton Road. These viewpoints have been chosen as representative views from the Felton Road Catchment. The immediate views include fences, vineyards, shelterbelts, and native planting, primarily associated with the Sluicing's Track carpark. The mid-view is characterised by terraced escarpments with residential activities, shelterbelts, and vineyards, as well as associated agricultural structures such as frost protection and sheds. Long views are dominated by the Dunstan Ranges ONL and the terraces and foothills of the Pisa Range ONL. The upper slopes of the eastern basin (SNL) of the Site are visible from these viewpoints.

These views convey a high picturesque aesthetic derived from the vineyards and their associated activities. Felton Road is a popular destination known for its vineyards, wineries and tasting rooms within an amenity setting.

The sluicing's are an evident modification to the landscape, appreciated for their historic/cultural significance experienced from the walking/cycling track. The landscape values of the sluicing's track are localised to cultural and recreational values. The sluicing's are identified as part of a historic reserve within the CODP.

The natural character of the Dunstan and Pisa Ranges is valued, protected and defined by the ONL layer in the CODP. Both the Dunstan and Pisa Ranges have a high level of legibility and natural character that can be viewed and appreciated throughout the Cromwell Basin. The SAL overlay within the Site which is characterised by its openness and visual coherence of landform, is only distantly evident from this viewpoint.

Views of the Proposal

The proposed intensification of lots within RLA 3 and 4 will not be visible from this catchment as they are screened by topography. Some of the lots proposed in RLA 6 will be visible from this catchment but within a domesticated part of the landscape.

Degree of Effect

While part of the proposal is potentially visible from viewpoints 13 and 14 the magnitude of change will be very low. The landscape values appreciated from these viewpoints result from the immediate picturesque surroundings associated with the vineyards and the wider Central Otago landscape that can be seen. Further the wider landscape values afforded by the landforms are at a scale and distance that the effect of the proposal will be infinitesimal.

At this scale and from this distance the discernible visual change will be negligible.

Therefore, it is considered there will be **no** landscape and visual adverse effects experienced from these viewpoints resulting from the proposed intensification within RLA 3, RLA 4 and RLA 6**.**

Viewpoint 15: From The Bruce Jackson Lookout on SH8 looking west at a distance of 4.1km from the proposal Site.

Existing View

Viewpoint 15 a popular viewpoint off SH8 with carparking, interpretation panels and seating, known as The Junction, overlooking where the Kawarau River meets Lake Dunstan/Clutha River. The panorama is extensive encompassing the Carrick – Pisa Ranges, the Kawarau River/Lake Dunstan gorge, the lakeside walk and Dunstan Trail. On the opposite shore is Cornish Point and part of the Dunstan Trail (left) and Cromwell Township (right). There are residential dwellings and associated activities, shelterbelts, industrial activity and vegetation all typical features of a town. The Pisa Range ONL forms the backdrop to the town. The upper slopes of the Site are partly visible in this distant view.

The mountains, terraces and gully's, valleys and ridgelines that make up the Pisa Range ONL are clearly legible from this viewpoint. The SAL overlay (part of which encompasses that site) is also visible from this viewpoint. There is recreational value associated with The Junction for water-based recreation and the Dunstan Trail for cycling and walking.

The Basin flats are dominated by urban development interspersed with woodlots, amenity and shelter trees, with rural activities extending over the lower slopes of the surrounding hills. Values associated with the Outstanding Natural Landscape include high legibility, natural character and visually coherent large-scale landforms. Transient values associated with seasonal variation in vegetation and the presence of snow. There are high associative values contributed by recreational opportunities and cultural attributes.

Views of the Proposal

Lots proposed within RLA 3, RLA 4, and RL 6 will be very difficult to discern from this viewpoint, appearing as part of the domesticated Basin floor. The adjoining topography to the site itself as well as the surrounding landscape screens most of the proposed lots.

Degree of Effect

The proposed intensification of lots will result in a minimal change from this viewpoint. The change, though visible, will be incremental extension to domestication barely noticeable to the casual viewer.

The surrounding landscape use, the topography, context and the distance from the site all contribute to the mitigation and avoidance of any potential adverse effects.

Overall, there will be **no** adverse landscape and visual effects experienced from this viewpoint resulting from the proposed intensification within RLA 3. It is considered there will be **very low** landscape and visual adverse effects experienced from this viewpoint resulting from the proposed intensification within RLA 4 and 6.

Summary of Visual Effects

To summarise the above, the visual effects resulting from the proposed are as follows:

VP	Location	Distance	Extent of Visibility RLA 3	Magnitude of adverse effect	Extent of visibility RLA 4	Magnitude of adverse effect	Extent of visibility RLA 6	Magnitude of adverse effect
1	64 Ripponvale Road	800m	Not visible	No	Not visible	No	Moderately visible	Low
2	Shannon Farm Entry	640m	Partially visible	No	Partially visible	No	Moderately visible	Low to Low -Moderate
3 & 3a	144 Ripponvale Road	720m	Partially visible	Very low	Moderately visible	Very low	Moderately visible	Low - moderate
4, 5 & 5a	184 Ripponvale Road & Cromwell Racecourse	1-1.2km	Partially visible	No – Very low	Moderately visible	No – Very low	Moderately visible	Low - Moderate
6	McNulty / SH6 intersection	1.8km	Partially visible	No - Very low	Moderately visible	Very low	Moderately visible	Low
7 & 8	Ord Road	1.9 – 2.1km	Partially visible	No - Very low	Moderately visible	No -Very low	Moderately visible	Low
9	422 Ripponvale Road	3.5km	Not/Partially Visible	Very low	Partially visible	Very low	Partially visible	Very low
10	SH6	3km	Partially visible	No	Partially visible	No	Partially visible	Very low
11 & 12	Bannockburn Road	4-6.5km	Not visible	Very low	Partially visible	Very low	Partially visible	Low
13 & 14	Felton Road	5.2 – 5.4km	Not visible	No	Not visible	No	Partially visible	No

15	SH8	4.1km	Not visible	No	Difficult to discern	no	Difficult to discern	Very low

Overall, the visual effects arising from the intensification to RLA 3 and 4 on landscape values including amenity, range between no effects and very low effects and the visual effects arising from the proposed development within RLA 6 will range between **very low** to **low-moderate**. According to the comparison scale set out in Figure 3 above for a non-complying activity this equates to effects that will be no more than minor.

5.3 Assessment of Landscape Effects

"A landscape effect is an outcome for a landscape value. … Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant." [23]

For the purpose of this assessment the landscape values identified for the receiving environment are related to the steep rugged, rough textured slopes and massive scale of the contrasting landforms of the Pisa and Dunstan ranges, Lake Dunstan and the Kawarau and Clutha rivers that enclose the Cromwell Basin. The relationship between the mountain slopes and Basin floor and changes in topography are conveyed by the distinctive changes in land use that contribute to rolling pastoral landforms with high natural character, legibility and picturesque qualities that are recognised by the SAL overlay. The productive nature of the Basin floor sustains a wide range of development but is particularly renowned for its orchards and productive activities that contribute to strong seasonal values. These physical attributes contribute to very high natural character, very high legibility, high transient and high aesthetic / scenic qualities.

These values form the baseline against which an assessment of effects arising from the proposal follows.

5.3.1 Effects on Outstanding Natural Landscape - Pisa Range

The Site has no overlap with, nor does it adjoin the ONL. There are no anticipated, landscape and / or visual effects on the ONL.

5.3.2 Effects on Significant Amenity Landscape

SAL's are recognised for their notable visual appeal and contribution to the district's character. The SAL classification is afforded to areas of the district where the landscape exhibits a degree of appreciation and sensitivity perhaps greater than that of a typical rural setting in the Rural Resource Area, albeit no specific policies are in place to support this. The CODP does not define the characteristics of the SAL overlay. The SAL in the context of the Site is characterised by its rural setting, spaciousness due to the rolling topography utilised for rural pastoral activities. This SAL is widely visible across the Cromwell Basin, with values derived from a high level of visual cohesion and legibility, and its characteristic smooth rolling pastoral appearance.

The SAL extends over RLA 6, the eastern most portion of RLA 4, and a portion of the lots on the eastern edge of RLA 3[24]. These areas are proposed for an increase in the density of rural lifestyle development. Across the consented (RC220396) Shannon Farm development there are 22

[23] 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

[24] Page 11 of the GA.

residential allotments approved with the SAL overlay. Although 16 of these are beyond the extent of this proposals boundary it indicates that some development on the lower slopes of the SAL within Shannon Farm is appropriate and would maintain the amenity values that typically apply to the broadly visible upper slopes of the SAL.

The proposed development within RLA 3 with the SAL overlay will have a small increase in allotment density. There are currently two lots consented in RLA 3 that lie partially within the SAL overlay and this application is seeking two additional lot in RLA 3 that will similarly lie partly within the SAL. The consented baseline means that development is anticipated in this area without adverse effects on the SAL. The incremental scale and location of two additional lots amidst the consented development will mitigate any potential adverse effect on the SAL. Therefore, the proposed increase in lots within RLA 3 and SAL overlay will have a **low** adverse effect on the SAL values.

There are currently five lots consented in RLA 4 within the SAL overlay along the eastern boundary of Shannon Farm and the proposed development will add another two lots. The lots along the boundary will be between approximately 3200 – 6895m^2 in area with an average lot size of 4530m^2. The lots will be located on a rounded spur, which changes aspect and orientation, and drops into a small gully on the neighbouring property before ascending steeply to a ridgeline. Although these lots will be within the SAL the lower SAL boundary does not appear to relate to a defined landform feature, meaning that land to either side of the SAL boundary looks very similar. Further, the consented baseline means that development is expected in this area. The increased lot density in RLA 4 will be an incremental increase within an area anticipated for development.

Effects on the adjoining neighbour and from viewpoints will therefore be mitigated by the consented baseline, slope aspect and topography. The area of RLA 4 with the SAL overlay is proposed to increase from five lots to 11 lots with lots from approximately 1900m^2 up to 6895m^2 resulting in an average lot size of 3935m^2. These lots are proposed where the topography is flatter and can absorb accommodate smaller lots. In addition, effects arising from these lots will be internalised and difficult to perceive from outside Shannon Farm. The proposed lots within RLA 4 and SAL overlay will have a **low** adverse effect on the SAL.

RLA 6 has one building platform consented (RC220396) within it, as per the structure plan. The consented building platform indicates that domestic form is already contemplated and enabled by the structure plan of RRA(5).

The proposed development within RLA 6 is an increase of 16 lots when compared to that enabled by the underlying zoning, which provides for one lot. The additional 16 residential allotments (17 total) will range in size from 2290m^2 – 5150m^2 with one balance lot of approximately 36ha. During the PC14 process it was agreed that the more sensitive areas of the SAL within Shannon Farm were the upper slopes on the northwest side of the middle ‘basin’. This is recognised by the No Build Area overlay, and no lots are proposed here.

The proposed location of the lots within RLA 6 allows for a band of open space in the form of the balance lot to be maintained between the developed area and the open, upper slopes of the SAL with the No Build Area overlay. The additional 16 residential allotments within RLA 6 will read as a cohesive and coherent periphery to the wider Shannon Farm development. Overall, the additional proposed lots within RLA 6 represent an incremental increase to the consented development. Development within the SAL has already been consented (RC220396) including 22 entire residential allotments across the Shannon Farm development within various Rural Living Areas, signifying that a level of development is deemed acceptable within this SAL. Therefore, the addition of 16 residential allotments on the uphill side of the road within RLA 6 does not result in a fundamental change to the SAL nor its associated amenity values.

The RLA 6 lots purposely avoid the sensitive upper slopes, are limited 2290m^2 up to 5150m^2 in area (an average of 3400m^2) and are located adjacent to the consented road essentially following the natural contours. A 1000m^2 building platform and curtilage area is identified on each allotment close to the road and future dwellings would be subject to the same CODP design controls and Shannon Farm Design Guidelines as the rest of the Shannon Farm Subdivision. he controls and guidelines are proposed to recognise the sensitive areas of the SAL and include avoiding planting along internal lot boundaries (refer Rule 4.7.6C.f) and restricting the curtilage to the area within the building platforms. The proposed lots on RLA 6 will have a **low-moderate** landscape effect on the SAL due to the magnitude of change.

Overall, the proposed intensification of lots within RLA 3 and 4 with the SAL overlay proposal will have a **low** adverse effect on the landscape values of the SAL. Any potential landscape effects on the SAL are mitigated through the incremental nature of the development within areas that are anticipated for rural living development.

The proposed intensification of allotments and resulting development within RLA 6 will have a **low–moderate** level of adverse effect on the SAL. The lots proposed in RLA 6 will encroach into the lower slopes of the SAL recognised for its openness, rural character, visual coherence and legibility values. Provisions are provided for to mitigate the magnitude of these effects, with regard to allotment size and location, building platform size and location, specified curtilage areas, as well as requirements around boundary fencing and planting.

When considering the mitigation measures and the existing development already consented within the SAL, the proposed development would have a **low** to **low-moderate** effect on the values of the SAL overall.

5.3.3 Landscape Effects on Landscape Character and Quality of Ripponvale Area

There is no change proposed in the area immediately adjacent to Ripponvale Road. Any potential effects will be mitigated by the context of the existing consented (RC220396) environment which will consist of three lots 4ha or more and one lot of 1.87ha. The lots adjacent to Ripponvale Road within the Site have the RLPA overlay under the RRA(5) Structure Plan. The district plan requires lots within the RLPA to be planted with productive horticulture or viticultural species prior to the construction of any new dwelling[25] further mitigating any potential effects from the Ripponvale Area.

There will be **very low** adverse landscape effects associated with the development within RLA 6, due to this area being over 1km from Ripponvale Road. Further RLA6 will be an incremental increase and will appear as a coherent and cohesive extension to the periphery of the wider Shannon Farm development.

Overall, there will be **no-very low** potential adverse effects on the landscape character and quality to the Ripponvale Area by this proposal.

5.3.3 Landscape Effects Conclusion

Overall, the rural character of the receiving environment, including Shannon Farm and the Site is currently undergoing the changes enabled by PC14. The rural lifestyle character of a rural enclave set amongst the context of a rural environment and the backdrop of the Pisa Range is constantly evolving.

[25] Central Otago District Plan, Section 4 - Rural Resource Area, 4.7.2 Controlled Activities ib.d Planting of Rural Lifestyle Production Area

Within the Shannon Farm context, it is considered that the proposed intensification within RLA 3 and 4 will be an imperceptible incremental change as a result of the considered design and proposed controls, will maintain SAL values and avoid adverse effects on the character and landscape values of the immediate surrounding landscape.

Overall, the proposed development represents an incremental intensification within areas of the SAL that already contain consented development. Development within RLA 6, while representing a change, will avoid sensitive areas (ie the upper slopes where SAL values are most visible) and maintains a spatial coherence with the consented Shannon Farm layout. Overall, the proposed changes are consistent with the evolving rural landscape character and will not result in fundamental degradation of the identified landscape values.

6 An Assessment Against the Relevant Policy Provisions

The following objectives and policies within the CODP that are relevant to landscape matters are addressed below.

6.1 Assessment against the relevant objectives from Section 4 – Rural Resource Area of the CODP

4.3.2 Objective – Outstanding Natural Landscapes and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To protect the Districts outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area (including landforms) from the adverse effects of inappropriate subdivision, use and development.

Cross Reference; Policies: 4.4.1, 4.4.14, 4.4.18

4.3.3 Objective - Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District's rural environment, and to maintain the open natural character of the hills and ranges.

Cross Reference; Policies: 4.4.1, 4.4.2, 4.4.3, 4.4.8, 4.4.9, 4.4.10, 4.4.11, 4.4.12, 4.4.14, 4.4.18

4.3.4 Objective - Recreation Resources

To maintain and enhance the quality of the District's recreation resources and public access to those resources

Cross Reference: Policies: 4.4.2, 4.4.4, 4.4.13, 4.4.14, 4.4.15, 4.4.18

Response: This proposal will not affect the recreation network proposed within Shannon Farm. The increased density of lots within Shannon Farm will result in a greater number of people using the trail network within walking or biking distance of the trail head.

4.3.9 Objective – Integrated, Comprehensive Mixed-Use Development

To recognise and provide for an appropriately located development which integrates farming, horticulture, recreational, visitor, residential and lifestyle development and supporting infrastructure in a sustainable manner, but avoids, remedies or mitigates potential adverse effects on:

- *landscape and amenity values of the rural environment;*
- *natural and physical resources including soils, water and groundwater resources, and existing viticultural areas;*
- *existing lifestyle amenities;*
- *core infrastructural resources;*
- *the functioning of urban areas.*

Cross Reference: Policy 4.4.17

Response: This proposal seeks to intensify existing rural lifestyle allotments as shown on Pages 10 and 11 of the GA. Intensification within the bounds of RLA 3 and RLA 4 (where a level of development is expected) will not adversely affect the anticipated level of rural character and amenity values. A concentration of built development within the less sensitive areas of Shannon Farm avoids adverse effects on the natural character and visual amenity of the upper slopes and ONL area.

Subdivision in RLA 6 will be concentrated along the northern side of Road 001 and Road 006. These allotments are on the lower slopes of RLA 6, which allows for a visual buffer between development and the No Build Area. Building platforms are shown, as are curtilage areas as part of this application. Lot owners will be subject to all controls (CODC and Shannon Farm Guidelines) currently relevant to RRA (5), including boundary treatment and planting. In this way some of the landscape effects can be mitigated, however, the lots proposed in RLA 6, and the inevitable encroachment into the SAL, will have a **low – moderate** effect on the landscape amenity values identified in this area.

There is no change proposed along Ripponvale Road, nor the western portion of the Site (refer to page 10 of the GA). Setback amenity frontage retains amenity values for the users of Ripponvale Road and adjacent properties as per the PC14 and The Stage One Shannon Farm Subdivision resource consent.

4.3.10 Objective – Rural Resource Area (5)

Cross Reference Policy 4.4.18

Within the Rural Resource Area (5), provide for a range of rural living opportunities on lots of varied sizes and shapes, integrated with rural productive uses and recreational opportunities, and in a way that protects the Outstanding Natural Landscape, maintains the values of the Significant Amenity Landscape, provides for rural amenity, is appropriately serviced, and manages potential effects on surrounding rural uses.

6.2 Assessment against the relevant policies from Section 4 – Rural Resource Area of the CODP

4.4.1-Policy - Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

Possibly make comment.

4.4.2 – Policy – Landscape and Amenity Values

Cross Reference: Objectives: 4.3.1, 4.3.3, 4.3.4, 4.3.5, 4.3.8, Rules: 4.7.1 to 4.7.6

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

a. *The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*

b. *Development which is compatible with the surrounding environment including the amenity values of adjoining properties,*

~~c. *The ability to adequately dispose of effluent on Site,*~~

~~d. *Controlling the generation of noise in back country areas,*~~

e. *The location of tree planting, particularly in respect of landscape values, natural features and ecological values,*

~~f. *Controlling the spread of wilding trees.*~~

g. *Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.*

Response:

Visually prominent ridgelines and ONL areas are protected from the proposed development. Further there are no allotments or building platforms proposed within the 'No Build' Area[26]. Allotments have been clustered to minimise their impact on the amenity values relating to the 'north ridgeline'.[27] There are no potential skyline effects from the proposed development, however there will be a landscape effect on the foothills within the SAL overlay. Proposed intensification within RLA 6 will encroach into the existing open natural character on the lower slopes of the SAL. The face of the slopes on these foothills is prominent from some locations but its prominence varies in the landscape depending on the distance and surrounding context of various viewpoint locations.

The subdivision proposed within RLA 6 on the lower slopes of the SAL will be noticeable to those familiar with the landscape although the ongoing changes arising from the consented development under construction within Shannon Farm will make it difficult to ascertain what is consented and what development is additional. While the RLA 6 development is proposed adjacent to the consented / existing roads (001 and 006) it must be considered in the context of the consented environment, and where noticeable is likely to be perceived as part of or an extension to the overall Shannon Farm Subdivision. The open space character of the mid – upper hill slopes within the SAL will be maintained by the CODP standards and the Shannon Farm Design Guidelines. The open pastoral slopes between the allotments and the No Build' Area remains.

While the proposal will lead to a change in the density of development within the Site, it. does not include any changes to the RLPA in the foreground of the views from the surrounding public roads, no-build zone, or ONL so the rural and / or rural residential landscape character for the area

[26] Page 11 of the graphic attachment

[27] Page 11 of the Graphic attachment

immediately adjacent to Ripponvale Road will remain intact. Views to the Pisa Range ONL and Dunstan Range ONL will be maintained for users within the Cromwell Basin.

Future building and development within the proposed lots will still be subject to rules regarding building height restrictions, reflectivity, materials, setbacks and yard requirements as per the CODP and Shannon Farm Design Guidelines. These rules provide a framework for a development that is sensitive to rural character and visual amenity. The proposed 44 additional allotments of increased density are primarily surrounded by the balance of the Shannon Farm Subdivision. The density and pattern of the proposed allotments will complement the existing patterns of development, maintain the character areas within Shannon Farm, preserve the general character of openness, and protect the amenity values of adjoining properties (outside the Shannon Farm Site) such as privacy, views, and a sense of openness.

This proposal is not seeking any changes to the consented open space network, Tree planting will occur within the open space network, which includes existing areas of natural features and ecological value, the streets and allotments where intensification is proposed. All planting will adhere to Schedule 19.25: Planting Schedule[28].

With the exception of the proposed increased lot density within RLA 6, the amenity and openness across the Site remains the same. The lots within RLA 6 will be located towards the base of the slope close to the consented roads with the heights of dwellings restricted to 5m. The location, limited height of dwellings and restrictions on linear planting will ensure that the open natural character of the hills and ranges will be maintained without compromising the landscape and amenity values as seen from Ripponvale Road and SH 6.

4.4.10 – Policy – Rural Subdivision and Development

Cross Reference: Objectives: 4.3.1, 4.3.3, 4.3.5, 4.3.6, 4.3.7,

To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:

- *a. The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,*
- *c. The production and amenity values of neighbouring properties,*
- *g. The heritage and cultural values of the District,*

Response:

a. The proposed arrangements of lots seek to avoid adverse effects on the open space, landscape and natural character values of the surrounding hill and ranges by intensifying existing areas of development within RLA 3 and RLA 4, i.e. to avoid sprawl. Although lot sizes will be reduced below the minimum areas they will remain large enough to maintain a rural lifestyle and are proposed where the topography is flatter to absorb smaller lots and where rural living allotments have been consented. Landscape effects will be localised within the Shannon Farm Subdivision and this will mitigate any potential landscape effects on the wider Cromwell Basin.

   The proposal also clusters an increased density of additional lots in RLA 6 near the boundary of development. The lot sizes have been kept relatively small at an average of 3400m^2 with

[28] CODP, Section 19 – Schedules, Schedule 19.25: Planting Schedule – Rural Resource Area (5)

maximum 1000m^2 building platform and curtilage area to avoid unnecessary intrusion into the sensitive upper slopes of the SAL, with the retention of open space maintained as pasture above the lots and within the upper No Build Area.

c. The extent of this proposals effect on neighbouring properties is limited to the eastern boundary where Shannon Farm abuts Section 97 Block III Cromwell SD and Part Section 48 Block III Cromwell SD. The proposal is for 7 allotments here instead of the consented 5. As mentioned above, the topography, aspect and orientation limit potential effects on the neighbouring property and the production and amenity values for this neighbouring property will be further maintained and protected by the CODP standards and the Shannon Farm Design Guidelines.

g. There are no registered historic or cultural features present on the Site, although a water race and evidence of mining reference associative values. These lie within the upper slopes of the SAL, within the No Build Area and will be retained in perpetuity. Further references to the farming heritage of the Cromwell Basin are reflected in the areas set aside for productive activities and incorporated in the design controls regarding building materials that relate to a rural vernacular specific to Otago.

4.4.12 Policy - Weed and Pest Plant and Animal Infestation

Cross Reference: Objectives 4.3.1, 4.3.3, 4.3.7, 4.3.8

To encourage land use practices that avoid, remedy or mitigate weed infestation, in particular wilding tree spread, and the spread of pest plants and animals throughout the district.

Response: Smaller lot sizes means more effective oversight, observation, management, and control of pest and weed species, this will help mitigate the further spread of these invasive species.

4.4.13 – Policy – Public Access to Significant Features

Cross Reference: Objectives 4.3.1, 4.3.4

To promote the provision of public access opportunities to the Districts significant natural and physical land features including areas of value for recreational purposes.

Response: Access to the open space network is maintained in this proposal. Public access to walking and mountain biking tracks through the ONL is to be maintained.

4.4.18 Policy - Integrated Rural Lifestyle Subdivision and Development within Rural Resource Area (5)

Cross Reference Objectives 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.7 and 4.3.10

To provide for rural lifestyle subdivision and development while avoiding, remedying or mitigating adverse effects on the environment by:

a. Requiring subdivision and development to be undertaken in general accordance with the Structure Plan in Schedule 19.23;

b. Integrating a range of complementary activities within the rural setting, including:
- *Rural living*
- *Farming and agriculture*
- *Horticulture*
- *Recreation and Open Space*

c. Adhering to minimum and average allotment sizes for subdivision;

d. Ensuring that subdivision is designed to:

i. facilitate convenient, safe, efficient and easy access for vehicles, pedestrians and cyclists; and

ii. facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate, integrated and planned development; and

iii. have regard to the natural landform in Rural Lifestyle Areas 1-6, including through the alignment of lot boundaries and roading, and landscaping and planting design within public spaces;

e. Ensuring that the subdivision layout within each contiguous area of RLA1 provides for a range of allotment sizes and shapes and comprises pockets of smaller lots offset by larger lots and open space;

f. Managing the character and amenity values of the Rural Resource Area (5) and surrounding areas by controlling land use activities, avoiding building within the no build areas shown on the Structure Plan, and avoiding urban forms of subdivision and development;

g. Minimising adverse effects of built form resulting from inappropriate building scale, location and external appearance;

h. Enhancing landscape values through the implementation of planting schemes tailored to specific areas within the Rural Resource Area (5);

i. Providing for an efficient access and open space network;

j. Managing the potential for reverse sensitivity effects on adjoining rural land uses;

k. Maintaining the productive potential of the Rural Lifestyle Production Area through ensuring that the allotment sizes and location of residential activity within the Rural Lifestyle Production Area do not prevent or significantly inhibit its productive use;

l. Ensuring the Rural Lifestyle Production Area is used for productive purposes alongside providing for rural living by requiring 50% of each allotment to be planted for productive purposes prior to the establishment of residential activity;

m. Complementing, rather than competing with, urban areas in the district by providing a focus on rural living activities.

Response:

The following text responds to the matters relevant to landscape under Policy 4.4.18 a – m. much of which was addressed by PC 14 for Shannon Farm. The Site lies within Shannon Farm and the proposed intensification relates specifically to parts of RLA 3, 4 and 6. The proposed intensification is generally in accordance with the Structure Plan with regard to the following areas;

- The areas outlined in the Structure Plan that have been identified as having rural productive value or potential, specifically the Horticultural area (H) and the Rural

Lifestyle Production Area (RLPA)[29] remain unchanged by this proposal and therefore maintain their value as productive rural landscapes.

- The No Build Area is protected by avoiding any proposed built development,
- This proposal makes no change to the ONL area, or the proposed recreational opportunities relating to access to landscape features. The green open space network comprising Open Space, Amenity Edges and Shelter Belts will also remain unchanged,
- RLA 1, RLA 2, RLA 5, and the RLPA remain unchanged as well as well as some discrete parts of RLA 3 and RLA 4.

The proposal will generally be in accordance with the Structure Plan layout in terms of the RLA 3 and RLA 4 areas except that it will not adhere to the minimum and average allotment sizes for the subdivision. Refer to GA pages 10 and 11 for the location and extent of lots proposed for intensification as part of this Resource Consent.

- Parts of RLA 3 will be non-complying because the proposed intensification will breach the minimum lot size of 4000m^2 resulting in an average lot size of 2385m^2.
- Parts of RLA 4 will be non-complying because the proposed intensification will breach the minimum lot size of 8000m^2 resulting in an average lot size of 3115m^2.
- Parts of RLA 6 will be non-complying because the proposed intensification will breach the single permitted allotment with 17 residential allotments with an average size 3400m^2 and one balance allotment of approximately 36ha.

The proposed intensification allows for a greater range of smaller rural living allotments, providing for a diverse range of options and an efficient use of land. RLA 3 and RLA 4 intensification is proposed for areas where the topography is capable of absorbing denser rural living and will be less visibly prominent within the core of the wider Shannon Farm Subdivision. Essentially the proposed intensification within RLA 3 and 4 will amount to an incremental increase of density that overlaps with or is close to the SAL boundary. The smaller lots are located internally within the Site while the larger lots are located along the boundary of the Site with adjoining neighbours. Development within RLA 3 and 4 is anticipated to occur and as a consented baseline will result in the proposal having a **low** effect on the SAL.

n. Maintaining the open and natural character and legibility of Rural Lifestyle Area 6 by:

i. Avoiding subdivision and building in the No Build Area;

ii. Enabling building within the "Area for Future Building Platform" provided it is well integrated into the landscape;

iii. Other than as provided in ii, avoiding building in the area outside of the No Build Area unless it be demonstrated that the legibility and open and natural character of the Rural Lifestyle Area 6 will be maintained;

iv. Avoiding subdivision in the area outside of the No Build Area unless:

[29] Central Otago District Plan, Schedule 19.23: Structure Plan – Rural Resource Area 5

a. *the creation of additional lots is necessary to facilitate rural activity or ecological restoration and use of the land is restricted to such purpose in perpetuity through a legal mechanism; or*

b. *a dwelling has been approved under Rule 4.7.4.xi on each of the lots proposed to be created; and*

c. *in respect of a and b the subdivision will avoid adverse effects on, and maintain, the legibility and open and natural character of the Rural Lifestyle Area 6 and will not result in delineation of boundaries through fencing or planting.*

v. *Requiring that any planting is natural in design and avoids any linear or geometric forms and comprises only native species endemic to the area except for low height producing grass species such as brown top;*

vi. *Requiring that any roads are largely enclosed by planting.*

Response:

RLA 6 lies within the SAL. As described in this assessment the SAL is generally characterised by its rural spaciousness and generally open and highly legible landform. Subdivision and building will be avoided in the No Build Area. Development within RLA 6 seeks 17 lots in the area outside the No Build Area and in addition will retain a visual buffer of open pastoral land in between the No Build Area and RLA 6 allotment boundaries.

It is proposed to concentrate the proposed lots and building platforms adjacent to the consented roads, opposite RLA 4 lots. The RLA 6 lots will contain a 1000m^2 building platform identified close to the road to limit the encroachment into the sensitive areas of the SAL. This open pasture and the No Build Area will maintain the open, natural character, legibility, and visual coherence across the sensitive areas of the SAL.

Any future dwellings will comply with the relevant standards / rules at 4.7.6 of the District Plan and will be restricted to 5m in height. These measures in addition to the Design Guidelines for Shannon Farm that apply to RLA 6 especially regarding siting, built form, boundary and fencing treatments restricted to rural style post and rail, and the use of low reflectance earthy cladding materials. This will help to protect from inappropriate built form and appearance and will mitigate the magnitude of effect on the rural amenity and values identified within the SAL that will arise from the proposed intensification of lots within RLA 6.

Further all curtilage activities will be contained within the building platform and all planting undertaken is required to meet the requirements of the design guidelines and planting schedule. Planting will be natural in design and avoid any linear or geometric forms and comprising only native species endemic to the area except for low height producing grass species, such as brown top.

In summary, the proposed intensification within RLA 3, 4, and 6 generally meets the policy intent by maintaining the rural lifestyle character and the values of the SAL, with no effects on the ONL. Intensification within RLA 3 and RLA 4 is within an area of consented and anticipated development and therefore has negligible effect on the landscape character. Although development within RLA 6 will be visible and it will change the landscape character, its proximity to the consented road and development, its location on the lower slopes, and the specified building platforms and curtilage areas will mean that the open natural character and legibility of the SAL is maintained on the more sensitive upper slopes. The proposal does not compromise open space or recreational amenities. Overall, the development pattern is logical and consistent, though careful management (as outlined) within RLA 6 is required.

6.3 Assessment against the relevant objectives from Section 16 – Subdivision of the CODP

16.3.4 Objective - Amenity Values

Cross Reference: Policies 16.4.4, 16.4.7, 4.4.10 (Rural Resource Area)

To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.

Response: This proposal leaves most of Shannon Farm unchanged, therefore, maintaining most of the amenity values outlined in RRA (5) including protection of the ONL, and open space network, and the potential to enhance and increase habitat and biodiversity.

The proposed increased density of allotments in RLA 6 will marginally encroach on the open space in a part of the Site that varies in visibility resulting in a **low – moderate** effect on the natural character values and amenity values of that part of the Site within the SAL overlay.

16.3.10 Objective - Provision for Future Development

Cross Reference: Policy 16.4.7

To ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.

16.4.7 Policy - Subdivision Design

To require that the design of subdivision, where relevant to the intended use, provides for the following matters:

- *a) Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.*
- *b) Facilitates the safe and efficient provision and operation of services and infrastructure.*
- *c) Facilitates access to passive solar energy resources.*
- *d) Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.*
- *e) Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.*
- *f) Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.*
- *g) Facilitates development which keeps earthworks to a minimum.*
- *h) Facilitates retention of the heritage values of a site or area.*

Explanation

The design of a subdivision can have a significant impact on the matters identified in this policy. For subdivision to promote the sustainable management of natural and physical resources, the design of individual subdivisions must have due regard to these matters.

Response: Due regard has been given to these matters under PC14. The scale of the proposed development is small in the context of Shannon Farm and is an intensification to the existing subdivision.

6.4 Summary of Assessment against Policy Provisions

For the reasons set out above, as a non-complying activity, the proposed intensification will satisfy the objectives and policies relevant to landscape matters.

7 Conclusion

The 44 additional residential allotments proposed within Shannon Farm represents a logical and integrated extension of the existing and consented rural lifestyle development enabled by PC14. The design responds sensitively to the landform and maintains key landscape values, particularly within the SAL overlay.

While the development will introduce some change to the receiving environment, the assessment concludes that the effects on landscape character, amenity values, and naturalness are no more than minor. Visual effects are mitigated through topographical containment, alignment with consented roads, incremental increase within areas already consented for development, proximity to consented development, and curtilage areas, materials, fencings and planting controls that retain the open rural character of the site.

In light of the above, the proposal is considered appropriate in landscape terms and consistent with the objectives and policies of the CODP. It supports the intention of the Structure Plan to provide for a mix of productive rural use, open space, and rural living opportunities while preserving the visual and landscape values of the area.



Environmental Management Plan

Revision I

Shannon Farm

April 2025

Document Control	
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H	20/03/2025	Update following ORC review	LC	TG
I	9/04/2025	Update ESCP following progress in Stage 1	LC	TG

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Appendix 2	Calculations for Erosion and Sediment Controls
Appendix 3	Environmental Induction Handout
Appendix 4	Environmental Induction Register
Appendix 5	Weekly Environmental Inspection Form
Appendix 6	Environmental Incident Report
Appendix 7	Complaints Register
Appendix 8	Environmental Non-Conformance Register
Appendix 9	Water Quality Monitoring Results Form
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Disclaimer

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Emergency Contacts

Contact made with any of the following shall be undertaken with due consultation of the Environmental Representative or Project Manager.

Table 1: *Emergency Contacts*

Element	Emergency Contact	Details
Pollution incident	Otago Regional Council (ORC) Spill Hotline	0800 800 033 pollution@orc.govt.nz compliance@orc.govt.nz
Environmental complaint	Environmental Representative	Hayden Clarke P: 027 8861 228 hayden.clarke@southroads.co.nz
Discovery of contaminated land	Environmental Representative	
Unexpected heritage finds	Environmental Representative	
Human remains	New Zealand Police	111
Fire including bushfire	Fire and Emergency New Zealand (FENZ)	111
Public utilities	Central Otago District Council (CODC)	(03) 440 0056 info@codc.govt.nz
Internal contacts	Project Manager	Chris Hansen CFMA P: 03 441 6083
Internal contacts	Environmental Consultant	Tom Grandiek & Lucy Cramp Enviroscope 027 2633 113

1.0 INTRODUCTION

1.1 Purpose and Scope

On behalf of NZ Cherry Corp (Leyser) LP Limited, Enviroscope has prepared this Environmental Management Plan (EMP) for earthworks related to a residential sub-division. This EMP aims to reduce the effects of the project's construction activities on the environment and sensitive receptors.

This document will also ensure that the project aligns with the objectives and policies of the Otago Regional Council's (ORC) Plan Change 8, specifically Topic 7: Part G: Sediment from earthworks for residential development. As well as the policies and objectives of the Central Otago District Council (CODC) District plan.

This document will also ensure that the project aligns with the Otago Regional Council: Guide – Residential Earthworks in Otago.

The purpose of this EMP is to be an effective and practical reference manual for construction personnel that applies to all project activities during the construction phase and includes the following:

- Strategies to manage environmental aspects and risks, based on associated best practice.
- Provides for contingency planning.
- Provides a framework for monitoring, reporting, review and continual improvement.
- Defines roles and responsibilities.
- Procedures to investigate and resolve environmental non-conformances and initiate corrective and preventative actions.

An overview of the project and sequencing can be found in the construction methodology at **Section 2.0**.

1.2 Site Overview

The site is located at 144 Ripponvale Road, with an existing access to the site gained off Ripponvale Road. The lower sections of the site towards Ripponvale Road, is gently sloping. Slopes increase from moderate too steep above the lower flats. Three gullies adjoin and are located within the site, termed the western, northern and eastern gullies.

A small ephemeral stream stems from the steeper western gully, with the sides vegetated by scrub and trees. The northern gully has no active stream. The eastern gully is moderately to gently sloping with predominantly grass cover with no observed flows. In addition, there is a series of moderate - steep minor gullies on the grassed eastern and western facing slopes of an Early Quaternary Gravel terrace at the northern end of the site. A number of disused water races intersect through the property, such as the Early Settler's race. These are depicted in **Appendix 1**.

The site has recently achieved a plan change, rezoning a portion of the land. Parts of the site are rezoned for rural residential lifestyle sub-division works with other areas remaining as production land (horticultural use). Existing purposes include various livestock (sheep, cattle and deer) and orchards. Much of the current pastoral land present was at some stage planted with fruiting trees including pears, apples and stone fruit.

This is shown in **Figure 1** below.

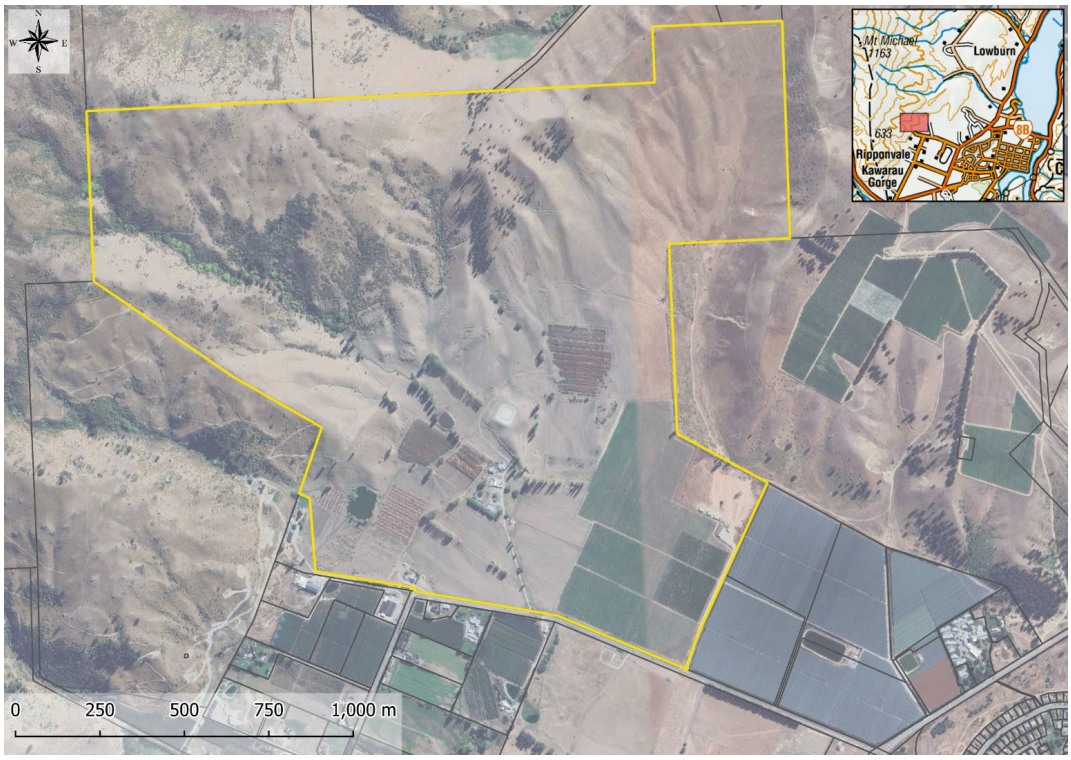


Figure 1: Location of the site

1.2.1 Soils and Geotechnical Summary

A geotechnical report was prepared by Geosolve, dated October 2018, and details the sites soils as Middle Quaternary glacial outwash deposits comprising muddy to sandy gravel to the east with the western part of the site underlain by Permian to Triassic Schist comprising psammitic and subordinate pelitic schist. Test pit logs and soakage calculations were provided by Paterson Pits Group. Eight test pits were undertaken across the site, and tested soakage rates ranged from 94 mm/hr at Test Pit 7, to 2000 mm/hr at Test Pit 2.

1.2.2 Summary of Earthworks

A total of approximately 123,100 m^3 of material will be excavated and the majority of this will be used within the site (100,300 m^3). The excess material (22,800 m^3) will be used as fill in the gulley adjacent to Proposed Road 006. The total extent of earthworks will be undertaken over 217,600 m^2. The extent of earthworks is depicted on the Erosion and Sediment Control (ESCP) drawing in **Appendix 1**.

1.3 Associated Resource Consents

This EMP has been prepared to ensure that all relevant conditions of associated resource consents are addressed. Provided the project undertakes its operations in accordance with this EMP, it will comply with the relevant conditions. The resource consents associated with this project are given in **Table 2**. Associated Resource Consent Conditions are attached as **Appendix 11**.

Table 2: *Associated resource consents*

Resource Consent Number	Related Council	Activity Description	Date of Decision Issue
RC 220396	CODC	Subdivision and Land Use Consent	12th September 2023
RM23.549.02	ORC	To reclaim the bed of an unnamed watercourse for the purpose of flood mitigation for a residential development	1st March 2024
RM23.549.03	ORC	To alter and place structures in the bed of two unnamed watercourses for the purpose of residential development (the alteration of the bed and placement of check dams and armoured rock rip rap).	1st March 2024
RM23.549.04	ORC	To construct defences (freeboard and bund) against water for the purpose of flood mitigation for a residential development.	1st March 2024
RM23.549.05	ORC	To undertake residential earthworks for the purpose of residential development	1st March 2024
RM23.549.06	ORC	To discharge sediment to land where it may enter water during residential earthworks for the purpose of residential development	1st March 2024
RM23.549.07	ORC	To disturb a contaminated site for the purpose of undertaking earthworks for residential development.	1st March 2024
RC 220396	CODC	Subdivision and Land Use Consent	12th September 2023

1.4 Suitably Qualified and Experienced Professional

This EMP has been prepared by Tom Grandiek of Enviroscope Limited. Tom is a certified Environmental Professional (CEnvP) and holds a Bachelor of Applied Sciences degree, majoring in Environmental Management. He spent five years working in RMA compliance with local government. Tom has extensive experience in the preparation and monitoring of EMPs and ESCPs.

Tom meets the criteria of a Suitably Qualified and Experienced Professional (SQEP) for the purposes of preparing this EMP and overseeing the environmental aspects of this project.

2.0 CONSTRUCTION METHODOLOGY

2.1 Sequencing of Works

The following sequencing will ensure the earthworks are undertaken efficiently while ensuring good environmental outcomes. This is a preliminary staging methodology and may be subject to change based on site conditions encountered during construction. This methodology shall be read in conjunction with the Erosion and Sediment Control Plan (ESCP) attached as Appendix 1.

Preliminary works and site establishment

- Ensure the current EMP, RAP and resource consent decisions are available onsite.
- Complete site induction with Environmental Consultant – **Completed**
- Establish site laydown.

Realignment of Two Unnamed Watercourses

Two ephemeral unnamed watercourses form during heavy rainfall events and Spring when snow melt/rainfall events are present. These enter the site from the west as shown in **Appendix 1**, ESCP-001. The realignment and reclamation of the two unnamed watercourses are to be undertaken in accordance with the consent conditions outlined in RMM23.549.01 – 03 and with the methodology set out below. This has been prepared in accordance with GD05 diversion works best practice methodology's section G4.

- The channel realignment works are going to be completed during Spring and Summer when low flows are anticipated.
- A construction, monitoring and contingency programme has been set out below to mitigate potential environmental impacts for this phase of construction.
- The channel realignments are anticipated to be completed within a short period of time and the primary control to be adopted is undertaken during favourable weather conditions and rapid stabilisation to reduce the ability of erosion or sedimentation occurring within the channel.
- Sections of the new channel are going to be progressively upgraded. Each section will be excavated, lined, backfilled with rock rip rap as per the final design.
- A durable woven geotextile capable of covering the total exposed section of the channel, anchoring materials and rock rip rap will be on hand, to rapidly stabilise the works area if rain is forecast.
- A submersible pump is to be utilised to pump any contained dirty water within the channel during the works period, to the constructed irrigation pond for settlement.
- The nominated contractor is to maintain a vigilant weather watch to monitor the predicted rain events and potential channel flows. If channel flows are expected, the contractor shall remove all plant from within the works area and potential flood area of the site, and rapidly stabilise the exposed section of the channel.

Unnamed Creek Channel Realignment - Construction steps – ESCP-001

- A formal diversion channel will be constructed for the Unnamed Creek (from the Western Gulley) to convey potential flows from the watercourse, around the consented realignment. Works can then occur within a dry

channel, with reduced risk of in channel erosion and or sedimentation. The diversion channel will convey any flows and direct them to the same discharge point as the consented realignment has permitted (Ripponvale Roadside Swale).

- While highly unlikely, if any fish or eels observed within the work area, they shall be removed by hand netting and released downstream of the work area.
- Excavate progressive sections of channel to design specifications. The initial excavation will remove the vegetation from the works area followed by the excavation of unsuitable material. This excavated material will be disposed of elsewhere on site within the perimeter of other erosion and sediment controls.
- Once all unsuitable material has been removed, the section of channel will be backfilled with structural material to the engineer design. Rock rip-rap and geotextile erosion matting will be installed.
- Stabilisation of the realignment channel will occur immediately to ensure it does not become a source of sediment.
- Any water within the works area will be pumped to the constructed irrigation basin. Pumped volumes will be minor, and the basin has sufficient capacity to allow for settlement of sediment.
- Continue steps as works progress up the channel alignment.
- As a contingency measure, a temporary diversion channel is available, as depicted in ESCP-001. The temporary diversion channel design calculations are provided in **Appendix 2**. It should be noted however, that appropriate consents must first be obtained before using this channel.

Southern Watercourse Channel Realignment - Construction steps – ESCP-001

- For the southern watercourse which flows into Irrigation Pond A, no formal diversion is anticipated. The watercourse is to be directed into Irrigation Pond A, until such time as the new alignment has been stabilised.
- The new alignment can be formed along the southern boundary and connected to the southern watercourse once it has been formed and stabilised. This realignment should be completed before infilling Irrigation Pond A.
- This will be done so while both the Southern Watercourse, and the Water Race (which intersects the proposed Southern Watercourse Channel Realignment) are inactive with no flows.

Monitoring and Contingency

In the event of high rainfall during the course of construction, or prior to leaving the site for more than a 24-hour period, the contractor will ensure the following:

- Ensure the temporary diversion channel is operational and unobstructed.
- Any lose material that could enter the channel is to be removed.
- All existing and additional sediment control measures will be inspected and secured and maintained where required should a significant rainfall event be imminent.

Water Race Piping and Realignment – Construction steps – ESCP-003

- A section of the water race is required to be piped and redirected via an open channel towards the cherry orchard. This will be done so while both the water race, and the Southern Watercourse Channel Realignment (which intersects the water race) are inactive with no flows.
- Excavate progressive sections of the channel to design specifications. The initial excavation will remove the vegetation from the works area followed by the excavation of unsuitable material. This excavated material will

be disposed of elsewhere on site within the perimeter of other erosion and sediment controls.

- Once all unsuitable material has been removed, the section of channel will be backfilled with structural piping to the engineer design.
- Stabilisation of the realignment channel will occur immediately to ensure it does not become a source of sediment.
- No formal diversion is anticipated as works are to be undertaken when there are no flows.
- The new alignment can be formed along the southern perimeter of the development and connected to the piped watercourse once it is formed and stabilised.

Bulk Earthworks

- Stage works where practicable to minimise the amount of total exposed area at any one time. This will reduce the likelihood of erosion occurring in the form of wind-borne dust and mobilisation of water borne sediment. Undertake cut to fill to form road subgrade and allotments to design heights.
- Apply aggregate to road subgrade to reduce erosive potential.
- Rehabilitate lots by topsoiling and re-seeding allotments.

Civils and Roading

- Maintain erosion and sediment controls as per ESCP-001-002, **Appendix 1**.
- Commence installation of civil services within the road corridor.
- Prepare road subbases by applying layers of aggregate and compacting. Form swales and driveway crossings and seal the road.
- During civils, only undertake concrete washing in the designated concrete washout pit as outlined in **Section 10**. This is to be located in the laydown area.
- Once civil works have been completed, ensure that areas are backfilled, and surfaces are stabilised.

Rapid Response During Civils and Roading - Ongoing

- As a contingency measure install bunding around exposed trenches prior to forecasted rain events to minimise the amount of water pooling in the trench.
- Any water pooling in civil trenches is to be pumped to dirty water diversion channels which will direct water towards the Sediment Basin as shown in ESCP-001, **Appendix 1**.

Landscaping and revegetation

- Undertake final landscaping and revegetation of any remaining exposed areas.

Decommissioning

- Remove erosion and sediment control devices once stabilisation has occurred across the entire site. This is generally defined as 80% vegetative cover.

2.2 Hours of Operation

Construction activities and the associated hours of operation shall comply with *NZS 6803:1999 Acoustics - Construction Noise Guidelines*. Site works may be undertaken between 0700 and 1800 hours, Monday to Saturday. No works are to be undertaken on Sundays or Public Holidays. However, this does not preclude any emergency works or works required for incident investigation or response. Additional detail relating to noise-producing activities are to be undertaken in accordance with **Section 7.0** of this EMP.

3.0 EMP IMPLEMENTATION

3.1 Environmental Roles and Responsibilities

3.1.1 Project Manager

The Project Manager is responsible for the effective implementation of the EMP and has overall responsibility for the environmental performance of the project. Duties include:

- Ensuring adequate resources are in place to implement the EMP.
- Ensuring all staff and sub-contractors operate within the guidelines of the EMP.
- Ensuring that an EMP is prepared and that environmental standards, processes and procedures meet relevant resource consent conditions.
- Overseeing the successful implementation, monitoring and review of the EMP.
- Ensuring that inspections are carried out in accordance with the relevant EMP.
- Restricting or stopping any activity that has the potential to or has caused adverse environmental effects.
- Providing notification and reporting of Environmental Incidents to Council and other environmental reports as required by The Guidelines.
- Delegating authority of the above responsibilities.

3.1.2 Environmental Representative

The Environmental Representative supports the Project Manager in the day-to-day implementation of the EMP. Duties include:

- Ensuring the installation of environmental controls as per the EMP.
- Undertaking environmental site inspections.
- Undertake water quality sampling during rainfall events.
- Overseeing the maintenance and improvement of defective environmental controls.
- Providing environmental inductions to all staff and sub-contractors.
- Assisting the project leadership in attending to Environmental Incidents and Complaints.

The Environmental Representative shall be familiar with environmental risks associated with the project, the EMP and best practice erosion and sediment control principles and practices.

3.1.3 Environmental Consultant

The Environmental Consultant (SQEP) will provide technical environmental management advice as required. Key tasks include delivering the Site Environmental Induction to core staff and providing as-built confirmation of erosion and sediment controls to Council. The Environmental Consultant shall undertake monthly monitoring of the site and submit Monthly Environmental Reports to ORC.

3.1.4 All Staff and Sub-Contractors

All staff and sub-contractors have a responsibility to undertake all activities in accordance with the requirements of this EMP. This includes reporting any activity that has the potential to or has resulted in an Environmental Incident to the Project Manager or Environmental Representative.

3.2 Site Environmental Induction

All staff and subcontractors shall attend an Environmental Induction to ensure they are aware of the project's environmental risks as well as their responsibilities to help manage these risks. Prior to ground-disturbing activities, the Environmental Consultant will deliver the induction to core staff. During the project, the Environmental Representative will induct sub-contractors and new staff.

The site induction handout is attached as Appendix 3 and all persons inducted will be recorded on the Induction Register attached as **Appendix 4**.

3.3 Environmental Inspections

Table 3 outlines the regular environmental inspections to be undertaken.

Table 3: *Environmental inspections*

Environmental Inspection	Timing	Purpose
Weekly Inspection	Every seven days	A comprehensive environmental inspection will: • Confirm that all environmental controls are present, functional, and adequate. • Identify any activities that may cause an environmental incident or actual or potential environmental effects. • Identify maintenance requirements for implemented management measures. • Review and record the site weather station rainfall and wind data. All weekly inspections shall be recorded on the Weekly Site Inspection form attached as Appendix 5.
Pre-Event Inspection	Prior to a significant rain event[1]	To ensure that erosion and sediment controls are present, functional, and adequate for forecast rain event. This inspection will inform any preventative work required and may result in the Rapid Response Procedure being implemented (see **Section 4.6**).

[1] A significant rain event is defined as any forecast/actual rain event of 20 mm within a 24-hour period or a rain event that can generate overland flow, noting that this varies seasonally.

Environmental Inspection	Timing	Purpose
Rain Event Monitoring	During a significant rain event	To ensure that: • Erosion and sediment control devices continue to function correctly and inform any necessary emergency responses. • Sediment retention devices are functioning effectively and have capacity available. • No dirty[2] water is crossing the boundary of the site. Observations and remediation measures taken will be recorded in a daily job diary.
Post-Event Inspection	Immediately following a significant rain event	Any observations and corrective actions should be recorded in a daily job diary.

3.4 Monthly Environmental Inspection and Reporting by SQEP

The Environmental Consultant (SQEP) will monitor the site monthly to ensure that the EMP is correctly implemented, identify any unforeseen issues arising and advise on alternative environmental solutions.

The Environmental Consultant (SQEP) will also submit a Monthly Environmental Report ORC within five working days of the end of each month. The report will include the following information:

- Updates to the EMP and the Erosion and Sediment Control Plan (ESCP) during the month.
- Number of weekly and pre and post-rain event site inspections completed.
- Summary of corrective actions undertaken.
- Positive environmental outcomes achieved and opportunities.

3.5 Environmental Incident Management

Environmental incidents shall be responded to as soon as the project team becomes aware of them occurring. The response will generally involve oversight by the Environmental Consultant and will involve:

- Immediate cessation of the activity that caused the incident.
- Investigation into the cause of the incident.
- Initial response to bring the incident under control.
- Implement any remediation works.

The Project Manager shall notify CODC and ORC of the details of any Environmental Incident within 12 hours of becoming aware of the incident. Notification will be through a phone call to Council monitoring staff (see Emergency

[2] 'Dirty water' is defined as water that exceeds the maximum allowable water quality value outlined in the Discharge Criteria at **Section 5.2**.

Contacts in **Table 1**). The Project Team shall provide an Environmental Incident Report within ten working days of the incident occurring. The Incident Report form is attached as Appendix 6.

3.6 Complaints Procedure

Any complaint received will be recorded and an investigation will be carried out. The complainant will be provided with a response acknowledging receipt of the complaint and outlining corrective actions to be implemented. After the investigation, any necessary corrective actions will be carried out and a follow-up of the original complaint is to be conducted to ensure the actions implemented have been effective. All complaints will be recorded on the Complaints Register attached as **Appendix 7**.

3.7 EMP Non-Conformance and Corrective Actions

EMP non-conformances found during site inspections, monitoring or as a result of environmental incidents or complaints shall be recorded in the EMP Non-Conformance Register. The non-conformance register attached as Appendix 8 will detail when corrective actions are due, how they are to be carried out and the close out date. The non-conformance register ensures that issues do not escalate or are missed, as well as, providing a clear record of evidence that can be used to defend any potential complaint or formal enforcement action.

3.8 Records and Registers

The records listed below will be collated onsite. If a request is made by a CODC and ORC official, the records shall be made available to the official within 24 hours of the request being made.

- Environmental Induction Register - **Appendix 4**.
- Weekly Environmental Inspection Form - **Appendix 5.**
- Environmental Incident Reports - **Appendix 6.**
- Complaints Register - **Appendix 7.**
- EMP Non-Conformance Register - **Appendix 8.**
- Water Quality Monitoring Results - **Appendix 9.**
- Rain event inspection observations.

3.9 EMP Updates

The EMP will be regularly reviewed throughout the project to ensure the document remains fit for purpose and to drive continual improvement. This may be initiated by:

- Significant changes to the construction methodology.
- Improvements identified as a result of an Environmental Incident or Corrective Action.
- Where directed by CODC and/or ORC's Monitoring and Enforcement team.

All EMP updates will be managed through the document control table on page one and shall be submitted to CODC and ORC for acceptance.

4.0 EROSION AND SEDIMENT CONTROL MEASURES

4.1 Performance Criteria

Design, install and maintain erosion and sediment controls in accordance with industry best practices. Generally, this is:

- Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).
- Otago Regional Council's (ORC) Residential Earthworks in Otago Guidelines 2023.

4.2 Erosion and Sediment Control Principles

Erosion and sediment control ('ESC') devices shall be installed, maintained and decommissioned in accordance with the following principles:

- Erosion and sediment controls are integrated with construction planning.
- Construction is staged to minimise the duration and area of exposed soil open at any one time.
- A 'treatment train' approach so that the sediment retention devices operate as efficiently and effectively as possible.
- Separation of 'clean' and 'dirty' water with clean water to be diverted around the site to minimise the volume of dirty water needing management onsite.
- The extent and duration of soil exposure is minimised.
- Controls are always maintained in proper working order.
- Progressively stabilise and revegetate disturbed or completed areas.
- The site is monitored, and erosion and sediment control practices are adjusted to maintain the required performance standard.
- Soil erosion is minimised as far as reasonable and practical.
- Avoidance of sediment discharge off-site and protection of receiving environments.

4.3 Guidance on Erosion and Sediment Control Devices

The effective control of surface water shall be achieved through the utilisation of carefully selected erosion and sediment control devices to achieve a specific purpose. These guidelines for the devices employed on this project shall be read in conjunction with the ESCP attached as **Appendix 1** of this document.

4.3.1 Site Definition

At the commencement of the project, the following components onsite will be clearly defined as detailed in Table 4.

Table 4: *Site definition specifications*

Site component	Method of Demarcation
Site boundaries	Temporary fencing or hoardings

Designated site access	Installation of stabilised access/signs
Internal 'no-go' areas (protected or sensitive areas)	Bunting or flagging tape with waratahs

4.4 Erosion Control Practices

4.4.1 Non-Structural Controls

Staging

Only by exposing those areas that are required for active earthworks, the duration of exposure and risk of erosion/sediment discharge can be minimised. 'Earthworks staging', where the site has earthworks undertaken in smaller units over time with progressive revegetation, limits erosion. This includes isolating work areas and completing them in manageable sections. Staging is demonstrated in the Erosion and Sediment Control plan attached as **Appendix 1**.

Timing of works

It is recommended that works are undertaken outside of adverse weather conditions e.g. during sustained periods of rainfall, or dry and windy periods that are conducive to the generation of dust.

Progressive rehabilitation

Disturbed areas will be progressively stabilised. It is important that when completed, exposed or disturbed areas are stabilised prior to moving on to the next area. Stabilisation methods will vary around the site due to differing gradients and growing mediums. Stabilisation and rehabilitation measures are outlined below:

4.4.2 Stabilisation Measures

Revegetating

- Grass seed is to be applied to all completed lots and berms where practicable.
- Roads are to be stabilised as soon as possible by applying aggregate to the surface upon reaching the subgrade.

4.4.3 Stabilised Entranceway

The stabilised access will be formed of Ripponvale road as the primary entrance to the site. as indicated on ESCP-001 attached as Appendix 1. The stabilised entranceway will be constructed in accordance with the schematic diagram in ESCP-022, **Appendix 1** (complete guidelines on pages 60-65 of GD05).

4.4.4 "Clean Water" Diversion Channels and Bunds

Clean water diversions will be used to capture and divert clean water from the undisturbed surfaces above the exposed works site. The purpose of these devices is to separate clean and dirty water and minimise the size of the contributing catchment. Existing water races constructed on contour, intersect the property, providing stabilised clean water diversions for much of the development. Prior to construction the water races are to be checked and any areas that require maintenance must be corrected prior to construction. In other areas, small catchment areas will require clean water diversion bunds and these are demonstrated in **Appendix 1**.

These devices shall be constructed in accordance with the specifications noted in the schematic diagram in ESCP-004, **Appendix 1** (complete guidelines on pages 38-42 of GD05). Full calculations are included in **Appendix 2**.

4.4.5 "Dirty Water" Diversion Channels and Bunds

Dirty water diversion channels (DWDC) will be installed to capture and carry sediment-laden stormwater to the respective sediment control devices. Dirty water diversion channels will be formed within the road alignment and follow the line of the roadside swale. DWDCs will be constructed in accordance with the schematic diagram in ESCP-005, **Appendix 1** (complete guidelines on pages 43-46 of GD05). Full calculations are included in **Appendix 2**.

4.4.6 Check Dams

Rock check dams will be deployed primarily to reduce the velocity of concentrated flows in the DWDCs. They will also act to capture some coarse sediment. The check dams will be constructed in accordance with the schematic diagram in ESCP-008, **Appendix 1** (complete guidelines on pages 50-54 of GD05).

4.4.7 Drop-Out Pits

Drop-out pits will be used within the DWDCs:

- To allow the heavier coarse sediments to drop out, preventing them from entering the sediment retention devices, and reducing loads on these devices.
- To act as a sump joining two intersection channels or contour drains.

Drop-out pits will be constructed in accordance with the image reference in ESCP-007, **Appendix 1** (complete guidelines on page 45 of GD05).

4.4.8 Temporary Culvert

Culverts shall be used onsite to transport clean or dirty water from one side of the haul road alignment to the other. There are existing culverts located within the Unnamed Creek which have been utilised as crossing points during bulk earthworks and will continue to be utilised to mitigate tracking through the watercourse. Other culverts to be installed within the road alignments shall be done so in accordance with the engineer design approved for the subdivision.

Culverts shall consist of a PVC, farm-grade, plastic drainage coil or concrete culvert depending on the diameter required. Geofabric and rock shall be placed at the outlet to prevent scour from the higher velocity water exiting the culvert. Culverts shall be constructed in accordance with the schematic diagram in ESCP-007, **Appendix 1.**

4.4.9 Trafficable Swale

Trafficable swales will be used across the site to allow dirty water overland flows to cross haul roads without the need for culvert installation. Trafficable swales shall be constructed in accordance with the reference image in ESCP-007, **Appendix 1.**

4.5 Sediment Control Practices

4.5.10 Decanting Earth Bund

Decanting earth bunds (DEB) are to be used to capture flows from the DWDC and allow sediment to settle out of the water column. A DEB decants off the cleaner water at the top of the water column i.e. the live storage range. Full design specifications based off GD05 including depth, width and length are to be provided once exact locations and contributing catchments have been determined. The DEB will be constructed in accordance with the schematic diagram in ESCP-015, **Appendix 1** (complete guidelines on pages 106-112 of GD05).

4.5.11 Sediment Basins

A sediment basin will capture and retain sediment-laden water from the dirty water catchment allowing it to soak away via ground soakage. This solution deviates from GD05, however sediment basins are appropriate on this site due to the free-draining subsoils. Alternatively, the water can be used for dust suppression purposes or can be pumped out of the retention area via the existing flow path, once the surface water has met water discharge standards.

An irrigation pond shall be constructed during preliminary earthworks in proposed Lot 701 and will be used as a sediment basin for the majority of the site. This solution deviates from GD05, however is considered appropriate on this site due to the large capacity of the pond (25,000 m^3) and the free draining soils.

The approximate soakage rate in the irrigation pond is inferred from the tested soakage rates outlined in the Soakage Calculations by Paterson Pitts Group. The soil at the basin floor consists of sandy colluvial gravels with some silt and has been found to have a soakage rate of 470 mm/hr. The irrigation pond floor covers an area of 2,100 m^2, allowing for soakage to ground at a rate of 987 m^3 per hour (or 23,688 m^3 during a 24-hr design event). The NZTA Sizing for Storage Requirements (Section 6.7 of NZTA ESC Guidelines) has been used to calculate the expected catchment stormwater volume, which is approximately 2,167 m^3 over a 24-hr period.

As such, the irrigation pond, with a designed volume of 25,000 m^3 will be able to accommodate for 48,688 m^3 during a 24-hr storm event, which is more than sufficient to handle the expected inflow of 2,167 m^3 to the basin. The stormwater and soakage calculations for the irrigation pond are included in **Appendix 2**. The basins will need to be cleaned out periodically to ensure that sediment can continue drain through the basin floor. This may require scrapping of the floor to free fine silt clogged in the interstitial space of the soil beneath the basin.

A further three sediment basins (named A to C) shall be installed as earthworks progress. The contributing catchments to these basins do exceed > 5 ha, however, due to the subsoil conditions and dry Cromwell climate, larger catchments are not considered an inherent risk. The approximate soakage rates in the basins are inferred from the tested soakage rates outlined in the geotechnical report by Patterson Pitts Group. The soil at the floor of Basin A consists of compacted silts and has been found to have average soakage rates 212 mm/hr, while the soil at the floor of Basin B consists of sandy silts with and colluvial gravels and has been found to have average infiltration rates 2,000 mm/hr. The soils at the floor of Basin C consist of free running colluvial gravel and have an average infiltration rate of 1,091 mm/hr. Given

this, the sediment basins are sufficiently sized for a 24-hr design event and the exposed area. This is demonstrated alongside full design specifications in ESCP-016-018, **Appendix 1**. The calculations for the sediment basins are included in **Appendix 2**.

4.5.11 Sediment Sump

Sediment sumps, in conjunction with a silt fence downslope, shall be installed in the upper works area by the reservoir, as depicted in ESCP-002, **Appendix 1**. One sediment sump will be located at the outlet of the subsurface novacoil drain in Lot 416 to receive groundwater seepage, while the other will be located in Lot 208 to capture flow via a dirty water diversion channel from the reservoir earthworks area. A DEB would be preferable in these locations as per GD05, however, sediment sumps can be rapidly assembled to adapt to the evolving earthworks. In this instance, using a sediment sump in combination with a silt fence is considered best practice.

The sediment sump serves as an important element of the 'treatment train' approach, whereby flow velocity is reduced and sediment is able to settle out of suspension before being discharged via the silt fence for additional filtration. It is important to monitor the spillway of the sump, ensuring that the lining is secured in place to avoid erosion and undercutting. The sediment sumps shall be constructed in accordance with the reference image in ESCP-020, **Appendix 1.**

4.5.13 Standard Silt Fence

A standard silt fence will be used to capture potential sheet flows off smaller catchments, mainly formed around fill areas and below stockpiles or alongside waterbodies. The silt fence will be installed in accordance with the schematic diagram in ESCP-009, **Appendix 1** (complete guidelines on pages 112-119 of GD05).

4.5.14 Super Silt Fence

Super silt fences will be used to impound and filter dirty water off larger areas that may convey sheet flows during construction, that cannot be effectively captured by other sediment retention devices. Super silt fence will be installed in accordance with the schematic diagram in ESCP-010, **Appendix 1** (complete guidelines on pages 120-125 of GD05).

4.5.15 Silt Socks

Silt socks will be utilised to intercept runoff. These devices are essentially mesh or fabric tubes filled with sand. Silt socks have been chosen for this site due to and provide protection around stormwater sumps in a proactive nature as required. Silt socks will be installed in accordance with the reference images in ESCP-018, **Appendix 1** (complete guidelines on pages 126-130 of GD05).

4.5.16 Stormwater Inlet Protection

Stormwater inlet protection will be installed to provide the last line of defence for any material that leaves the boundary of the site and to protect stormwater sumps as they are formed during civil works. The method used will be a slip of permeable geofabric material placed under the inlet grate and locked in place. Stormwater inlet protection will be installed in accordance with the reference image in ESCP-007, **Appendix 1** (complete guidelines on pages 131-133 of GD05).

4.5.17 Temporary Stockpiles

It is recognised that the location of stockpiles will change with the progress of the earthworks. Stockpiles shall be:

- Constructed in accordance with the schematic diagram in ESCP 021, **Appendix 1**.
- Located away from concentrated flow paths and located in naturally sheltered zones, protected from strong predominant winds.
- Compacted and wetted to form a hard exterior crust.
- Height mitigated as far as practicably possible to reduce wind effects and to preserve the quality of the topsoil as future planting media for revegetation.
- If the stockpile is to stay for a period of 6 weeks or more it shall be stabilised with grass or a polymer to provide erosion protection.

4.5.18 Progressive Rehabilitation

Progressive stabilisation of earthworks is to occur promptly as areas are finished to minimise the area of exposed soil and thus the generation of sediment-laden water. Prior to final landscaping, this can comprise temporary grassing, turfing, sealing or clean aggregate.

4.6 As-Built Verification

The Environmental Consultant will provide the Council with as-built confirmation to verify that the erosion and sediment controls have been installed in accordance with the approved ESCP.

4.7 Maintenance of Erosion and Sediment Control Devices

Ongoing maintenance of the site shall be undertaken as follows:

- Clean out sediment of all ESC devices as soon as 20% capacity has been reached and prior to any forecast storm event.
- Regular clean out of sediment from the devices to maintain operational functioning capacity (as soon as weather permits following rain event).
- Any removed sediment shall be stockpiled, dried and reused as planting media for revegetation.

Spare erosion and sediment control products shall be stored onsite at all times, including but not limited to:

- Geofabric material (at least one roll)
- Polythene (at least two rolls)
- Pins for geofabric material (x 50)
- Silt fencing (remainder of roll)
- Waratahs (x 10)
- Spare high tensile wire
- Silt fence clips (x 50)
- Flexible drainage coil (at least 30m)
- Flexible drainage coil coupling or tape.

4.8 Rapid Response Procedure for Significant Rain Events

The Environmental Representative will stay vigilant of weather forecasts. If a significant rain event is imminent, all works will cease in sufficient time for staff to inspect and maintain erosion and sediment control devices and undertake any stabilisation required. Observations will continue through the rain event to ensure the functioning of erosion and sediment control devices.

4.9 Decommissioning and Removal

Erosion and sediment control devices will remain in place until 'stabilisation' of the site has been achieved. This is generally defined as 80% vegetative cover as depicted in **Figure 2**.

It is noted that the removal of controls may result in minor soil exposure. Any soils exposed during decommissioning will be stabilised with either grass, mulch or other appropriate erosion control.

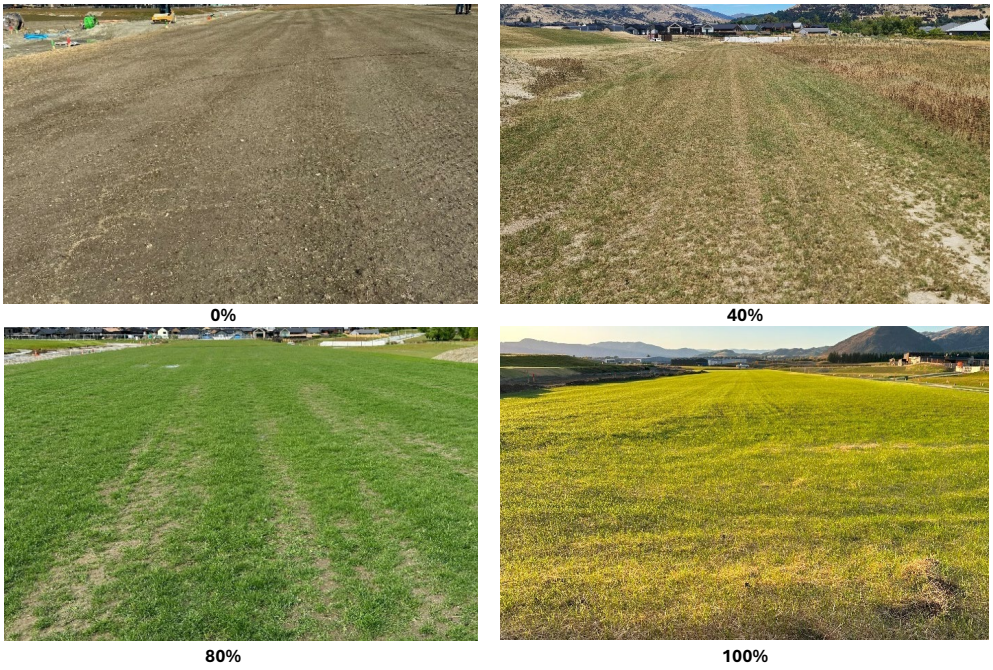


Figure 2: *Visual cover estimation.*

4.10 Inspections and Monitoring

Details of inspections and monitoring are stated in **Section 3.3**.

4.11 Contingency Measures

The following contingency measures in **Table 5** shall be deployed as required.

Table 5: *Erosion and sediment control contingency measures*

Issue	Contingency Measure
Sediment-laden stormwater flowing across the site boundary	Undertake measures to stop the flow immediately. Ensure controls are installed according to the ESCP. Contact the Environmental Consultant (SQEP) who will initiate the incident response.
Controls do not appear to be working as intended	Contact Environmental Consultant (SQEP) to inspect, advise and revise ESCP as required.
The site is inappropriately exposed prior to imminent rain event	Cease works and shift effort to checking erosion and sediment controls and stabilisation via the Rapid Response Procedure outlined in **Section 4.6.**
Sediment retention devices are near capacity and more rain is forecast	Contact the Environmental Consultant (SQEP) immediately for advice.
Abatement notice issued by Council	Contact the Environmental Consultant (SQEP) immediately to advise on methods to meeting abatement notice requirements within the time stated by the abatement notice.

4.12 Erosion and Sediment Control Incident

An erosion or sediment control incident is considered to have occurred where performance criteria outlined in **Section 4.1** is not met. The incident procedures outlined in Section 3.5 shall commence.

5.0 WATER QUALITY MANAGEMENT

Surface water bodies (rivers, streams, lakes and wetlands) provide important habitats for many species of plants, fish, birds and animals, some of which are endemic and/or threatened. To protect these values, water quality must be safeguarded, and the natural flow of the watercourse maintained to the greatest possible extent. Where flow must be reduced or diverted, mitigation is required to ensure the values of the watercourse are not degraded.

5.1 Receiving Waterbodies

Two unnamed watercourses enter the site from the south-west via steep gullies (**Figure 3**). These are ephemeral in nature. The northern and eastern gullies have no active waterbodies but likely convey some flows during significant rainfall events. Various irrigation dams are located across the site. The site is intersected by numerous irrigation features including various water races. The Kawaru Arm of Lake Dunstan approximately 2.7km south-east.

The eastern side of the property is located within the western part of the Cromwell Terrace Aquifer catchment. The Cromwell Terrace Aquifer is an unconfined aquifer with a free water table. The mean depth to the water table is 20m and the aquifer has good water quality. Groundwater is usually present in the form of multiple perched aquifers and sometimes as sub-artesian or artesian systems.

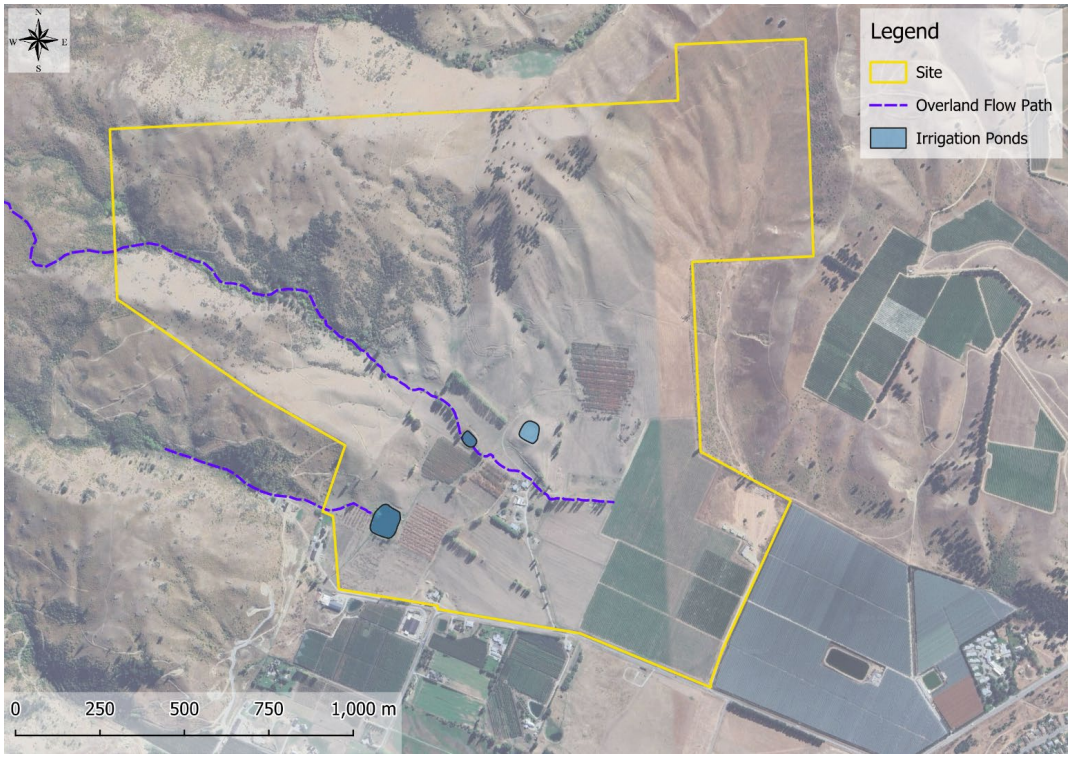


Figure 3: *Waterways within the site*

5.2 Cumulative Effects

Potential adverse effects on these waterbodies are expected to be mitigated through the adoption of best-practice erosion and sediment controls, and environmental management measures that avoid the generation and discharge of contaminants associated with earthworks and general construction activities.

No discharges from the sediment basins are proposed to directly enter any waterways. The emergency spillway from the sediment basin will discharge to the existing roadside swale on Ripponvale Road in the relatively flat western portion of the site, where it will dissipate into the surrounding soil.

5.3 Performance Criteria

- Waters released from the site will meet conditions of relevant resource consents and the comply with requirements of The Otago Regional Council Water Plan and CODC requirements.
- Any waters discharging the site boundaries will meet the following criteria:

Any discharge from the sites' works areas, or erosion and sediment control devices will meet the criteria in **Table 6**.

Table 6: *Water quality discharge criteria*

Parameter	Discharge Criteria
Turbidity	≤ 100 NTU[3]
If turbidity is exceeded, test for...	
Total Suspended Sediment (TSS)	≤ 50 mg/L
pH[4]	5.5 – 8.5
Hydrocarbons or tannins	No visible trace
Waste	No waste or litter is visible

5.4 Management Measures

The following measures will be deployed to ensure the protection of water quality:

- Erosion and sediment controls will be implemented and maintained in accordance with the Erosion and Sediment Control Measures in **Section 4.0**.
- Refuelling, servicing and storage of hydrocarbons will be in accordance with the relevant procedures in the Chemicals and Fuels Management in **Section 10.0**.

[3] Turbidity can be instantly measured using a nephelometer. This is considered desirable as opposed to testing TSS which requires laboratory testing and can take several days. Turbidity can be inferred from the relationship with TSS via linear regression. If the specified turbidity value is not met, a water sample will be collected and sent for TSS laboratory testing.

[4] pH to be tested only when chemical treatment is undertaken.

- All concrete washing is to be undertaken in the designated concrete wash-out pit as per the design specifications in ESCP-020, **Appendix 1**.
- All plant and equipment onsite will be inspected regularly to ensure they are of an acceptable standard.
- Stockpiling of any organic, erodible or hazardous material onsite is not to be placed within close proximity of a watercourse/major drainage line, unless appropriate controls are in place.

5.5 Monitoring

Water quality will be monitored in accordance with **Table 7**.

Table 7: *Water quality monitoring measures*

Sampling Scope	
Objective	To assess whether controlled and uncontrolled discharge, meets the Discharge Criteria referred to in **Section 5.2.**
Responsibility	On site water quality sampling is to be completed by the nominated Environmental Representative. Note: SQEP is available to provide training and guidance regarding on site sampling and can provide sampling services as required.
Spatial boundaries	Discharges from within the sites' work areas and/or erosion and sediment control devices.
Frequency	A significant rain event is defined as any forecast/actual rain event of 20 mm within a 24-hour period or a rain event that can generate overland flow, noting that this varies seasonally. Where a Significant Rain Event occurs through the night, monitoring shall be undertaken the following morning.
Sampling Design	
Water Quality Criteria	As outlined in the Discharge Criteria referred to in **Section 5.2.**
Sampling Locations	At boundaries of the site where any water is flowing, specifically the following point discharges: • Upstream at Unnamed Watercourse at: 45°01'43.5"S 169°09'30.4"E • At boundaries of the site where any water is flowing. • And outlet of any sediment retention devices.
Sampling Method	• TSS – Registered laboratory • Turbidity (NTU) – Nephelometer • pH – pH meter – only if utilising chemical treatment • Gross pollutants – visual observations • Tannins – visual observations (any unusual darkening of waters?) • Hydrocarbons – visual observations (is there any oily film[5] on surface or smell?)
Quality Control	Any water quality meter will be calibrated according to manufacturer instructions. All observations will be recorded and analysed.

[5] Some bacteria produce a naturally occurring film on the water surface. Bacteria films breaks apart in angular shapes when disturbed whereas hydrocarbon film separates as globules.

Recording	
Recording Results	All results will be entered into a spreadsheet and kept onsite (form attached as Appendix 9).
Actions	
Non-conformances	Any exceedances observed will be reported to the Project Manager/ Environmental Consultant who will investigate and ensure appropriate corrective actions are implemented immediately.

5.6 Contingency Measures

The following contingency measures in **Table 8** shall be adopted if required.

Table 8: *Water quality contingency measures*

Issue	Contingency Measure
Exceedance of water quality criteria	• Contact the Project Manager and Environmental Consultant (SQEP) immediately. • Works will cease or be modified to remove further risk of contamination. • CODC and ORC will be verbally notified. • The Environmental Incident procedure will commence. • Remedial measures will be implemented and the Environmental Incident will be closed out by the Environmental Consultant (SQEP), with a copy of an Environmental Incident report to the Project Manager, CODC and ORC.

5.7 Water Quality Incidents

A water quality incident is considered to have occurred where the water quality performance criteria outlined in **Section 5.2** is breached. The incident procedures outlined at Section 3.5 shall commence.

6.0 DUST MANAGEMENT

Dust from construction activities, vehicle movements and stockpiles can contribute to sediment runoff and create a nuisance to the public, neighbouring properties, adjoining roads and service infrastructure. The key risks associated with dust occur during the bulk earthworks phase of the project.

There are a range of activities that may produce dust onsite including:

- General disturbance of soil (particularly during drier months).
- Inappropriate staging that does not seek to minimise the extent of exposed soil.
- Vehicle movements along haul roads.
- Sediment-tracking onto surrounding roads.
- Stockpiling of topsoil or subsoil.
- Slow or ineffective revegetation procedures.

6.1 Sensitive Receptors

Cromwell's climate is prone to dust generation, particularly during Spring and Summer months when predominant north and westerly winds prevail. Advantageously, the site is well positioned against the base of prominent hillslopes that shelter wind from the north and west.

The careful management of dust is necessary to protect surrounding receptors from potential dust effects. Key sensitive receptors to protect from the effects of dust include the established surrounding dwellings and the Cromwell Racecourse and Airport to the south of the site.

6.2 Performance Criteria

The project must ensure that reasonable and practical measures are taken to avoid dust moving across the boundaries of the site at all times. Conditions 24 and 8 of RM23.549.05 and RM23.549.07, respectively, state that:

- No soil disturbance or soil shifting, unloading, loading will take place if wind speed is higher than 14 metres per second and the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.

6.3 Management Measures

In addition to the above performance criteria, the following measures will be deployed to ensure dust generation onsite is minimised:

- Stage works where possible to minimise soil exposure extents and timeframes.
- Revegetate disturbed areas progressively throughout construction.
- Dust suppression of exposed areas and stockpiles by water trucks or other methods (e.g., k-lines) approved by the Environmental Representative.[6]

[6] Ensure a consented water take permit is approved by the local authority. If taking water from lakes and or rivers, ensure that the permitted volume of water is taken.

- If dust activities cannot be controlled during high winds, works will cease until favourable conditions return.
- Only designated access points and haul routes are to be used.
- Site access to be constructed in accordance with GD05 (detail at **Section 4.3.2**).
- All site access and surrounding roads to be swept clean regularly.
- Rumble grids and/or wheel washes will be provided at exits as a contingency measure as required to reduce tracking of soil onto external roads.
- A speed limit will be posted as 20 km/hr, unless deemed otherwise by the Project Manager.
- To avoid spillage risks, trucks will not be overloaded.
- All trucks must have tail gates up and swept or cleaned prior to exiting to external roads.
- Stockpile heights are to be minimised where possible (< three metres) unless they are covered (e.g. an erosion blanket, polymer sealant, temporary cover crop or mulched).
- Long-standing stockpiles (greater than six weeks) shall be appropriately stabilised.
- Within two weeks of completion (subject to ground conditions), all earth worked areas will be sown out with grass, landscaped or otherwise stabilised by an appropriate erosion control.

6.4 Monitoring

Site staff will maintain continual vigilance for any increases in wind to ensure measures are deployed prior to dust crossing site boundaries. Weekly Environmental Inspections and the Monthly SQEP Environmental Inspections will also ensure that the management measures described above are sufficient and performing effectively.

6.5 Contingency Measures

The contingency measures in **Table 9** shall be adopted if required.

Table 9: *Dust contingency measures*

Issue	Contingency Measure
Excessive dust creation from soil disturbance	• Increase frequency of water truck spraying or increase irrigation. • Spray down excavation areas and activities where excavator bucket is operating. • Cease excavation during high winds, particularly if wind direction is likely to impact sensitive receivers.
Excessive dust creation from hauling operations	• Reduce truck speeds. • Cover or spray down loads causing dust impacts. • Apply skim of aggregate over the haul road surface. • Install shakedown devices at entry and exit points.
Excessive dust creation from stockpiles	• Spray stockpiles with water or apply a temporary polymer. • Hydro-mulch, seed or stabilise stockpiles, cover stockpiles with geofabric. • Locate stockpiles further away from sensitive receptors.
Abatement notice issued by Council	Contact the Environmental Consultant (SQEP) immediately to advise on methods to meeting abatement notice requirements within the time stated by the abatement notice.

6.6 Dust Incident

A dust incident is considered to have occurred where:

- Dust is observed crossing the boundary into sensitive receptors or,
- A justified complaint is received regarding dust emissions across the boundary of the site.

The incident procedures outlined at Section 3.5 shall commence.

7.0 NOISE AND VIBRATION MANAGEMENT

Many construction and demolition activities can incur noise and vibration effects. However, noise generated during construction, maintenance, and demolition work is generally of a temporary nature. Provided ongoing noise does not occur at inconvenient times, the adverse effects can generally be avoided or mitigated.

NZS 6803:1999 Acoustics - Construction Noise, recommends higher noise criteria for construction activities during daytime hours (Monday to Saturday) for residential areas and rural dwellings, while for Sundays and public holidays lower noise criteria are set to provide days of rest from construction noise. Similarly, night—time criteria are low to avoid sleep disturbance.

The following assessment and management measures are intended for standard construction equipment that is not expected to induce noise or vibration beyond the maximum limits in the CODC District Plan. Where upper noise and vibration levels of district plans will be breached, an Acoustic Specialist may need to be engaged to assist with the management of these nuisance effects.

Potential noise and/or vibration effects may be generated by the following:

- Excavation and earth moving plant
- Light vehicles near sensitive receptors
- Ancillary plant and equipment
- Compaction equipment
- Reversing alarms

7.1 Sensitive Receptors

The management of noise and vibration is necessary to protect surrounding receptors from potential effects. Key sensitive receptors to protect from potential noise and vibration include the established surrounding dwellings and the Cromwell Racecourse and Airport to the south of the site.

7.2 Performance Criteria

Condition 17 of RC 220396 states that hours of operation for earthworks, shall be:

a) Monday to Saturday (inclusive): 7.00am to 6.00pm;
b) Sundays and Public Holidays: No Activity

In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.00am. All earthworks activity on the site is to cease by 6.00pm.

In addition to the above, the following criteria shall be met:

1. Construction activities shall meet relevant noise limits specified under Rule 36.5.13 of the Queenstown Lakes Proposed District Plan. This rule requires Construction sound at any point within the site must comply with the limits specified in Tables 2 and 3 of *NZS 6803:1999 Acoustics - Construction Noise*, when measured and assessed in accordance with that standard (see **Table 10** below).

2. Construction activities shall meet relevant vibration limits specified under Rule 36.5.10 of the Queenstown Lakes Proposed District Plan. This rule requires vibration from any activity must not exceed the guideline values given in *DIN 4150-3:1999 Effects of vibration on structures* on any structures or buildings on any other site.
3. Construction activities shall be undertaken in accordance with the permitted hours of operation outlined at **Section 2.2** of this EMP.

Table 10: *Upper limits in dB(A) for construction work noise in residential areas for more than 20 weeks*

Time of Week	Time Period	$L_{Aeq(t)}$	L_{Afmax}
Weekdays	0630 – 0730	55 dB	75 dB
	0730 – 1800	70 dB	85 dB
	1800 – 2000	65 dB	80 dB
Saturdays	0630 – 0730	45 dB	75 dB
	0730 – 1800	70 dB	85 dB

Table 11: *Vibration Thresholds for Structural Damage (PPV mm/s)*

	Short Term				Long-Term
	At Foundation			Uppermost Floor	Uppermost Floor
Types of Structures	0 to 10 HZ	10 to 50 Hz	50 to 100 HZ	All Frequencies	All Frequencies
Commercial/Industrial	20	20 to 40	40 to 50	40	10
Residential	5	5 to 15	15 to 20	15	5
Sensitive/Historic	3	3 to 8	8 to 10	8	2.5

Note: When a range of velocities is given, the limit increases linearly over the frequency range.

7.3 Management Measures

The following measures will be deployed to ensure noise and/or vibration associated with the project are appropriately mitigated:

- Notify surrounding sensitive receptors prior to commencing particularly noisy or vibration inducing activities.
- Where practicable, select lower noise producing equipment or use lower noise generating alternatives.
- Regularly service equipment to ensure plant is running optimally.
- Plant and equipment to be fitted with noise control/attenuation devices as appropriate and maintained and operated in accordance with manufacturer's specifications.
- Revving of engines will be limited. All plant and vehicles will be turned off when not in use and if safe to do so.
- The use of audible alarms on mobile equipment will be limited, and two-way communication will be used.
- Undertake activities that may lead to noise or vibration effects, during reasonable and practical hours.

7.4 Monitoring

All earthworks activity will be closely monitored by the operator to ensure that noise and vibration remains within the required limits. If monitoring finds the activity cannot comply with performance criteria, an Acoustic Specialist may need to be engaged to assess the project and provide appropriate mitigation measures and monitoring. Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include an assessment of the site to determine the effectiveness of noise and vibration management controls.

7.5 Contingency Measures

The following contingency measures in **Table 12** shall be adopted if required.

Table 12: *Noise and vibration contingency measures*

Issue	Contingency Measure
Noise and/or vibration complaint received	Manage the complaint in accordance with the Environmental Complaints procedure in **Section 3.6.**
Exceedance of performance requirement criteria	The Environmental Consultant (SQEP), in consultation with the Environmental Representative, will investigate and implement actions to reduce noise and/or vibration levels to below criteria levels.
Ongoing noise and/or vibration issues	Where noise or vibration emissions consistently exceed the performance criteria despite the site staff's best efforts, an Acoustic Specialist will be engaged to assist.
Abatement notice issued by Council	Contact the Environmental Consultant (SQEP) immediately to advise on methods to meeting abatement notice requirements within the time stated by the abatement notice.

7.6 Noise and Vibration Incident

A noise or vibration incident is considered to have occurred when a justified complaint is received and on investigation is found to exceed the performance criteria. The environmental incident procedures outlined in Section 3.4 shall commence.

8.0 CULTURAL HERITAGE MANAGEMENT

The loss or damage of cultural heritage items could be caused by construction activities. The damage or loss of artefacts can lead to the loss of culturally or historically significant items and information.

Examples of cultural heritage items include:

- Koiwi tangata (human skeletal remains).
- Waahi taoka (resources of importance).
- Waahi tapu (places or features of special significance).
- Māori artefact material.
- A feature or archaeological material predating 1900.
- Unidentified archaeological or heritage site.

8.1 Location of Known Cultural Heritage Significance

A search of CODC's database indicates there are no known items of cultural or heritage significance on the site.

8.2 Performance Criteria

- The protection of cultural heritage artefacts and places in accordance with the *Heritage New Zealand Pouhere Taonga Act, 2014*.
- Strict adherence to Heritage New Zealand's *Archaeological Discovery Protocol* (attached as Appendix 10) in the case of unexpected finds.

8.3 Management Measures

All works on this project will be undertaken in accordance with the obligations of the *Heritage New Zealand Pouhere Taonga Act*, 2014.

8.4 Monitoring

Weekly inspections shall include a visual assessment of the site to ensure that no new significant artefacts have been encountered. However, operators must remain vigilant for such encounters as they occur.

8.5 Accidental Finds

If any unknown artefacts are uncovered, the project will work to Heritage New Zealand's *Archaeological Discovery Protocol* (attached as Appendix 10).

9.0 VEGETATION MANAGEMENT

The site has recently achieved a plan change, rezoning a portion of the land. Parts of the site are rezoned for rural residential lifestyle sub-division works with other areas remaining as production land (horticultural use). Existing purposes include various livestock (sheep, cattle and deer) and orchards. Much of the current pastoral land present was at some stage planted with fruiting trees including pears, apples and stone fruit.

9.1 Sensitive Receptors

There are no identified sensitive receptors in respect of vegetation.

9.2 Performance Criteria

- Ensure related Council requirements related to vegetation clearance are known and adhered to before removal of any vegetation.
- Avoid the clearance of indigenous or protected vegetation where possible during excavation works. Existing productive land and associated trees to be protected as required by consent.
- Avoid the spread of noxious weeds onsite or to other sites.

9.3 Management Measures

The following measures will be deployed to manage vegetation:

- Demarcate protected vegetation areas as no go zones.
- Treating weeds prior to disturbance of the natural surface.
- Maintain existing indigenous and or any protected vegetation.
- Weed free topsoil will be retained for reuse in site rehabilitation.

9.4 Monitoring

Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include a visual assessment of the site to determine the effectiveness of vegetation management controls.

9.5 Vegetation Incident

A vegetation incident is considered to have occurred where:

- Protected vegetation is damaged or removed.
- A no-go zone is breached.

The environmental incident procedures outlined at Section 3.5 shall commence.

10.0 CHEMICALS AND FUELS MANAGEMENT

Hazardous substances can endanger both human health and the environment. Used incorrectly they can cause catastrophic accidents, such as fires and explosions, and serious harm to people who are exposed to them.

10.1 Sensitive Receptors

Key sensitive environmental receptors include staff members working on the site, the Unnamed Creek and ground water.

10.2 Performance Criteria

Condition 17 of RM23.549.05 outlines performance criteria for the duration of all earthworks activities. This can be found in **Appendix 11**. In addition to this, the following criteria shall be met:

- Effectively identify and manage any sites where contaminants are found and ensure they do not contaminate beyond the location they are found (including offsite) or present a risk to human health.
- Undertake all earthworks activities in accordance with the recommendations made within the DSI and RAP by WSP Opus.
- The responsibility of undertaking works related to the Contaminants lies with the contractor/named environmental representative.

10.3 Management Measures

The following measures will be deployed to ensure chemicals and fuels associated with the project are appropriately managed.

- All hazardous substances to be stored, transported and used according to the safety data sheet requirements.
- Storage of chemicals and fuels shall be located as far as practicably possible from waterways and concentrated flows.
- Refuelling of vehicles and plant onsite will occur in the designated refuelling bay as shown in ESCP-021, **Appendix 1**.
- All concrete washing is to be undertaken in the designated concrete wash-out pit as per the design specifications in ESCP-021, **Appendix 1**.
- One 240 L Oil and Hydrocarbon spill kit will be located in close proximity to the location of liquid hazardous materials storage and refuelling areas.
- The volumes of the hazardous substances listed in **Table 13** will not be exceeded.

Table 13: *Maximum volumes of chemicals and fuels*

Chemicals and Fuels	Maximum Volume	Storage Location
Diesel	2,500 L	Fuel tank or Jerry cans in lockable container
Unleaded Fuel	200 L	Jerry cans in lockable container
Oil	100 L	Packaging in lockable container
Lubricant (WD40 or similar)	Six Cans	Packaging in lockable container

Chemicals and Fuels	Maximum Volume	Storage Location
Grease	5 L	Packaging in lockable container
Spot marking paint	2 L	Packaging in lockable container

10.4 Monitoring

Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include a visual assessment of the site to determine the effectiveness of chemicals and fuels management.

10.5 Contingency Measures

The following contingency measures in **Table 14** shall be adopted if required.

Table 14: *Chemicals and fuels contingency measures*

Issue	Contingency Measure
Spills response	• Stop works in proximity to the spill and assess the safety of all personnel. • Take immediate action to contain the spill to prevent discharge into stormwater drains or natural waterways. • Use spill kits to contain and treat the spill. • Notify Environmental Consultant to advise on next steps. • If necessary, notify the Regional Council spill response unit. • Remove contaminated material to a suitable contained location for remediation/disposal (require any necessary approvals/permits from ORC). • The spill kits shall be replaced by an approved supplier.
Inappropriate storage	• Upgrade facility. • Clean-up of storage area. • Notify and train staff.
Inappropriate handling/transport	• Notify and train staff through toolbox meetings on the appropriate handling and transport methods.
Inadequate spill kit materials	• Order more materials. • Investigate types of chemicals onsite and consult a supplier for advice on appropriate equipment. • Develop or revise spill material monitoring and ordering system.
Inappropriate disposal of chemicals or fuels	• Provide appropriate disposal facilities or service providers. • Notify and train staff.
Inaccurate or insufficient records	• Advise staff and update records. • Monitor through inspections.

10.6 Chemicals and Fuels Incident

A chemicals and fuels incident are considered to have occurred where:

- A spill more than five litres has occurred.
- A situation is discovered where a spill of more than five litres would likely have occurred before it happens where the management measures listed above have not been followed.

The environmental incident procedures outlined at Section 3.5 shall commence.

11.0 WASTE MANAGEMENT

Waste from construction activities can create a nuisance to the public, neighbouring properties, and adversely affect flora and fauna.

11.1 Sensitive Receptors

Key sensitive environmental receptors include staff members working on the site and neighbouring properties.

11.2 Performance Criteria

- Non-recyclable waste generation is minimised, and the site and surrounds are kept free from waste at all times.
- Wastes shall be stored safely and in an organised manner until recycling, reuse, or disposal.

11.3 Management Measures

The following measures will be deployed to ensure waste management associated with the project is appropriately mitigated:

- The Waste Management Hierarchy philosophy will be implemented, as illustrated in **Figure 4**.

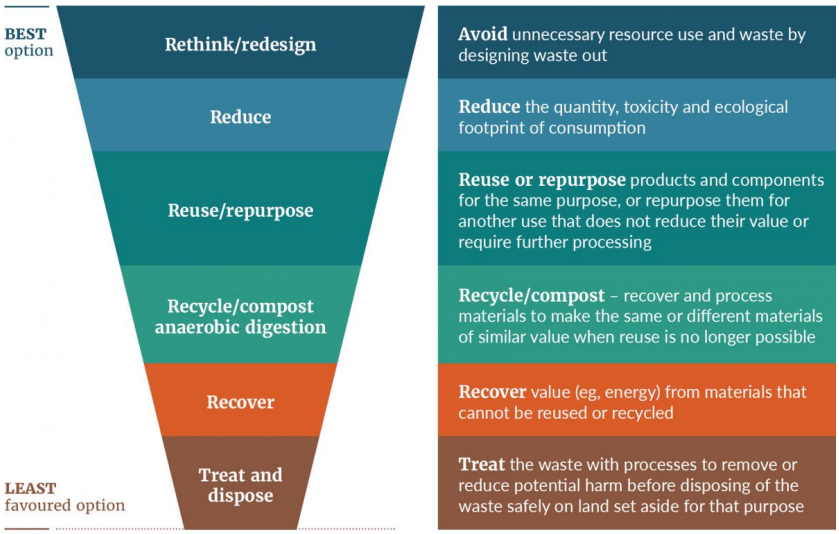


Figure 4: *The Waste Hierarchy (Source: Ministry for the Environment).*

- Measures will be implemented to ensure the site is maintained in a safe, clean and tidy state.
- Where possible, waste shall be segregated into labelled bins with lids: General, Hazardous and Recyclables.
- Wastes onsite shall be suitably contained and prevented from migrating offsite.

- The waste is to be contained so it doesn't contaminate soil, surface or ground water, create unpleasant odours or attract vermin.
- Any material dropped in or adjacent to open drains shall be recovered immediately after it occurs.
- Waste storage is not permitted in or near drainage paths.
- The burning of waste is strictly prohibited.
- No wastes shall be disposed of onsite.
- Wastes shall be removed from site regularly and at completion of works.

11.4 Monitoring

Site staff will be briefed on waste processes prior to works commencing and shall maintain continual vigilance for excess waste around the site and following appropriate disposal procedures. Weekly Environmental Inspections and Monthly SQEP Environmental Inspections shall include a visual assessment of the site to determine the effectiveness of waste management controls.

11.5 Contingency Measures

If waste items are accumulating or are stockpiled, the following contingency measures will be adopted:

- Arrange for collection by approved licensed contractor.
- Provide additional bins with lids if available.
- Remove waste offsite as soon as possible.

11.6 Waste Incident

A waste incident is considered to have occurred where:

- Waste from the site is found within a sensitive environment or where it may reasonably migrate to a sensitive environment,
- A complaint is received regarding inappropriate management of waste and on investigation is warranted.

The environmental incident procedures outlined at Section 3.5 shall commence.

12.0 CONTAMINATED SITE MANAGEMENT

A PSI was undertaken by WSP Opus in July 2018 and the investigation revealed that uses on the site include unlicensed landfilling, orchards and fuel storage. Anecdotal evidence indicates that the landfill operations are for offal pits as well as other miscellaneous waste materials. Spraying of orchards is an ongoing process with records kept of the pesticides used in recent years. The HAIL database held by ORC has since been updated and confirms the presence of contaminated land. These are described as HAIL activities relating to historical orchard use and the storage and disposal of potentially contaminating materials. The storage of fuel and chemical tanks was also identified.

A detailed site investigation (DSI) was undertaken in 2022, and remedial action plan (RAP) was prepared by WSP dated 23 August 2023. The site remediation plan, as prepared by WSP, is shown in **Figure 5**. Any works associated with the disturbance of contaminated land are to be undertaken in accordance with the RAP prepared by WSP.



Figure 5: *Site remediation plan (Source: Site DSI, WSP Opus, October 2022). Red: areas to be remediated; Yellow: areas suitable for Residential (10% produce) end use; Green: landfill area. Dashed lines indicate the extent of the area is unclear. Overlain blue line indicates unnamed watercourse.*

12.1 Sensitive Receptors

Sensitive receptors include overland flow paths and existing surrounding residential dwellings.

12.2 Performance Criteria

- Effectively identify and manage any sites where contaminants are found and ensure they do not contaminate beyond the location they are found (including offsite) or present a risk to human health.
- Effectively identify and manage any sites where contaminants are found and ensure they do not contaminate beyond the location they are found (including offsite) or present a risk to human health.
- Undertake all earthworks activities in accordance with the recommendations made within the CSMP and RAP by WSP Opus.
- The responsibility of undertaking works related to the Contaminants lies with the contractor/named environmental representative.

12.3 Management Measures

Any works associated with the disturbance of contaminated land are to be undertaken in accordance with the CSMP and RAP prepared by WSP. In addition, the following measures will be deployed to ensure contaminated soil associated with the project is appropriately mitigated:

- If any evidence of contamination be noticed in the field, the personnel noting the contamination shall immediately notify the Environmental Consultants.
- Any known contaminated soil to be removed must be undertaken wearing appropriate PPE.
- All imported fill material from off-site sources will be procured from a project approved quarry/source. Records of quantity and location shall be managed by the Project Engineer.
- Many of the controls required to manage potential for effects associated with low level contaminated soil is based on best practice erosion and sediment control and dust management techniques. These are outlined in **Section 4.3** (erosion and sediment controls) and **Section 6.4** (dust controls). Both sections cover management of stockpiles.
- All surplus fill material requiring removal shall meet the Ministry for Environment definition of clean fill, as specified in Section 2.2 of the report "A Guide to the Management of Cleanfills", prepared by *Beca Carter Hollings & Ferner Ltd for the Ministry for the Environment and dated January 2002*.
- If materials have been approved to be removed from site, materials will be transported to the approved disposal location.
- Trucks removing or transporting any soil from the site will be covered or sealed to prevent dust, leakage or loss of materials during transport.

12.4 Monitoring

Unless any higher-level contamination is accidentally found during earthworks, no specific monitoring of soil, groundwater or water quality will occur (other than what is detailed in the water quality criteria outlined at **Section 5**). If material is found it is expected that monitoring may be required but this shall be at the direction of the soil contamination expert.

12.5 Contingency Measures

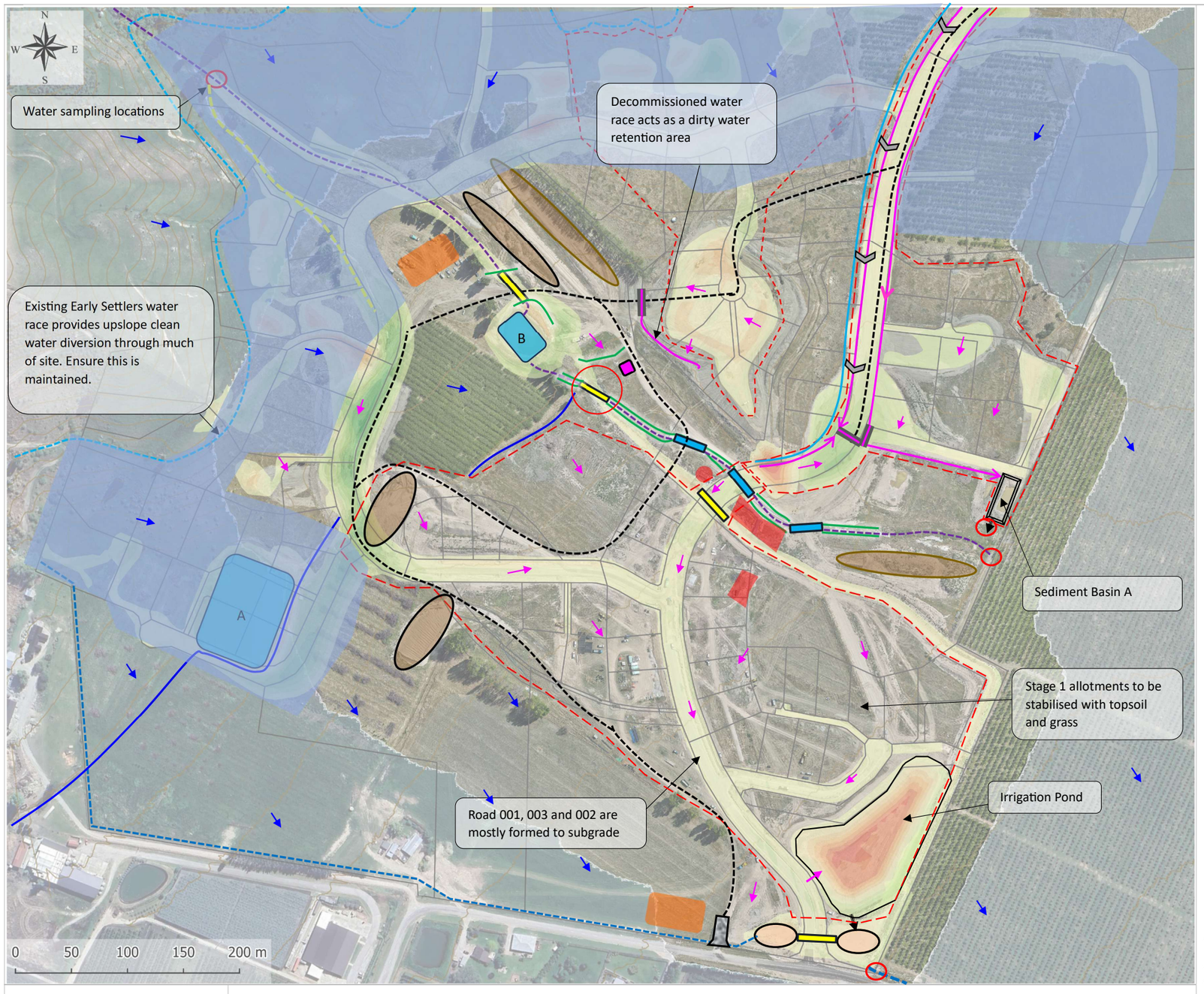
It is not expected that contaminated material will be encountered, however this cannot be ruled out. If a potential contaminated site is identified (e.g., by landfilled waste, odour) during construction works, the following contingency measures will be undertaken:

- Immediately notify the Project Manager.
- Prevent spread of contamination by installation of silt fencing, covering material with plastic or geofabric material. This will be done wearing appropriate PPE as outlined in the Health and Safety Management Plan.
- Engage the Environmental Consultant who will advise on the engagement of a Contaminated Soil expert.
- EMP to be amended to manage any new contaminated soil encountered in coordination with the contaminated soil expert (if engaged).

12.6 Contamination Incident

An environmental incident is considered to have occurred where inspection finds that excavation or other work continues within contaminated soil without report or remedial action. The environmental incident procedures outlined in **Section 3.5** shall be followed.

APPENDIX 1 Erosion and Sediment Control Plan Drawing



Legend

	Stabilised access
	Temporary haul road
	Clean water overland flow
	Dirty water overland flow
	Dirty water diversion channel
	Clean water diversion bund
	Existing water race
	Existing Early Settlers water race
	Unnamed Waterbody
	Temporary Diversion (Contingency). **Must first obtain consent before using.**
	Sub catchment boundaries
	Trafficable swale
	Existing culvert
	Culvert
	Laydown area
	Topsoil Stockpile
	Cleanfill Stockpile
	Standard silt fence
	Existing Irrigation ponds
	Sediment Basin
	Stormwater soakage basins
	Areas to be remediated as per the RAP
	Future Stage 2 Earthworks

Notes

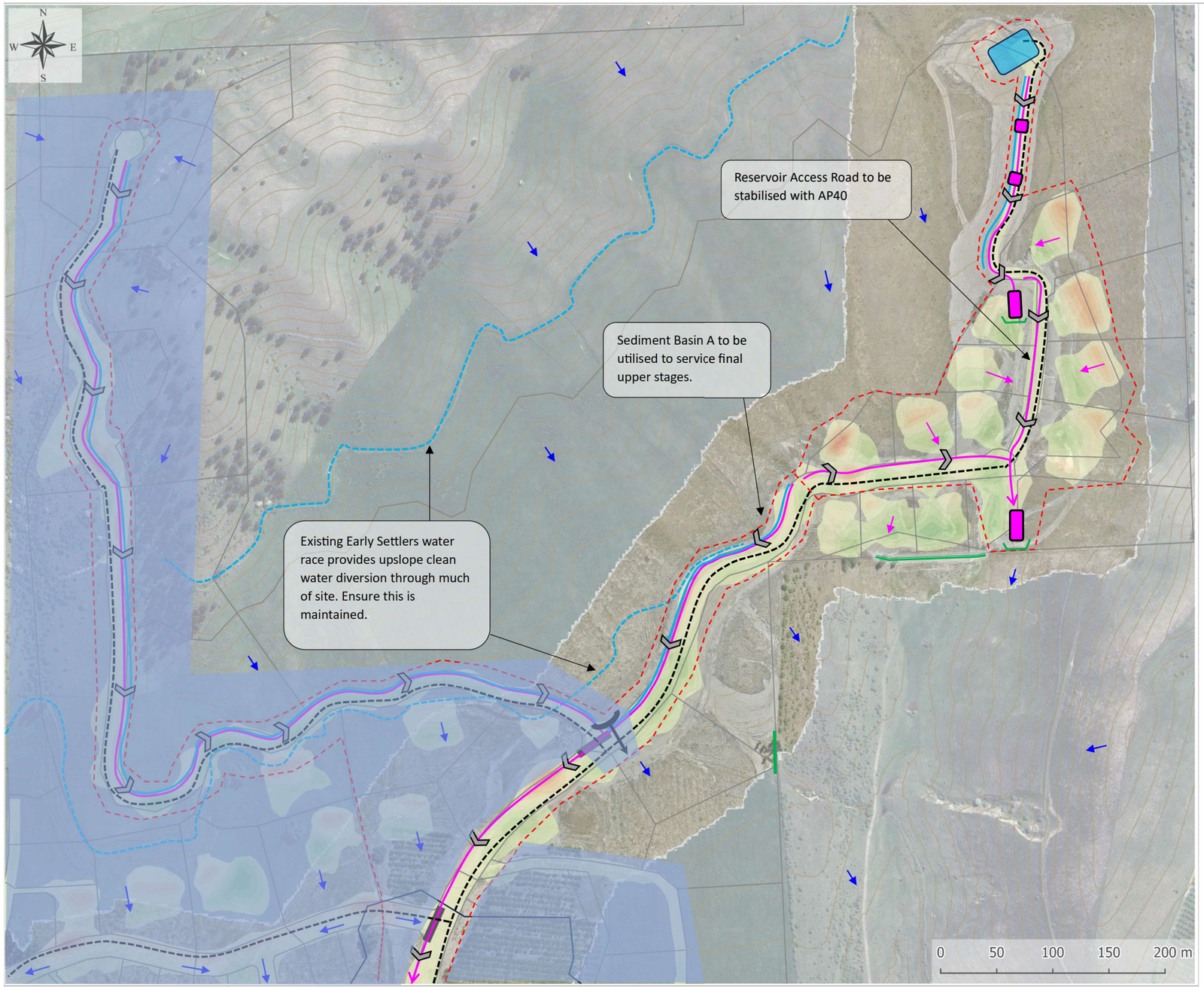
- This plan is to be read in conjunction with the Environmental Management Plan document prepared by Enviroscope.
- Check dam spacing indicative only. Refer to ESCP-008 for guidance.
- All locations of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
- ESC devices to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and manufacturer's instructions where relevant.
- All devices are to be inspected daily and pre and post-rain event to ensure they are fully functional.
- CRS: NZTM, Scale 1:3,500, contours, earthworks plans and drone imagery provided by Clark McFortune

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Project: Shannon Farm – Earthworks (Stage 1A)

Description: Erosion and Sediment Control Plan Drawing

Drawn	Approved	Date	Drawing No.	Revision
LC	TG	9/04/2025	ESCP - 001	I



Legend

	Temporary haul road
	Clean water overland flow
	Dirty water diversion channel
	Clean water diversion bund
	Existing water race (clean water)
	Pipe drop
	Water reservoir
	Check dams
	Trafficable swale
	Sub catchment boundaries
	Super silt fence
	Sediment sump
	Drop-out pit
	Standard silt fence
	Future Stage 2 Earthworks

Notes

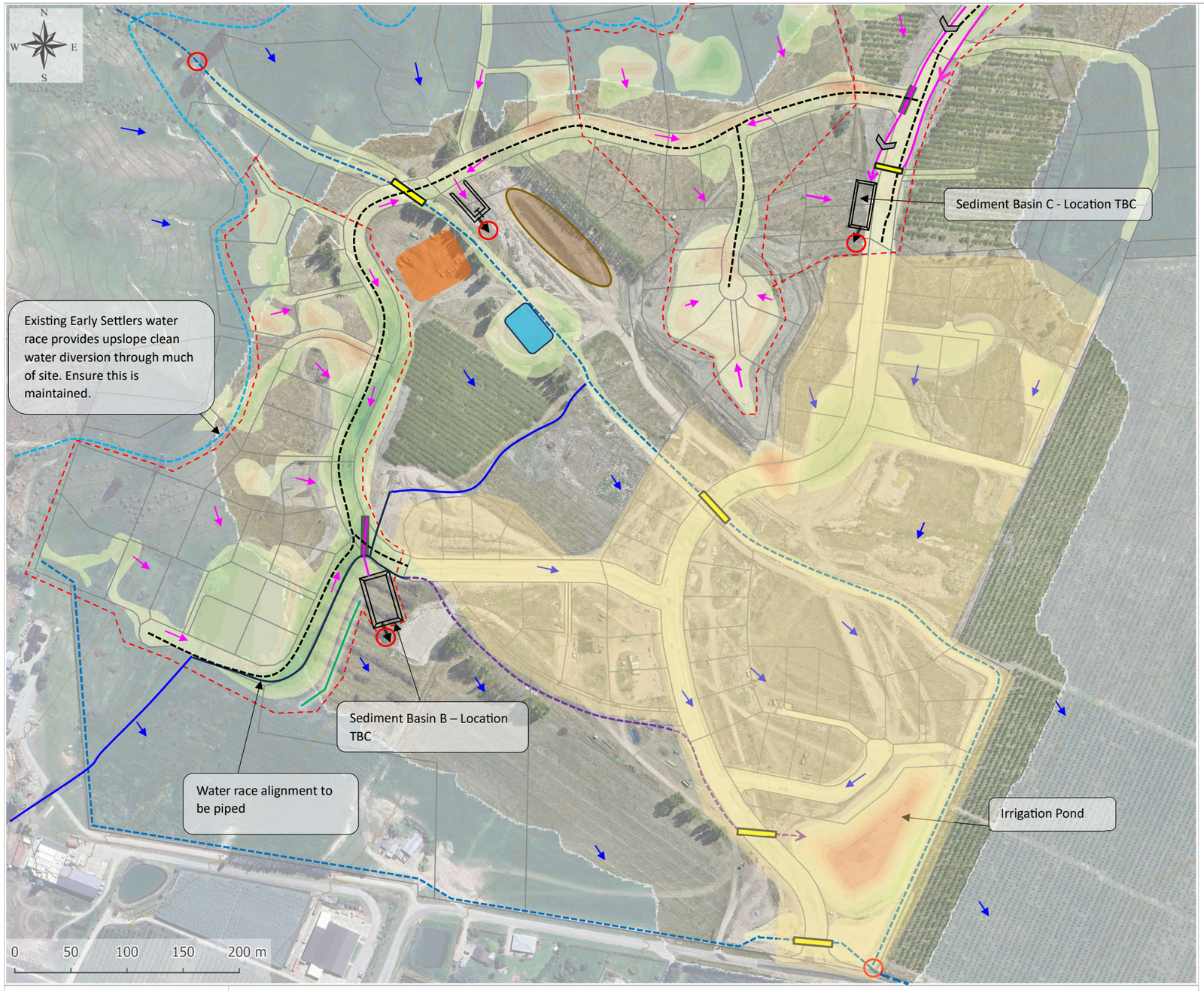
- This plan is to be read in conjunction with the Environmental Management Plan document prepared by Enviroscope.
- Check dam spacing indicative only. Refer to ESCP-008 for guidance.
- All locations of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
- ESC devices to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and manufacturer's instructions where relevant.
- All devices are to be inspected daily and pre and post-rain event to ensure they are fully functional.
- CRS: NZTM, Scale 1:3,500, contours provided by Clark McFortune

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Project: Shannon Farm – Earthworks (Stage 1B)

Description: Erosion and Sediment Control Plan Drawing

Drawn	Approved	Date	Drawing No.	Revision
LC	TG	9/04/2025	ESCP - 002	I



Legend

	Temporary haul road
	Clean water overland flow
	Dirty water overland flow
	Dirty water diversion channel
	Existing Early Settlers water race (clean water)
	Consented Unnamed Watercourse Diversion
	Existing water race
	Piped water race
	Proposed channel
	Trafficable swale
	Culvert
	Sub catchment boundaries
	Stockpiles
	Contingency check dams
	Standard silt fence
	Laydown area
	Stormwater Attenuation Pond
	Decanting Earth Bund
	Sediment Basin
	Emergency spillway direction
	Completed Stage 1 Earthworks

Notes

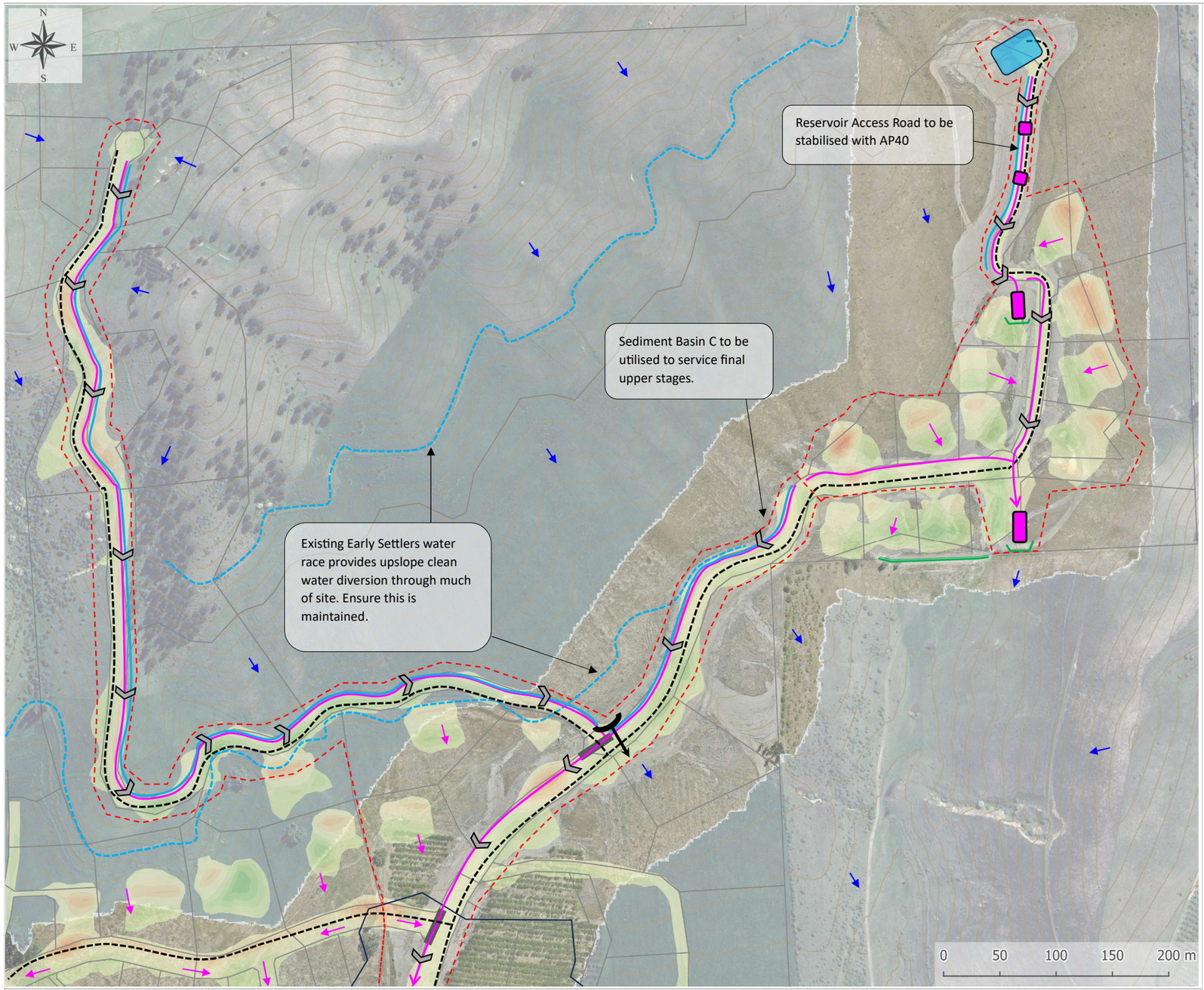
- This plan is to be read in conjunction with the Environmental Management Plan document prepared by Enviroscope.
- Check dam spacing indicative only. Refer to ESCP-008 for guidance.
- All locations of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
- ESC devices to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and manufacturer's instructions where relevant.
- All devices are to be inspected daily and pre and post-rain event to ensure they are fully functional.
- CRS: NZTM, Scale 1:3,500, contours provided by Clark McFortune

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Project: Shannon Farm – Earthworks (Stage 2A)

Description: Erosion and Sediment Control Plan Drawing

Drawn	Approved	Date	Drawing No.	Revision
LC	TG	20/03/2025	ESCP - 003	I



Legend

	Temporary haul road
	Clean water overland flow
	Dirty water diversion channel
	Clean water diversion bund
	Existing water race (clean water)
	Pipe drop
	Water reservoir
	Contingency check dams
	Trafficable swale
	Sub catchment boundaries
	Super silt fence
	Sediment sump
	Standard silt fence

Notes

- This plan is to be read in conjunction with the Environmental Management Plan document prepared by Enviroscope.
- Check dam spacing indicative only. Refer to ESCP-008 for guidance.
- All locations of erosion and sediment control (ESC) devices are indicative and exact placement to be confirmed onsite.
- ESC devices to be installed and maintained in accordance with Auckland Council's 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) and manufacturer's instructions where relevant.
- All devices are to be inspected daily and pre and post-rain event to ensure they are fully functional.
- CRS: NZTM, Scale 1:3,500, contours provided by Clark McFortune

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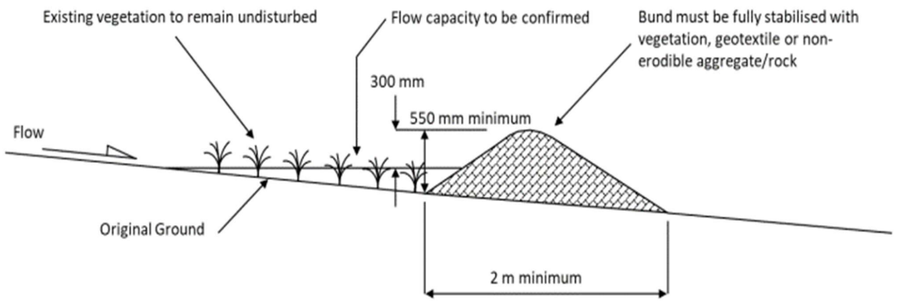
Project: Shannon Farm – Earthworks (Stage 2B)

Description: Erosion and Sediment Control Plan Drawing

Drawn	Approved	Date	Drawing No.	Revision
LC	TG	9/04/2025	ESCP - 004	I

‘CLEAN WATER’ DIVERSION CHANNEL

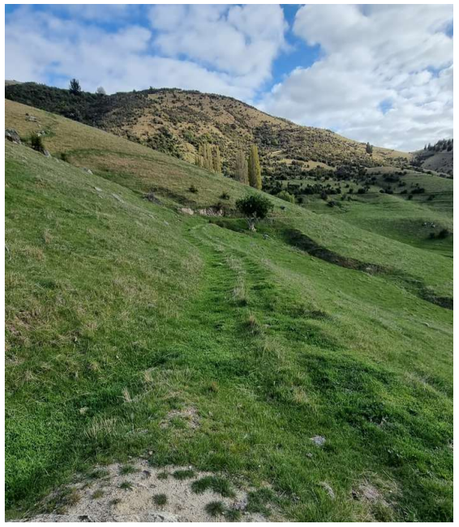
(Page 38-43 from GD05)

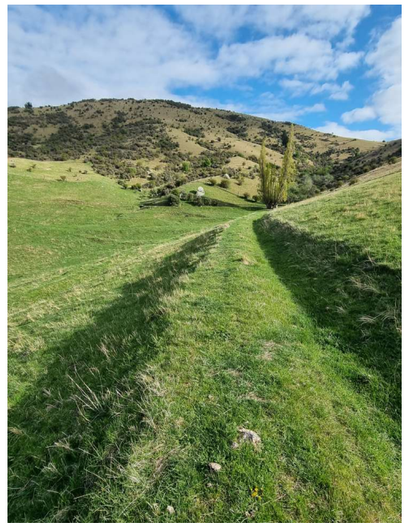




The standard GD05 design with a trapezoidal shape with a 100mm base width and a height of 550mm (250mm + 300mm freeboard) with 2:1 side slope.

EXISITNG WATER RACES (CLEAN WATER DIVERSIONS)







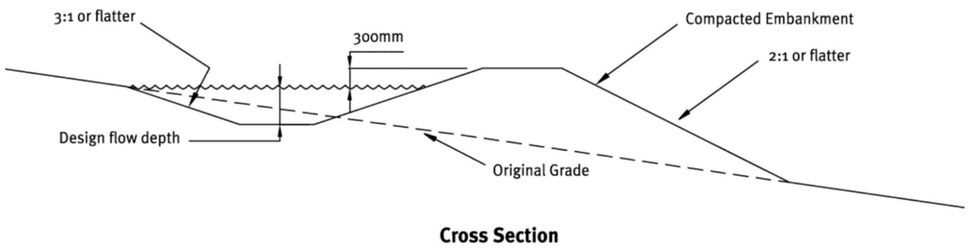
Example of stabilised existing water races on site. These will be utilised to capture upslope overland flows and divert around works areas. Where it’s not possible to utilise the existing water races, GD05 design clean water diversions should be installed.

enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 005	I

DIRTY WATER DIVERSION CHANNEL

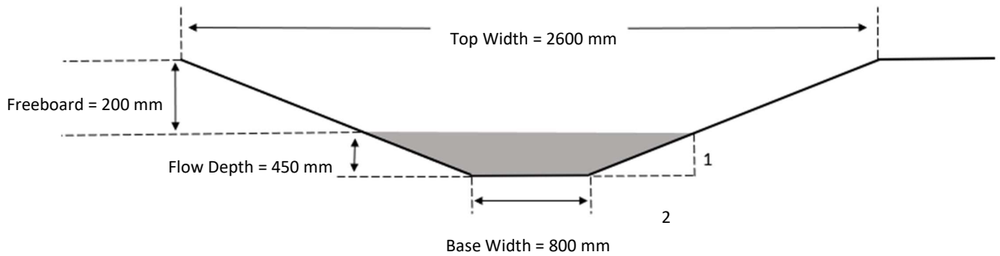
(Pages 43-46 from GD05)

Standard GD05 design channel



Cross Section

Worst Case Scenario – Designed Channel







- Standard GD05 design with a trapezoidal shape with 300mm freeboard) with 3:1 side slope.
- The DWDC's will be formed within the road alignment in many cases. A worst-case scenario DWDC has been designed for the project accommodating the largest exposed catchment area. **Appendix 2** provides design calculations.
- Check dams will be required.

enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 006	I

DROP-OUT PITS / SUMPS

Page 45 from GD05





- Drop out pits should be one metre deep by one-metre-wide cube.
- As a contingency measure, drop out pits can be increased in size and lined to prevent any scour of the pit.

STORMWATER INLET PROTECTION

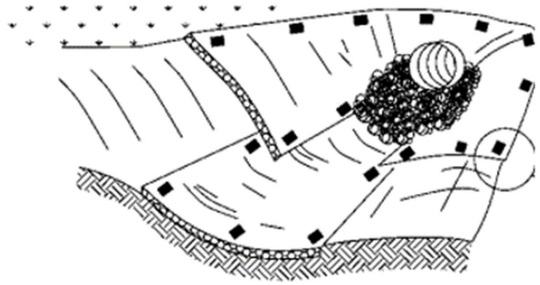
Image from Enviroscope



- Inlet protection should simply consist of geofabric material placed in the grate as a filtering device, as well as a silt sock placed upslope to capture coarse sediments.
- These should be monitored and cleaned out weekly and material should be replaced as soon as filtering capacity is lost.

TEMPORARY CULVERT

(TP90 – now GD05)



- The culvert should consist of a 300 mm PVC or farm-grade culvert to allow for heavy haul vehicles to traffic over.
- Geofabric and rock should be placed at the outlet to prevent scour from the higher velocity water exiting the culvert.

TRAFFICABLE SWALE



- Trafficable swales should be constructed by mounding and compacting soil diagonally across the road to direct water in the direction required.
- Vehicles should be able to cross trafficable swales often.
- Rock-lining may need to be added if the swale structure is continuing to degrade by trafficking.

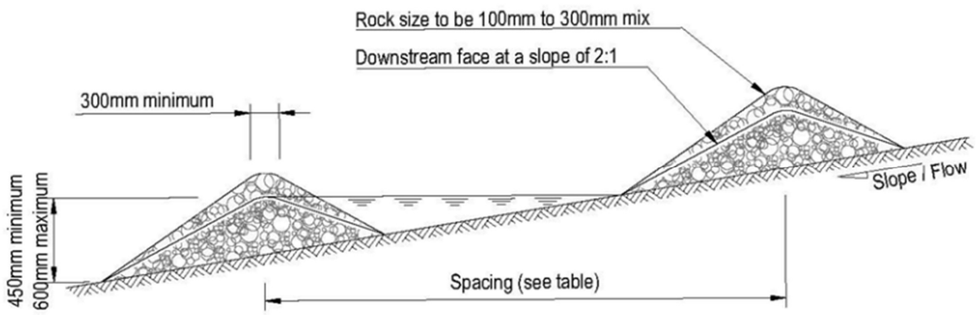
Project: Shannon Farm

Description: Erosion and Sediment Control Plan

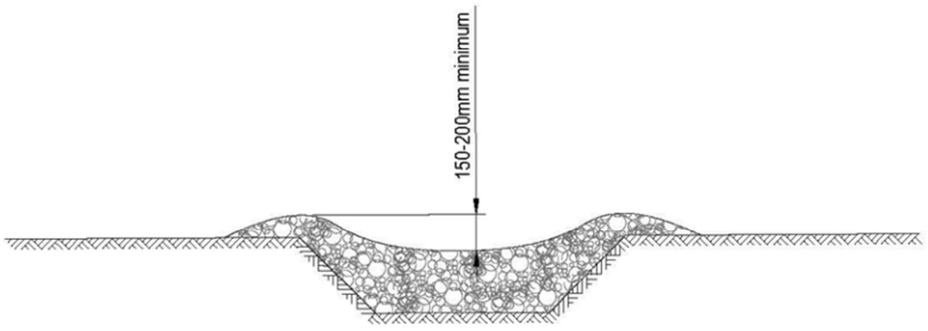
Drawn	Approved	Date	Drawing Number	Revision
LC	TG	9/04/2025	ESCP - 007	I

CHECK DAMS

(Page 50-54 from GD05)



Elevation



Cross-section

Slope of site (%)	Spacing (m) of dams with a 450 mm centre height	Spacing (m) of dams with a 600 mm centre height
Less than 2%	24	30
2- 4%	12	15
4- 7%	8	11
7- 10%	5	6
Greater than 10%	Unsuitable – use stabilised channel or specific engineered design	Unsuitable – use stabilised channel or specific engineered design





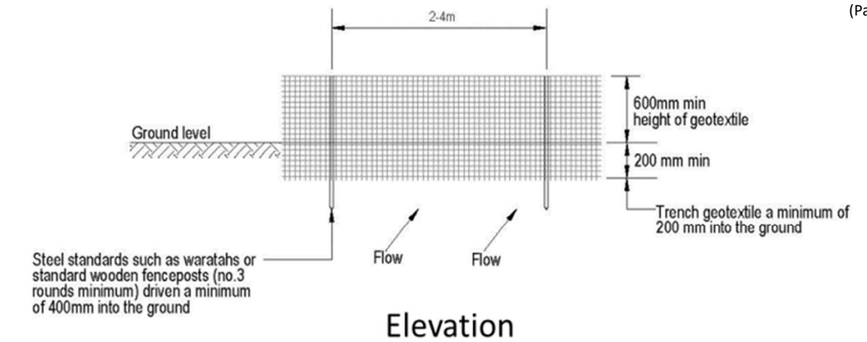
Project: Shannon Farm

Description: Erosion and Sediment Control Plan

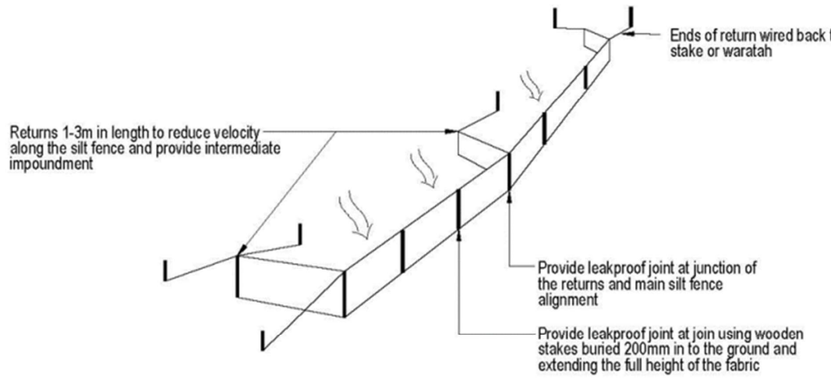
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LC	TG	9/04/2025	ESCP - 008	I

STANDARD SILT FENCE

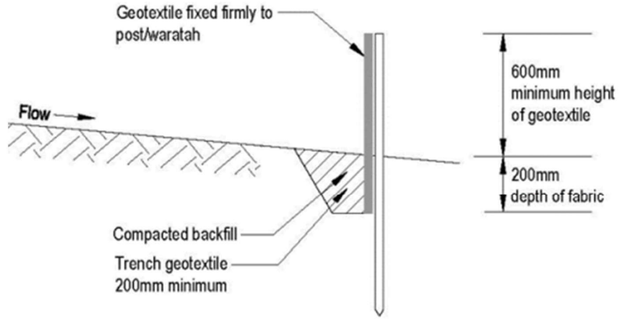
(Page 112-119 from GD05)



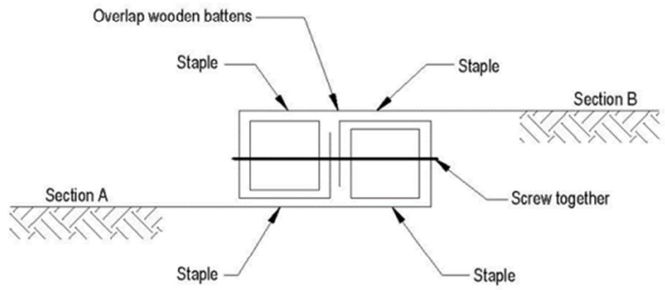
Elevation



Silt fence with returns and support wire



Cross-section



Standard fabric joint



A key component of silt fences working effectively is that they are 'keyed' into the ground to form a good seal at ground level to capture water and avoid undermining. Silt fences should be 600 mm above ground level and 200 mm below ground level. Supporting waratahs should be placed at 2-4 m intervals and returns should be formed at either end facing upslope to contain flows. It is also important that silt fences are installed along the contour of the slope to prevent ponding of water in a concentrated area of the fence.

Slope steepness (%)	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (maximum)
Less than 2%	Unlimited	N/A	Unlimited
2- 10%	40	60	300
10- 20%	30	50	230
20- 33%	20	40	150
33- 50%	15	30	75
Greater than 50%	6	20	40

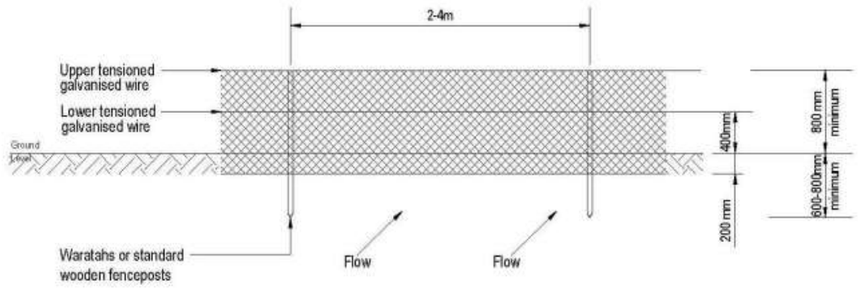
Project: Shannon Farm

Description: Erosion and Sediment Control Plan

Drawn	Approved	Date	Drawing Number	Revision
LC	TG	9/04/2025	ESCP - 009	I

SUPER SILT FENCE

(Page 120-125 from GD05)



Elevation



Cross - section

Slope steepness (%)	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (maximum)
0- 10%	Unlimited	60	Unlimited
10- 20%	60	50	450
20- 33%	30	40	300
33- 50%	30	30	150
Greater than 50%	15	20	75

The super silt fence should be 800 mm above ground level. The anchoring of the silt fence should ensure stability and the double layered geotextile should provide for drop-out prior to any water percolating through the upper portions of the fabric. It is imperative that the front face of the fence follows the contour as close as possible to ensure the designed holding capacity is achieved and to avoid creating pressure points on the fence.





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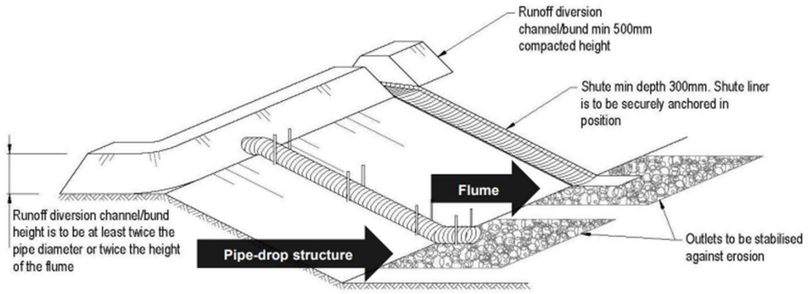
Project: Shannon Farm

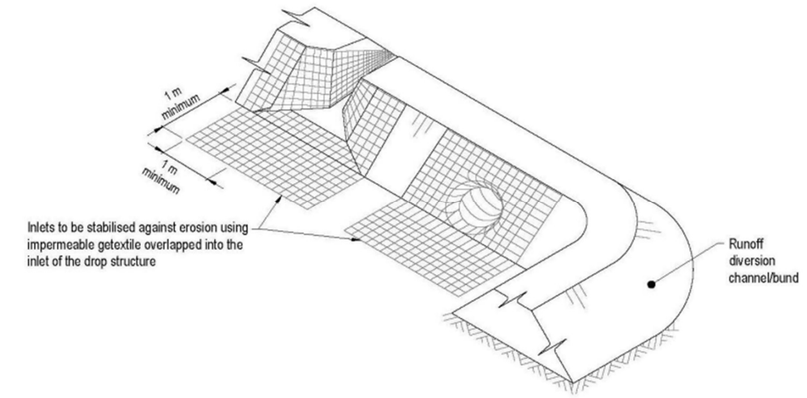
Description: Erosion and Sediment Control Plan

Drawn	Approved	Date	Drawing Number	Revision
LC	TG	9/04/2025	ESCP - 010	I

PIPE DROP AND FLUME STRUCTURE

Page 55-60 from GD05





Pipe diameter (mm)	Maximum catchment area (ha)
150	0.05
300	0.20
450	0.60
600	1.00
Specific design required	Greater than 1.00

Catchment slope (%)	Maximum catchment area (ha)
Greater than 18%	2.50
Less than 18%	5.00

The pipe drop structure should be two times to pipe diameter wide and two times the flume diameter high. It is also important that a one-metre-long stabilised area is constructed at the entry to the flume. The pipe should be placed on a gradient greater than 3:1 to allow for flows to effectively move through. The pipe should also be pinned every four metres to anchor it.

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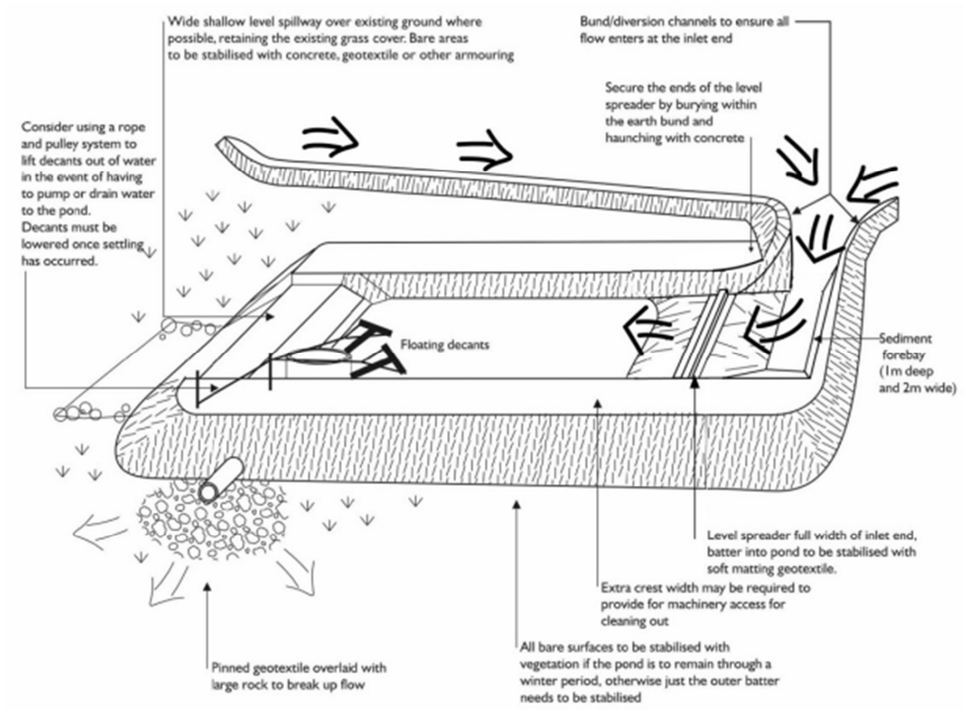
Project: Shannon Farm

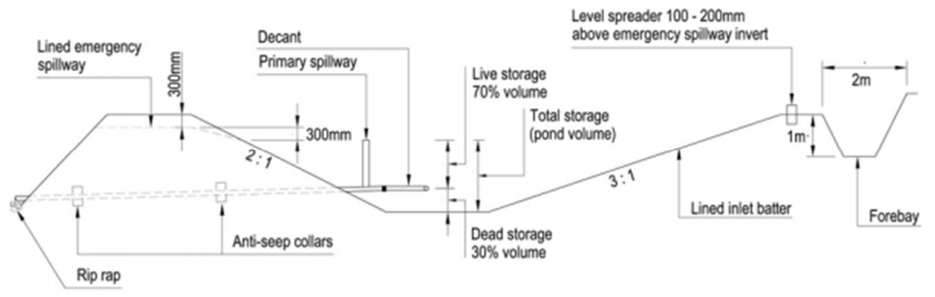
Description: Erosion and Sediment Control Plan

Drawn	Approved	Date	Drawing Number	Revision
LC	TG	9/04/2025	ESCP - 011	I

SEDIMENT RENTENTION POND

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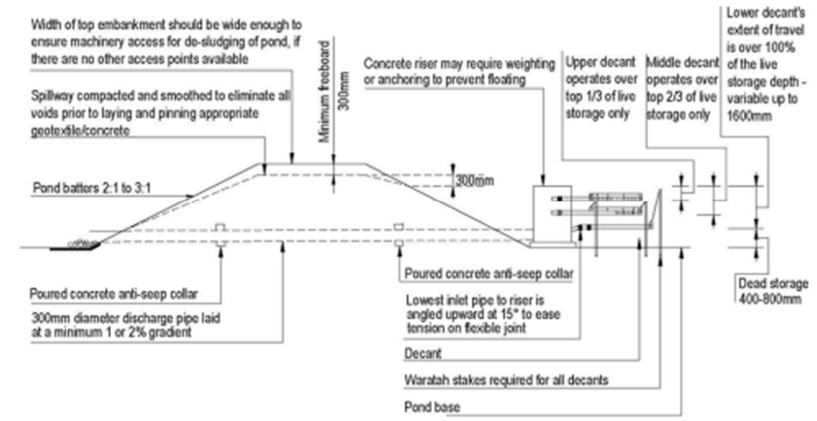




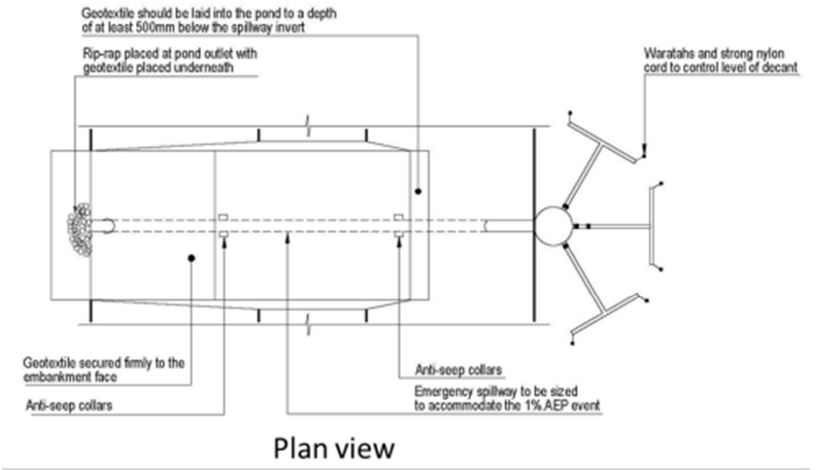
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	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
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SEDIMENT RENTENTION POND

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Cross-section

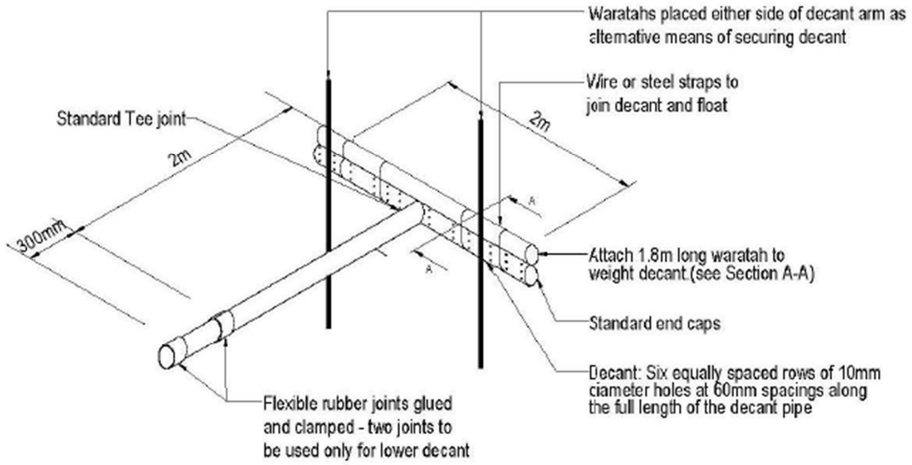


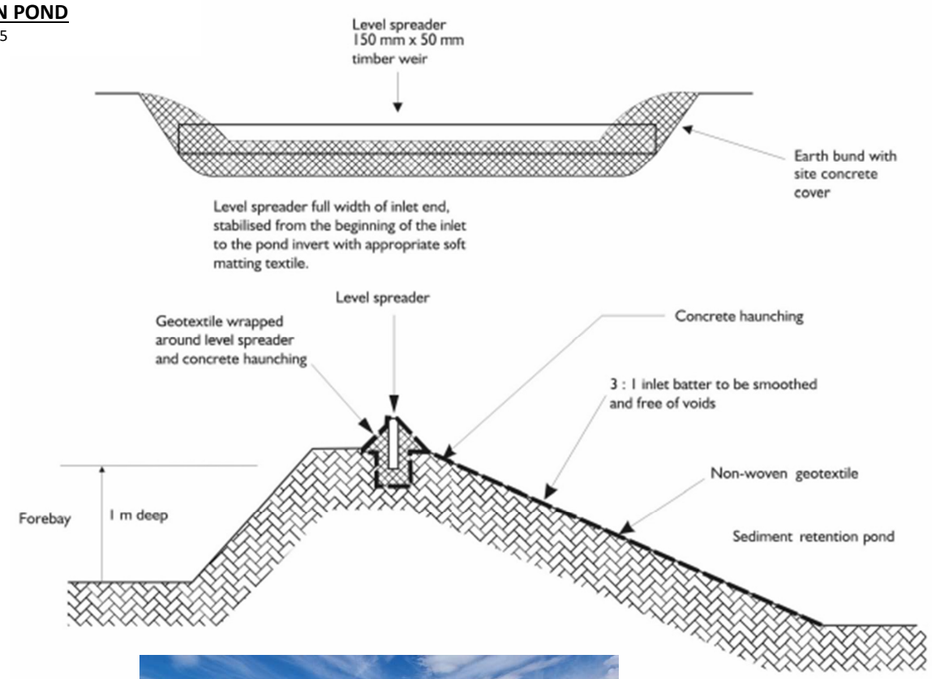
Plan view

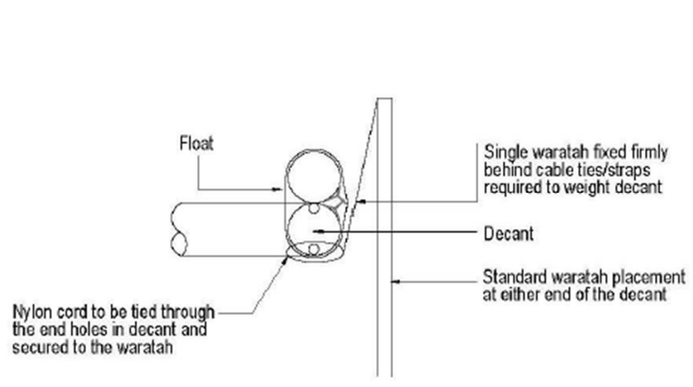
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	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 013	I

SEDIMENT RENTENTION POND

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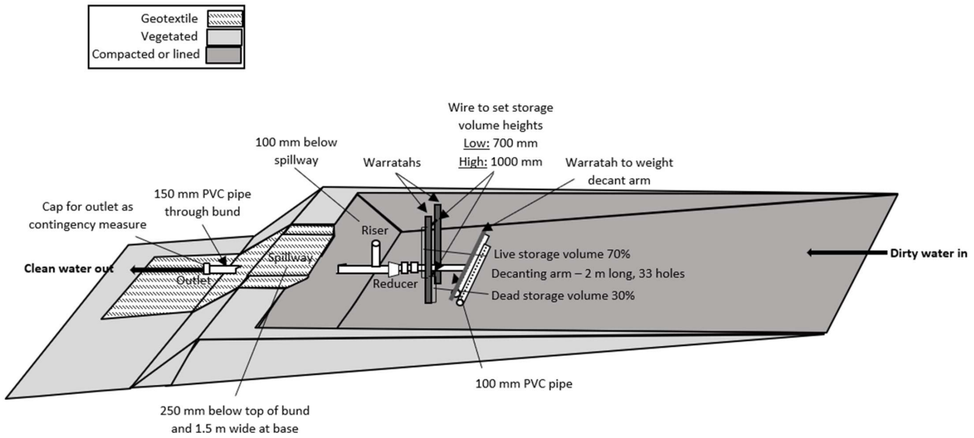


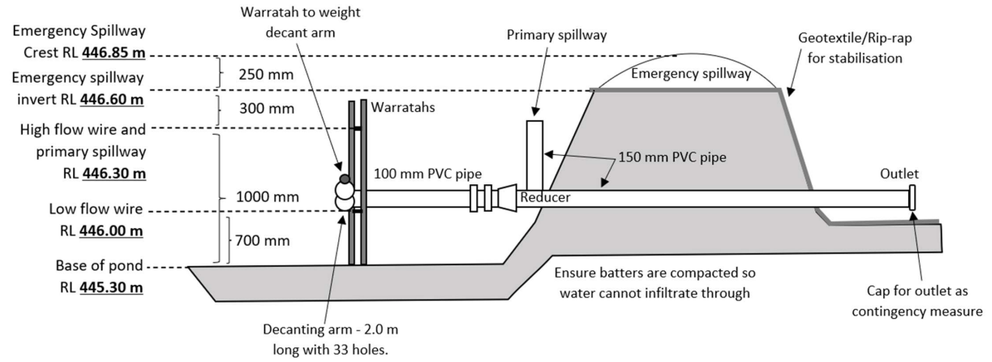


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	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 014	I

DECANTING EARTH BUND

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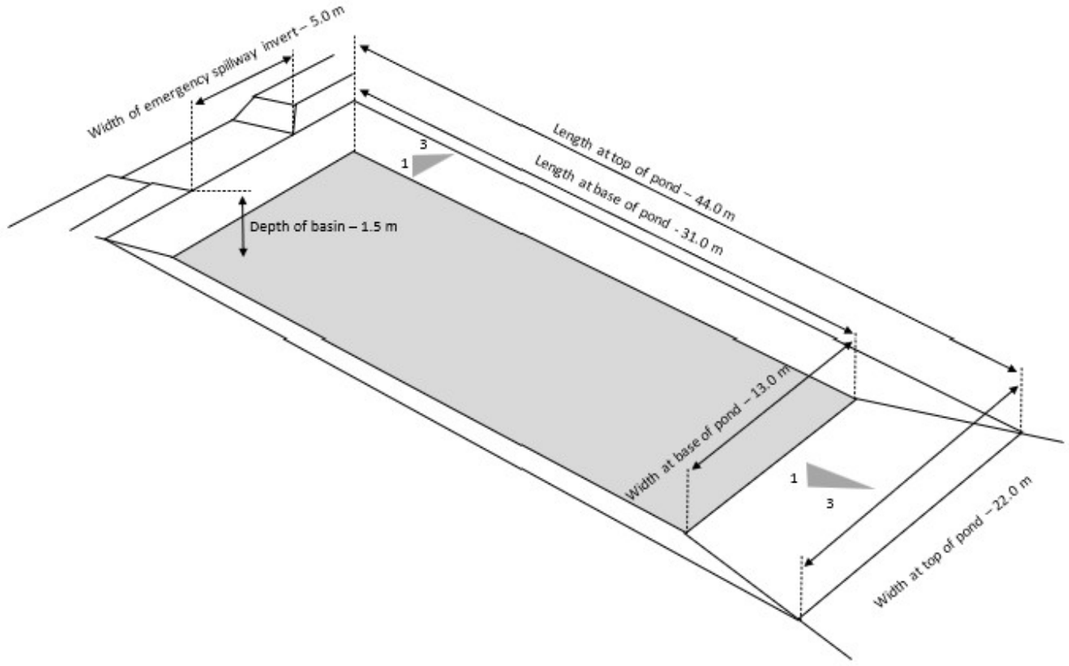




enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
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SEDIMENT BASIN A

Image from Enviroscope





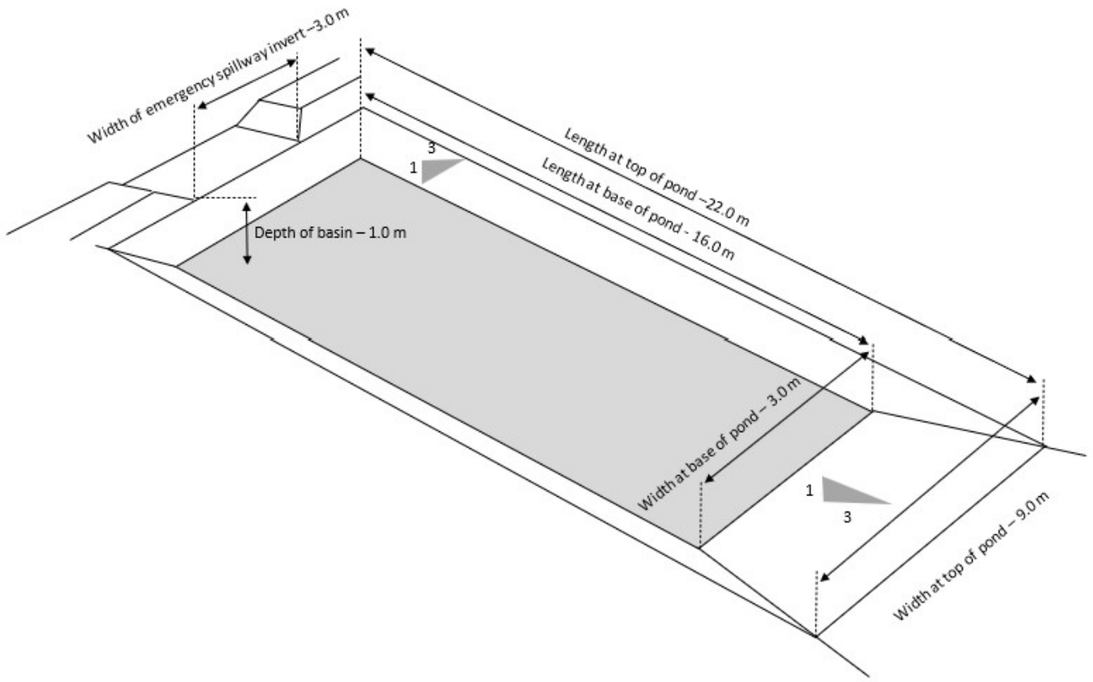


- Contributing catchment = 8.2 ha during Stage 1, and 12.6 ha during Stage 2.
- To be mucked out once 20% capacity reached.
- Sizing and calculations in **Appendix 2**.

enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 016	I

SEDIMENT BASIN B

Image from Enviroscope





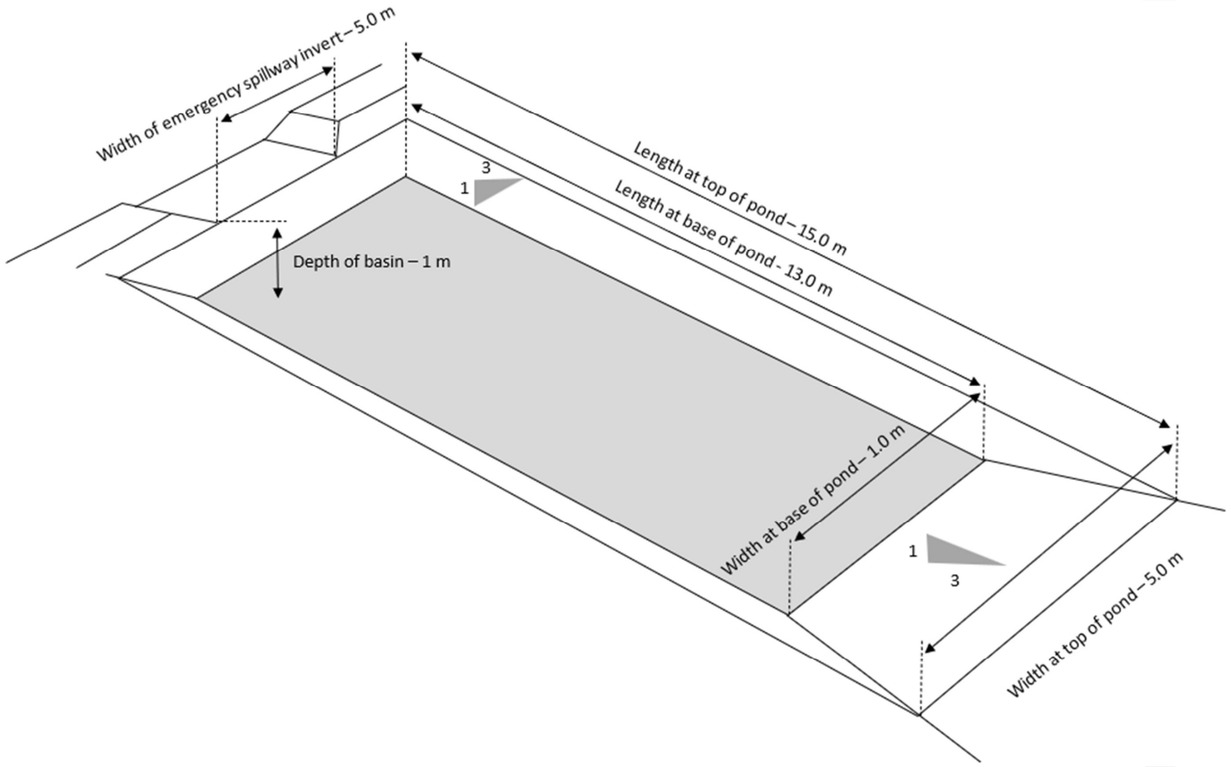


- To be cleaned out once 20% capacity reached.
- Sizing and calculations in **Appendix 2**.

enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 017	I

SEDIMENT BASIN C

Image from Enviroscope





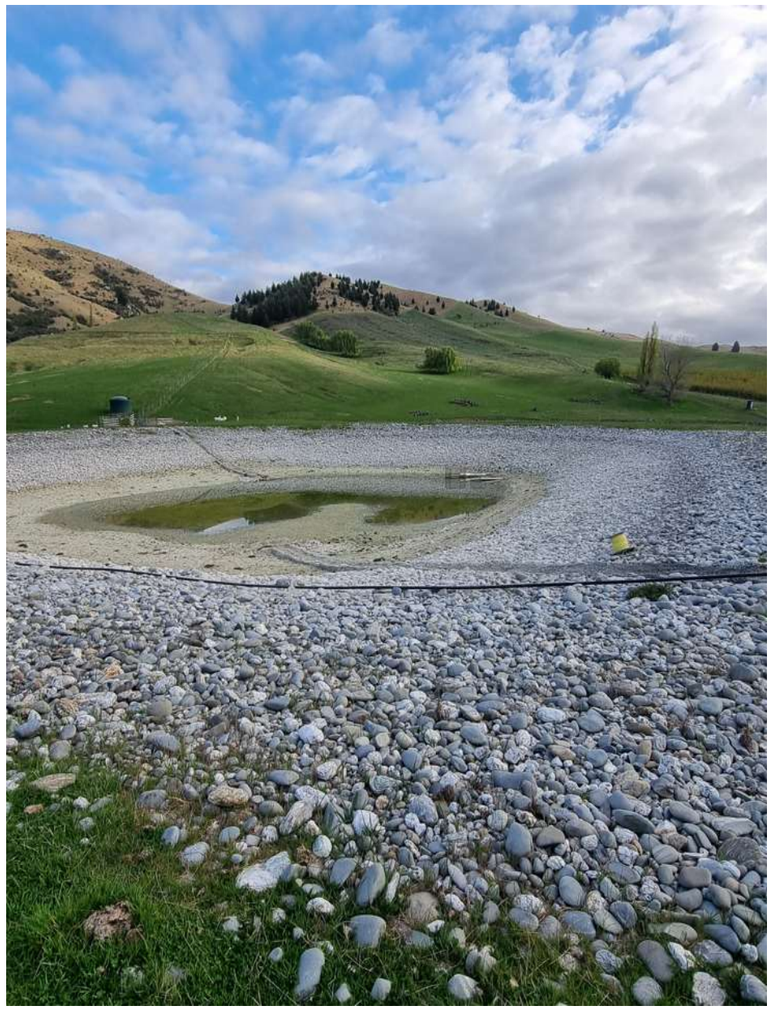


- To be cleaned out once 20% capacity reached.
- Sizing and calculations in **Appendix 2**.

enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 018	I

EXISTING IRRIGATION PONDS ON SITE

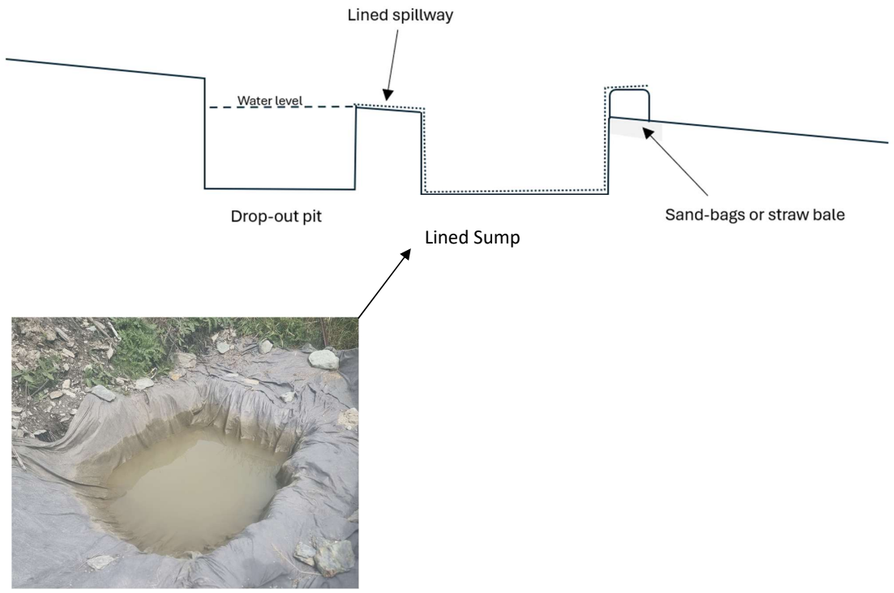
Image from Enviroscope





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SEDIMENT SUMP



- The sediment sump is to be formed to dimensions of 2.0 m W x 2.0 m L x 1.0 m D.
- Install a small section of PVC pipe to serve ensure discharge from the sediment sump is conveyed to the lined sump.
- Straw bales or sandbags are to be placed around the perimeter of the sump, excluding the upslope side.
- A spillway is to be constructed to convey any overtopping water from the upslope sediment sump to the lined basin. This spillway is to be lined with geofabric that is secured appropriately to avoid erosion and undercutting.
- Ensure geofabric lining is appropriately secured.
- To be mucked out once 20% capacity reached.

SILT SOCKS

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- It is important that the silt socks are secured flush with the ground to prevent sediment from undercutting the sock.
- Ensure silt socks are placed along the contour of a site.

Slope steepness (%)	Slope length (m) (maximum)	Spacing of returns (m)
Less than 2%	100	N/A
2- 10%	40	30
10- 20%	30	25
20- 33%	10	10
33- 50%	5	10
Greater than 50%	2	5

enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
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POLYMER

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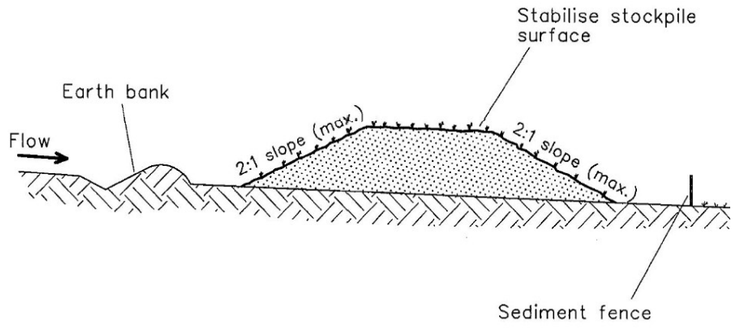
HAY MULCH

Image from Enviroscope



TEMPORARY STOCKPILES

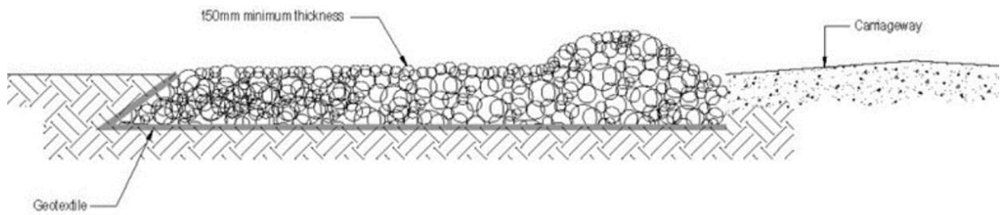
- Temporary stockpiles should be a maximum height of two metres to mitigate wind effects and to preserve the quality of the topsoil as future planting media for revegetation.
- If the stockpile is to be left insitu for a period of 12 weeks or more it shall be seeded with grass or erosion control matting to provide erosion and dust protection.
- A silt fence should be installed on the downslope of the stockpile.



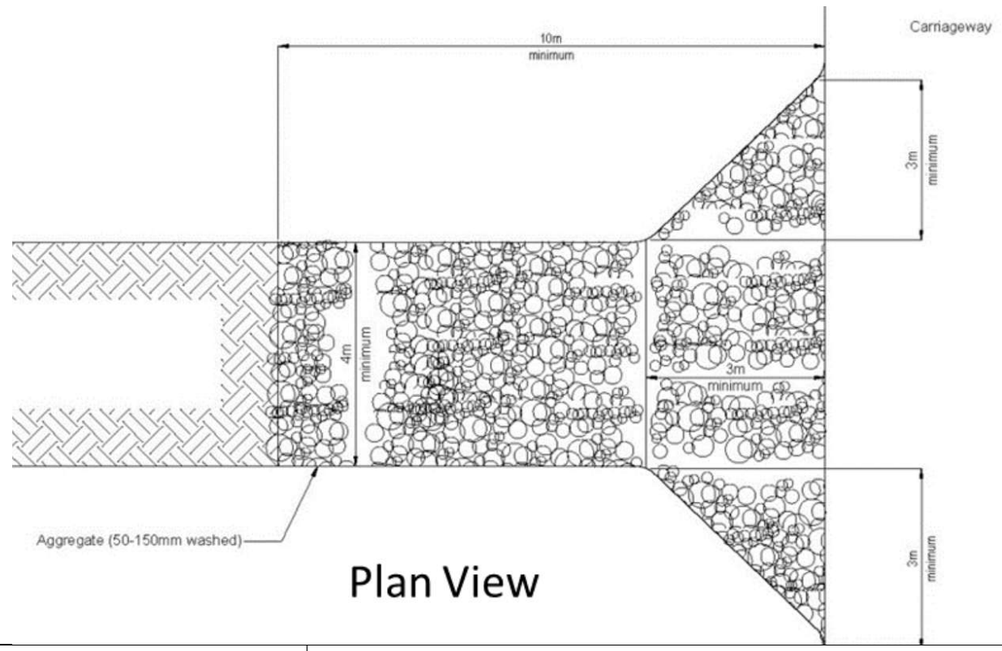
enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 021	I

STABALISED ACCESS

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Side Elevation



Plan View

Design Parameter	Specification
Aggregate size	50-150 mm washed aggregate
Minimum thickness	150 mm
Minimum length	10 m
Minimum width	4 m



enviroscope	**Project:** Shannon Farm **Description:** Erosion and Sediment Control Plan				
	Drawn	**Approved**	**Date**	**Drawing Number**	**Revision**
	LC	TG	9/04/2025	ESCP - 022	I

REFUELING BAY





- Locate the hardstand as far as practicably possible from waterways and concentrated flows.
- Ensure spill kit is located nearby.

SPILL KITS





- Spill kits will be located in the laydown area.

CONCRETE WASHOUT PIT



- The concrete wash out pit consists of a plastic-lined bunded pit constructed with fill or straw bales.
- After concrete washout any water shall be left to evaporate.
- Cured concrete is to be disposed of within the plastic sheet to a licensed facility.

WASTE





- Where possible, waste shall be segregated into labelled bins.
- Wastes on site will be suitably contained and prevented from escaping off site. This may include covering skip bins during high winds.
- Waste storage is not permitted in or near drainage paths.
- Wastes will be removed from site when bin is full.

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Project: Shannon Farm

Description: Erosion and Sediment Control Plan

Drawn	Approved	Date	Drawing Number	Revision
LC	TG	9/04/2025	ESCP - 023	I

APPENDIX 2 Calculations for Erosion and Sediment Controls

TEMPORARY DIVERSION CHANNEL CALCULATIONS - SHANNON FARM - REVISION F

Specifications	Value 1	Value 2	Value 3	Value 4	Value 5	Units	Reference/Notes
Site Details							
Contributing catchment					130	ha	Google Earth
Design rainfall event					0.50	AEP	1 in 2 year ARI
Time of Concentration							
Overland sheet flow path length (L)					2672	m	
Hortons roughness value (n)					0.4		Dense shrubbery
Slope of surface (S)					22.5	%	
Time of Concentration (Tc)					24.5	minutes	
Rounded Tc to align with HIRDS					30	minutes	
Rational Method: Q = (C*I*A)/360							
Area ground cover	Grass	Concrete	Forest	Shrubs	Bare soil		
Proportion of catchment	0.2	0	0	0.8	0		
Runoff coefficient (C)	0.3	1	0.25	0.4	0.8		
Rainfall intensity (I)	11.9	11.9	11.9	11.9	11.9	mm	NIWA HIRDS, 30 min (Tc), 0.5% AEP
Catchment Area (A)	26.00	0.00	0.00	104.00	0.00	ha	
Qp (Peak runoff flow)	0.2578	0.0000	0.0000	1.3751	0.0000	m3/s	Rational Method: Q = CIA
Total Qp (Peak runoff flow)					1.6329		
Channel Design							Manning's Formula Uniform Trapezoidal Channel Flow
Bottom Width					500	mm	
Batter ratio= 1 to					2	ratio	
Manning's roughness coefficient of channel (n)					0.025		Gravelly earth channel
Channel slope					8	%	Slope=rise/run
Flow depth					400	mm	
Channel depth					600	mm	200mm freeboard selected rather than 300mm as per GD05 to reflect the significantly less intensive rain in Central Otago (approx 50% as intense as Auckland)
Flow (Q)					2.1904	m3/s	
Buffer					34	%	
Top width					2900	mm	
Additional Controls							
Drop out pit					No		
Check dams					No		
Geofabric lining					Yes		

DIRTY WATER DIVERSION CHANNEL CALCULATIONS - SHANNON FARM - REVISION F

enviroscope

Specifications	Value 1	Value 2	Value 3	Value 4	Value 5	Units	Reference/Notes
Site Details							
Contributing catchment					3	ha	QLDC GIS, worst case serario
Design rainfall event					0.05	AEP	5% AEP as required by GD05
Time of Concentration							
Overland sheet flow path length (L)					400	m	Survey Plan
Hortons roughness value (n)					0.12		Exposed sub grade, worse case scenario
Slope of surface (S)					6.0	%	
Time of Concentration (Tc)					11.5	minutes	
Rounded Tc to align with HIRDS					10	minutes	10 minute minimum required if Tc <10
Rational Method: Q = (C*I*A)/360							
Area ground cover	Grass	Aggregate	Forest	Shrubs	Subsoil		
Proportion of catchment	0.4	0.2	0	0	0.4		
Runoff coefficient (C)	0.3	0.8	0.25	0.5	0.8		Manning's Roughness Coefficient (n)
Rainfall intensity (I)	45	45	45	45	45	mm	NIWA HIRDS, 10 min (Tc), 5% AEP
Catchment Area (A)	1.20	0.60	0.00	0.00	1.20	ha	
Qp (Peak runoff flow)	0.0450	0.0600	0.0000	0.0000	0.1200	m3/s	Rational Method: Q = CIA
Total Qp (Peak runoff flow)					0.2250		
Channel Design							Manning's Formula Uniform Trapezoidal Channel Flow
Bottom Width					800	mm	
Batter ratio= 1 to					2	ratio	
Manning's roughness coefficient of channel (n)					0.025		Gravelly earth channel
Channel slope					5	%	Slope=rise/run
Flow depth					450	mm	
Channel depth					650	mm	200mm freeboard selected rather than 300mm as per GD05 to reflect the significantly less intensive rain in Central Otago (approx 50% as intense as Auckland)
Flow (Q)					0.2872	m3/s	
Buffer					28	%	
Top width					2600	mm	
Additional Controls							
Drop out pit					Yes		
Check dams					Yes		
Geofabric lining					No		

SEDIMENT BASIN A CALCULATIONS - SHANNON FARM - REVISION H

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Specification	Value	Value2	Value3	Value4	Value5	Units	Source / Notes / Reference
Site details							
Contributing catchment					8.00	ha	GIS
Project duration					3.0	years	
Design Storm Event					24-hr, 5% AEP		
Sizing Storage Requirements							Section 6.7 of NZTA ESC Guidelines, Peak runoff (Rational Method Q = 0.00278CiA)
Area groundcover	Shrubs	Grass	Subsoil	Topsoil	Forest		
Proportion of sub catchment	0.05	0.20	0.80	0.30	0.02	Proportion	
C (Runoff Coefficient)	0.30	0.55	0.40	0.30	0.15		Sloping grassed areas: 0.55; Sloping silt subsoils = 0.4
I (Rainfall Intensity)	2.8	2.8	2.8	2.8	2.8	mm/hr	NIWA HIRDS 24-hr, 5% AEP
A (Catchment Area)	0.40	1.60	6.40	2.40	0.16	ha	
Qp (Peak runoff flow)	0.0009	0.0069	0.0201	0.0056	0.0002	m/s	
Storage volume required	3.39	24.84	72.25	20.32	0.68	m3	
Total storage volume required per hour of event					121.47	m3	
Duration of design event					24	hrs	
Total Storage required for design event					2,915.28	m3	
Sediment Basin Design Specifications							
Top length (A)					40.00	m	
Top width (B)					22.00	m	
Base length (a)					31.00	m	
Base width (b)					13.00	m	
Depth (h)					1.50	m	
Internal batter ratio= 1 to					3	ratio	
Actual volume (v)					942.00	m3	
Width to length ratio					1.8:1	ratio	Length to width ratio considered appropriate due high soakage rates
Soakage							
Duration of design event					24	hours	
Soakage rate					212	mm/hr	Test Pit 5 results from Patterson Pitts Group Soakage Testing
Soakage depth for design event					5.088	m	Depth = Soakage rate*duration of design rain event
Soakage volume for design event					2050.46	m3	Volume = Base width * base length * soakage depth for design event
Effective volume including soakage					2992.46	m3	Effective volume = Pond volume plus soakage volume
Buffer					2.65%		
Treatment Train Additions							
Drop out pit					No		
T-bar Decant Arms					Contingency		T-bar decanting arms shall be installed as a contingency measure if the expected infiltration rates are not achieved
RADS unit					No		
Baffles					No		
Check dams					Yes		

SEDIMENT BASIN B CALCULATIONS - SHANNON FARM - REVISION F

Specification	Value	Value2	Value3	Value4	Value5	Units	Source / Notes / Reference
Site details							
Contributing catchment					6.50	ha	QLDC GIS
Project duration					3.0	years	
Design Storm Event					24-hr, 5% AEP		
Sizing Storage Requirements							Section 6.7 of NZTA ESC Guidelines, Peak runoff (Rational Method Q = 0.00278CiA)
Area groundcover	Shrubs	Grass	Subsoil	Topsoil	Forest		
Proportion of sub catchment	0.10	0.30	0.60	0.00	0.00	Proportion	
C (Runoff Coefficient)	0.30	0.30	0.70	0.40	0.15		Sloping grassed areas: 0.55; Sloping silt subsoils = 0.4
I (Rainfall Intensity)	2.8	2.8	2.8	2.8	2.8	mm/hr	NIWA HIRDS 24-hr, 5% AEP
A (Catchment Area)	0.65	1.95	3.90	0.00	0.00	ha	
Qp (Peak runoff flow)	0.0015	0.0046	0.0213	0.0000	0.0000	m/s	
Storage volume required	5.46	16.39	76.50	0.00	0.00	m3	
Total storage volume required per hour of event					98.36	m3	
Duration of design event					24	hrs	
Total Storage required for design event					2,360.61	m3	
Sediment Basin Design Specifications							
Top length (A)					22.00	m	
Top width (B)					9.00	m	
Base length (a)					16.00	m	
Base width (b)					3.00	m	
Depth (h)					1.00	m	
Internal batter ratio= 1 to					3	ratio	
Actual volume (v)					117.00	m3	
Width to length ratio					2.4:1	ratio	
Soakage							
Duration of design event					24	hours	
Soakage rate					2000	mm/hr	Test Pit 2 results from Patterson Pitts Group Soakage Testing
Soakage depth for design event					48	m	Depth = Soakage rate*duration of design rain event
Soakage volume for design event					2304.00	m3	Volume = Base width * base length * soakage depth for design event
Effective volume including soakage					2421.00	m3	Effective volume = Pond volume plus soakage volume
Buffer					2.56%		
Treatment Train Additions							
Drop out pit					No		
Floc sock					No		
RADS unit					No		
Baffles					No		
Check dams					No		

SEDIMENT BASIN C CALCULATIONS - SHANNON FARM - REVISION H

Specification	Value5	Units	Source / Notes / Reference
Site details			
Contributing catchment	1.20	ha	QLDC GIS
Project duration	2.0	years	
Design Storm Event	24-hr, 5% AEP		
Sizing Storage Requirements			Section 6.7 of NZTA ESC Guidelines, Peak runoff (Rational Method Q = 0.00278CiA)
Area groundcover	Subsoil		
Proportion of sub catchment	1.00	Proportion	
C (Runoff Coefficient)	0.25		Sloping gravel surface
I (Rainfall Intensity)	2.8	mm/hr	NIWA HIRDS 24-hr, 5% AEP
A (Catchment Area)	1.20	ha	
Qp (Peak runoff flow)	0.0023	m/s	
Storage volume required	8.38	m3	
Total storage volume required per hour of event	35.18	m3	
Duration of design event	24	hrs	
Total Storage required for design event	844.37	m3	
Sediment Basin Design Specifications			
Top length (A)	15.00	m	
Top width (B)	5.00	m	
Base length (a)	13.00	m	
Base width (b)	3.00	m	
Depth (h)	1.00	m	Two metres maximum and 0.6 m min
Internal batter ratio= 1 to	1	ratio	Inlet batter is 1:3, Less than 2:1 requires lining
Actual volume (v)	56.33	m3	
Width to length ratio	3:1	ratio	
Soakage			
Duration of design event	24	hours	
Soakage rate	1091	mm/hr	Test Pit 4 - free running colluvial gravels found at 0.25 m depth (Patterson Pitts Group)
Soakage depth for design event	26.184	m	Depth = Soakage rate*duration of design rain event
Soakage volume for design event	1021.18	m3	Volume = Base width * base length * soakage depth for design event
Effective volume including soakage	1077.51	m3	Effective volume = Pond volume plus soakage volume
Buffer	27.61%		
Treatment Train Additions			
Drop out pit	No		
Floc sock	No		
RADS unit	No		
Baffles	No		

Check dams	Yes

STORMWATER CALCULATIONS FOR IRRIGATION POND - SHANNON FARM - REVISION F

Specification	Value	Value2	Value3	Value4	Value5	Units	Source / Notes / Reference
Site details							
Contributing catchment					5.50	ha	ORC GIS
Project duration					0.5	years	
Design Storm Event					24-hr, 5% AEP		
Sizing Storage Requirements							Section 6.7 of NZTA ESC Guidelines, Peak runoff (Rational Method Q = 0.00278CiA)
Area groundcover	Shrubs	Grass	Subsoil	Topsoil	Forest		
Proportion of sub catchment	0.00	0.00	1.00	0.00	0.00	Proportion	Worst case scenario
C (Runoff Coefficient)	0.30	0.55	0.80	0.30	0.15		
I (Rainfall Intensity)	2.1	2.1	2.1	2.1	2.1	mm/hr	NIWA HIRDS 24-hr, 5% AEP
A (Catchment Area)	0.00	0.00	5.50	0.00	0.00	ha	
Qp (Peak runoff flow)	0.0000	0.0000	0.0251	0.0000	0.0000	m/s	
Storage volume required	0.00	0.00	90.27	0.00	0.00	m3	
Total storage volume required per hour of event					90.27	m3	
Duration of design event					24	hrs	
Total storage required for design event					2,167	m3	
Pond Design Specifications							
Base surface area					2,100	m2	Surface area provided by Clark Fortune McDonald
Volume					25,000	m3	Design volume provided by Clark Fortune McDonald
Soakage							
Duration of design event					24	hours	
Soakage rate					470	mm/hr	Reference report or 'Conservative estimate'
Soakage depth for design event					11	m	Depth = Soakage rate*duration of design rain event
Soakage volume for design event					23,688	m3	Volume = Base area * soakage depth for design event
Effective volume including soakage					48,688	m3	Effective volume = Pond volume plus soakage volume

APPENDIX 3 Environmental Site Induction Handout

Shannon Farm – ENVIRONMENTAL SITE INDUCTION

1.0 KEY ROLES AND RESPONSIBILITIES

Role	Environmental Responsibilities
Site Supervisor	• Ensures staff and sub-contractors are working in compliance with environmental requirements and work activities are not impacting the environment. • Coordinating the implementation of the EMP. • Identifying resources required for the implementation of the EMP. • Coordinating actions in emergency situations/rapid stabilisation of site and allocating appropriate resource for these activities. • Restrict or stop any activity on the Project that has the potential to or has caused environmental effects. • Ensuring that adequate instructions and information is provided to Operators which relate to environmental risks onsite.
Environmental Representative	• Coordinate the implementation of the EMP ensuring all environmental controls are in place as per the EMP. • Undertake Environmental inspections including end-of-day inspections of controls and ensure the maintenance and improvement of these controls. • Maintain communication and provide leadership to ensure all staff and subcontractors are aware of environmental requirements. • Ensure all contractors and sub-contractors are appropriately inducted when coming onto site. • Assist the project leadership in managing and investigating Environmental complaints. • Familiar with the environmental aspects of the project and how they are managed onsite regarding the EMP and the Erosion and sediment controls present. • Aware of the appropriate guidelines found in GDO5 and the local Council requirements.
Environmental Consultant	• Oversee the environmental management onsite and provide technical knowledge. • Monthly monitoring onsite to ensure all the EMP continues to provide adequate environmental management for the project. • Undertake Environmental reporting. • Deliver site environmental inductions to key staff. • Prepare and submit monthly reporting to Council.

2.0 KEY ENVIRONMENTAL LOCATIONS

Environmentally sensitive receptors: Water irrigation races and overland flow paths.

Surrounding residential dwellings.

3.0 KEY RESOURCE CONSENT CONDITIONS

Refer to **Appendix 11**.

4.0 LIMITS OF CLEARING AND IMPORTANCE OF STAGING

The staging and sequencing of works is a key component to ensure that environmental effects of construction are appropriately managed. It is imperative that the sequencing outlined in Section 2.1 of the EMP is followed so that the site is stabilised in the most efficient manner.

All staff should be familiar with this sequence. Any potential changes to that sequence need to be approved by the Site Supervisor which will be discussed first with the Environmental Consultant.

5.0 KEY ENVIRONMENTAL MANAGEMENT MEASURES IN EMP

5.1 Erosion and Sediment Control (Section 4 of EMP)

- Direction provided in **Erosion and Sediment Control Plan** (ESCP) in Appendix 1 of EMP.
- **Separation of clean and dirty water** is the most important principle to ensure that the contributing catchment of dirty water that needs to be treated is as small as possible.
- **Progressive stabilisation (revegetation) of disturbed areas** will ensure that the extent and duration of exposed soil is minimised. **Keep it covered!**
- All controls to be checked immediately before storm events to ensure they are in good-working order.
- Erosion and sediment control devices to remain in place until site is stabilised (defined as 80% vegetative cover).

Any works that disturb the controls outlined on the ESCP must be reinstated before moving to the next task.

5.2 Dust Management (Section 5 of EMP)

- Dust suppression should occur on any exposed soil on unsealed roads, this can be done using the water caught in the retention basin.

- **Avoid all unnecessary vegetation clearing** that exposes soil and work should be conducted in stages as this can increase the impact from dust in the event of strong winds.
- **During high wind** events and dust suppression is becoming difficult **works must cease** until more favourable weather conditions.
- **Constant vigilance** should be maintained onsite to ensure that dust is appropriately managed and weekly monitoring should be completed to ensure that management measures are effective.

5.3 Water Quality Management (Section 6 of EMP)

- Any water caught in the sediment devices to be re-used in dust suppression where possible and if required.
- Any observations of dirty water running offsite to be reported directly to the Site Supervisor.

5.4 Historic Heritage Management (Section 7 of EMP)

- If any artefacts are found works must stop within 20 meters of the discovery and the site manager notified immediately.
- The site manager must then secure the area and notify the Heritage New Zealand Regional Archaeologist, who will advise when works can begin again.

5.5 Noise and Vibration Management (Section 8 of EMP)

- Noise producing works only be undertaken during the hours of 0800-1800 from Monday-Saturday and no works to be completed on Sundays or public holidays.
- Particularly noisy work should be completed during the middle of the day during business hours.
- Noise dampening should occur when possible.
- Daily and weekly site inspections should be undertaken by the Environmental Representative to ensure the strategies in place are effective.

5.6 Vegetation Management (Section 9 of EMP)

- Ensure related Council requirements related to vegetation clearance are known and adhered to prior to removal of any vegetation.
- Avoid the clearance of indigenous or protected vegetation where possible during excavation works. Existing productive land and associated trees to be protected as required by consent.
- Avoid the spread of noxious weeds onsite or to other sites.

5.7 Contaminated Land Management (Section 10 of EMP)

- Prevent spread of contamination.
- Engage the Environmental Consultant (SQEP) to ensure that the site can be managed in accordance with statuary requirements (i.e. National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health).

6.0 ENVIRONMENTAL INCIDENTS

The procedure for managing environmental incidents is outlined in Section 3.6 of the EMP, however these can be summarised as follows:

- **Environmental incidents** must be reported as soon as they occur, and the Project team must respond immediately to mitigate further environmental impacts.
- Investigation into the cause of the incident should be completed and a solution should be constructed to remediate the Environmental damage.
- The Project Manager must then notify the **CODC and/or the ORC of the details of the incident within 12 hours** of being made aware of the incident.

7.0 RAPID RESPONSE FOR STORM EVENTS

The procedure for rapid response to storm events is outlined in Section 4.3.6 of the EMP, however these can be summarised as follows:

- The Site Supervisor will observe and understand the **weather forecast** throughout the project to ensure appropriate preparation onsite.
- If a **significant storm** event is forecast all works should stop within an appropriate amount of time to inspect ESC devices and undertake any maintenance or site stabilisation required.
- The sediment controls should be in operating condition and fully functional.
- Dirty water contour drains should be proactively installed prior to rainfall event.
- During the storm event the site should be monitored to sure the functioning of the ESC devices and maintained if required.

When storms are forecast it is crucial that tools are downed in time for the rapid response procedure to be implemented. This will help avoid environmental incidents, potential enforcement action and site shutdown.

APPENDIX 4 Site Induction Register

Shannon Farm - ENVIRONMENTAL INDUCTION REGISTER

Name	Organisation	Date Inducted	Induction Delivered by	Signature

APPENDIX 5 Weekly Environmental Site Inspection Proforma

Shannon Farm – WEEKLY ENVIRONMENTAL INSPECTION

Environmental Representative:

Site Supervisor:

Date:

Weather Description:

Item	Response (Y/N)	Comment	Timeframe of action completion
General			
Is the EMP available onsite? Provide details on the location			
Have any environmental incidents occurred during the week? If so, provide details		*If yes, complete environmental incident report.	
Have end-of-day inspections been completed?			
Are there any rain events forecasted for the coming week?			
Have pre rain event inspections been completed?			
Have post rain event inspections been completed?			
Water Quality			

Shannon Farm – WEEKLY ENVIRONMENTAL INSPECTION

Is water quality monitoring occurring when water is flowing across the site boundaries?		*If yes, complete water quality monitoring form	
Is there visual evidence of sediment from the construction site entering waterways/drainage lines?			
Are daily visual inspections of waterways being conducted and recorded by the site supervisor?			
Erosion and Sediment Control			
Has the extent of exposed soil minimised and is the staging sequence outlined in the EMP being followed?			
Are completed areas being progressively stabilised?			
Is there any evidence that new erosion has opened up?			
Are erosion and sediment controls installed as per the ESCP and are in good order with minimal sediment build up?			
Is dirty water entering dirty water diversion channels during rain events?			
Do sediment controls have over 80% capacity?			
Are stockpiles located at least 30 m away from waterways/drainage lines?			

Shannon Farm – WEEKLY ENVIRONMENTAL INSPECTION

Have stockpiles been stabilised to prevent erosion from both wet/windy conditions?			
Does water in sediment retention devices meet water quality criteria before being discharged?			
Is there any erosion at the outlets of sediment retention devices?			
Is any mud being tracked onto surrounding roads?			
Cultural Heritage			
Have any finds of cultural significance been found throughout the week?			
Have exclusion zones been identified and clearly marked?			
Noise and Vibration			
Have any complaints been received during the week?		*If yes, complete Complaints Register	
Prior to commencing works producing with significant noise and/or vibration have nearby sensitive receptors been notified?			
Are activities that may lead to noise and/or vibration effects being completed during hours of operation?			

Shannon Farm – WEEKLY ENVIRONMENTAL INSPECTION

Are noise and/or vibration producing equipment and activities located and orientated as far as practical from sensitive receptors?			
Are all plant and equipment maintained to ensure they are running optimally?			
Is the revving of engines limited and machinery turned off when not in use?			
Is the use of horns, bells, hooters, or other audible signals being limited?			
Is equipment fitted with noise control or attenuation devices?			
Dust			
Have any complaints been received during the week?		*If yes, complete Complaints Register	
Are works being staged to minimise soil exposure?			
Have completed areas been revegetated or stabilised?			
Is dust suppression of disturbed work areas and stockpiles occurring?			
Are works ceasing during high winds?			
Are only designated access points and haul routes being used?			

Shannon Farm – WEEKLY ENVIRONMENTAL INSPECTION

Is the speed limit being follows? 10 km/h			
Are truck not being overloaded with tail gates up before exiting site?			
Is the site access constructed in accordance with GD05?			
Is the site access and surrounding roads swept clean of sediment?			
Are stockpile heights minimised as much as possible (< two metres) or covered?			
Are long-standing stockpiles stabilised?			
Vegetation			
Has any unnecessary clearing of indigenous or protected vegetation occurred during the week?			
Are the approved Landscaping Plans being followed?			
Have weeds been identified and treated/removed prior to stripping?			
Chemicals and Fuels			
Are chemicals and fuels stored in accordance with the EMP?			
Are the storage areas placed away from waterways and drainage lines?			

Shannon Farm – WEEKLY ENVIRONMENTAL INSPECTION

Is refuelling of vehicles occurring at least 30 m away from waterways/drainage lines?			
Are materials safety data sheets located within the area where materials are stored?			
Is there an adequate supply of spill kits onsite? Have any used materials been replaced?			
Are spill kits clearly labelled?			

Actions resulting from this inspection must be forwarded to the Site Supervisor any actions should be recorded in the Non-Conformance Register – Appendix 8.

Additional Comments:

Names and Signatures of inspection attendees:

APPENDIX 6 Environmental Incident Report Proforma

Environmental Incident Form

Project Address:	**CODC/ORC Consent Number (if applicable):**
Brief Project Description:	

Instructions
Complete this form for all environmental incident that cause contaminants (including sediment) or environmental nuisance to leave the site. Be succinct, stick to known facts and do not make assumptions. Once completed submit to the Regulatory Authority.

Date and Time	Date: XX/XX/XXX Time: XX:XX hours
Description? Provide a brief and factual description of what happened during the incident, include relevant details such as: - The activity being undertaken when the incident occurred - The estimated distance to nearest waterway (include stormwater and dry courses) - The estimated distance to the nearest sensitive receiver Sketches/diagrams/photos may be referenced and appended to this report to aid in the description of the incident.	
Exact Location of the incident? Include address, landmarks, features, nearest tree, etc. Maps and plans can be attached.	
Quantity or volume of material escaped or causing incident? (provide and estimate quantity)	
Who identified the incident?	Contractor ☐ Council ☐ Community ☐ Other ☐

What immediate actions/control measures were taken to rectify or contain the incident?
What initial corrective action will be taken to prevent similar incidents recurring in the near future?

Has the Otago Regional Council been notified? Yes ☐ No ☐ Will be notified ☐

Approvals:

Environmental Representative/person making report:	
Name……..	Signature……
Organisation……..	Date……
Mobile phone number……	
Site Supervisor:	
Name……..	Signature……
Organisation……..	Date……
Mobile phone number……	

APPENDIX 7 Environmental Complaints Register

Shannon Farm – COMPLAINTS REGISTER

Complaint #	Date and Time Received	Complainant details (name, address, phone number)	Details of Complaint	Investigation and Findings	Outcome	Close out Date

APPENDIX 8 EMP Non-Conformance Register

Shannon Farm – NON-CONFORMANCE REGISTER

Ref Number	Date Observed	Found via (e.g. inspection, monitoring, complaint?)	Details of Non-conformance	Corrective Actions	Updated by	Close out Date

APPENDIX 9 Water Quality Monitoring Results Proforma

Shannon Farm – WATER QUALITY MONITORING RESULTS

Date		Monitoring Trigger		
	Location 1	Location 2	Location 3	Location 4
Location Description				
In situ/Lab Results				
Visual Clarity * (≥100 mm)				
NTU ≤100				
TSS (≤50 mg/L TSS)				
pH (5.5-8.5)				
Visible Observations				
Hydrocarbons				
Tannins				
Waste/Litter				
Description of any non-conformance and actions required:				

Shannon Farm – WATER QUALITY MONITORING RESULTS

*If visual clarity is exceeded, collect a sample of the water. Enviroscope can provide Water Quality Monitoring services to measure turbidity.

APPENDIX 10 Archaeological Discovery Protocol

HERITAGE NEW ZEALAND
POUHERE TAONGA

Heritage New Zealand Pouhere Taonga Archaeological Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as any place in New Zealand that was associated with human activity that occurred before 1900 and provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand. For pre-contact Maori sites this evidence may be in the form of bones, shells, charcoal, stones etc. In later sites of European/Chinese origin, artefacts such as bottle glass, crockery etc. may be found, or evidence of old foundations, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

In the event that an unidentified archaeological site is located during works, the following applies;

1. Work shall cease immediately at that place and within 20m around the site.
2. The contractor must shut down all machinery, secure the area, and advise the Site Manager.
3. The Site Manager shall secure the site and notify the Heritage New Zealand Regional Archaeologist. Further assessment by an archaeologist may be required.
4 If the site is of Maori origin, the Site Manager shall notify the Heritage New Zealand Regional Archaeologist and the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (*Heritage New Zealand Pouhere Taonga Act*, *Protected Objects Act*).
5. If human remains (koiwi tangata) are uncovered the Site Manager shall advise the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative and the above process under 4 shall apply. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded.
6. Works affecting the archaeological site and any human remains (koiwi tangata) shall not resume until Heritage New Zealand gives written approval for work to continue. Further assessment by an archaeologist may be required.
7. Where iwi so request, any information recorded as the result of the find such as a description of location and content, is to be provided for their records.
8. Heritage New Zealand will determine if an archaeological authority under the *Heritage New Zealand Pouhere Taonga Act* 2014 is required for works to continue.

It is an offence under S87 of the *Heritage New Zealand Pouhere Taonga Act 2014* to modify or destroy an archaeological site without an authority from Heritage New Zealand irrespective of

whether the works are permitted or a consent has been issued under the Resource Management Act.

Heritage New Zealand Regional archaeologist contact details:

Dr Matthew Schmidt
Regional Archaeologist Otago/Southland
Heritage New Zealand
PO Box 5467
Dunedin
Ph. +64 3 470 2364, mobile 027 240 8715
Fax. +64 3 4773893
mschmidt@heritage.org.nz

APPENDIX 11 Associated Resource Consent Conditions

Associated Resources Consent Conditions

Condition No.	Condition	Relevant section of the EMP
ORC – RM23.549.05, RM23.549.06, RM23.549.07		
10. 4. 4. & 7.	Prior to commencement of the residential earthworks the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to: a) The contents of this document (RM23.549.05 Decision); b) The final Erosion and Sediment Control Plan as required by Condition 5(b); c) The Master Environmental Management Plan and the relevant Stage Environmental Management Plan as required by Conditions 5 and 6; d) The RAP for the site, prepared by WSP Limited dated 23 August 2023. Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.	
ORC - RM23.549.02, RM23.549.03, RM23.549.04, RM23.549.05, RM23.549.07		

9. 12. 11. 22. 31.	In the event that an unidentified archaeological site is located during works, the following will apply: (a) Work must cease immediately at that place and within 20 metres around the site. (b) All machinery must be shut down, the area must be secured, and the Heritage New Zealand Pouhere Taonga Regional Archaeologist and the Consent Authority must be notified. (c) If the site is of Maori origin, the Consent Holder must also notify the appropriate iwi groups or kaitiaki representative [insert iwi groups/Kaitiaki representative if known to assist Consent Holder as to who to contact] of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). (d) If human remains (koiwi tangata) are uncovered the Consent Holder must advise the Heritage New Zealand Pouhere Taonga Regional Archaeologist, NZ Police, the Consent Authority and the appropriate iwi groups or kaitiaki representative and the above process under (c) will apply. Remains are not to be disturbed or moved until such time as iwi and Heritage New Zealand Pouhere Taonga have responded. (e) Works affecting the archaeological site and any human remains (koiwi tangata) must not resume until Heritage New Zealand Pouhere Taonga gives written approval for work to continue. Further assessment by an archaeologist may be required. (f) Where iwi so request, any information recorded as the result of the find such as a description of location and content, must be provided for their records.	Section 8 and Appendix 10 of this EMP
ORC - RM23.549.01, RM23.549.02, RM23.549.03, RM23.549.04, RM23.549.06, RM23.549.07		

2.	The …. must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Consent Authority as application number RM23.549: a) Resource consent application and supporting information report signed by the applicant and dated 28 March 2023, including the following forms: (i) Form 1 – Application for resource consent (ii) Form 18 – Application to disturb a contaminated site (iii) Form 28 – Application to carry out earthworks for residential development (iv) Form 10C – Application to construct a defence against water (v) Form 3 – Application to divert water (vi) Form 50 – Application to reclaim the bed of a river (vii) Policy Sheet for Form 50 – Reclamation of the bed of a river b) Information & Assessment of Environmental Effects NZ Cherry Corp (Leyser) Ltd Residential Earthworks, Watercourse Diversion, Reclamation, Defence against water & Contaminated Site, prepared by Nick Geddes, Clark Fortune McDonald dated June 2023 c) Shannon Farm Streetscapes Landscape Concept prepared by Rough Milne Mitchell Landscape Architects dated 4 November 2022 d) Subdivision scheme plans prepared by Clark Fortune McDonald dated June 2023 e) Environmental Management Plan prepared by Enviroscope dated 24 October 2022 f) Preliminary Site Investigation carried out by WSP Opus dated 2018 g) Detailed Site Investigation carried out by WSP dated 2022 h) Further information responses dated 4 August 2023, 14 August 2023 and 1 February 2024 (hydrology report) If there are any inconsistencies between the above information and the conditions of this consent, the conditions of this consent will prevail.	This EMP
ORC- RM23.549.01		

6.	a) The diversion of water from the unnamed watercourses must only occur once the stormwater channel has been fully excavated and constructed. b) When diverting into the new diversion channel, the Consent Holder must ensure that: i) Sediment discharges associated with the works do not cause: 1) a conspicuous change to the colour or clarity of the receiving waters beyond 20 metres from the construction site; 2) conspicuous oil or grease films, scums, foams, or floatable or suspended material 20 metres from the construction site; ii) Works, as far as practicable, be undertaken when flows are low; iii) Fuel storage tanks and machinery working and stored in the construction area must be maintained at all times to prevent leakage of oil and other contaminants into the watercourse. No refuelling of machinery may occur within the watercourse; iv) Damage to riparian vegetation is avoided.	Section 2.1 of the EMP
7.	a) The diversion and damming of water must not cause flooding, erosion, land instability, sedimentation or property damage of any other person's property. b) The diversion and damming infrastructure authorised by this consent must be maintained in a tidy, safe and structurally sound condition at all times.	Section 2.1 of the EMP
ORC- RM23.549.02		
4.	The maximum length of the watercourse reclaimed must not exceed 450 metres at the legal description and map reference specified above.	Section 2.1 of the EMP
5.	The Consent Holder must only use clean fill as fill material to reclaim the bed of the unnamed watercourse.	Section 2.1 of the EMP
ORC- RM23.549.03, RM23.549.04		
4. 6.	a) Prior to commencement of the works described in Condition 2 of this consent the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to the contents of this document; and b) Copies of this document must be present on-site at all times while the work authorised by this consent is being undertaken	This EMP

9. 8.	The Consent Holder must ensure that the work authorised by this consent does not cause any flooding, erosion, scouring, land instability or property damage.	
10. 9.	The Consent Holder must ensure that all practical measures are taken to prevent cement and cement products, from entering flowing water. This must include: a) Avoiding flowing water coming into contact with the concrete until the concrete is firmly set. b) Using boxing or other similar devices to contain wet cement during construction of the structure. c) If any concrete is spilled beyond the boxing, pouring of concrete must stop immediately and all concrete must be removed from the watercourse. d) No equipment used in the pouring of concrete may be washed out on-site.	Section 2.1 of the EMP
11. 10.	All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed from all areas within 20 m of the watercourse upon completion of the instream works, unless the machinery, fencing, signs, or chemicals are required to remain in place to comply with another resource consent.	Section 2.1 of the EMP
ORC - RM23.549.03		

8.	The Consent Holder must take all reasonable precautions to minimise the spread of pest plants and aquatic weeds. In particular, the Consent Holder must: a) Water blast all machinery to remove any visible dirt and/or vegetation prior to being brought on-site to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, prior to entering the site, also be cleaned with suitable chemicals or agents to kill didymo; b) Avoid working in areas where aquatic weeds such as Lagarosiphon major are known to be present (for information, contact the Consent Authority's Biosecurity Team); and c) To avoid the spread of the Didymosphenia geminata or any other pest plant, not use machinery in the berm or bed of the river that has been used in any area where the pest plant(s) are known to be present in the previous 20 working days, unless the machinery has been thoroughly cleansed with a decontamination solution (for information on decontamination contact the Consent Authority's Biosecurity Team); d) Remove any vegetation caught on the machinery at the completion of works; and e) Prior to leaving the site, water blast all machinery following the completion of works to reduce the potential for pest species being spread from the bed of the watercourse.	
ORC - RM23.549.04		
4.	The defences against water must be maintained in accordance with the plans and descriptions provided in the consent application	Section 2.1 of the EMP
5.	The defence against water structures authorised by this consent must be maintained to ensure that they are structurally sound, pose no undue risk to human life, property, or the natural environment.	Section 2.1 of the EMP
7.	a) Prior to commencement of the works described in Condition 2 of this consent the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to the contents of this document; and b) Copies of this document must be present on-site at all times while the work authorised by this consent is being undertaken.	This EMP
ORC - RM23.549.05		

5.	At least 15 working days prior to the commencement of earthwork activity, the Consent Holder must submit a finalised Master Environmental Management Plan (EMP) for review and acceptance by the Consent Authority. This document must be prepared by a Suitably Qualified and Experienced Person (SQEP). The Master EMP must be based on the draft EMP submitted as part of the application, and must address those items identified in the condition.	This EMP
6.	Following the acceptance of the Master EMP and prior to any works commencing the Consent Holder must submit a finalised Stage Environmental Management Plan (EMP) for review and acceptance by the Consent Authority. The EMP must include the following: a) The area of earthworks specified for the Stage and within the Master EMP. b) A commencement and completion date for the works.	This EMP
7.	A new Stage EMP / ESCP must be provided for review and acceptance by the Consent Authority when: i. The construction program moves from one stage to another; or ii. Any significant changes have been made to the construction methodology since the original plan was accepted for that Stage; or iii. There has been an Environmental Incident and investigations have found that the management measures are inadequate. b) Any updated versions of the Stage EMP / ESCP must be submitted to the Consent Authority immediately for review and acceptance. Works on a new stage must not commence until the Consent Authority has confirmed in writing that the updated Stage EMP / ESCP has been accepted, and all works must be undertaken in accordance with the most current Stage EMP / ESCP accepted by the Consent Authority. c) The Consent Holder must establish and implement document version control and ensure that the Consent Authority is provided with an electronic copy of the most current and complete version of the EMP / ESCP at all times.	This EMP

8	a) No works must commence until the initial or any updated version of the Stage EMP/ ESCP has been accepted, and all works must be undertaken in accordance with the most current EMP/ ESCP accepted by the Consent Authority at all times. b) Earthworks on the site must be staged in accordance with the application documents and the approved EMP with no stage starting works until all controls have been confirmed as installed as per Condition 11. c) The Consent Holder must ensure the area exposed in each stage is manageable and appropriate for the forecasted weather conditions and must be sequenced to minimise the discharge of sediments to groundwater and surface water in accordance with the ESCP.	This EMP
9.	Prior to commencing any work on site, the Consent Holder must ensure that all staff (including all sub-contractors) involved in, or supervising, works onsite have attended an Environmental Site Induction. A record of attendance must be maintained and made available to the Consent Authority upon request.	Section 3.2 of this EMP
11.	Within 10 working days following installation of the specific erosion and sediment control works referred to in Condition 5 (above), and prior to the commencement of earthworks activity on the subject site, a SQEP must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the erosion and sediment control plan to the Consent Authority.	Section 4.3.15 of this EMP

12.	The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by Condition 5(b) and Condition 11 must be maintained throughout the duration of earthworks activity. A record of any maintenance work must be kept and be supplied to the Consent Authority on request. a) The Consent Holder must ensure that the operational effectiveness and efficiency of all erosion and sediment control measures specifically required by condition by the approved ESCP must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Consent Authority on request. b) Sediment removed from treatment devices must be placed on stable ground where it cannot re-enter the device or be washed into any watercourse. c) Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. d) The Environmental Representative (or equivalent) must ensure regular inspections of these measures, and particularly within 12 hours after any rainfall event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the consent authority must be contacted within 24 hours and the erosion and sediment control measures must be reinstated to be effective, to the satisfaction of the Consent Authority.	
13.	a) The area of earthworks must be progressively stabilised against erosion at all stages of the earthworks activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the Erosion and Sediment Control Plan. b) Interim stabilisation measures may include but are not limited to: i. the use of waterproof covers, geotextiles, or mulching ii. top-soiling and grassing of otherwise bare areas of earth iii. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.	Section 4.3.14 of this EMP

17.	For the duration of all earthworks activities and during the first exercise of this consent: a) All machinery must be clean, free of contaminants and in good repair, prior to entering the site; b) No construction materials may be left in a position where they could be carried away by storms, floods, waves or other natural events; c) The Consent Holder must take all practicable measures to prevent spills of hazardous substances being discharged into water or onto land in a manner that may enter water. Such measures may include, but not be limited to: i. all practicable measures must be undertaken to prevent oil and fuel leaks from vehicles and machinery; ii. fuel storage tanks and machinery must be maintained at all times to prevent leakage of oil and other contaminants; iii. a spill kit, that is capable of absorbing the quantity of oil and petroleum products that may leak or be spilt must be kept on-site at all times. d) The Consent Holder must inform the Consent Authority immediately and no later than 12 hours of an oil spill and must provide the following information: i. the date, time, location and estimated volume of the spill; ii. the cause of the spill; iii. clean up procedures undertaken; iv. details of the steps taken to control and remediate the effects of the spill on the receiving environment; v. as assessment of any potential effects of the spill; and vi. measures to be undertaken to prevent a recurrence. e) All machinery, fencing, signs, chemicals, rubbish, debris and other materials must be removed upon completion of the works within 5 working days.	
18.	Where any incident caused by the residential earthworks has led to any adverse environmental effects occurring that have not been consented, the Consent Holder must: a) Report to Consent Authority details of the incident within 12 hours of becoming aware of the incident. b) Identify any corrective actions taken by the Consent Holder so far. c) Provide a comprehensive Environmental Incident Report to the Consent Authority within 10 working days of the incident occurring.	Section 3.6 and Appendix 6 of this EMP

19.	The Consent Holder must engage a SQEP to monitor the site monthly to: a) Ensure that the site is complying with its EMP and ESCP; and b) Identify any new environmental risks arising that could cause an environmental effect and suggest alternative solutions that will result in more effective and efficient management. The outcome of these inspections must be included in the Monthly Environmental Report referred to in Condition 20.	Section 3.4 of this EMP
20.	During the exercise of this consent, the Consent Holder must complete and submit reporting to the Consent Authority in the form of a Monthly Environmental Report. The Monthly Environmental Report must be submitted within 5 working days of the end of each month. The Monthly Environmental Report must include reporting and statements actively addressing but not limited to the following that occurred during the reporting month: a) Updates to the EMP and the ESCP; b) Weekly Site Inspections – number of inspections completed, and summary of corrective actions undertaken; and c) Reporting on monitoring undertaken and any discharge results (including Pre- and Post-Rainfall Events as required by Condition 21) and whether non-conforming results were obtained.	Section 3.5 of this EMP
21.	a) The Consent Holder must undertake and document weekly and Pre and Post Rain Event site inspections. A Rain Event is defined as any precipitation event that generates overland flow. b) Records of these inspections must be submitted along with the Monthly Environmental Report required by Condition 20. c) Pre and Post Rain Event monitoring should include provisions for the entire site, to adequately mange the site as a whole, during rainfall events.	Section 3.3 of this EMP

22.	The Consent Holder must maintain a record of any complaints received in relation to the exercise of this consent. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; and c) The action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again. A record of the complaints must be submitted to the Consent Authority monthly with the Monthly Environmental Report required by Condition 20 and made available for inspection at other times upon request.	Section 3.8 and Appendix 7 of this EMP
23.	a) Within 10 working days following completion or abandonment of earthworks on the subject site all areas of exposed soil must be permanently stabilised against erosion to the satisfaction of the Consent Authority. b) In accordance with Condition 13 measures to stabilise against erosion may include: iv. the use of mulching v. top-soiling and grassing of otherwise bare areas of earth vi. aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward. The on-going monitoring of these measures is the responsibility of the Consent Holder.	Section 4.3.14 of this EMP
24.	No soil disturbance or soil shifting, unloading, loading will take place if wind speed is higher than 14 metres per second and the soil is dry and prone to becoming airborne, unless a dust suppressant is applied.	Section 6 of this EMP
25.	All earthworks for residential development must be carried out in accordance with the Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region 2016 (Auckland Council Guideline Document GD2016/005).	Section 4 of this EMP
27.	The Consent Holder must ensure that all ingress and egress points to the site are Stabilised Construction Entrances. All construction traffic must be limited to these entrances only. Stabilised Construction Entrances are required to prevent site access points from becoming sediment sources that lead to sediment laden water entering waterways from the road.	Section 4.3.6 of this EMP

29.	All machinery associated with the earthwork's activity must be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented	Section 10 of this EMP
30.	The works authorised under this consent must be managed such that the activity must not destroy, damage, or modify a site that is protected by an enactment because of the site's historic heritage (including, to avoid doubt, because of its significance to Māori), except in accordance with that enactment.	Section 8 and Appendix 10 of this EMP
RM23.549.06		

5.	a) Samples of the discharge must be collected and analysed for the following parameters at the frequencies specified below, and at the locations identified in the approved EMP/ ESCP: **Parameter** / **Units** / **Monitoring Frequency** Total Suspended Solids (TSS) / <50 milligrams per litre of Total Suspended Solids / At times when water flows cross the boundary of the site and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am. Turbidity / <100 Nephelometric Turbidity units (NTU) / At times when water flows cross the boundary of the site and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am. pH / 5.5-8.5 / At times when water flows cross the boundary of the site and where a Significant Rain Event occurs through the night, monitoring must be undertaken the following morning by 8am. b) All samples must be collected and analysed in accordance with the latest edition of GD05; or by similar methods certified as being equivalent in writing by the Consent Authority. c) Records of all discharge monitoring in accordance with Conditions 5 a) and 5 b) must be kept on site and compiled and submitted to Consent Authority as part of Monthly Report required as per Condition 22 in Land Use Consent RM23.549.05 and supplied any other time upon request.	Section 5.2 and Appendix 9 of this EMP

6.	In circumstances where one or more of the limits set out in Condition 5 are exceeded the Consent Holder must cease the discharge and must report to the Consent Authority within 48 hours of any confirmed exceedance. a) This notification and advice of any corrective actions taken by the Consent Holder and confirm. b) A comprehensive Environmental Incident Report must be provided to the Consent Authority within 10 working days of the notification of the exceedance. This report must include: vii. identification of the likely cause of the limit exceedance; viii. the effects on the receiving environment likely to arise because of the limit exceedance; ix. the management responses and remedial action undertaken so far; x. actions that may be necessary to prevent any further limit exceedances occurring; xi. identify remedial action that may be necessary and confirmation of implementation Advice note: The consent holder is required to obtain any resource consents required prior to implementing remedial action. c) Within 10 working days of the exceedance being detected, the Consent Holder must update the EMP/ ESCP as necessary to reduce the likelihood of further exceedances and provide a copy to the Consent Authority for approval.	Section 3.6 and Appendix 6 of this EMP
7.	The discharge authorised by this consent must not result in: a) the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials b) any conspicuous change in the colour or visual clarity c) any emission of objectionable odour d) the rendering of fresh water unsuitable for consumption by farm animals, or e) any significant adverse effects on aquatic life In any river, lake, artificial watercourse or wetland.	Section 5.4 of this EMP
8.	This consent does not authorise the direct discharge of sediment to water.	
RM23.549.07		

4.	Prior to the commencement of the works described in Condition 1 of this consent the Consent Holder must ensure that all personnel working on the site are made aware of, and have access at all times to: a) The contents of this document; and b) The most recent approved version of the Contaminated Soil Management Plan for the site, referenced in Condition 9; and c) The Remedial Action Plan for the site, prepared by WSP Limited dated 3 August 2023. Copies of these documents must be present on-site at all times while the work authorised by this consent is being undertaken.	Section 12 of this EMP
6.	Soil or waste materials removed from the contaminated area must be deposited at a disposal site that holds a consent to accept the relevant level of contamination except in circumstances where: a) The soil or waste materials meet the definition of 'cleanfill'; and b) Notice is given to the Consent Authority five working days prior its removal from the subject site.	Section 12 of this EMP
7.	Site sourced and imported material used to fill any excavation must: a) Consist of clean quarry sourced aggregate; or b) Not be sourced from any site listed as a HAIL site, unless the material has been tested by a Suitably Qualified and Experienced Practitioner and confirmed as meeting the definition of cleanfill.	Section 12 of this EMP
8.	No soil disturbance or soil shifting, unloading, loading will take place if wind speed is higher than 14 metres per second and the soil is dry and prone to becoming airborne, unless a dust suppressant is applied	Section 12 of this EMP

10.	a) The activities authorised by this consent must occur in accordance with the Remediation Action Plan (RAP) prepared by WSP Limited dated 23 August 2023, or any updates approved by the Consent Authority under part (c) of this condition; and b) No activity on the subject site may commence until all measures identified in the RAP as needing to be put in place prior to commencement of any works have been established; and c) The RAP may be amended at any time. Any amendments must be: i. For the purpose of improving the efficacy of the contaminated site management procedures, and shall not result in reduced discharge quality; ii. Consistent with the conditions of this resource consent; and iii. Submitted in writing to the Consent Authority for certification, prior to any amendments being implemented.	Section 12 of this EMP
11.	All personnel working on the site must be made aware of the relevant requirements contained in the RAP required by Condition 10. A copy of the RAP, must be held on-site at all times.	Section 12 of this EMP
14.	The Consent Holder must maintain a record of any environmental complaints relating to the works. The register must include, but not be limited to: a) The date, time, location and nature of the complaint; b) The name, phone number, and address of the complainant, unless the complainant elects not to supply this information; c) action taken by Consent Holder to remedy the situation and any policies or methods put in place to avoid or mitigate the problem occurring again. The Consent Holder must, within 24 hours, inform the Consent Authority of any complaints received from any person about activities on the site associated with the consented works.	Section 3.8 and Appendix 7 of this EMP

15.	In the event that any unexpected contaminated soil or material is uncovered by the works, an accidental discovery protocol shall be implemented, including but not limited to the following steps: a) Earthworks within ten metres of unexpected contaminants must cease immediately; b) All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c) Notification of the Consent Authority, within 24 hours of the discovery; d) Earthworks within ten metres of unexpected contaminants must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to the Consent Authority that continuing works does not represent a significant risk to the environment; e) All records and documentation associated with the discovery must be kept and copies must be provided to the Consent Authority upon request.	Section 12 of this EMP
16.	Stockpiling of contaminated material on the site must be avoided where practicable. In the event that temporary stockpiling of suspected potential or contaminated material is required, then the stockpiles must be managed as below: a) Stockpiled material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and b) Stockpiled material must be placed not within 20 metres away from any open excavation; and c) Stockpiles must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d) If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with a suitable material to prevent stormwater runoff coming into contact with contaminated material.	Section 12 of this EMP

19.	a) All earthworks must be managed to avoid the potential for accidental cross-contamination of materials to occur. In particular movement of contaminated soil on or across impermeable land and/or deposition of contaminated soil on exposed and uncontaminated land must either be avoided or measures implemented to ensure that no cross contamination occurs. b) There must be no mixing of topsoils, road materials, and underlying natural soils. c) In the event that cross contamination of previously uncontaminated parts of the site occurs, the contamination must be remedied in accordance with the Site Validation Report required by Condition 18.	Section 12 of this EMP
20.	No contaminated material from the site may be used to form the fill at the site.	Section 12 of this EMP
21.	All machinery; temporary fencing and signs; chemicals; rubbish, debris and other materials must be removed upon completion of the works.	Section 12 of this EMP
CODC – RC 220396		
8.	The EMP shall be accessible on site at all times during work under this consent.	This EMP
9.	The earthworks and site management shall be undertaken in accordance with the recommendations of the EMP submitted.	This EMP
11.	The consent holder shall implement suitable measures to prevent deposition of any debris on surrounding roads by vehicles moving to and from the site. If any material is deposited on any roads, the consent holder shall take immediate action, at their expense, to clean the roads. The loading and stockpiling of earth and other materials shall be confined to the subject site.	Section 4 of this EMP
13.	All earth worked and/or exposed areas created as part of the subdivision shall be top-soiled and grassed, revegetated, or otherwise stabilised as soon as practicable.	Section 4.3.14 of this EMP
17.	Hours of operation for earthworks, shall be: a) Monday to Saturday (inclusive): 7.00am to 6.00pm; b) Sundays and Public Holidays: No Activity In addition, no heavy vehicles are to enter or exit the site, and no machinery shall start up or operate earlier than 7.00am. All earthworks activity on the site is to cease by 6.00pm.	Section 7 of this EMP

18.	Exposed surfaces that are not to be built upon or suitably surfaced shall be grassed as soon as practicable as works progress.	Section 4.3.14 of this EMP

NEW ZEALAND CHERRY CORP.

Proposed Residential Subdivision
Shannon Farm, Cromwell

Transportation Assessment

CARRIAGEWAY CONSULTING

traffic engineering | transport planning

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1. Introduction

1.1. New Zealand Cherry Corp (Leyser) LP Limited proposes to lodge resource consents to enable further subdivision of an area of land within the Shannon Farm subdivision, Cromwell (**the site**). This will facilitate the development of an additional 44 lots.

1.2. This Transportation Assessment sets out a detailed analysis of the transportation issues associated with the proposed subdivision including changes in travel patterns that are likely to arise from development of the site. Where potential adverse effects are identified, ways in which these can be addressed are set out.

1.3. This report is cognisant of the guidance specified in the New Zealand Transport Agency's '*Integrated Transport Assessment Guidelines'* and although travel by private motor vehicle is addressed within this report, in accordance with best practice the importance of other transport modes is also recognised. Consequently, travel by walking, cycling and public transport is also considered.

2. Site Overview

2.1. Location

2.1.1. The development site is located to the west of the State Highway 6 / Ripponvale Road intersection, just west of Cromwell. The zoning of the site in the Central Otago District Plan ('*District Plan*') was changed through Plan Change 14 to Rural Resource Area 5.

2.1.2. The location of the site in the context of the local area is shown in Figure 1 and in more detail in Figure 2.

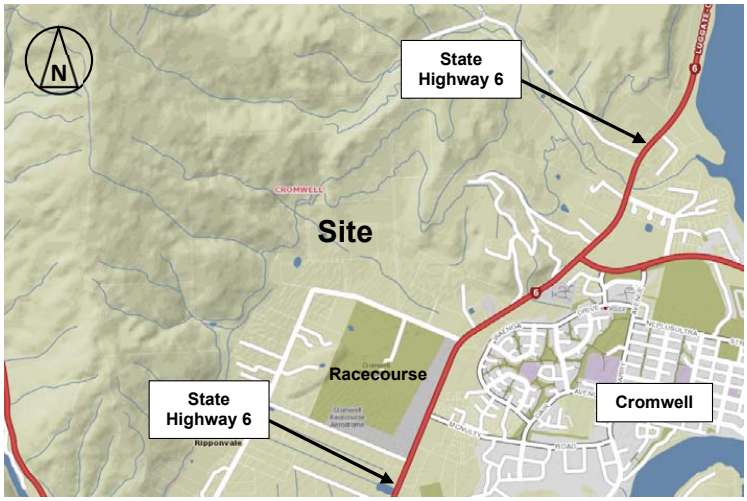


Figure 1: General Location of Development Site

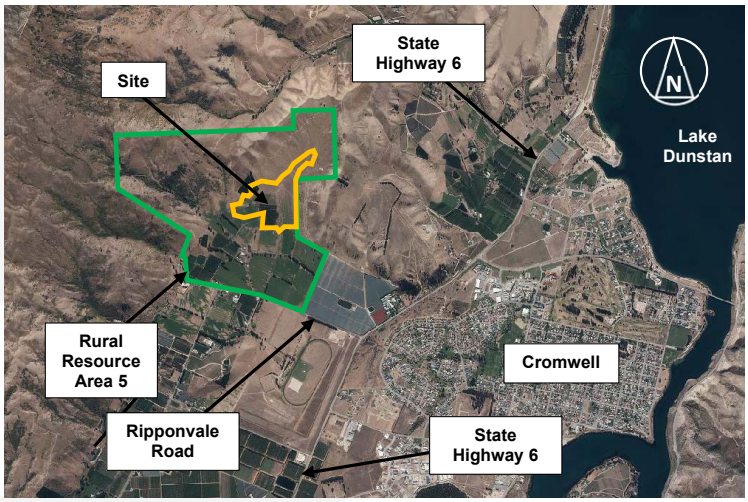


Figure 2: Aerial Photograph of Development Site and Environs

2.2. Roading Classification

2.2.1. The District Plan classifies State Highway 6 towards the east of the site as a Rural State Highway. Ripponvale Road is classified as a Rural Collector Road.

2.2.2. On this basis, it is reasonable to conclude that the primary role of the highway is to carry through traffic, with Ripponvale Road providing for local journeys and property access.

3. Current Transportation Networks

3.1. Roading Network

3.1.1. In the vicinity of the site, Ripponvale Road is characterised by having two very straight sections of carriageway connected by a sharp, 90-degree curve which has a chevron board to direct drivers around the curve. One section of road has a broadly north-south orientation and connects to State Highway 6 at its southern end, and the other section has a broadly east-west orientation, and also connects to State Highway 6.

3.1.2. Ripponvale Road generally serves rural residential properties and agricultural uses. It is subject to a speed limit of 80km/h and has swales on both sides within wide grassed verges. On the east-west section of road, the carriageway seal width is 6.8m, with a centreline but no edgeline markings. The legal width is 20m.



Photograph 1: Ripponvale Road Looking North, Towards Site

3.1.3. The access to the Shannon Farm subdivision lies approximately 350m to the east of the sharp curve in Ripponvale Road. At the time of the site visit this was still under construction, but was generally formed as a priority 'give-way' intersection with seal widening on the opposite site. Sight distances in each direction at the access are excellent.



Photograph 2: Ripponvale Road / Shannon Farm Access Looking North

3.1.4. At its eastern extremity, Ripponvale Road meets State Highway 6 at a priority ('give-way') controlled intersection. The intersection has an auxiliary left-turn lane which is around 75m long and 3.5m wide. It also has an auxiliary right-turn lane of 3.5m width, which is 20m long with an extended taper. Sight distances at the intersection are excellent, and in excess of 350m in each direction.



Photograph 3: Aerial Photograph of State Highway 6 / Ripponvale Road Intersection





Photographs 4 and 5: Sight Distances to the Left and Right at State Highway 6 / Ripponvale Road Intersection

3.1.5. Towards the south, the highway provide access to Frankton, Queenstown and further south to settlements at the bottom of the South Island. Towards the north, the highway provides access into Cromwell via a network of district roads, and also to State Highway 8B which provides a connection to State Highway 8 and locations throughout the South Island. State Highway 6 also passes close to Wanaka before turning westwards towards the West Coast.

3.2. Non-Car Infrastructure

3.2.1. During the site visit it was noted that a shared footpath/cyclepath is being formed within the site alongside the main access into the site, and this extends to (and slightly along) Ripponvale Road.



Photograph 6: Shared Walking and Cycling Route Alongside Ripponvale Road

3.2.2. Other than this, there is presently no infrastructure provided for walking and cycling in the immediate area although the current low traffic flows on the road means that cyclists can safely share the carriageway with motorised vehicles and there are wide grassed berms that can be used by pedestrians.

3.2.3. There is a walkway provided between the highway and Waenga Drive, and this meets the highway around 400m north of Ripponvale Road. At its eastern end, Waenga Drive forms the southern boundary to Cromwell town centre.

3.3. Future Changes

3.3.1. There are a number of changes to the roading environment that are set out within the provisions of the District Plan that were inserted as part of Plan Change 14. These are:

- Prior to the issue of a certificate under section 224c of the Resource Management Act 1991 for the 51st rural lifestyle allotment, the widening of the existing seal of Ripponvale Road to a formed width of 7.0m seal with 0.25m metalled shoulders, from the principal access to 144 Ripponvale Road, eastwards to the intersection with the State Highway, shall be completed.
- Prior to the issue of a certificate under section 224c of the Resource Management Act 1991, the provision of a 2.0m wide shared walking and cycling path within the legal corridor of Ripponvale Road from the principal access to 144 Ripponvale Road, eastwards to the intersection with the State Highway, shall be completed.
- Prior to the issue of a certificate under section 224c of the Resource Management Act 1991 for the 51st rural lifestyle allotment, a pedestrian/cyclist underpass shall be incorporated into State Highway 6 and be operational.

3.3.2. These provisions have two effects. Firstly, Ripponvale Road will be improved to the standard expected under the Council's current Land Development and Subdivision Engineering Code of Practice for a Collector Road carrying more than 500 vehicles per day. This is the largest (widest) cross-section set out in the Code of Practice. Secondly, the provision of a shared walking and cycling route between the site and eastern (town centre) side of the highway means that walking and cycling movements to and from the site will be supported and safety accommodated.

3.3.3. Roading is presently being formed within Stage 1 of the wider development site (and which will ultimately serve the proposed extensions). From the information provided, the spine road has a 20m legal width, with an 8m carriageway and a footpath on one side. Between ch0 to ch500, the footpath is 2m wide (and can therefore act as an extension to the required 2m wide hared route under the zoning provisions), and it reduces to 1.5m width from ch500 to ch780 (the current extent of design). The maximum gradient of the road is 11.2% but for the bulk of its length, the gradient is less than 5%.

3.3.4. This design of the spine road has a slightly wider roadway than for Ripponvale Road, and therefore exceeds the Council's Code of Practice for a Collector Road serving up to 2,500 vehicles per day.

4. Current Transportation Patterns

4.1. Traffic Flows

4.1.1. The New Zealand Transport Agency (**NZTA**) carries out regular traffic counts on the state highway network. The closest count site on the state highway is site 00600947 which is located to the west of the State Highway 6 / Ripponvale Road intersection,. In 2024, the highway had an Annual Average Daily Traffic of 5,970 vehicles (two-way).

4.1.2. As part of Plan Change 14, a traffic survey was carried out at the State Highway 6 / Ripponvale Road intersection during July 2018. The results are summarised below.

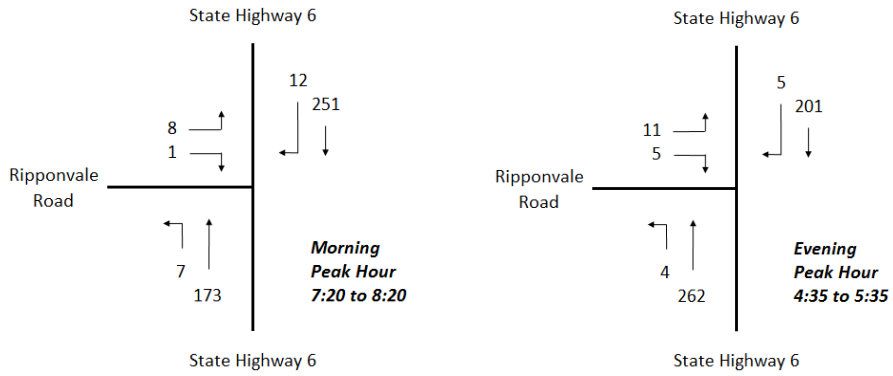


Figure 3: 2018 Peak Hour Traffic Flows at the State Highway 6 / Ripponvale Road Intersection

4.1.3. The surveys support the NZTA counter data, showing a predominant southbound flow on the highway in the morning (towards Queenstown), and the direction of flows being reversed in the evening.

4.1.4. At the time of Plan Change 14, a comparison was made with the NZTA data, and this showed that the surveyed volumes and the NZTA volumes were reasonably well aligned, and sufficiently robust for further analysis.

4.1.5. The survey also confirmed that Ripponvale Road was lightly trafficked with peak hour volumes of less than 30 vehicles (two-way).

4.1.6. That said, the rezoning of the area via Plan Change 14 can be expected to increase the traffic volumes on the roading network. The increased traffic flows were tested through the Transportation Assessment that was submitted as part of the plan change request and also through a response to a request for further information subsequently issued by the Council.

4.1.7. In the Transportation Assessment, the analysis allowed for 1 vehicle movement per residence occurring in each of the peak hours, with an expected 160 rural residential residences. In the morning peak hour, 90% of these vehicles were assessed as exiting the site, with 65% of the generated vehicle movements entering the plan change site in the evening peak hour. In respect of traffic distribution, the analysis allowed for:

- 25% of generated travel will travel towards Cromwell and local facilities; and
- 80% of the remaining traffic will travel towards the south and the direction of Queenstown, with the remainder travelling north towards Wanaka and Alexandra.

4.1.8. This gave rise to the following traffic generation:

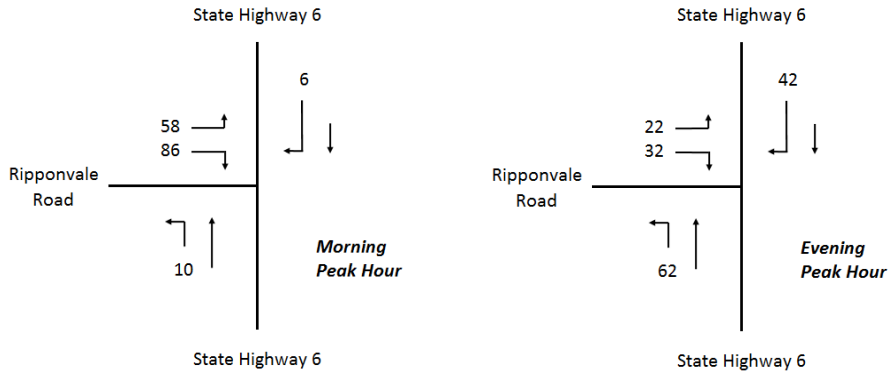


Figure 4: Traffic Generation Due to Development of Plan Change 14 Site at the State Highway 6 / Ripponvale Road Intersection (as per Transportation Assessment)

4.1.9. In the additional information sought by the Council, the parameters were revised (at the Council's reviewers request). The same traffic generation rate of 1 vehicle movement per residence occurring in each of the peak hours was adopted, but in the morning peak hour, 80% of these vehicles were assessed as exiting the site. In respect of traffic distribution, the analysis allowed for:

- 75% to/from Cromwell;
- 10% to/from Queenstown;
- 5% to/from Wanaka; and
- 10% to/from Alexandra/Omarama direction.

4.1.10. This gave rise to the following traffic generation:

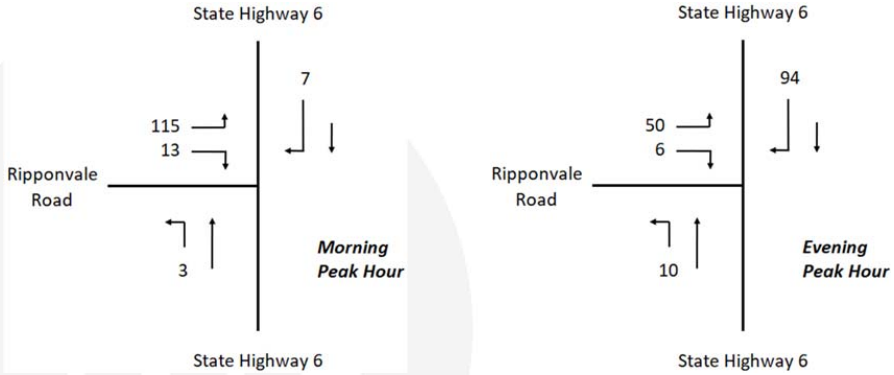


Figure 5: Traffic Generation Due to Development of Plan Change 14 Site at the State Highway 6 / Ripponvale Road Intersection (as per Response to Request for Further Information)

4.1.11. With regard to ambient traffic growth, volumes (and growth) on the roading network was reduced between 2020 and 2022 (inclusive) due to restrictions on travel arising from the Covid-19 pandemic. This makes recent growth on the state highway network difficult to assess. Plan Change 14 adopted an annual growth rate of 7.2% for analysis. However during Plan Change 13 it was identified that it was unlikely this level of growth could be maintained, and thus for the assessment of that particular plan change, growth at 4.6% per annum (being the rate observed over the past ten years) was used.

4.1.12. Although it is drawn from limited data, the most recent information suggests a growth rate of 2.5% to 5.0%, expressed as a percentage of the 2024 volumes. On this basis then, the growth rate anticipated through Plan Change 13 appears the more realistic.

4.1.13. Plan Change 14 also identified that traffic on the highway was seasonal, with volumes in summer being 30% greater than in winter. Consequently, the analysis in Plan Change 14 factored the through traffic on the highway by 2.23, which allowed for ten years of background traffic growth on the highway at 7.2%, as well as 30% for the seasonality of the highway (that is, through traffic was factored by 2.23). For the reasons set out above, this figure is now likely to be higher than will occur, and the factor would more appropriately be 1.90 (ten years at 4.6% plus 30%).

4.1.14. The performance of the State Highway 6 / Ripponvale Road intersection has been modelled using the Sidra Intersection computer software, and the results are summarised below.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
State Highway 6	L	8.4	0.0	A	8.6	0.2	A
State Highway 6	R	9.0	0.0	A	10.0	0.2	B
Ripponvale Road	L	9.2	0.3	A	10.9	0.2	B
	R	15.9	0.9	C	17.5	0.4	C

Table 1: Performance of State Highway 6 / Ripponvale Road with Full Development (160 Lots) of Plan Change 14 Site, Distribution as per Transportation Assessment

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
State Highway 6	L	8.4	0.0	A	8.8	0.0	A
State Highway 6	R	9.0	0.0	A	10.2	0.4	B
Ripponvale Road	L	9.3	0.6	A	11.0	0.3	B
	R	14.5	0.1	B	17.2	0.1	C

Table 2: Performance of State Highway 6 / Ripponvale Road with Full Development (160 Lots) of Plan Change 14 Site, Distribution as per Response to Request for Further Information

4.1.15. It can be seen that queues are negligible, and that delays are modest. The greatest delays arise under the scenario assumptions used in the Transportation Assessment, but these are not unreasonable for a priority intersection during the weekday peak hours.

4.1.16. No modelling has been undertaken for the access between Shannon Farm and Ripponvale Road. Given that the volumes on both roads will be low, the intersection will operate under free-flow conditions (where the ability to manoeuvre is generally unaffected by the presence of other vehicles).

4.2. Non-Car Modes of Travel

4.2.1. Given that the area is predominantly rural, it can reasonably be expected that it will be relatively lightly used by pedestrians and cyclists. During site visits (a total of six hours) no pedestrians or cyclists were observed. It is considered that the current absence of infrastructure for these road users is therefore not unreasonable.

4.2.2. However as set out above, as the site develops there is a requirement for the provision of a shared walking and cycling route along Ripponvale Road, plus an underpass of State Highway 6. This will therefore accommodate pedestrian and cyclists using a separated, formed route between the site and existing route on the eastern side of the highway. This is likely to increase walking and cycling activity (although the distances involved will limit the extent of any increase).

4.2.3. There are no regular bus services that pass the site. Although several longer-distance services pass nearby on the highway, there are no bus stops provided within walking distance.

4.3. Road Safety

4.3.1. The NZTA Crash Analysis System has been used to establish the location and nature of the recorded traffic crashes in the vicinity of the site. All reported crashes between 2015 and 2024 were identified, plus the partial record for 2025, for Ripponvale Road between State Highway 6 and 100m south of the 90-degree bend (a ten-year period is used due to the low traffic flows). For State Highway 6, all reported crashes between 2020 and 2024 were identified, plus the partial record for 2025, for 200m on either side of the intersection with Ripponvale Road (a five-year period is used due to the higher traffic flows). This is the same area considered through Plan Change 14, and accepted as being appropriate.

4.3.2. This showed that there were six reported crashes in the area:

- Two crashes occurred on Ripponvale Road:
  - One crash occurred around 1km west of the highway, when an eastbound driver stopped suddenly in the carriageway for no apparent reason, and was struck by a following eastbound vehicle. The crash did not result in any injuries;
  - One crash occurred around 0.6km west of the highway, when a driver returned to their parked vehicle to find it had been struck by another vehicle in their absence. The crash did not result in any injuries;
- Two crashes occurred at the State Highway 6 / Ripponvale Road intersection:
  - One crash occurred when a driver turned right into Ripponvale Road and was struck by a northbound vehicle. The police report notes that the at-fault driver was an overseas national, with limited experience of driving in New Zealand, and appears to have undertaken the turn heedless of traffic. The crash did not result in any injuries;
  - One crash occurred when a driver turned left out of Ripponvale Road and was struck by a northbound vehicle. No further factors are recorded about the circumstances of this crash. The crash did not result in any injuries;
- One crash occurred on State Highway 6, south of the State Highway 6 / Ripponvale Road intersection. This occurred around 200m from the intersection when a southbound driver struck a straying sheep. The crash did not result in any (human) injuries
- One crash occurred on State Highway 6, north of the State Highway 6 / Ripponvale Road intersection. This occurred around 100m from the intersection when a northbound driver left the road. The police report notes that the driver was inexperienced and was intoxicated. The crash resulted in serious injuries

4.3.3. The historic pattern of crashes does not indicate any particular safety-related deficiencies on either this section of highway or on Ripponvale Road.

5. Proposal

5.1. The proposal is to create an additional 44 lots within the Shannon Farm subdivision. These will be located towards the northeast of the subdivision, and accordingly, only gain access onto the internal roading network.

5.2. The location of the additional lots is shown below.

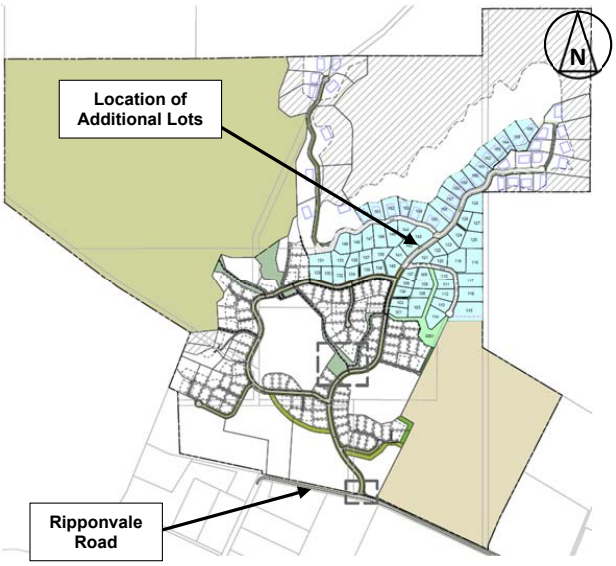


Figure 6: Proposed Masterplan and Location of Additional Lots (Composite of Rough Milne Mitchell Drawing 'Updated Masterplan' Dated 4/12/2024 and Clark Fortune McDonald and Associates Drawing Dated 27.05.25)

5.3. The scheme includes an extension of the spine road into the site. A road connects to this from the west, which serves 13-15 lots. A cul-de-sac connects to the spine road from the east, and this similarly serves 13-15 lots.

6. Traffic Generation and Distribution

6.1. Traffic Generation

6.1.1. For the assessment of the additional lots, the same parameters have been adopted as for the underlying plan change provisions. Consequently a rate of 1 vehicle movement per residence has been adopted for traffic generation in each of the peak hours.

6.1.2. The split of traffic entering and exiting the site is as used within both the Transportation Assessment and the response to the request for further information, as set out previously.

6.1.3. With regard to the traffic movements per day, the Transportation Assessment adopted a rate of 6 vehicle movements per day (two-way) with a rate of 8 vehicle movements per day (two-way) used in the response to the request for further information.

6.2. Trip Distribution

6.2.1. With regard to the distribution of these vehicles, both distributions used (in the Transportation Assessment and the response to the request for further information) have been adopted.

6.2.2. This leads to the following traffic generation:

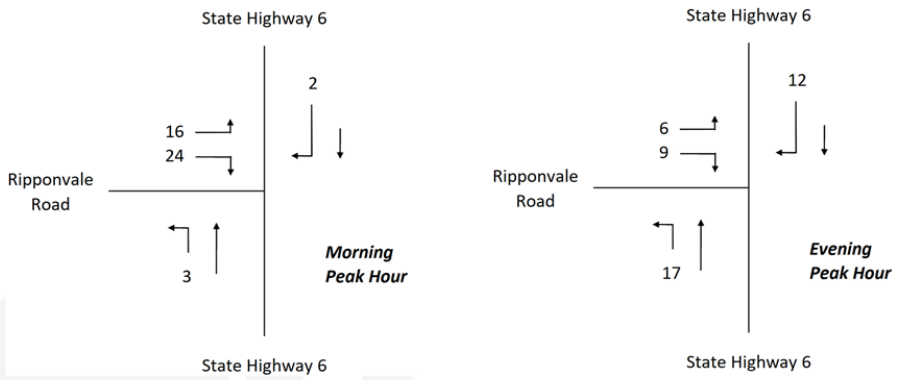


Figure 7: Traffic Generation Due to Proposed 44 Lots (as per Parameters of the Transportation Assessment)

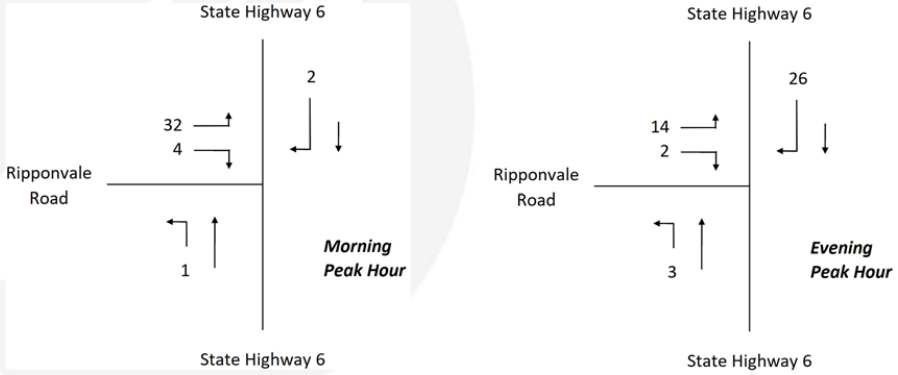


Figure 8: Traffic Generation Due to Proposed 44 Lots (as per Parameters of the Response to Request for Further Information)

7. Effects on the Transportation Networks

7.1. Intersection Capacity

7.1.1. The State Highway 6 / Ripponvale Road intersection has been remodelled using the Sidra Intersection software package, allowing for the additional traffic. The results are summarised below.

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
State Highway 6	L	8.4	0.0	A	8.6	0.3	A
State Highway 6	R	9.0	0.0	A	10.1	0.2	B
Ripponvale Road	L	9.2	0.4	A	10.9	0.2	B
	R	16.8	1.2	C	18.1	0.5	C

Table 3: Performance of State Highway 6 / Ripponvale Road with Full Development (160 Lots) of Plan Change 14 Site, Plus Additional 44 Lots (Distribution as per Transportation Assessment)

Road and Movement		Morning Peak Hour			Evening Peak Hour		
		Avg Delay (secs)	95 %ile Queue (veh)	Level of Service	Avg Delay (secs)	95 %ile Queue (veh)	Level of Service
State Highway 6	L	8.4	0.0	A	9.0	0.0	A
State Highway 6	R	9.0	0.0	A	10.2	0.5	B
Ripponvale Road	L	9.4	0.8	A	11.1	0.4	B
	R	14.6	0.2	B	17.9	0.1	C

Table 4: Performance of State Highway 6 / Ripponvale Road with Full Development (160 Lots) of Plan Change 14 Site, Plus Additional 44 Lots (Distribution as per Response to Request for Further Information)

7.1.2. The results show that the intersection performs with almost the same level of service. The additional 44 lots result in a maximum increase in queue length of 0.3 vehicles, and a maximum increase in delay of 0.9 seconds. Both of these are likely to be imperceptible to drivers in practice.

7.1.3. No modelling has been undertaken for the access between Shannon Farm and Ripponvale Road. Given that the volumes on both roads will be low, the intersection will continue to operate under free-flow conditions (where the ability to manoeuvre is generally unaffected by the presence of other vehicles).

7.1.4. Overall then, the traffic generated by the additional 44 lots can easily be accommodated on the road network.

7.2. Non-Car Modes of Travel

7.2.1. The subdivision is likely to result in increased levels of walking and cycling in the immediate area. However the provisions made with the District Plan for the shared walking/cycling route and the underpass of the highway mean that any increase in pedestrians and cyclists can be easily accommodated within the required infrastructure.

7.2.2. The size of the subdivision is not sufficient that it will give rise to the need for a public transport service.

7.3. Road Safety

7.3.1. Based on a review of the road safety records, the proposal is unlikely to result in adverse road safety effects arising as a result of the increase in traffic flows on the road network.

7.3.2. The location of the access into the site means that ample sight distances are provided in each location, and considerably exceed the requirements for sight distances for the prevailing 80km/h speed limit (around 210m).





Photographs 7 and 8: Sight Distances Towards the Left (East) and Right (West) at the Ripponvale Road / Site Access Intersection

7.4. Road Upgrading

7.4.1. The Plan Change 14 provisions require the upgrading of Ripponvale Road to provide a 7m carriageway and 0.25m metalled shoulders on either side. This is set out in the Council's Code of Practice as being a suitable provision for Collector Roads serving more than 500 vehicles per day.

7.4.2. Taking into account existing and proposed traffic volumes, Ripponvale Road can be expected to carry less than 2,500 vehicles per day (this being the threshold above which the Code of Practice sets out that a specific roading design is required). Accordingly it is considered that the upgrading already confirmed through the District Plan will mean that the design of Ripponvale Road remains appropriate with the additional lots.

7.4.3. The District Plan is silent on the design of the Ripponvale Road / Site Access intersection. However a priority intersection can easily accommodate the expected volumes (since considerably more traffic passes through the State Highway 6 / Ripponvale Road priority intersection). The Austroads Guide to Traffic Management Part 6 ('Intersection, Interchanges and Crossings Management') sets out warrants for when auxiliary turning lanes are required. Taking into account the peak hour volumes expected, such turning lanes are not required in this case. This being so, it can be expected that the intersection layout intended to serve the Shannon Farm subdivision will remain suitable for the additional traffic generated by the proposed 44 lots.

7.4.4. As noted previously, the main spine road through the initial stages of the site meets (and slightly exceeds) the provision required on Ripponvale Road and the Council's Code of Practice for a Collector Road serving up to 2,500 vehicles per day. The proposed additional

44 lots will give rise to 352 vehicle movements per day (two-way), as per the rate used in the response to the request for further information, and this is not sufficient for any widening or other improvements to be made to the road. It therefore remains complying with the Council's Code of Practice even under this higher traffic loading.

7.4.5. It is also proposed that there will be two minor roads constructed as part of the proposal, serving lots to the east and west of the spine road. The easternmost road will be a cul-de-sac. Although design details of these have not been provided, it does not appear that there are any reasons why compliance with the Council's Code of Practice could not be achieved.

8. Statutory Framework

8.1. The District Plan sets out a number of transportation-related rules with which any development is expected to comply. In this case though, the proposal is for a subdivision of 44 lots, being served by an existing roading network. The masterplan does not set out any locations for driveways nor any detailed designs for the lots themselves, meaning that assessment against many of the District Plan matters cannot be carried out at this time.

8.2. However, an initial assessment of the subdivision against these rules has been undertaken. Overall, it is considered that a high degree of compliance is likely to be achieved with the potential exception of compliance with District Plan Part 12.7.1 (Access Standards from Roads: Part (ii): Sight Distances). Under this provision, assuming that roads within the site are subject to a speed limit of 50km/h then each lot requires a sight distance of 40m at its access. This is likely to be achieved through careful site layout design but it is possible that there will be a number of lots which do not achieve the appropriate sight distance because the lot is adjacent to an intersection and the intersection geometry means that the sightline passes across land outside the lots and the road reserve, or because the access is on the inside of a curve and the curve restricts the sight distance.

8.3. The sight distance of 40m is based upon a vehicle speed of 50km/h. However as a vehicle approaches an intersection it must slow down in order to be able to give-way to other vehicles and/or to negotiate the intersection geometry. Since there is a direct relationship between vehicle speeds and sight distances, it follows that where speeds are physically reduced, sight distances can also be reduced while still allowing a driver to see and react to a potential hazard ahead.

8.4. Where a sightline passes across land which is within the same or an adjacent lot, it is possible to place a consent notice on the lot title such that no obstruction of more than 1m in height is permitted to be placed within the sightline.

8.5. Taking these matters into account, it is considered that the sightlines at each lot access will be appropriate for the prevailing speeds or can be suitably addressed through consent notices.

9. Conclusions

9.1. This report has identified, evaluated and assessed the various transport and access elements of a 44-lot subdivision within the Shannon Farm subdivision at Cromwell.

9.2. Overall it is considered that the traffic generated by the development of these additional lots can be accommodated on the adjacent roading network without capacity or efficiency issues arising. In practice, the traffic generated by the development results in minimal queues and delays, even when allowing for seasonal traffic flows on the highway and for ten years of prevailing ambient traffic growth.

9.3. The crash history in the vicinity of the site does not indicate that there would be any adverse safety effects from the proposal.

9.4. Plan Change 14 included a number of transportation provisions associated with development of the wider area/site. These remain appropriate for the increase in lot numbers and consequential increase in traffic. The main spine road through the site and the increased seal width of Ripponvale Road both remain in accordance with the Council's Code of Practice, and the provision of a shared walking/cycling route along the road, and the construction of an underpass beneath the highway, can easily accommodate any increase in pedestrians and cyclists.

9.5. Although there is presently little detail provided, it is likely that there will be a high degree of compliance with the transportation requirements of the District Plan. The most likely source of any non-compliance will be due to restricted sightlines where lots gain access close to curves or intersections but these features also mean that vehicle speeds will be reduced in the immediate area, which in turn means that shorter sight distances will be adequate.

9.6. Overall, and subject to the preceding comments, the subdivision application can be supported from a traffic and transportation perspective and it is considered that there are no traffic and transportation reasons why the consents could not be granted.

Carriageway Consulting Limited
June 2025



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CONSULTING

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Landscape Peer Review

SHANNON FARM

Prepared for Central Otago District Council, Att Oli McIntosh

24 February 2026

Applicant:	New Zealand Cherry Corp (Leyser) LP
Application:	Resource Consent is sought to increase the density of lots within Rural Lifestyle Area 3 (RLA 3), Rural Lifestyle Area 4 (RLA 4), and Rural Lifestyle Area 6 (RLA 6)4 within RRA (5).
Location:	112 and 144 Ripponvale Road, Cromwell
Zoning:	The Site is located within Rural Lifestyle Area (5), and within an area with a Significant Amenity Landscape overlay.
Activity Status:	Non Complying

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Document Quality Assurance

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	Revision / version:	Issue date: 24 February 2026

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1.0 Introduction

1.1 Boffa Miskell Limited (BML) has been engaged by Central Otago District Council (CODC) to peer review the Landscape Assessment prepared by Rough Milne Mitchell Landscape Architects (RMM) regarding a resource consent application to intensify development within Shannon Farm. The proposed subdivision will create 44 additional rural lifestyle allotments across Rural Lifestyle Areas (RLA) 3, 4, and 6, including associated building platforms and access improvements (R250155).

1.2 The proposal is located at Shannon Farm, Ripponvale Road, Cromwell, within the Cromwell Basin. The application site comprises approximately 19.6 hectares within the wider Shannon Farm development which is currently under construction following earlier consents.

1.3 The property is located within the Rural Resource Area 5 (RRA5) as defined by the Central Otago District Plan (CODP). Parts of the site fall under a Significant Amenity Landscape (SAL) overlay, particularly within RLA6 and portions of RLA3 and RLA4. No development is proposed within the Outstanding Natural Landscape (ONL) or designated No-Build zones identified in the Structure Plan.

1.4 Under Rule 4.7.5(iii), the proposed subdivision is classified as a non-complying activity because it breaches the minimum allotment sizes specified in Rule 4.7.2 for RLA3 and RLA4, introduces multiple lots within RLA6 where only one allotment was anticipated, and results in a total number of residential lots exceeding the 160-lot threshold for RRA5.

2.0 Purpose and Method of Review

2.1 The purpose of the peer review is an appraisal of the Landscape Assessment undertaken by RMM rather than a parallel assessment. The following landscape peer review follows the concepts and principles outlined in Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines[1] (the 'Guidelines').

2.2 The focus of this peer review is to confirm (or not) that the Landscape Assessment undertaken by RMM:

- follows a sound methodology and method for the purpose,
- considers the relevant statutory provisions and any relevant 'other matters',
- accurately describes, interprets, and evaluates the relevant landscape character and values,
- analyses the effects on landscape values in a balanced and reasoned way,
- reaches credible findings supported by reasons, and
- makes appropriate recommendations with respect to findings[2].

[1] '*Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.*
[2] The Guidelines, paragraph 6.61.

2.3 The following documents have been relied on in the preparation of this peer review:

RM250155 Application:

- Landscape Assessment Report, 44 Proposed Lots Shannon Farm, prepared by RMM, dated 9 June 2025
- Shannon Farm Proposed Intensification of Lots, Graphic Attachment to Landscape Assessment Report, prepared by RMM, dated 9 June 2025
- Assessment of Environmental Effects , 112 and 144 Ripponvale Road, Cromwell, prepared by JPW Consulting Ltd, dated 9 June 2025
- 20250804_ShannonFarm_GA_Earthwork_LR, prepared by RMM, dated 04 August 2025

PC14

- PC0014 APPENDIX E - Landscape and Visual Amenity Assessment, prepared by Rough and Milne, dated 20 May 2019
- Evidence of Tony Milne, prepared by Rough and Milne, dated 13 May 2020
- PC0014 Landscape Peer Review Report - Vivian Espie 20.4.20, prepared by Vivian Espie, dated 20 April 2020
- PC0014 - Landscape Response Comments - Vivian Espie, prepared by Vivian Espie, dated 28 May 2020
- AS Landscape Architect comments on revised provisions post mediation 20211116 (1), prepared by Anne Steven, dated 16 November 2021

2.4 This peer review consisted of an initial desktop review of the application documents to identify any outstanding questions prior to the Site visit. A Site visit was then undertaken on 18 July 2025 by Landscape Architect Megan Harshey of BML. The weather during the Site visit was clear and sunny. An additional site visit was undertaken on the 19 February 2025 with the applicants Landscape Architect. Visibility poles were requested and erected in central locations within each lot of those proposed within RL6, with the exception of Lot 164, which was positioned at the rear of the building platform due to the existing topography on site. The purpose of the site visit was to confirm visibility of these lots.

~~2.4~~2.5 As part of the Site visit, the wider area surrounding the Site was also visited to understand the landscape context, landscape character and potential public/private viewing audiences.

3.0 Methodology

3.1 The RMM Landscape Assessment contains a methodology statement on page 6, which is guided by Te Tangi a te Manu and the landscape-related provisions. The methodology is considered appropriate and in line with best practice.

3.2 I agree that this is an appropriate methodology and adopt the same scale in my peer review for comparability of the degree of effects.

4.0 Existing Landscape

Receiving Environment

4.1 The Description of the Receiving Environment in Section 4.1 of the RMM Landscape Assessment Report is comprehensive and well-structured, providing a clear and contextually rich overview of the Cromwell Basin and the Shannon Farm site.

4.2 The report effectively situates the Site within its broader geographical and visual context, referencing key landscape features such as the Pisa Range ONL, the Cromwell Basin (the Basin) floor, and the Significant Amenity Landscape (SAL) overlay. The description demonstrates a strong understanding of the physical, perceptual, and associative landscape values, including the area's productive rural character, historical land use, and evolving rural lifestyle development. The inclusion of historical context, such as the site's mining and orchard heritage, supports the identification of landscape character zones.

4.3 The section aligns well with best practice guidance, particularly the Te Tangi a te Manu landscape assessment framework. It appropriately defines the receiving environment not just spatially but experientially, acknowledging both the visual catchment and the broader cultural and ecological context.

4.4 However, while the description is thorough, it could benefit from a slightly more critical reflection on the cumulative effects of ongoing development in the Cromwell Basin, particularly in relation to the SAL's evolving character. The Basin is experiencing significant rural lifestyle intensification, and without acknowledging this trajectory, the assessment risks underestimating how incremental changes are compounding the domestication of foothill landscapes.

4.5 Additionally, while the report notes the visibility of the Site from various public viewpoints, a clearer synthesis of how these views contribute to the perceived landscape values of the receiving environment would strengthen the narrative.

The Site

4.6 The report effectively situates the Site within the broader Shannon Farm development and articulates its relationship to the surrounding land uses, including the adjacent Rural Lifestyle Areas (RLAs), Rural Lifestyle Production Area (RLPA), and neighbouring large rural lots. The description is spatially precise, referencing legal boundaries, road access (Roads 001, 002, and 006), and the character zones of 'Farmland Terraces' and 'East Gully', each with distinct topographical and vegetative characteristics. The integration of the SAL overlay and its influence on the Site's development potential is clearly acknowledged, particularly in relation to the East Gully.

Landscape Values

4.7 The RMM Assessment uses the Te Tangi a te Manu framework to assess physical, perceptual, and associative values. The report effectively identifies the key landscape features that contribute to the area's identity, such as the Pisa Range ONL, the rolling pastoral foothills within the SAL overlay, and the productive basin floor.

4.8 The physical attributes, topography, vegetation, and land use are clearly described, and the perceptual qualities, including legibility, coherence, and scenic beauty, are thoughtfully articulated.

4.9 The associative values, including cultural heritage, recreational use, and tangata whenua connections, are acknowledged with appropriate sensitivity and relevance.

4.10 It successfully establishes a baseline of landscape values against which the proposed development can be assessed. The inclusion of seasonal and transient qualities, such as the changing colours of orchards and the visual impact of snow on the ranges, adds depth to the perceptual analysis.

5.0 The Proposal

5.1 The proposal seeks resource consent to increase the density of residential lots within Rural Lifestyle Areas 3, 4, and 6 at Shannon Farm, located within Rural Resource Area 5.

5.2 The total number of lots across Shannon Farm will increase by 44 to 195 under this proposal. This is created by:

- RLA 3 will gain six additional lots, resulting in a total of 14 lots at increased density but overall, a total of 16 lots within RLA 3. Lot sizes ranging from 1,770 to 3,530 m² with an average allotment size of 2385m2.
- RLA 4 will see a more substantial increase of 22 lots, with a total of 35 lots at increased density resulting in a total of 47 lots within RLA 4 across Shannon Farm. Lot sizes range between 1,895 and 6,895 m² with an average allotment size of 3115m2.
- RLA 6 will add 16 new residential lots, totalling 17, alongside a 36-hectare balance lot retained as open pastureland. The residential allotments will range in size from 2290m2 – 5150m2 with an average allotment size of 3400m2.

5.3 All 17 lots in RLA 6, six additional (11 total) residential allotments within RLA 4 and two additional (four total) residential allotments proposed within RLA 3 are within the SAL overlay. The RLA3 allotments are on the boundary of the SAL and therefore only part of the lots is covered by the SAL.

5.4 No development is proposed within the Outstanding Natural Landscape or designated No Build zones.

5.5 Access improvements include a new cul-de-sac replacing a previously consented right-of-way and an additional ROW in RLA 6.

5.6 Building platforms are capped at 1,000 m² with the exception of Lot 127 which is identified as containing a platform for the purposes of assessing setback breaches although it is located within the confines of RLA4.

5.7 Existing planning standards, such as setbacks, lighting, and fencing, remain unchanged.

5.8 Landscape mitigation focuses on contextual absorption rather than full screening, with planting required to follow a naturalised pattern per the approved planting schedule.

RMM have included a *Summary Table of Consented and Proposed Residential Allotments* and below is an extraction of the relevant 3 RLA areas.

Rural Lifestyle Area (RLA)	CODP Allotment Area (consented)	Consented number of lots	Proposed Allotment Area (Range)	Proposed Allotment Area (Average)	Proposed number of Lots (additional)	New (proposed) total
RLA 3 **Proposed changes**	**Minimum 4000m²**	**8**	**1770m² - 3530m²**	**2385m²**	**6**	14
RLA 3 No proposed changes	Minimum 4000m²	2	N/A	N/A	N/A	no change
RLA 4 **Proposed changes**	**Minimum 8000m²**	**13**	**1895m² - 6895m²**	**3115m²**	**22**	35
RLA 4 No proposed changes	Minimum 8000m²	12	N/A	N/A	N/A	no change
RLA 5	Minimum 3Ha	2	N/A	N/A	N/A	no change
RLA 6	**To be held as one allotment**	**1**	**2290m² - 5150m²**	**3400m²**	**16**	17

6.0 Statutory Context

6.1 Under the CODP the wider Site is located within the Rural Resource Area (5) (RRA5). The proposed additional Lots will occur exclusively within Rural Lifestyle Area 3, 4 and 6.

6.2 RLA 6 is located wholly within a Significant Amenity Landscape overlay. Six of the proposed additional lots within RLA4 and three proposed lots within RLA 3 are also partially located within the SLA overlay. The remaining proposed lots are located adjacent to the SLA overlay.

6.3 The application is a non-complying activity.

6.4 I consider that the Landscape Assessment has identified and framed a response to the relevant provisions, and I agree with this approach.

Plan Change 14 Overview

6.5 The applicant requested a change to the Central Otago District Plan (Operative District Plan) on 29 May 2019 that was accepted by Council on 14 August 2019 and recorded as Plan Change 14 (PC14).

6.6 The purpose of PC14 was to enable rural lifestyle development on approx. 142 ha of land at Shannon Farm, Ripponvale Road, Cromwell and address demand for rural lifestyle living near Cromwell. The output of PC14 was a Structure Plan to guide subdivision and development.

6.7 The Structure Plan was central to managing landscape integration, visual effects, and rural character. Landscape architects played a key role in:

- Identifying no-build areas and view corridors.
- Recommending planting buffers and building platform controls.
- Ensuring development responds to the Pisa Range backdrop and existing rural character.

6.8 The panel found that, with proposed controls, the landscape and visual effects were acceptable. Key mitigation measures included:

- Height limits, earth-tone materials, and vegetation screening.
- Clustered development to retain openness and reduce sprawl.

6.9 Rural Lifestyle Areas 3, 4, and 6 were defined based on a combination of:

- Landscape Sensitivity:
    - Areas 3, 4, and 6 were considered less visually sensitive than others.
    - Located in gently sloping or lower elevation zones, allowing better integration with topography.
- Access and Infrastructure:
    - Proximity to Ripponvale Road and internal roading made these areas more suitable for development.
    - Infrastructure feasibility (e.g., water, wastewater) was assessed positively.
- Productive Land Use:
    - These areas had lower productive potential compared to surrounding horticultural land.
    - Avoided high-value soils and existing orchards.

7.0 Visual Effects Assessment

7.1 The Assessment identifies the visual catchment and relevant viewing audiences as follows:

- Viewpoint 1: 64 Ripponvale Road looking north-west towards the Site at a distance of 450m from Shannon Farm Subdivision and 800m from the proposal Site.
- Viewpoint 2: Entry to Shannon farm Subdivision. Looking north towards the proposal Site at a distance of (approximately) 645m from RLA 3, 730m from RLA 4, and 980m from RLA 6.
- Viewpoint 3 and 3a: 144 Ripponvale Road looking west towards the Site at a distance of 270m from Shannon Farm Subdivision (entry) and 720m from the proposal Site.
- Viewpoint 4: From the driveway of 184 Ripponvale Road looking north-west towards the Site at a distance of 400m from Shannon Farm Subdivision and approximately 1km from the proposal Site.
- Viewpoint 5: From Cromwell Racecourse driveway looking north-west towards the Site at a distance of 670m from Shannon Farm Subdivision and approximately 1.2km from the proposal Site.
- Viewpoint 5a: From Cromwell Racecourse driveway looking north-west towards the Site at a distance of 630m from Shannon Farm Subdivision and approximately 1.1km from the proposal Site.
- Viewpoint 6 From McNulty Road, SH6 intersection looking west at a distance of 1.8km from the proposal Site.
- Viewpoint 7: From 3 Ord Road looking west at a distance of 2.1km from the proposal Site.
- Viewpoint 8: From Ord Road (650m from intersection with SH6) looking west at a distance of 1.9km from the proposal Site.
- Viewpoint 9: From 422 Ripponvale Road looking north-west along Ripponvale Road at a distance of 3.5km from the proposal Site.
- Viewpoint 10: From SH6 (350m west from intersection with Sandflat Road) looking east at a distance of 3km from the proposal Site.
- Viewpoint 11: From Bannockburn Road (50m north of Panners Cove Lane) looking north-east at a distance of 4km east from the proposal Site.
- Viewpoint 12: From the intersection of Bannockburn Road and Hall Road, looking north at a distance of 6.5km from the proposal Site.
- Viewpoint 13: From Start of Bannockburn Sluicing Track, on Felton Road looking north-east at a distance of 5.4km from the proposal Site.
- Viewpoint 14: From the driveway of 264 Felton Road looking east at a distance of 5.2km from the proposal Site.
- Viewpoint 15: From The Bruce Jackson Lookout on SH8 looking west at a distance of 4.1km from the proposal Site.

7.2 I agree with the viewpoints and that they~~The applicant has assessed visibility from a~~ provide a suite of roadside and local vantage points around the Cromwell Basin, largely along Ripponvale Road, SH6, Ord Road, Bannockburn Road, Felton Road, and SH8. This grid of viewpoints broadly captures the Basin floor audiences and travellers along key transport corridors. ~~However, while the receiving environment is~~

~~said to include Cromwell township, there are no direct township viewpoints presented in the RMM set, such as public reserves, lakeside promenades, or commonly accessed streets with elevated or open aspects across the Basin, despite the applicant's own definition of the receiving environment extending to Cromwell town and south to Bannockburn. I agree with most selected vantage points, but I consider representative Cromwell township perspectives to be missing; these have been added into my peer review to ensure the visual catchment is fully represented.~~

7.3 The applicant correctly frames a consented baseline (RC220396), noting that Shannon Farm is under construction and that PC14 established RRA 5 with Structure/Schedule controls (Schedules 19.23–19.25). Under that consent, the GA and Assessment position intensified lots within RLA 3, 4, and 6, with RLA 6 entirely within the Significant Amenity Landscape (SAL) overlay and expressly subject to policy 4.4.18(n) tests to maintain open, legible character, avoid subdivision/building in the No Build Area, and limit conspicuous domestication outside it.

Visual Effects Assessment

Viewpoints 1–2 (Ripponvale Road, subdivision entry; 640–980 m)

7.4 I agree that RLA 3 and 4 intensification is largely internalised and filtered by RLPA planting, existing shelterbelts, street trees and consented dwellings and that adverse visual effects are none to very low.

7.5 For RLA 6, while the applicant characterises visibility as "moderate" and effects as low to low-moderate, I consider the perceptual shift of the development edge along the uphill side of Road 001 to be more perceptible than stated, particularly at VP2, where future rooflines and curtilage activity (albeit controlled) will punctuate the lower SAL slopes.

7.6 This reads as a departure from the intended open buffer below the No Build band, and the banding effect (dwellings tracking the road) is likely to be legible in leaf-off months. I consider low–moderate adverse effects to be more accurate here.

Viewpoints 3–5a (Ripponvale Road addresses, Cromwell Racecourse; 700 m–1.2 km)

7.7 Screening from amenity/shelter vegetation means RLA 3 and 4 effects are very low. For RLA 6, up to five to eight dwellings may be intermittently visible, particularly from the Racecourse access (VP5/5a). The composition along the slope toe does reduce skyline break, but it still moves domestic form into the SAL foreground of the ONL backdrop. I agree with a low–moderate band of effects, noting increased visibility in winter and from open sightlines across the racecourse

Viewpoint 6 (McNulty Road/SH6; ~1.8 km)

7.8 At this distance, RLA 3 and 4 effects will be very low. RLA 6 will read as a narrow band but distinctly elevates the development edge. The applicant's low rating is reasonable, yet when measured against policy 4.4.18(n)(iii–iv) (maintain open/natural character; avoid delineation through fencing/planting), the presence of 17 lots clustered along the consented road is contrary to the careful balancing exercise

embedded in the Structure Plan. In policy terms, I consider visual effects to be low adverse, but with a material policy inconsistency.

Viewpoints 7–10 (Ord Road, SH6 corridor; 1.9–3.0 km)

7.9 I accept no–very low effects for RLA 3 and 4. For RLA 6, visibility is fleeting (traffic speed, foreground screening), but the cumulative signal of expanding rural living into the SAL toe remains discernible, especially from Ord Road where long oblique views reveal the banding of platforms. I agree with low adverse effects, again noting the policy tension with SAL intent.

Viewpoints 11–15 (Bannockburn Road, Felton Road, SH8; 4–6.5 km)

7.10 At these distances, effects from RLA 3 and 4 are very low or none. For RLA 6, the applicant's low to very low assessment is generally appropriate. The key issue here is less visual magnitude than strategic legibility: even a fine ribbon of new dwellings on the lower SAL slopes subtly repositions the perceived rural-urban interface, which the Structure Plan sought to hold down on the flats/terraces. On balance, very low–low adverse effects are acceptable, but they compound nearer-field effects.

~~**Township Viewpoints (Added in peer review)**~~

~~From commonly accessed Cromwell township vantage points e.g., The Mall/Lake Dunstan Promenade, Anderson Park sports fields, and Barry Avenue lakefront sections, long views to the Pisa Range ONL and eastern Basin frame the town's everyday amenity. In clear conditions, the lower SAL toe is legible as part of the open foothill foreground. While RLA 3 and 4 intensification will be imperceptible, RLA 6 would register as a discernible extension of domestic form above the flats, akin to a thin stipple of rooflines that reads as encroachment into the foothill apron. These are low adverse effects at township scale, but strategically significant because they erode the intended contrast between domesticated flats and open foothills that underpins the Structure Plan's landscape logic~~

Visual Effects Summary

~~7.12~~7.11 RLA 3: Visual effects are none–very low. Intensification is absorbed by consented pattern, internal to Shannon Farm, filtered by RLPA landscape framework and topography. Consistent with Structure Plan intent for smaller lots in the less visually prominent core.

~~7.13~~7.12 RLA 4: Visual effects are none–very low. The proposed lots sit behind/adjacent to consented fabric; external visibility is limited. While portions touch the SAL boundary, they do not move the development edge perceptibly upslope. Generally consistent with the Structure Plan's balancing of densities.

~~7.14~~7.13 RLA 6: Visual effects are low to low–moderate across near-field viewpoints (VP2, VP5/5a) and low at mid-field (VP6–8) with very low–low at long-field (VP11–15~~). Low adverse effects are notable at township scale as the introduced lots erode the intended contrast between domesticated flats and open foothills that underpins the Structure Plan's landscape logic~~. Extending 17 lots onto the lower SAL slopes outside the "Area for Future Building Platform" shifts the perceived development edge and undermines the intent to maintain open, legible character and avoid subdivision/building on prominent foothill faces except where strictly justified.

8.0 Landscape Effects Assessment

8.1 The assessment of landscape effects is consistent with the methodology outlined in Te Tangi a te Manu (TTatM) however we reach a different conclusion on the appropriateness of intensification, particularly in Rural Lifestyle Area 6 (RLA6), when assessed against the Structure Plan for Rural Resource Area 5 and the policy intent of Plan Change 14 (PC14).

8.2 In RLA3 and RLA4, I accept that the additional lots are largely internalised within the consented Shannon Farm footprint and that visual absorption is aided by the Rural Lifestyle Production Area and RLA1 foreground, street trees and landform, which together make the incremental change difficult to perceive from key public receptors.

Effects on Outstanding Natural Landscape — Pisa Range

8.3 I agree with RMM that there is no direct overlap with the ONL and that no development is proposed within the mapped ONL or the designated No-Build zones; therefore, ONL effects are negligible in plan terms.

8.4 However, in Te Tangi a te Manu terms, a proper ONL check also considers whether a change in settlement pattern on adjacent slopes could indirectly diminish the legibility of the ONL/basin relationship at the Cromwell scale.

8.5 The proposed RLA6 band would sit below the ONL and outside the No-Build overlay, yet it introduces a continuous domestic edge on the SAL foothills. While this does not intrude into the ONL itself, it does risk weakening the perceived transition from the domesticated basin floor to the open foothills that visually lead into the ONL backdrop.

8.6 That transition was purposefully calibrated through PC14's Structure Plan (small lots in the core; larger, sparser lots and explicit no-build on sensitive slopes), and changing the edge condition can indirectly affect ONL appreciation even with ONL setbacks intact.

8.7 In short, no direct ONL effect is likely, but indirect perceptual effects that erode the reading of the ONL–SAL–basin sequence are a concern if the RLA6 band proceeds.

Effects on Significant Amenity Landscape (SAL)

8.8 I partly agree with RMM for RLA3 and RLA4 but disagree on RLA6. For RLA3/4, the additional lots are largely internalised within the consented pattern and are visually filtered by RLPA/RLA1 foreground and landform, so visibility-based effects are indeed low in most public views.

8.9 However, the Structure Plan's balancing exercise did not rely on screening alone, the graduated density at the SAL interface (larger lots at edges) was the core mechanism for maintaining openness and legibility of foothill slopes.

8.10 For RLA6, the applicant's "low–moderate" conclusion understates the effect on SAL legibility and openness. PC14 and Policy 4.4.18(n) were explicit that development in RLA6 must maintain open and natural character by avoiding subdivision in the No-Build Area and applying a very limited "Area for Future Building Platform" elsewhere. Subdivision outside the No-Build area is only contemplated via strict gateways (necessity for rural activity/ecological restoration in perpetuity, or pre-approved dwellings on each lot) and must avoid adverse effects, maintain legibility, and avoid boundary delineation.

8.11 The proposed continuous band of 17 building platforms on SAL slopes forms a domestic edge that is discernible at 1–3 km viewing distances and, when considered cumulatively with platform earthworks and access formation, reduces perceived openness and legibility of the foothills. Te Tangi a te Manu requires assessing implications for landscape values (openness, legibility, coherence),not simply whether views are fleeting or partly screened. On that values test, the pattern change in RLA6 produces more-than-minor effects and is contrary to the Structure Plan intent and Policy 4.4.18(n). In my view, this component should be declined on SAL grounds.

Landscape Effects on Landscape Character and Quality of Ripponvale Area

8.12 Locally along Ripponvale Road, the proposal does not alter the RLPA frontage and amenity edges, so near-road character effects remain very low and views toward the Pisa ONL are retained.

8.13 However, Cromwell Basin landscape character is defined by the readable relationship between domesticated flats and open foothill SAL. The proposed RLA6 band weakens this relationship by introducing a continuous domestic line across the SAL face, thus diminishing the legible transition the Structure Plan used to protect amenity at the basin scale.

8.14 Accordingly, while adjacent-to-Ripponvale character remains largely intact, the wider basin character experiences a material reduction in openness/legibility due to the RLA6 pattern change.

Landscape Effects Conclusion

8.15 In conclusion, I accept that the ONL is protected and that RLA3/4 intensification absorbed however in contrast, RLA6 fails the PC14/Structure Plan intent and Policy 4.4.18(n) gateways and produces more-than-minor effects on the openness, legibility and coherence of the SAL despite proposed mitigations. The proposal should therefore be declined on landscape/policy grounds.

9.0 Assessment Against the Relevant Policy Provisions

9.1 The Shannon Farm Site is located within the Rural Resource Area 5 (RRA5) under the Central Otago District Plan (CODP), as amended by Plan Change 14 (PC14). This plan change introduced a comprehensive Structure Plan (Schedule 19.23) and associated circulation and planting schedules to manage rural lifestyle development in a way that integrates productive land use, rural living, and open space while safeguarding landscape and amenity values.

9.2 The site is also subject to a Significant Amenity Landscape (SAL) overlay, which signals heightened sensitivity to changes in openness, legibility, and rural character. Subdivision within RRA5 must generally accord with the Structure Plan, adhere to minimum and average allotment sizes for each Rural Lifestyle Area, and avoid development within designated No-Build zones. Breaches of these standards, or subdivision exceeding 160 lots, trigger non-complying activity status under Rules 4.7.2 and 4.7.5.

9.3 Key objectives and policies relevant to this proposal include:

- Objective 4.3.3 (Landscape and Amenity Values)
- Objective 4.3.10 (Rural Resource Area 5)
- Policy 4.4.18 (Integrated Rural Lifestyle Subdivision and Development)

9.4 These objectives and policies collectively require maintaining the open and natural character of the hills and ranges, protecting SAL values, and ensuring subdivision design respects the calibrated density framework established by PC14.

9.5 Additional provisions in Section 16 (Subdivision), particularly Objective 16.3.4 and Policy 16.4.7, address amenity values, connectivity, and minimisation of earthworks.

9.6 These statutory requirements form the benchmark against which the proposal's alignment with the CODP and its landscape effects must be assessed.

Assessment Against the Relevant Objectives from Section 4 – Rural Resource Area of the CODP

9.7 The RMM report has addressed several objectives, including those relating to ONL protection (Objective 4.3.2), landscape and amenity values (Objective 4.3.3), recreation resources (Objective 4.3.4), and integrated mixed-use development (Objective 4.3.9).

9.8 Their responses correctly note that the proposal does not affect ONL areas or the designated No-Build zones and that the recreational network remains intact. However, the Assessment does not fully grapple with the intent of Objective 4.3.10, which requires development to maintain SAL values and manage potential effects on surrounding rural uses.

9.9 The RMM response focuses on mitigation (platform caps, planting rules) but does not confront the fact that the proposal breaches minimum lot sizes and introduces a pattern that erodes SAL legibility. The Assessment fails to demonstrate how this outcome can still satisfy the objective's intent. In my view, the RLA6 component is fundamentally inconsistent with this objective.

9.10 The RMM report claims the proposal integrates rural living with productive uses and open space. While the RLPA and horticultural areas remain unchanged, the Assessment does not address whether the intensification in RLA6 undermines the integrated pattern envisaged by the Structure Plan. The Structure Plan anticipated a graduated density and open space buffer at sensitive edges; replacing this with a continuous domestic band is inconsistent with the integrated design intent.

9.11 The applicant also omits a robust discussion on Objective 4.3.3's requirement to maintain the open natural character of hills and ranges; their response focuses on mitigation measures but does not acknowledge that the pattern change itself may compromise legibility at the basin scale.

9.12 The applicant asserts that rural amenity values will be maintained through clustering and design controls. While this is partly true for RLA3 and RLA4 (internalised lots, low visibility), the proposal breaches the density framework that PC14 established to protect SAL openness. Smaller lots at the SAL interface and the 17-lot band in RLA6 compromise the open natural character of foothills and introduce a semi-urban pattern inconsistent with this objective. The RMM Assessment underplays these cumulative effects and does not acknowledge that maintaining openness is a policy cornerstone, not just a matter of screening.

9.13 The introduction of a dense band of lots in RLA6 could weaken the visual transition between the domesticated basin floor and the open foothills that frame the ONL. While mitigation measures (height limits, planting controls) help, the cumulative pattern change still risks diminishing the ONL's legibility at the Cromwell Basin scale.

Assessment Against the Relevant Policies from Section 4 – Rural Resource Area of the CODP

9.14 The report references Policy 4.4.18 as the most relevant and provides a detailed response to its subclauses, including adherence to the Structure Plan, allotment size standards, and maintenance of RLA6 openness.

9.15 This is the most critical policy for the proposal. The applicant acknowledges breaches of minimum lot sizes and the single-lot expectation for RLA6 but frames them as acceptable without addressing how and why it is acceptable. The RMM Assessment also fails to demonstrate how the proposal can still be considered "in general accordance" with the Structure Plan when it fundamentally alters the calibrated density pattern and SAL edge protection.

9.16 The applicant briefly mentions ONL protection but does not provide a substantive analysis under this policy. While the proposal avoids ONL and No-Build zones, the Assessment should have addressed indirect perceptual impacts on ONL legibility caused by the proposed RLA6 band. This omission is significant because Policy 4.4.1 seeks to protect ONL values from inappropriate subdivision, including cumulative effects on openness and natural character.

9.17 The applicant states that amenity values will be maintained through clustering and design controls. However, this response underestimates the pattern change introduced by smaller lots at the SAL interface and the 17-lot band in RLA6. Policy 4.4.2 requires avoiding or mitigating adverse effects on open space and natural character, yet the Assessment does not acknowledge that breaches of minimum lot sizes and the erosion of SAL openness represent more than minor effects on these values.

9.18 Similarly, Policy 4.4.10 (Rural Subdivision and Development) is mentioned, but the discussion is superficial and does not consider whether the increased density undermines the structured balance of lot sizes that PC14 intended to maintain openness at the SAL interface.

9.19 The applicant claims the proposal avoids sprawl by intensifying within existing development areas. While this is true for RLA3 and RLA4, the RLA6 component contradicts the policy intent by introducing a concentrated domestic edge on sensitive SAL slopes. The RMM Assessment does not critically evaluate whether this outcome is consistent with maintaining rural character and avoiding adverse effects on prominent foothills.

Assessment Against Section 16 – Subdivision Objectives and Policies

9.20 The applicant briefly addresses Objective 16.3.4 (Amenity Values) and Objective 16.3.10 (Provision for Future Development), noting that most of Shannon Farm remains unchanged and that the design facilitates connectivity and open space. While these points are valid, the Assessment does not fully consider Policy 16.4.7's directive

to minimise earthworks and maintain heritage values. Given the earthworks volumes and platform formation in RLA6, this omission is significant. The report also does not evaluate whether the subdivision pattern in RLA6, contrary to the Structure Plan, can be considered “appropriate and co-ordinated” under Objective 16.3.10

9.21 The applicant states that most of Shannon Farm remains unchanged and that amenity values, ONL protection, and open space networks are maintained. While this is accurate for RLA3 and RLA4, the RMM Assessment underplays the encroachment into SAL by the RLA6 band. Objective 16.3.4 seeks to ensure amenity values created by open space and natural character are not adversely affected by subdivision. The proposed 17-lot pattern in RLA6 introduces a domestic edge on sensitive foothills, which is inconsistent with maintaining openness and legibility. The applicant acknowledges a “low–moderate” effect but does not critically evaluate whether this meets the objective’s intent to avoid adverse effects on significant landscape values.

9.22 The applicant claims the design facilitates an appropriate and coordinated pattern of development. While internal connectivity and open space links are retained, the proposal breaches the Structure Plan’s calibrated density framework and introduces a subdivision pattern in RLA6 that was never contemplated under PC14. This raises questions about whether the design is truly “appropriate and coordinated” in the context of the district plan’s strategic intent. The Assessment does not address this inconsistency.

9.23 The applicant asserts that the design provides safe access, efficient servicing, and connectivity. These aspects appear satisfactory for RLA3 and RLA4. However, the policy also requires minimising earthworks and having regard to natural landform. The earthworks study shows significant cut and fill volumes for RLA6 platforms, which contradicts the policy’s directive to keep earthworks to a minimum. The RMM Assessment does not acknowledge this issue or propose mitigation beyond standard revegetation. Additionally, the policy seeks retention of heritage values; while the historic water race is noted, the report does not confirm how it will be protected during construction.

10.0 Conclusion

10.1 The proposal seeks resource consent to increase the density of residential lots within Rural Lifestyle Areas 3, 4, and 6 at Shannon Farm, located within Rural Resource Area 5.

10.2 All 17 lots in RLA6, six additional (11 total) residential allotments within RLA 4 and two additional (four total) residential allotments proposed within RLA 3 are within the SAL overlay. The RLA3 allotments are on the boundary of the SAL and therefore only part of the lots is covered by the SAL. No development is proposed within the Outstanding Natural Landscape or designated No Build zones.

10.3 Following a comprehensive peer review of the RMM Landscape Assessment, I acknowledge that the methodology applied is consistent with Te Tangi a te Manu guidelines and that the description of the receiving environment is thorough. The assessment correctly identifies the Cromwell Basin’s physical, perceptual, and associative values and provides a structured analysis of visual and landscape effects.

10.4 For RLA 3 and 4, I agree with RMM's findings that the proposed additional lots are internalised within the consented Shannon Farm footprint, visually absorbed by existing landform and planting, and result in no to very low adverse effects. These changes align with the Structure Plan's intent to concentrate smaller lots in the less visually prominent core of the development.

10.5 However, I strongly disagree with RMM's conclusion regarding RLA 6. While RMM characterises the effects as "no more than minor," this significantly understates the policy and landscape implications. The proposed 17-lot band on the lower slopes of the SAL introduces a continuous domestic edge that fundamentally alters the density framework established by Plan Change 14 and the Structure Plan. This framework was designed to maintain openness and legibility of foothill slopes through graduated density and explicit protection of sensitive areas. By clustering 17 lots along the uphill side of Road 001, the proposal creates a perceptible development edge that erodes the intended visual transition between the domesticated basin floor and the open foothills leading to the Pisa Range ONL.

10.6 From a policy perspective, the proposal fails the critical gateway tests under Policy 4.4.18(n). Subdivision s only contemplated where it demonstrably maintains the open and natural character of RLA6 and avoids delineation of boundaries. The proposed pattern does neither. Instead, it introduces cumulative domestication, earthworks, curtilage activity, and building platforms, that compromises SAL values of openness, coherence, and legibility. These effects are not mitigated by planting or design controls, screening does not substitute for spatial openness, which is a core landscape value under Te Tangi a te Manu. Furthermore, the perceptual shift is evident in near-field views (Ripponvale Road, Cromwell Racecourse) ~~and strategic long views from Cromwell township\~~, where the foothill apron reads as a continuous band of development rather than an open buffer. This change is contrary to the Structure Plan's balancing exercise and undermines the integrity of the rural-urban interface at the Cromwell Basin scale.

10.7 The proposal compromises the legibility of the SAL, diminishes the perceived transition to the ONL backdrop, and breaches the calibrated density framework that underpins Rural Resource Area 5. These outcomes cannot be reconciled with the objectives and policies of the Central Otago District Plan, particularly those requiring maintenance of open natural character and avoidance of conspicuous domestication on sensitive slopes.

Suggested Conditions (if consent is granted)

RLA 3 and 4

- Maximum building height: 7.5 m in RLA3 and RLA4 (or lower if otherwise controlled by CODP or design guidelines).
- External Appearance
  a) Roof LRV ≤ 10%; wall/cladding LRV ≤ 25%.
  b) Matte/non-gloss finishes; no mirrored or highly reflective materials.
  c) Colour palette: recessive, dark earth tones consistent with Central Otago vernacular.
- Building platforms ≤ 1,000 m² per lot.

- All curtilage activities (hardstand, lawns, gardens, outdoor living, pools, courts) must be contained within the identified platform.
- No curtilage or formal landscape structures outside the platform except driveways.
- Fencing
  a) Internal/rear boundaries: post-and-wire only (max. 1.2 m height).
  b) Prohibited: solid, close-board, colorsteel, white picket, hedged boundary fencing.
  c) Road frontages: rural post-and-wire or post-and-rail; no high, urban forms.
- Planting must comply with Schedule 19.25 and the Shannon Farm Design Guidelines.

RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS



Shannon Farm Proposed Intensification of Lots
Earthwork Study

04 August 2025

Document Information

Project
Shannon Farm, Additional 44 Lots
Address
Shannon Farm, Ripponvale Road, Cromwell
Client
New Zealand Cherry Corp (Leyser) Limited Partnership
Document
Earthwork Study
Status
Draft for Coordination
Revision
0
Prepared By
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 24196
Author: Emily-Rose Dunn
Peer Reviewed: Nikki Smetham

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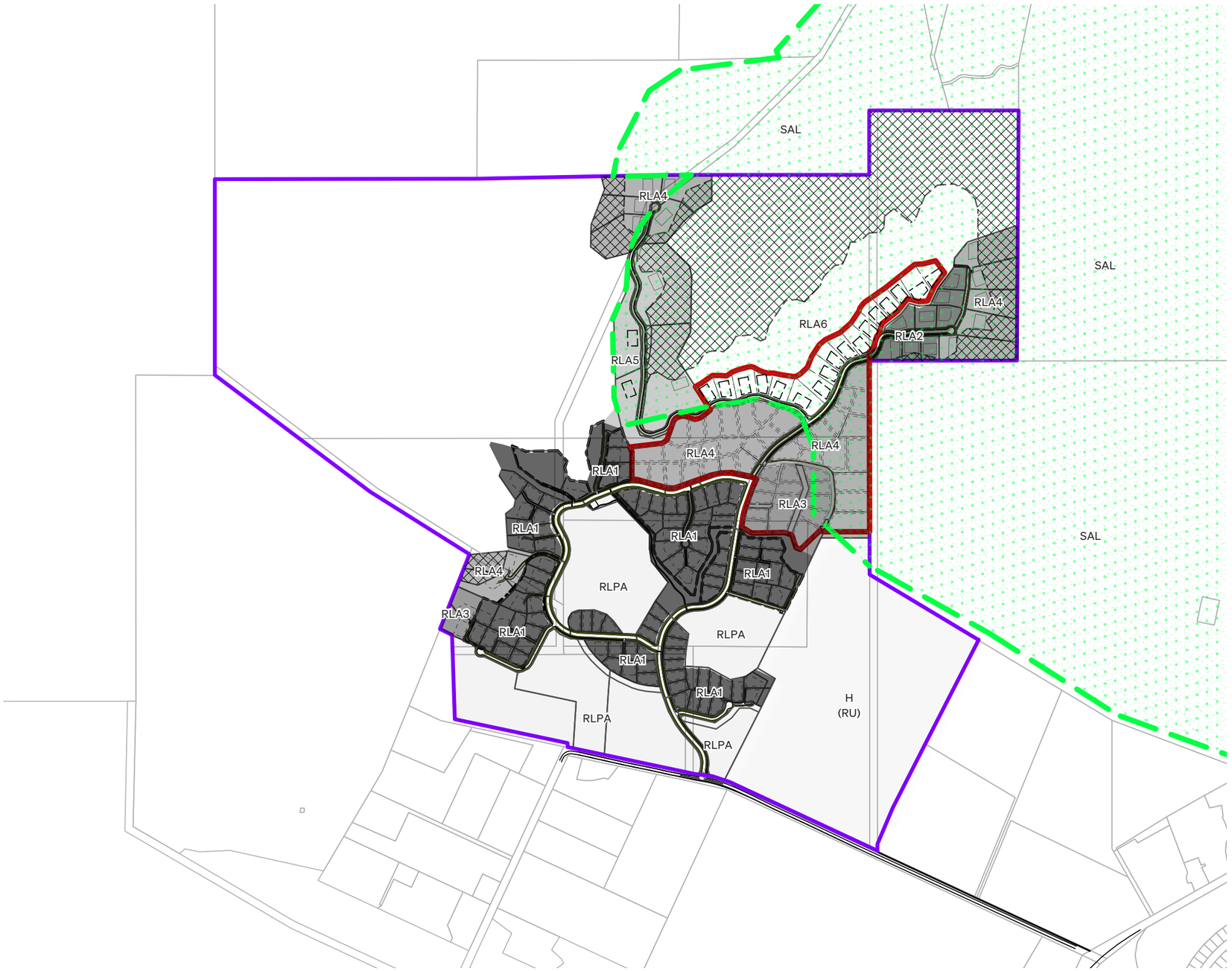
Proposed Plan

Legend

- Shannon Farm Development Area
- Proposal Site
- RLPA - Rural Lifestyle Production Area
- RLA1 - Rural Lifestyle Area 1 — Lot Size: 1500m2 minimum, up to 3000m2 — Average Lot Size: 2000m2
- RLA2 - Rural Lifestyle Area 2 — Lot Size: 3000m2
- RLA3 - Rural Lifestyle Area 3 — Lot Size: 4000m2
- RLA4 - Rural Lifestyle Area 4 — Lot Size: 8000m2
- RLA5 - Rural Lifestyle Area 5 — Lot Size: 3ha minimum
- RLA6 - Rural Lifestyle Area 6
- H - Horticulture Area (RU) - Rural Resource Area
- No Build Area
- Significant Amenity Landscape (SAL)

Scale: 1:10,000@ A3

Structure Plan Overlay

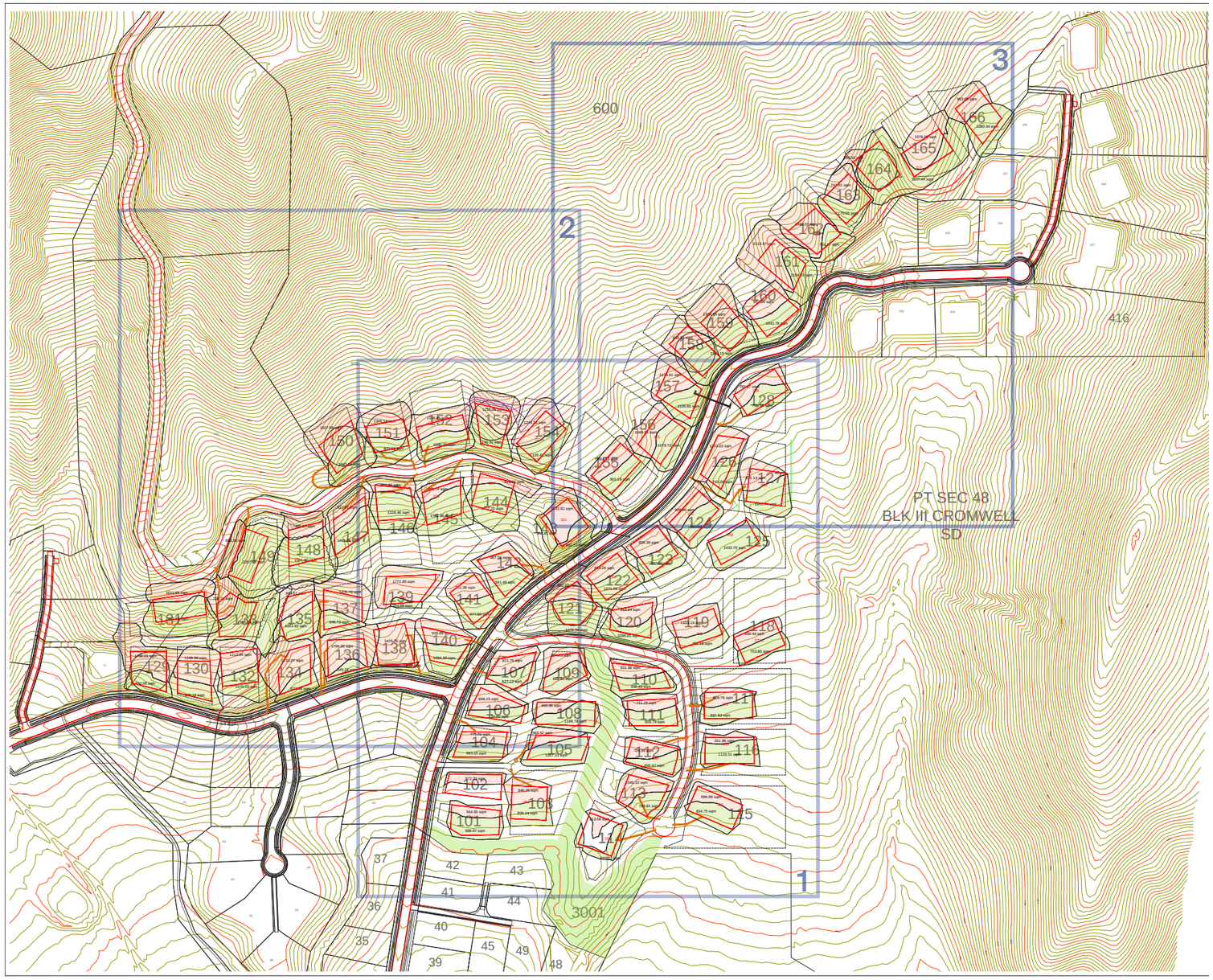


RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 03

Proposed Plan- Cut and Fill Study

Legend

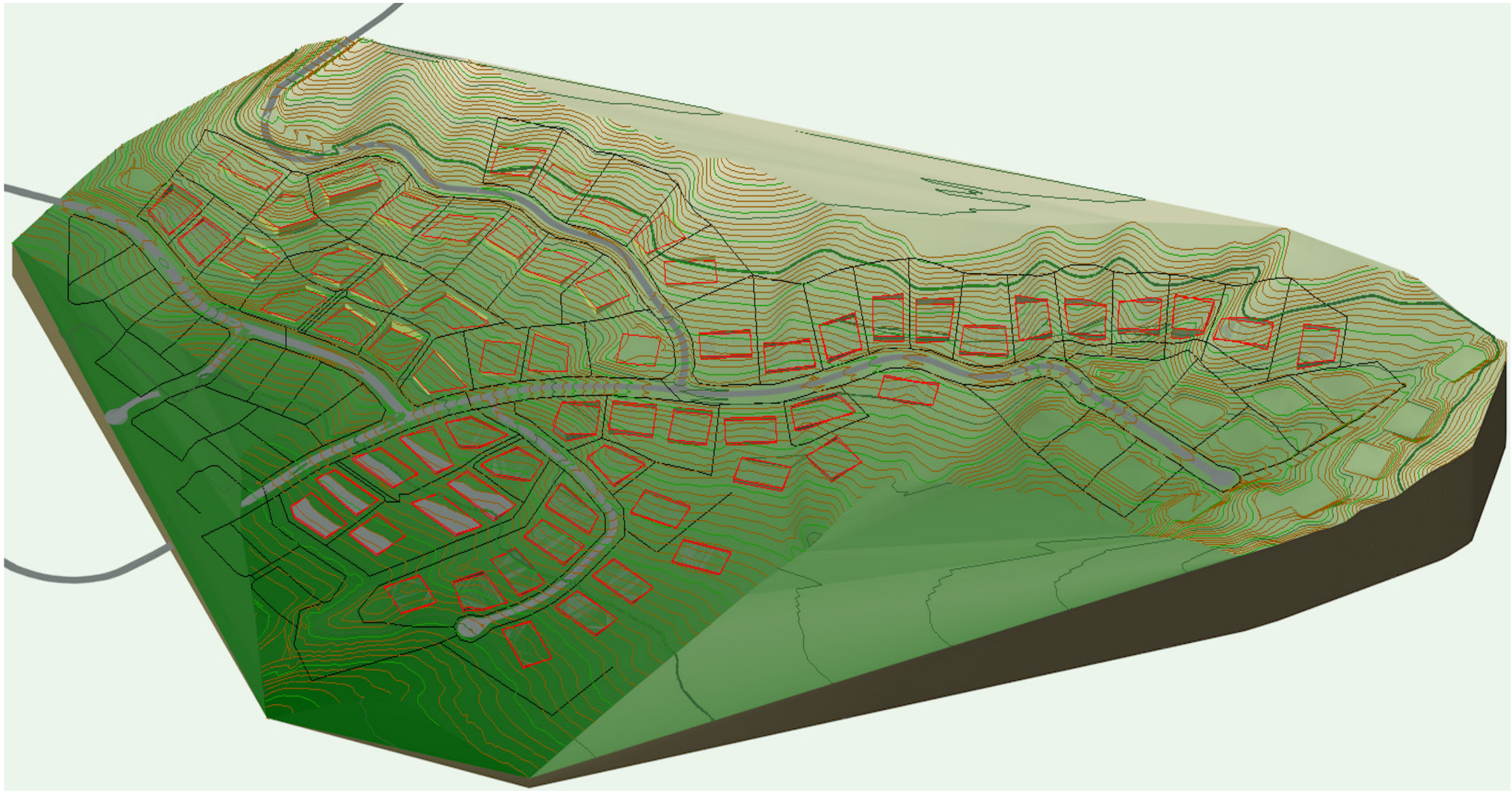
	Area Under Cut (1:2 Slope)
	Area Under Fill (1:2 Slope)
304	Building Pad Level
463.75	Cut and Fill Plan Area
151	Lot Number



Scale: 1: 1500@ A1

RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 04

Proposed Building Platform - 3D massing



Zone-1

Legend

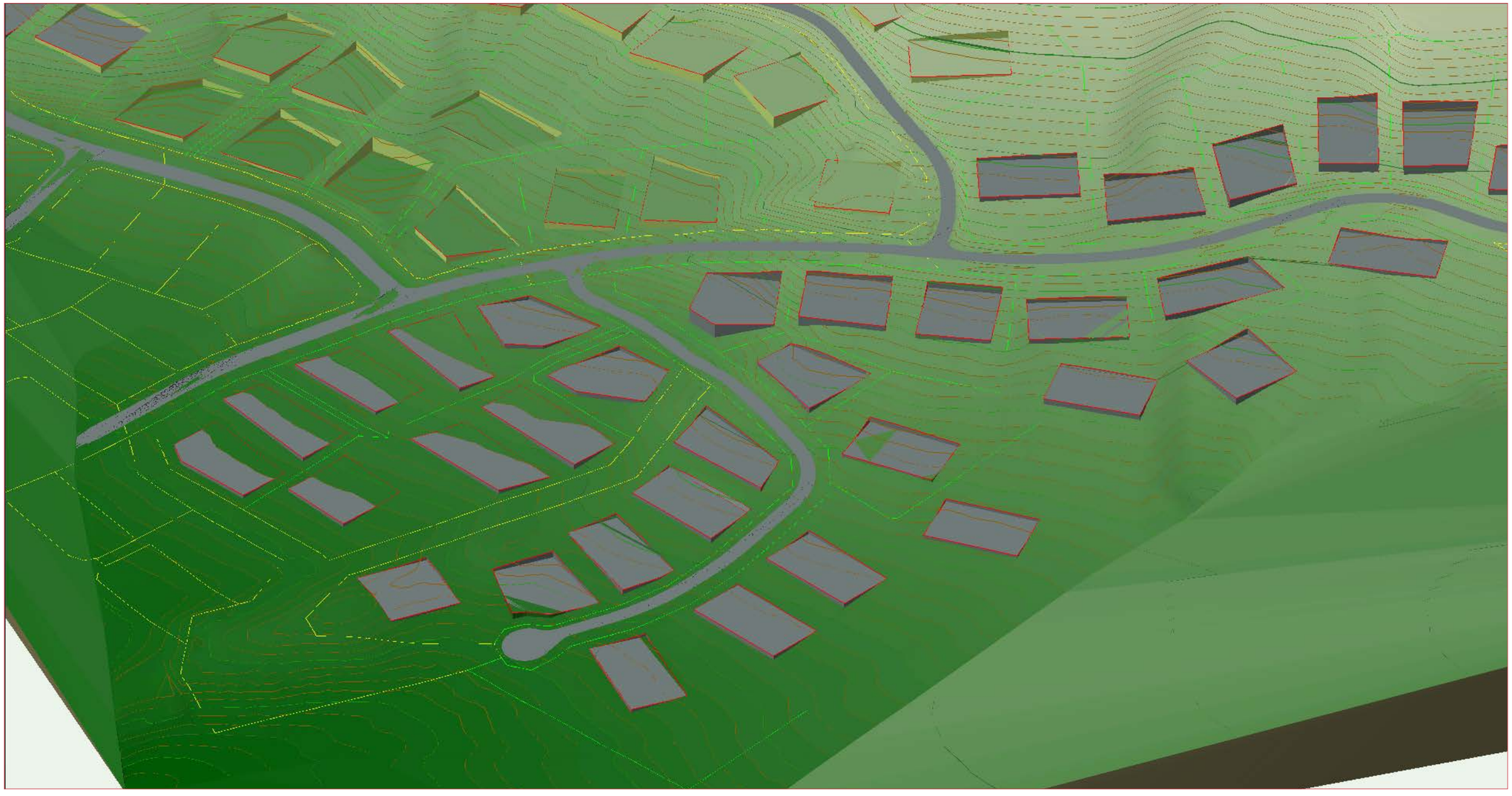
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	Area Under Fill (1:2 Slope)
304	Building Pad Level
463.75	Cut and Fill Plan Area
151	Lot Number



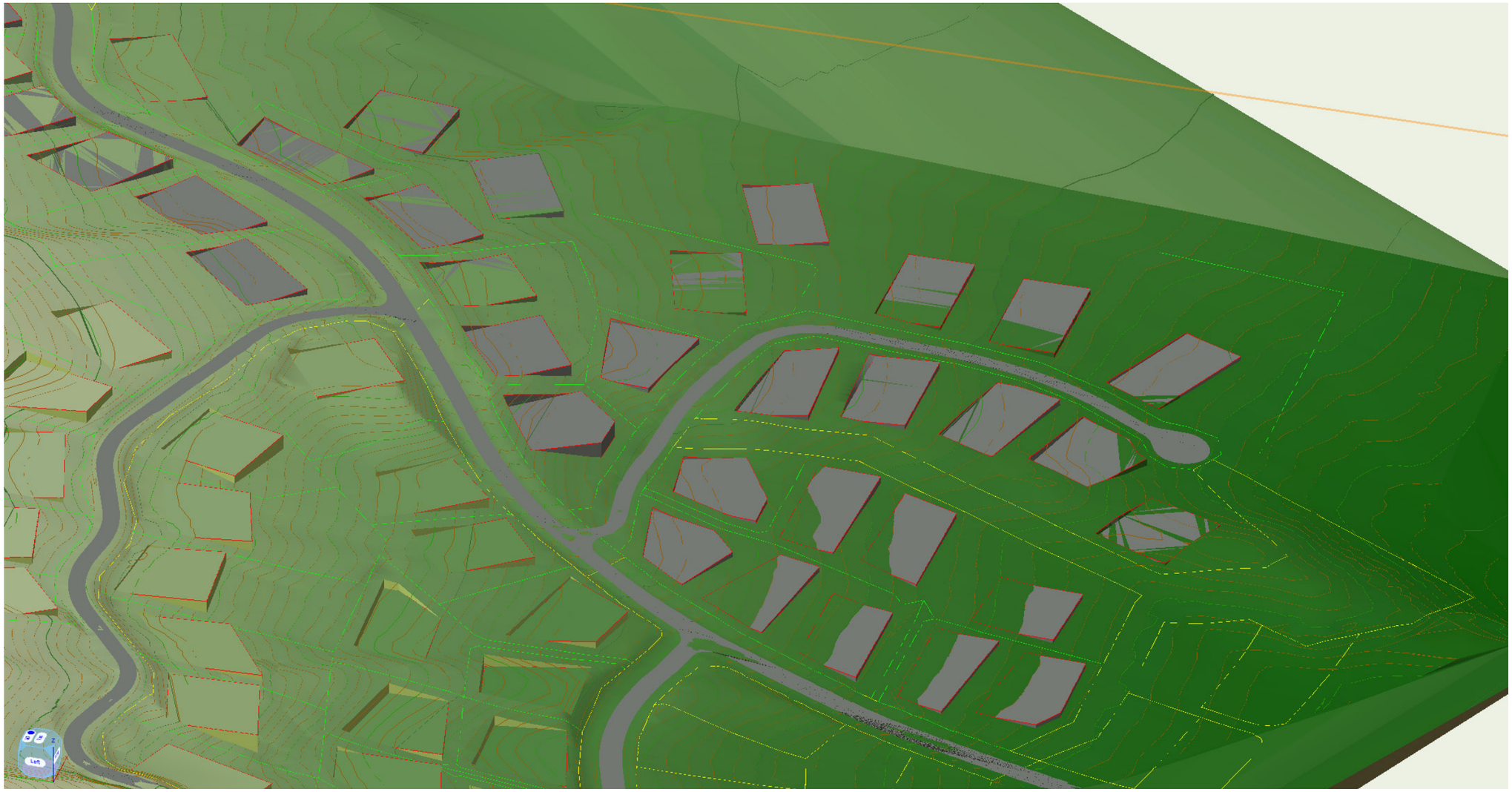
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RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 06

3D Massing- Zone 1



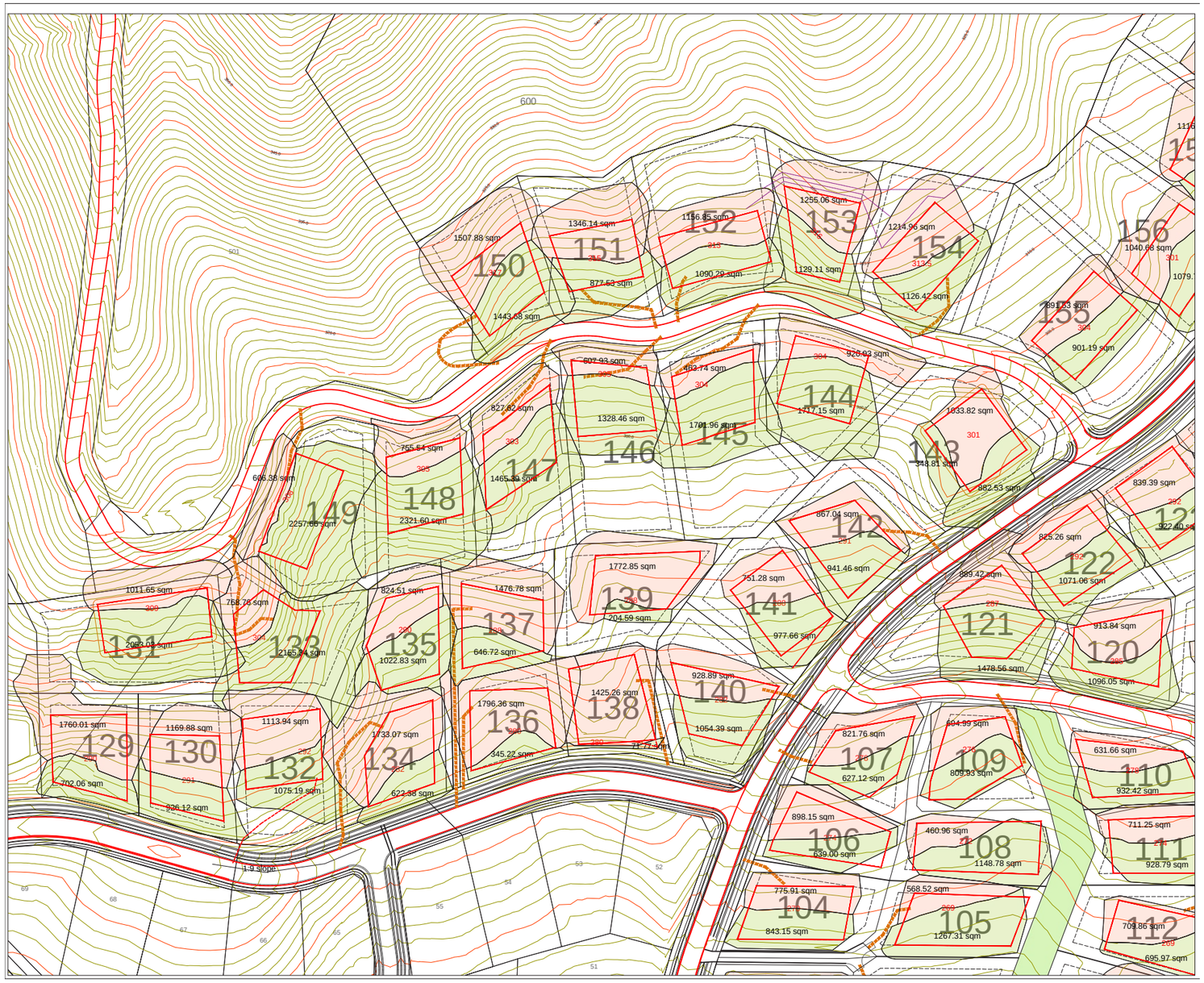
3D Massing- Zone 1



Zone-2

Legend

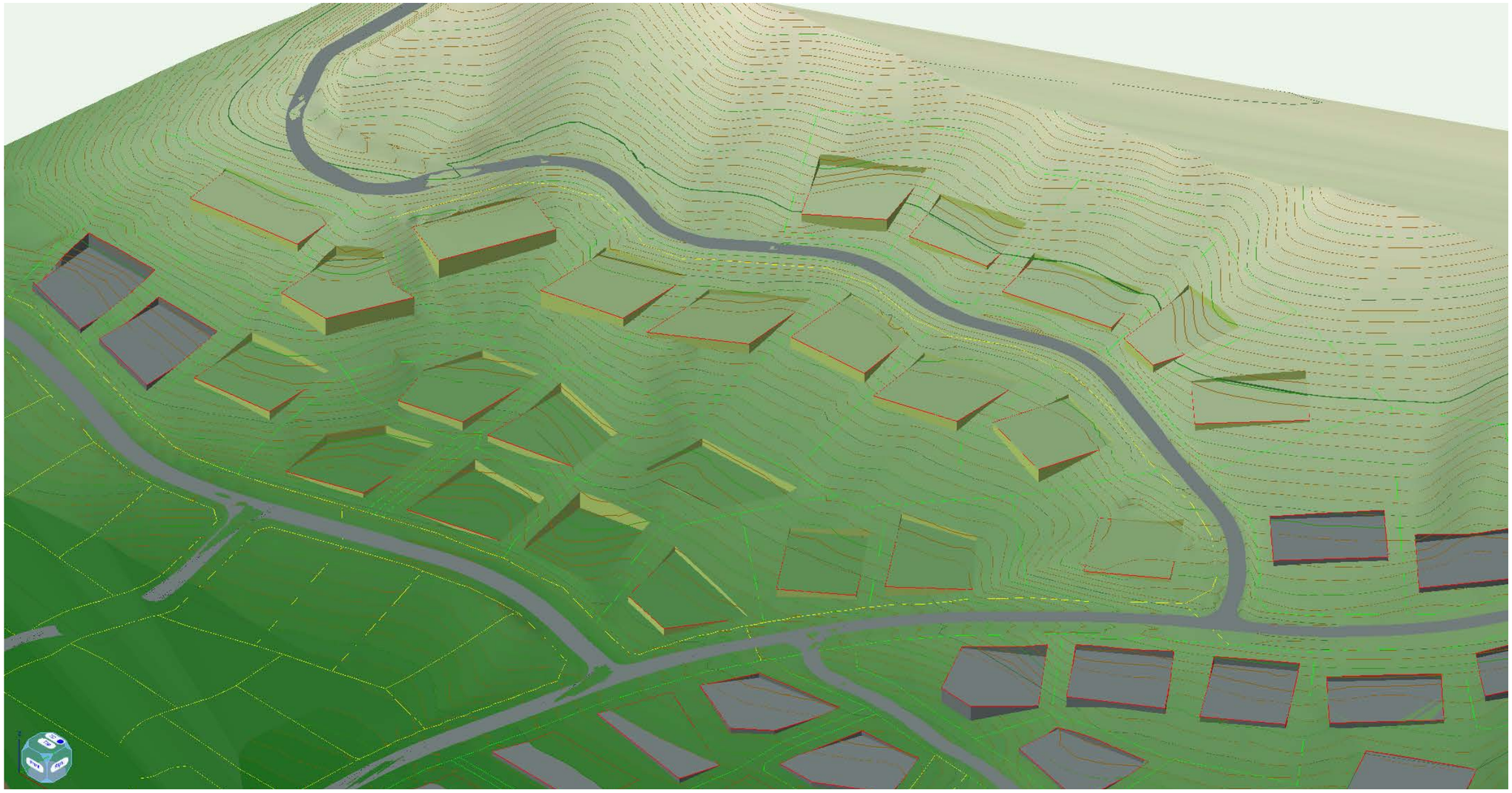
	Area Under Cut (1:2 Slope)
	Area Under Fill (1:2 Slope)
304	Building Pad Level
463.75	Cut and Fill Plan Area
151	Lot Number



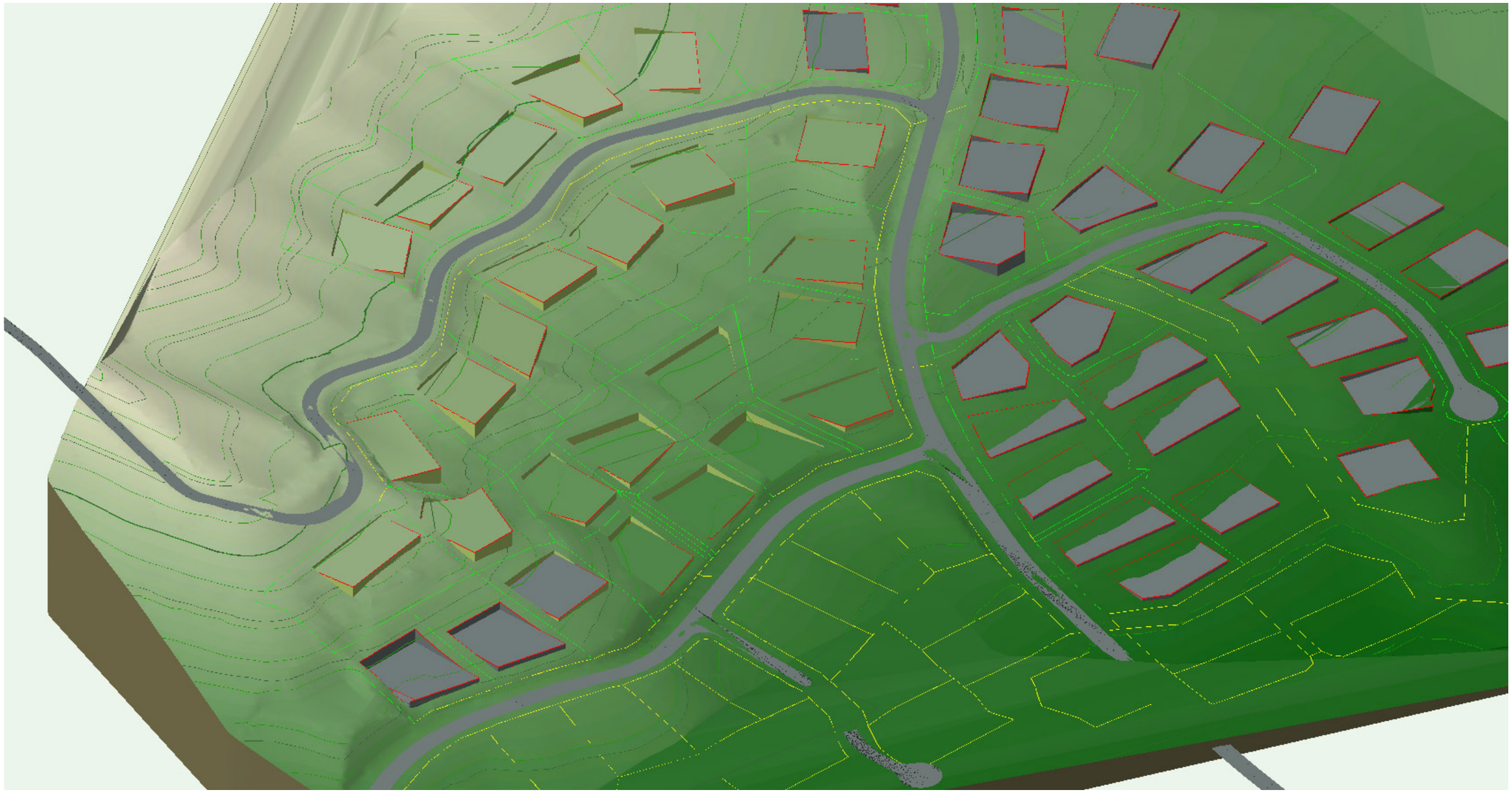
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RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 09

3D Massing- Zone 2



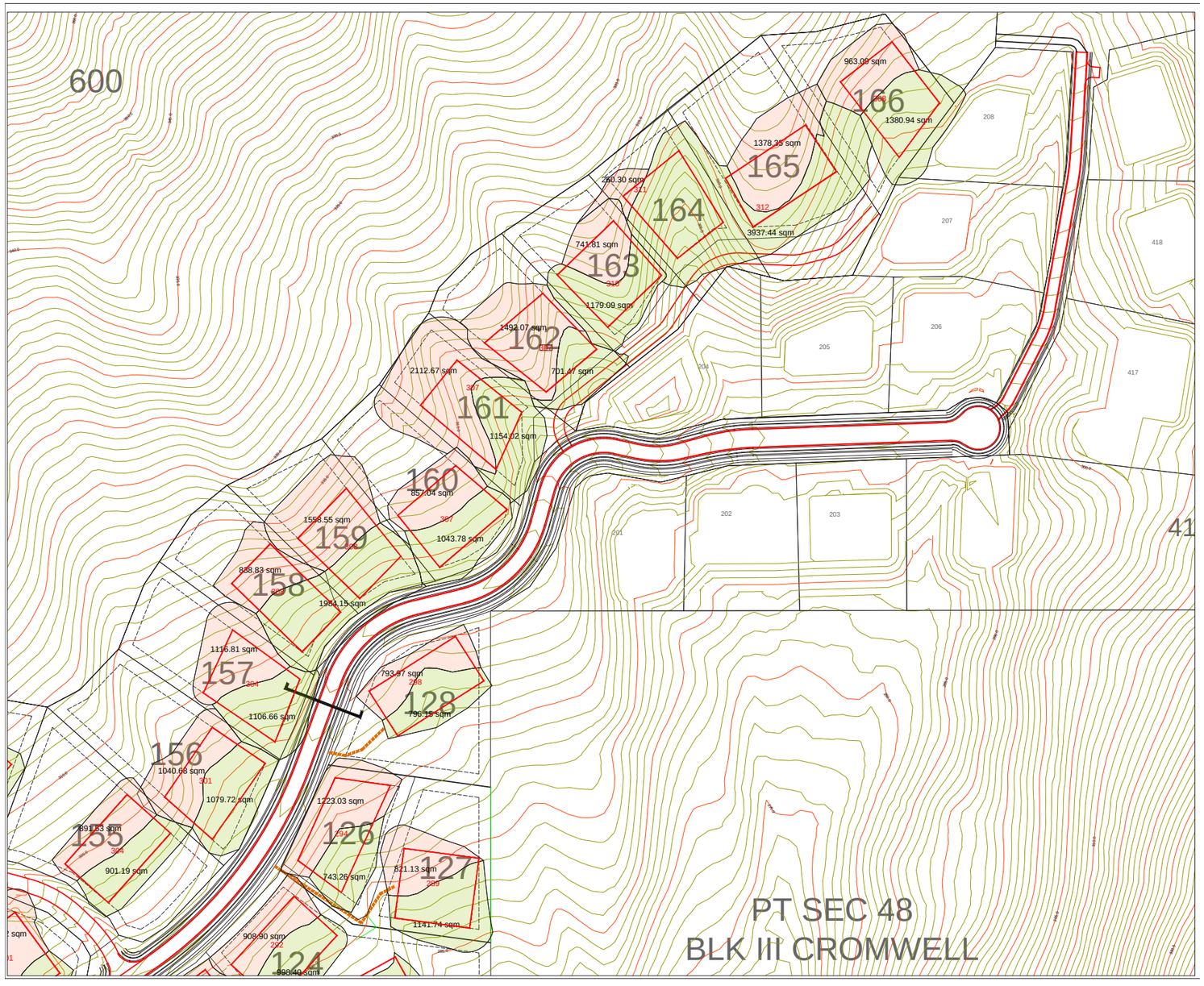
3D Massing- Zone 2



Zone-3

Legend

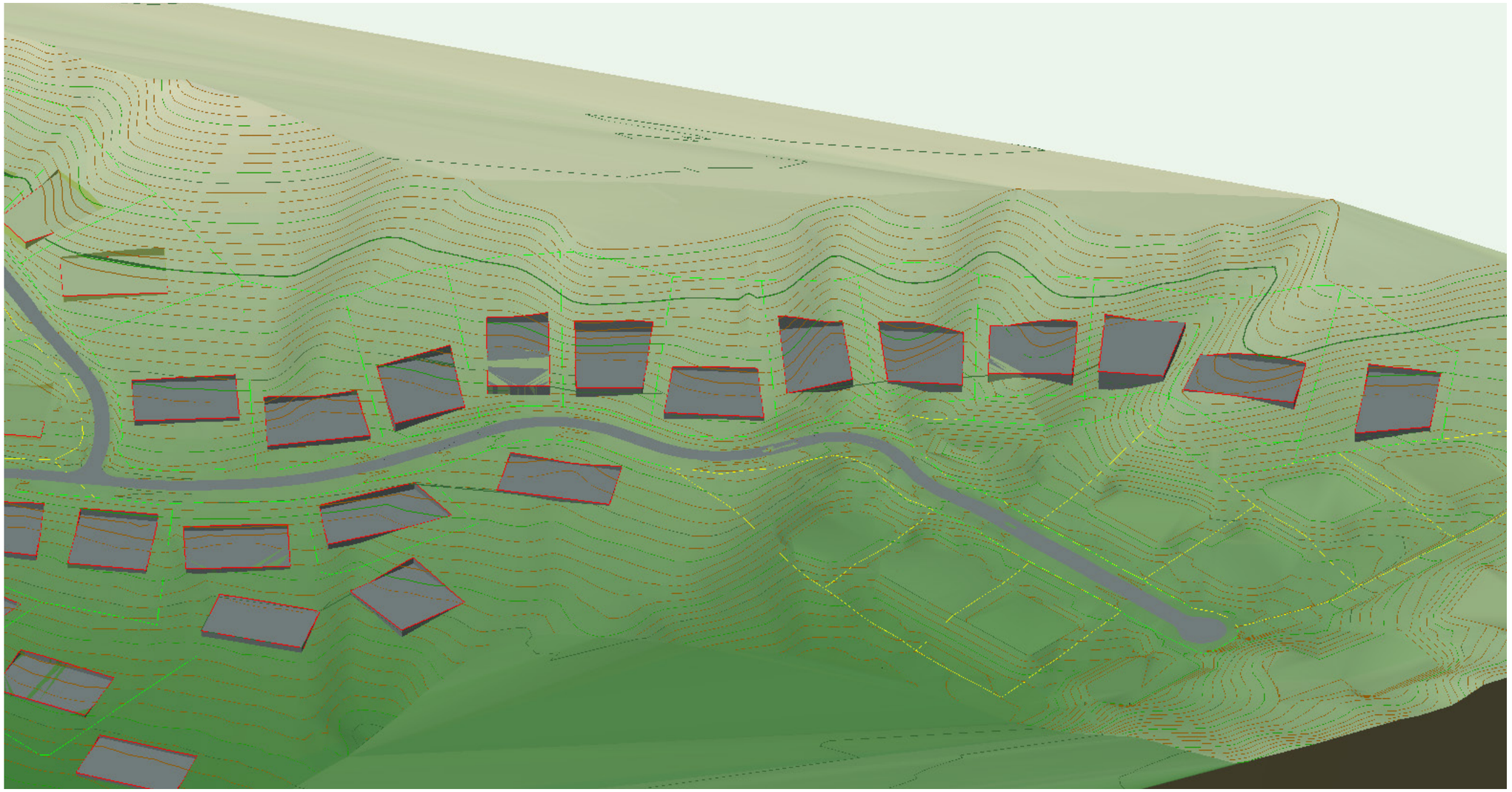
	Area Under Cut (1:2 Slope)
	Area Under Fill (1:2 Slope)
304	Building Pad Level
463.75	Cut and Fill Plan Area
151	Lot Number



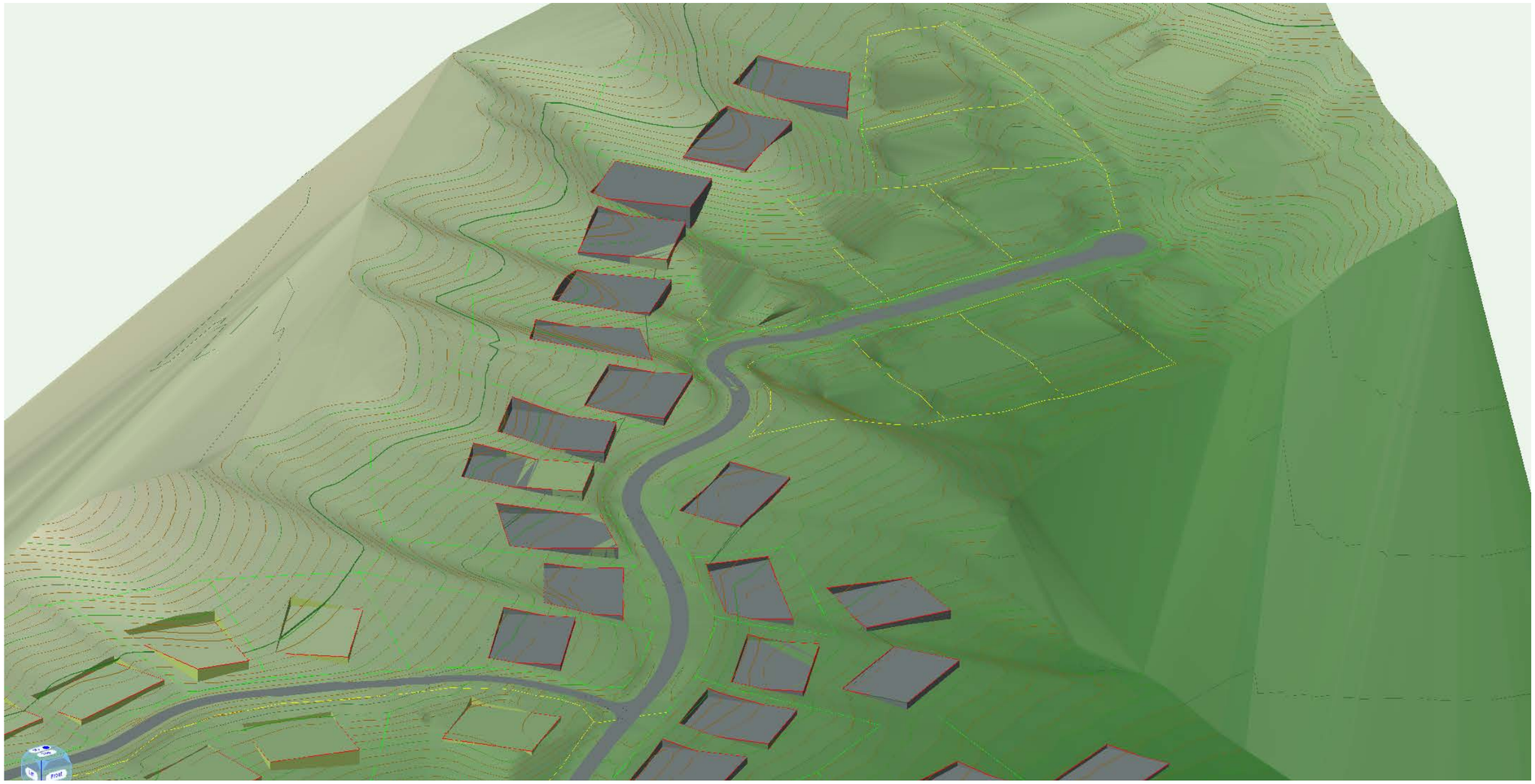
Scale: 1:1000@ A2

RMM Shannon Farm New Zealand Cherry Corp (Leyser) Limited Partnership 12

3D Massing- Zone 3



3D Massing- Zone 3



Cut and Fill Priliminary Calculations

Cut (sqm) : Corresponds to the area in plan effected by a 1:2 batter Cut or Fill 2.0m away from the building pad edge for all locations.

Lvl Difference from Contour : Corresponds to the highest value of coutour which would be Cut of Fill along the building platform.

Cut of Fill Volume (Cu m)- Corresponds to the Cum approximate value when the countours surrounding any building platform are shaped at 1:2 batter Cut or Fill but not accounting for the roadwork earthwork.

SHANNON FARM- CUT FILL VOLUME PRILIMINARY STUDY

LOT NO	CUT	LVL DIFF	CUT VOLUME	FILL	LVL DIFF	FILL VOLUME
	Sq M	FROM CONTOUR	Cu M	Sq M	FROM CONTOUR	Cu M
166	963.09	4	1926.18	1380.94	4	2761.88
165	1378.35	4.25	2928.99	3973.44	6	11920.32
164	260.3	3	390.45			
163	741.81	3.5	1298.17	1179.09	4	2358.18
162	1492.07	7.5	5595.26	701.47	4.25	1490.62
161	2112.67	7.5	7922.51	1154.02	4.5	2596.55
160	857.04	3	1285.56	1043.78	3	1565.67
159	1558.55	7	5454.93	1984.15	4	3968.30
158	838.83	4	1677.66			
157	1116.81	4	2233.62	1106.66	4	2213.32
156	1040.68	4	2081.36	1079.72	3	1619.58
155	891.53	2.75	1225.85	901.19	2.75	1239.14
154	1214.96	5.5	3341.14	1126.42	4.25	2393.64
153	1255.06	6.5	4078.95	1129.11	9	5081.00
152	1156.85	4	2313.70	1090.29	4	2180.58
151	1346.14	7.25	4879.76	877.53	4.5	1974.44
150	1507.88	8	6031.52	1443.68	7.5	5413.80
149	606.38	5	1515.95	2257.66	10	11288.30
148	755.54	4	1511.08	2321.6	10	11608.00
147	827.62	3.5	1448.34	1465.39	5	3663.48
146	607.93	3.5	1063.88	1328.46	6.25	4151.44
145	463.74	1.5	347.81	1701.96	5.5	4680.39
144	920.03	2.5	1150.04	1717.15	7	6010.03
143	1033.82	3.5	1809.19	882.53	6	2822.00
142	867.04	2.5	1083.80	941.46	3	1412.19
141	751.28	2.75	1033.01	977.66	3.5	1710.91
140	928.89	3	1393.34	1054.39	3.5	1845.18
139	1772.85	4.5	3988.91	204.59	1	102.30
138	1425.26	7	4988.41	71.77	1	35.89
137	1476.78	7	5168.73	646.72	2.25	727.56
136	1796.36	4	3592.72	345.22	1.25	215.76
135	824.51	4	1649.02	1022.83	3.5	1789.95
134	1733.07	9	7798.82	622.38	3	933.57
133	768.76	6	2306.28	2155.34	10	10776.70
132	1113.94	4.25	2367.12	1075.19	5	2687.98
131	1011.65	3.25	1643.93	2053.03	7	7185.61
130	1169.88	5	2924.70	926.12	3.5	1620.71
129	1760.01	10.25	9020.05	702.06	4	1404.12
128	793.97	2	793.97	796.15	1.75	696.63
127	821.13	2.5	1026.41	1141.74	3.5	1998.05
126	1223.03	2	1223.03	743.26	2	743.26
125	0	0	0.00	1432.7	3	2149.05
124	908.9	2	908.90	998.4	3	1497.60
123	839.39	3	1259.09	922.4	3	1383.60
122	825.26	3	1237.89	1071.06	3.5	1874.36
121	889.42	6	2668.26	1478.56	7.75	5729.42
120	913.84	3	1370.76	1096.05	3.5	1918.09
119	1103.19	2.5	1378.99	795.18	2	795.18
118	699.49	2	699.49	753.8	2	753.80
117	609.76	1.5	457.32	897.62	2	897.62
116	351.86	1	175.93	1120.31	2	1120.31
115	686.98	1.25	429.36	934.75	1.5	701.06
114	313.56	1	156.78	653.53	2	653.53
113	1045.32	3	1567.98	743.81	2	743.81
112	709.86	1.5	532.40	695.97	1.5	521.98
111	711.25	2	711.25	928.79	2.25	1044.89
110	631.66	2.25	710.62	932.42	2.25	1048.97
109	694.99	2.25	781.86	809.93	2	809.93
108	460.96	1.5	345.72	1148.78	2.25	1292.38
107	821.76	2	821.76	627.12	1.75	548.73
106	898.15	1.75	785.88	639	1	319.50
105	568.52	1.25	355.33	1267.31	2	1267.31
104	775.91	2	775.91	843.15	2	843.15
103	846.35	2	846.35	839.24	2	839.24
102	572.39	1	286.20	0	0	0.00
101	544.95	1	272.48	988.87	2	988.87
	62609.81		**135050.62**	**69944.9**		**158629.36**

ROUGH MILNE MITCHELL
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RMM

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Submission on Notified Resource Consent
PL261097485

02

CENTRAL OTAGO DISTRICT COUNCIL
1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand
03 440 0056
Info@codc.govt.nz
www.codc.govt.nz

Submission on Notified Resource Consent

Reference	PL261097485	**Submitted**	07 May 2026 02:05

Notified Submission

SUBMISSION ON NOTIFIED APPLICATION CONCERNING RESOURCE CONSENT

(Form 13)

Section 95A (public) Resource Management Act 1991

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

This is a submission on the following resource consent application:

Resource Consent Number	RC250155
Valuation Number	2842121800
Applicant	New Zealand Cherry Corp (Leyser) LP
Location of Site	112
Brief Description of Application	Subdivision consent and land use consent to establish another 44 residential allotments in the rural resource area
Submissions Close	4:00pm 7 May 2026

Writing a submission

The following will be required during this process:

- **Your full name and address, telephone number and email address**
- **Whether you support or oppose the application for resource consent**
- **The reason for your submission**
- **The decision you wish the Council to make, including any conditions sought**
- **Whether you wish to be heard.**

Important information so you don't lose your data

If you wish to take some time completing this form, we strongly recommend that you create a login and log in to your account prior to starting to complete the form. This gives you the ability to save a draft and return to it later.

If you are a club or organisation, please use an email that is associated with the club rather than your work or personal email.

Logging in before starting to enter information into the form also means you won't lose your information if the form times out, or if you accidentally navigate away from the screen you're working on.

You cannot save your information and return to it later unless you log in before you start the form.

Regardless whether you are logged in, once you have completed and submitted the form, you will receive a copy of your submission to the email address you specify in the form.

Either go to our Online Services page to create an account (or log in if you already have an account) or continue below to start without logging in.

Privacy

The information you provide is official information and is used to help process your application. The information is held and used in accordance with the Local Government Official Information and Meetings Act 1987 and the Privacy Act 2020. This means that your information may be disclosed to other people who request it in accordance with the terms of these Acts. Under the Privacy Act 2020 you have the right to see and correct any personal information that Council may hold about you.

Declaration

By continuing with this application you certify that: The information you provide is true and correct to the best of your knowledge. Yes

Notified Submission

Notes to submitter

1 Dunorling Street, PO Box 122, Alexandra, NZ | www.codc.govt.nz | info@codc.govt.nz | +64 3 440 0056

1. If you are making a submission to the Environmental Protection Authority, you should use form 16B.

   The closing date for serving submissions on the consent authority is the 20th working day after the date on which public or limited notification is given. If the application is subject to limited notification, the consent authority may adopt an earlier closing date for submissions once the consent authority receives responses from all affected persons.

2. You must serve a copy of your submission on the applicant as soon as is reasonably practicable after you have served your submission on the consent authority.
3. If you are a trade competitor, your right to make a submission may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.
4. If you make a request under section 100A of the Resource Management Act 1991, you must do so in writing no later than 5 working days after the close of submissions and you will be liable to meet the additional costs of the hearings commissioner or commissioners, compared to our hearing panel. Typically these costs range from $3,000 - $10,000.
5. 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.

In lodging this submission, your submission, including contact details, become public information and will be available for anyone to view.

DETAILS OF SUBMITTER

Full name	Fire and Emergency New Zealand
Contact person (if applicable)	Arlia O'Sullivan
Electronic address for service of submitter:	arlia.osullivan@beca.com
Phone number - day time	+64 (3) 3743199
Postal address (or alternative method of service under section 352 of the Act):	ANZ Centre, Level 2, 267 High Street, Christchurch Central City, Christchurch 8011

Your Application

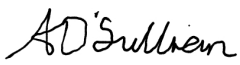
Please select one regarding the application	I neither support or oppose
Do you wish to be heard in support of this submission?	Yes - I wish to be heard
Are you a trade competitor for the purposes of section 308B of the Resource Management Act 1991?	I am not
I would consider presenting a joint case if others make a similar submission	Yes

Details of submission

The specific parts of the application that my submission relates to are:	Please refer to the submission attached.
The submission - include: • **whether you support or oppose the specific parts of the application or wish to have them amended; and** • **the reasons for your views.**	Please refer to the submission attached.

Submission-Central Otago District Council-112 and 114 Ripponvale Road.pdf (182 kb)

I seek the following decision from the consent authority.

Give precise details, including the general nature of any conditions sought	Please refer to the submission attached.
Select below - Pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority. "See note 4 (second tab) as you may incur costs relating to this request."	I do not request
Any other comments?	
In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.	Yes
Please sign (click on the words CAPTURE)	
Date signed:	07/05/2026

1 Dunorling Street, PO Box 122, Alexandra, NZ | www.codc.govt.nz | info@codc.govt.nz | +64 3 440 0056

Form 13

Submission on application concerning resource consent that is subject to public notification by consent authority

Sections 95A Resource Management Act 1991

To: Central Otago District Council

Name of submitter: Fire and Emergency New Zealand

This is a submission on an application from New Zealand Cherry Corp (the applicant) for a subdivision consent and land use consent relating to land at 112 and 144 Ripponvale Road, Cromwell (ref. RC250155). It is understood that the applicant holds existing consents to subdivide the site into a 151 lot rural-residential development. The subject application is seeking resource consent to intensify the development through the creation of an additional 44 residential allotments.

Fire and Emergency New Zealand (**Fire and Emergency**) is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991 (**RMA**).

Fire and Emergency is neutral on this resource consent application, subject to the relief sought in this submission.

Specific parts of the application that Fire and Emergency's submission relate to are:

- firefighting water supply; and
- the provision of adequate emergency service access

Fire and Emergency's submission is:

In achieving the sustainable management of natural and physical resources under the RMA, decision makers must have regard to the health and safety of people and communities. Furthermore, there is a duty to avoid, remedy or mitigate actual and potential adverse effects on the environment.

The risk of fire represents a potential adverse effect of low probability but high potential impact. Fire and Emergency has a responsibility under the Fire and Emergency New Zealand Act 2017 to provide for firefighting activities to prevent or limit damage to people, property and the environment. As such, Fire and Emergency monitors development occurring under the RMA to ensure that, where necessary, appropriate consideration is given to fire safety and operational firefighting requirements.

In order for Fire and Emergency to achieve its principle objective which includes reducing the incidence of unwanted fire and the associated risk to life and property, protecting and preserving life, and preventing or limiting injury, damage to property land, and the environment, Fire and Emergency requires adequate water supply be available for firefighting activities; and adequate access to ensure that Fire and Emergency can respond to emergencies.

Firefighting Water Supply

Firefighting water supply was considered as part of the underlying subdivision consent and was subject to a condition which requires the subdivision to be fully reticulated and to meet the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008 (SNZ PAS 4509:2008). The applicant states that the consented water servicing infrastructure is sufficient to service the increased domestic and firefighting demands arising from the intensification. It is assumed that the

requirement for the subdivision to comply with SNZ PAS 4509:2008 will be carried through to any eventual decision on the subject application, however, clarification is sought from CODC on this assumption.

Access

In order for a development to be fully compliant with SNZ PAS 4509:2008, the developer must consider both water supply capacity and operational accessibility. In this regard, it is essential that firefighting water supplies are useable in practice and provide for appliance access and effective hose deployment. Excessive distances between appliance attendance points, hydrants and future building platforms can adversely affect firefighting operations

The intensified subdivision proposes a number of road upgrades along with several new rights of way (**ROW**) to service the increased number of lots.

A new ROW with a minimum legal width of 10m is proposed to service Lots 161-166, which appears to have a maximum length of approximately 183m. It is unclear whether reticulated fire hydrants would extend to the ROW itself or whether this is limited to the public roads within the development. In the event that the ROW is not proposed to include reticulated hydrants, the distance between future building platforms and the nearest hydrant on the public road would exceed practical hose-run distances.

A number of additional ROW with a legal width of 6m are also proposed from a public road to serve new rear lots at Lots 103 and 105, Lots 125 and 125, and Lots 135 and 137. The lengths of these ROW appear to be between 45m and 67m. Whilst the proposed legal width is adequate for emergency access, the ROW lengths may pose operational issues for Fire and Emergency if any future building platform is located more than 75m between the nearest reticulated hydrant on the public road and the furthest point of any proposed building platform. This is consistent with the Acceptable Solutions C/AS1 and C/AS2 under the Building Act and seeks to provide for situations where an emergency response is required at the rear of the building.

Where reticulated fire hydrants cannot practically serve all future building platforms within effective hose-run distances, the consent holder shall provide alternative or supplementary firefighting water supplies in accordance with Clause 4.3.2 and Section 6 of SNZ PAS 4509 to achieve full compliance. Alternative firefighting water supplies may include, but are not limited to, on-site static water tanks, either on individual lots or as a shared supply, provided the intent of SNZ PAS 4509:2008 is met.

Fire and Emergency advises that while alternative measures such as shared static water tanks or domestic sprinkler systems may contribute to overall fire safety outcomes, these measures may not provide optimal operational effectiveness for external firefighting response. Where practicable, extension of the reticulated firefighting water supply to ensure all future building platforms are served within effective hose-run distances is the preferred outcome for life and property safety. Fire and Emergency New Zealand would also consider other solutions that demonstrably meet the intent and operational requirements of SNZ PAS 4509:2008.

Fire and Emergency seek the following decision from the consent authority:

If the consent authority is minded to grant resource consent, Fire and Emergency seeks that the following be included as a consent condition, with the same or similar wording as below:

- Where practicable, reticulated fire hydrants shall be designed and installed to ensure all future dwellings, measured from the furthest point of any future building platform, achieve effective hose-run distances in accordance with the Firefighting Water Supplies Code of Practice SNZ PAS 4509 : 2008. Where reticulated fire hydrants cannot practically serve all future building platforms within effective hose-run distances, the consent holder shall provide alternative or supplementary firefighting water supplies in accordance with Clause 4.3.2 and Section 6 of SNZ PAS 4509:2008.

Fire and Emergency wish to be heard in support of its submission. If others make a similar submission, Fire and Emergency will consider presenting a joint case with them at the hearing.

Fire and Emergency does not request, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.



Signature of person authorised to sign on behalf of
Fire and Emergency

Date:	7/05/2026
Electronic address for service of person making submission:	arlia.osullivan@beca.com
Telephone:	+64 (3) 3743199
Postal address:	ANZ Centre Level 2/267 High Street, Christchurch Central City, Christchurch 8011
Contact person:	Arlia O'Sullivan