

Before the Independent Hearings Panel
At Central Otago District Council

Under the	Resource Management Act 1991 (RMA or Act)
In the matter of	an application for subdivision and land use consent to establish another 44 residential allotments in the rural resource area at 112 & 144 Ripponvale Road, Cromwell (RC250155)
And	New Zealand Cherry Corp (Leyser) LP Applicant

Evidence of Roy Ruchanan – Survey and Engineering Design

23 July 2026

Applicant's solicitor:

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**anderson
lloyd.**

Introduction

- 1 My full name is Roy William Buchanan.
- 2 I hold the degree of Bachelor of Surveying (Dist) from University of Otago graduating in 2008 and I am a full member of Survey and Spatial New Zealand. I have 18 years' experience working on large scale land development projects throughout the Queenstown Lakes & Central Otago districts.
- 3 I have prepared this brief of evidence in relation to an application by New Zealand Cherry Corp (Leyser) LP (**Applicant**) to the Central Otago District Council (**CODC** or **Council**) for subdivision consent and land use consent (RC250155, **Application**) to establish an additional 44 residential allotments in the Rural Resource Area (5) at 112 & 144 Ripponvale Road, Cromwell (**Site**).¹
- 4 Clark Fortune McDonald has been engaged by NZ Cherry Corp (Leyser) LP to provide surveying and engineering services for the Shannon farm project. I completed the Engineering design for stage 1 & 2 of this project.

Code of conduct

- 5 Although this is not an Environment Court hearing, I note that in preparing my evidence I have reviewed the Code of Conduct for Expert Witnesses contained in Part 9 of the Environment Court Practice Note 2023. I have complied with it in preparing my evidence. I confirm that the issues addressed in this statement of evidence are within my area of expertise, except where relying on the opinion or evidence of other witnesses. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

Scope of evidence

- 6 My evidence will:
 - (a) Provide an updated and finalised set of plans in relation to the Application;
 - (b) Respond to Fire and Emergency New Zealand's (**FENZ's**) submission; and
 - (c) Respond to matters raised in the Section 42A Report.

¹ Legal Description(s): 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

Updated plans for the Application

- 7 An updated and finalised set of plans for the Application is attached in **Appendix One**.
- 8 The plans have been updated to show the consented nine-lot subdivision across Lots 1003 and 1004, include identified building platforms on all lots, and incorporate amendments to the easement schedules. The plans are dated 23 July 2026 and are referenced as **Revision H**.

Firefighting Water supply

- 9 FENZ 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, FENZ seeks clarification that those requirements will continue to apply to the intensified subdivision now proposed.
- 10 A 400m³ water tank was installed in stage 1 to provide firefighting storage and domestic buffer for the Shannon Farm Development. This tank was upsized from the minimum 240m³ required at the request of CODC.
- 11 This system is now managed by the CODC. Pump setpoints and level monitoring have been configured to ensure a minimum static storage exceeding 45m³ as required for FW2 by SNZ PAS 4509:2008 is maintained at all times.
- 12 Current conditions of RC220396 V4 require the design to be undertaken in accordance with SNZ PAS 4509:2008. Compliance with the standard will have to be demonstrated at the time engineering acceptance is applied for and will apply for the intensified subdivision proposed by the Application.

Access

- 13 FENZ has raised concerns regarding the practical accessibility of firefighting water supplies for allotments accessed by rights of way, noting that effective hose-run distances must be able to be achieved in accordance with SNZ PAS 4509:2008.
- 14 As identified in the FENZ submission a number of allotments are accessed via right of ways. Due to the size of the allotments these lanes are between 45 & 183m long.
- 15 Where the hose run distances exceed 135m to the rear of the building platform (As point of entry not yet known) from a hydrant located within the legal road corridor. Either the water supply network will be extended along the right of way to locate a hydrant in a location compliant with SNZ PAS 4509:2008 or a firefighting tank compliant with SNZ PAS 4509:2008 will be installed.
- 16 A similar situation existed in stage 1 of this development where hose run distances could not be achieved from a hydrant within the Legal Road. In this instance the 100mm

reticulation was extended to the end of the lane and a hydrant installed in a compliant location.

- 17 We have undertaken the firefighting design in accordance with this document to date. Accordingly, I support the inclusion of a condition that gives effect to the purpose of FENZ's recommended condition, namely, to ensure that adequate firefighting water supply and emergency service access are provided in accordance with SNZ PAS 4509:2008.

(a) FENZ proposed condition is as follows:

- 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.

Response to matters raised in the S 42A report

- 18 I have reviewed the s 42A Report prepared by **Mr Monthule-McIntosh** insofar as it relates to engineering and servicing matters.

- 19 I agree with the comments made in relation to servicing capacity.

- 20 In relation to conditions sought to be imposed by Council's Development Engineer I make the following comments:

- (a) Condition 21(j) outlines legal width and formation requirements for urban standard right of way access within the RLA1 area. Right of way access contained within RLA 4 and noted as areas F, G, H, T, J & Y on the proposed scheme plan are proposed to be 6m legal width and formed in accordance with this condition. The condition should be updated to reflect this.

Suggested wording:

21 (j) All Rights of Way within RLA 1 & RLA 4 must be designed and constructed in accordance with the 'Right of Way' requirements of Table 3.1 of Council's July2008 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" "F", "G", "H", "T", "J" & "Y" and the ROW serving Lots 170-171 and 174-175 and the ROW serving Lots 172-173.

- (b) Condition 21(k) outlines legal width and formation requirements for rural standard right of way access within the RLA 2-4 areas and now includes RLA 6. I agree with the inclusion of RLA6 in this condition. 21(k)(i) should be updated to include areas noted on the scheme plan being AA AB AC AD & AE.

Suggested wording:

21(k) All Rights of Way within the RLAs 2, ~~3 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", "AA", "AB", "AC", "AD" & "AE"

- (c) Condition 21(m) viii) requires Passing bays for any ROW over 50m at the discretion of the Council Engineering Manager at time of Engineering Approval. NZS4404:2004 3.3.18(f) requires the following:

(f) To allow cars to pass, urban residential accesses of longer than 50 m and less than 4.5 m wide shall have widening to not less than 6.0 m to allow the passing of a 90th percentile car at not more than 50 m spacings. Rural accesses may have passing bays at up to 100 m distances where visibility is available from bay to bay;

I consider that this condition should be updated to reflect the requirements of 4404:2004 that being an access less than 4.5m wide. This condition would also apply to the existing consented stages which have already been designed & constructed in accordance with this standard.

Suggested wording:

vii) Passing bays shall be required for any ROW less than 4.5m wide and over 50m in length at the discretion of the Council Engineering Manager at time of Engineering Approval. Passing bays shall have widening not less than 6.0m to allow passing of a 90th percentile vehicle at not more than 50m spacings.

- (d) Condition 21(m) viii) requires firefighting water supply to be provided in accordance with the requirements of SNZ PAS 4509:2008. Compliance with this standard is a requirement of the CODC Code of Practice (**COP**) so already formed part of the existing consent. However, I do not oppose the specific inclusion of this requirement as a condition.

- (i) Condition 21(m) viii) (a) expands on this requirement noting that the location, flow and pressure of the reticulated hydrant network are adequate to serve the future residential development anticipated on each allotment. This condition should be expanded to clarify that this is for an FW2 fire risk in accordance with SNZ PAS 4509:2008.
- (ii) Condition 21(m) viii) (b) seems to be a duplication of the points addressed in the conditions above and I do not believe it required. However, if it is to be included it should note that the access requirements & hose run distances

shall be in accordance with SNZ PAS 4509:2008 to clarify which standard is being applied.

- (iii) Condition 21(m) viii) (c) requires provision of supplementary firefighting supply where an acceptable level of service from the reticulated network cannot be achieved. I support this condition as proposed.

Suggested wording:

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 with a minimum class FW2 firefighting water supply in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 ;

(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 in accordance with the requirements of the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 ;; 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 SNZPAS 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.

- (e) I consider that the suggested wording of Condition 21(m) viii) captures the substance of FENZ's recommendation by requiring compliance with SNZ PAS 4509:2008, including adequate firefighting water supply, firefighting access, and supplementary water supply where required. Accordingly, I am satisfied that the intent of FENZ's recommended condition has been appropriately incorporated in the suggested wording.
- (f) Condition 21(o) iv) adds consent notice requirements for a low pressure sewer system. These appear to reflect CODC's latest policies on low pressure sewer and I do not oppose inclusion of these consent notice conditions.

- 21 It is noted that the existing consented layout already incorporates a pressure sewer system and has been designed in accordance with the same firefighting water supply, access and engineering standards reflected in the proposed conditions.

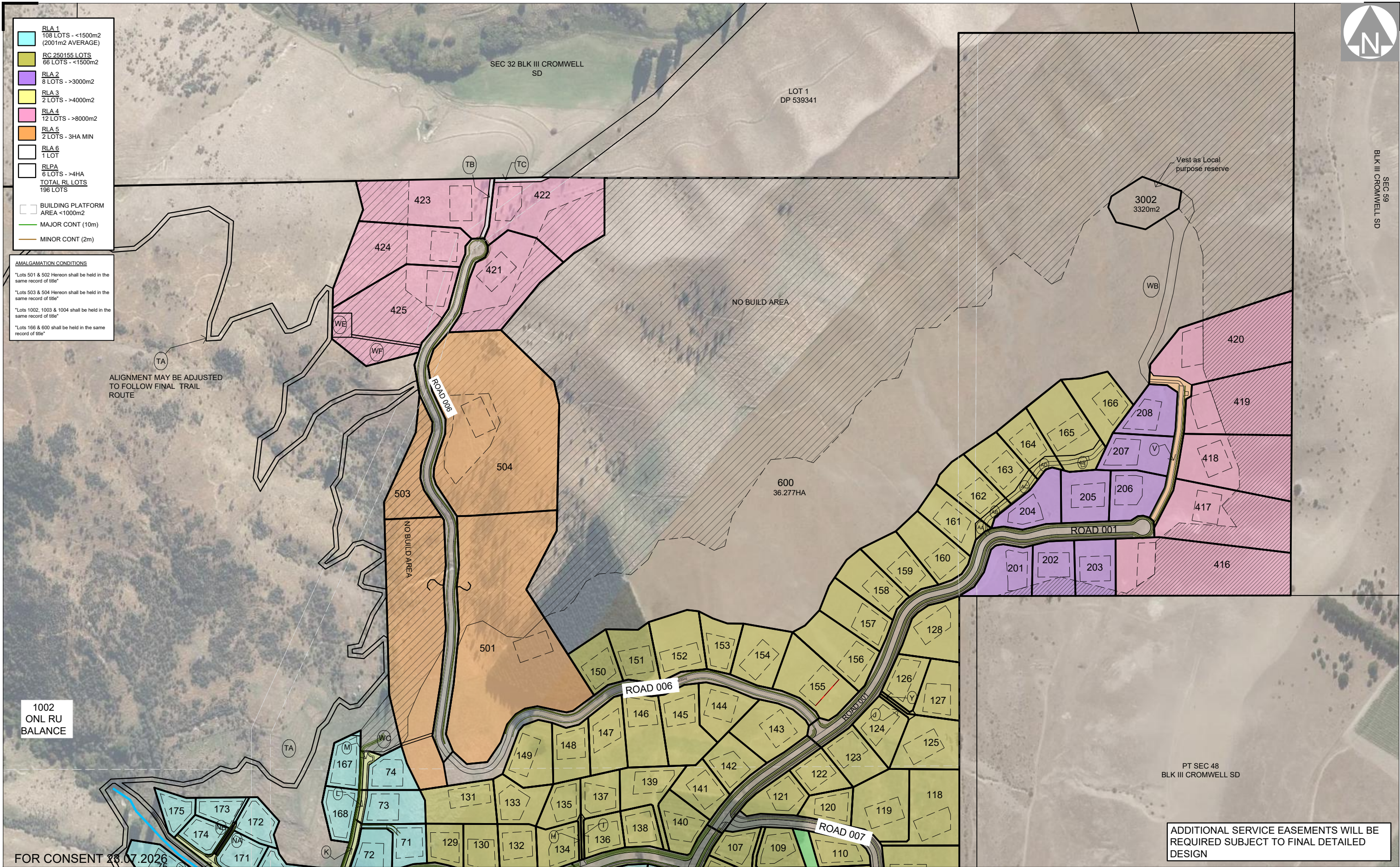
Conclusion

- 22 The proposed subdivision scheme plan has been updated to reflect the issue of RC220396V4 and include defined building platforms for each allotment.
- 23 The final engineering design for the development will address the concerns raised by FENZ and ensure that the design is in accordance with the requirements of SNZ PAS 4509:2008.
- 24 I consider the proposed amendments to conditions in relation to Access, firefighting water supply and wastewater in the s42A report are appropriate subject to adjustments to wording to reflect the requirements of the CODC, COP & SNZ PAS 4509:2008.

Dated this 23 July 2026

Roy William Buchanan

Appendix One: Updated plans for the Application, dated 23 July 2026





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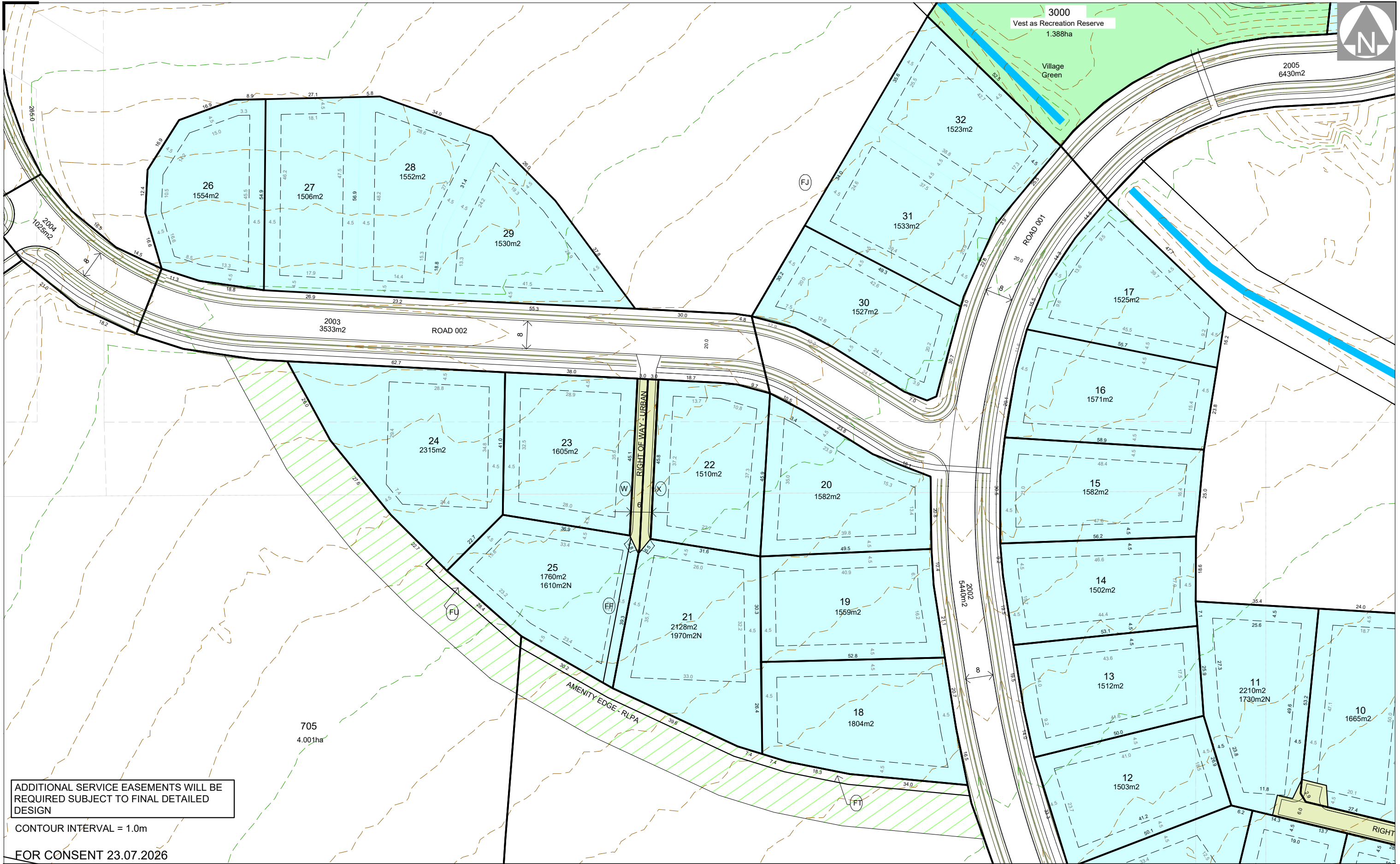
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A	19.10.22	Reconfigure with geotech area bulk lots	RB
D	22.12.22	Add no build area to lots 503 & 502	RB
G	15.10.25	ADD LOTS 167 - 175 TO LAYOUT FOR CONSENT	RB
H	23.07.26	ADD LOTS 101 - 166 TO LAYOUT FOR CONSENT	RB

SHANNON FARM DEVELOPMENT
LOTS 1-175, 201-208, 301-302, 401-402, 416-425, 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

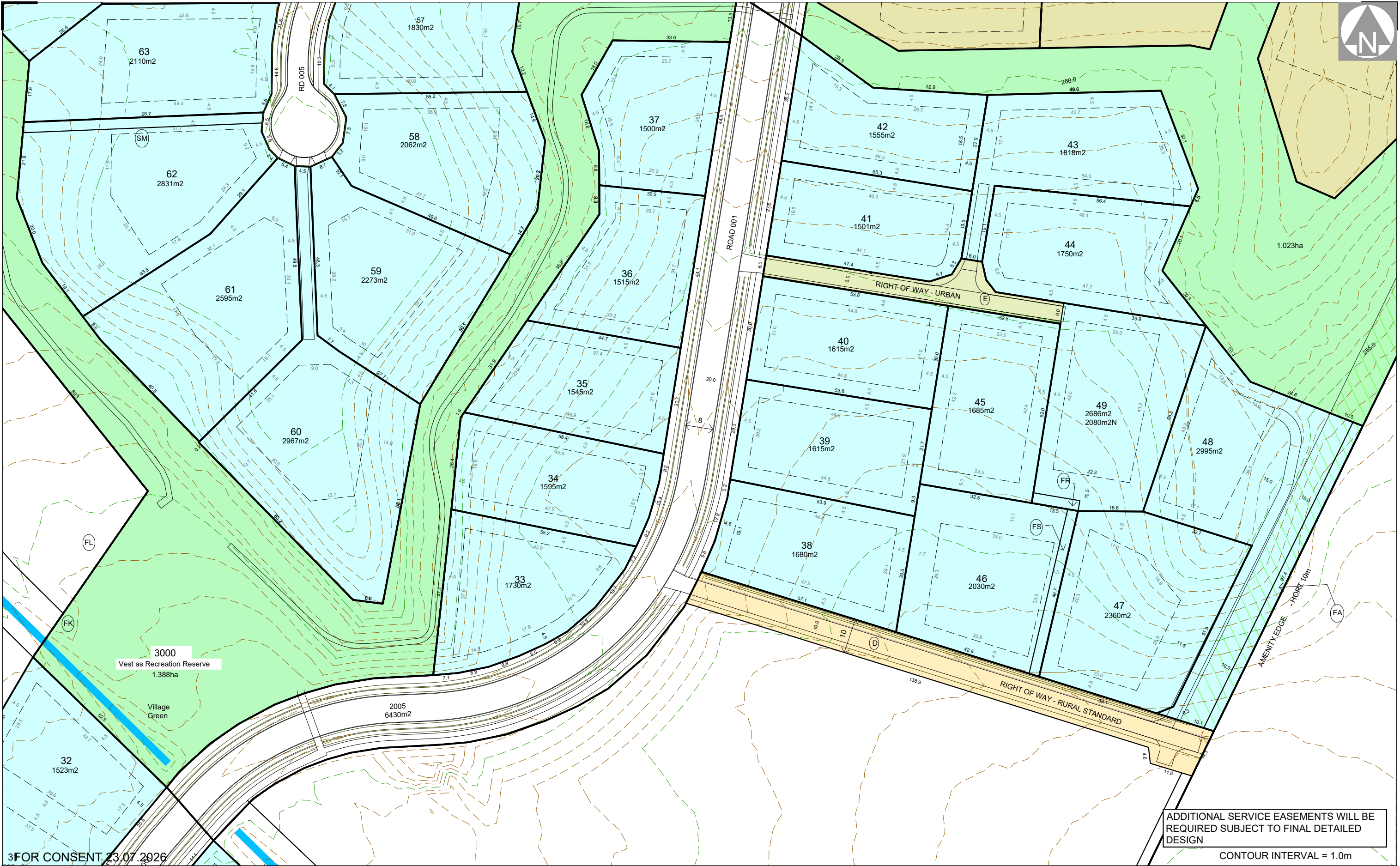
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	Drawn	Date	Scale	Sheet 002
	RB	11.07.22		
	Checked	Date	Datum & Level	Rev.
	-	-	LINDIS PK 2000	H
			NZVD2016	

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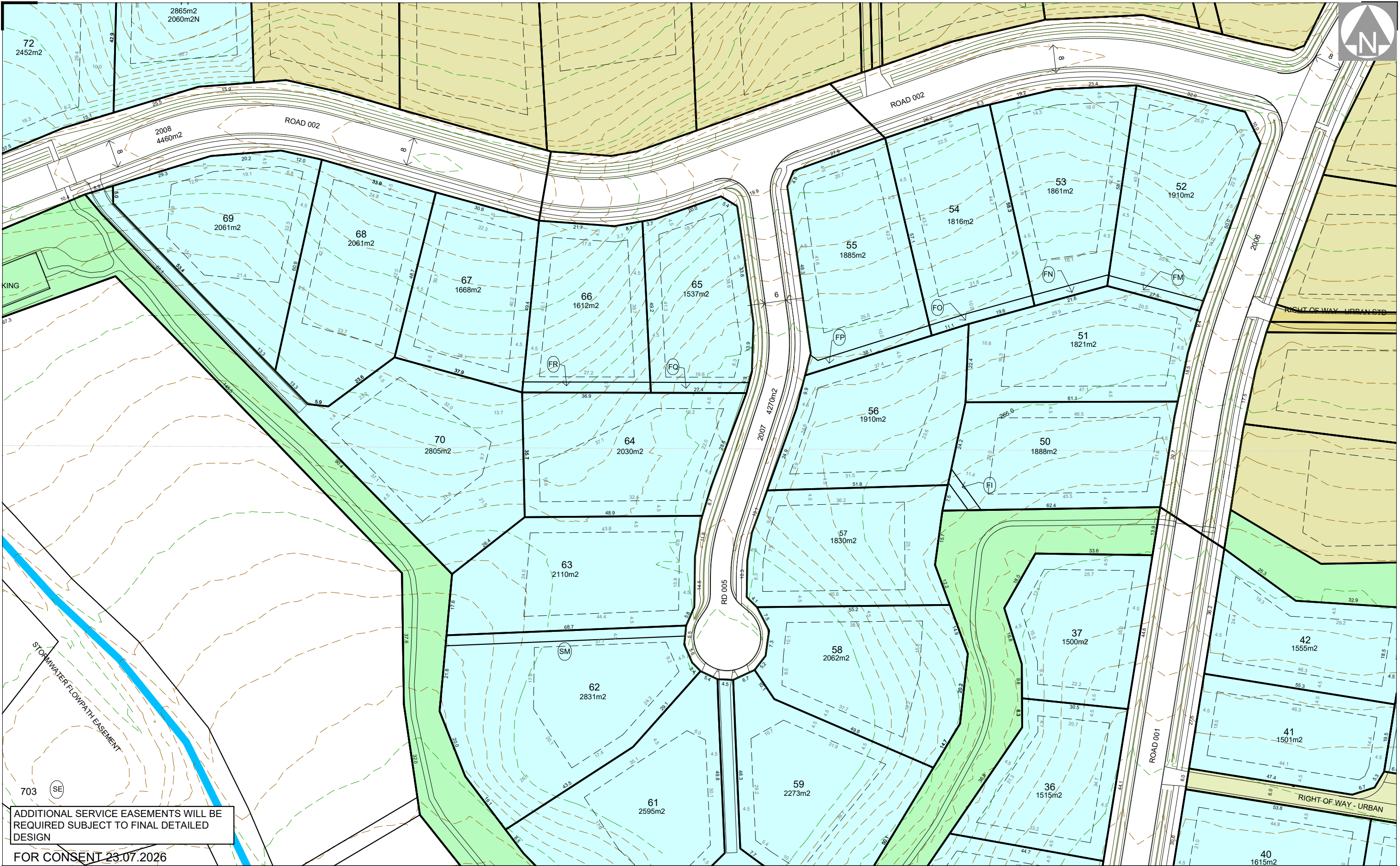
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LOT LAYOUT

Client	NZ CHERRY CORP		
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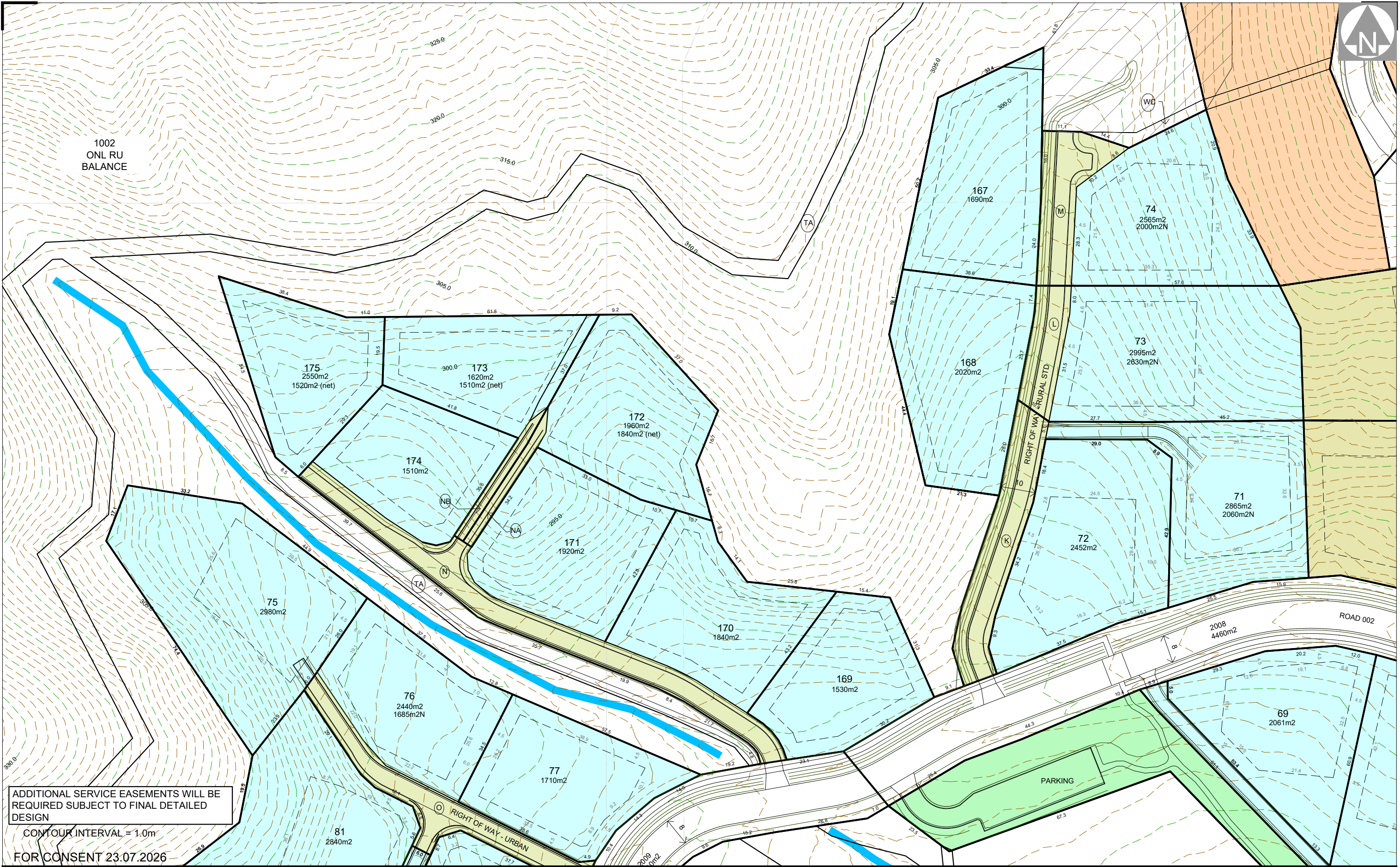
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CONTOUR INTERVAL = 1.0m
FOR CONSENT 23.07.2026

ADDITIONAL SERVICE EASEMENTS WILL BE
REQUIRED SUBJECT TO FINAL DETAILED
DESIGN



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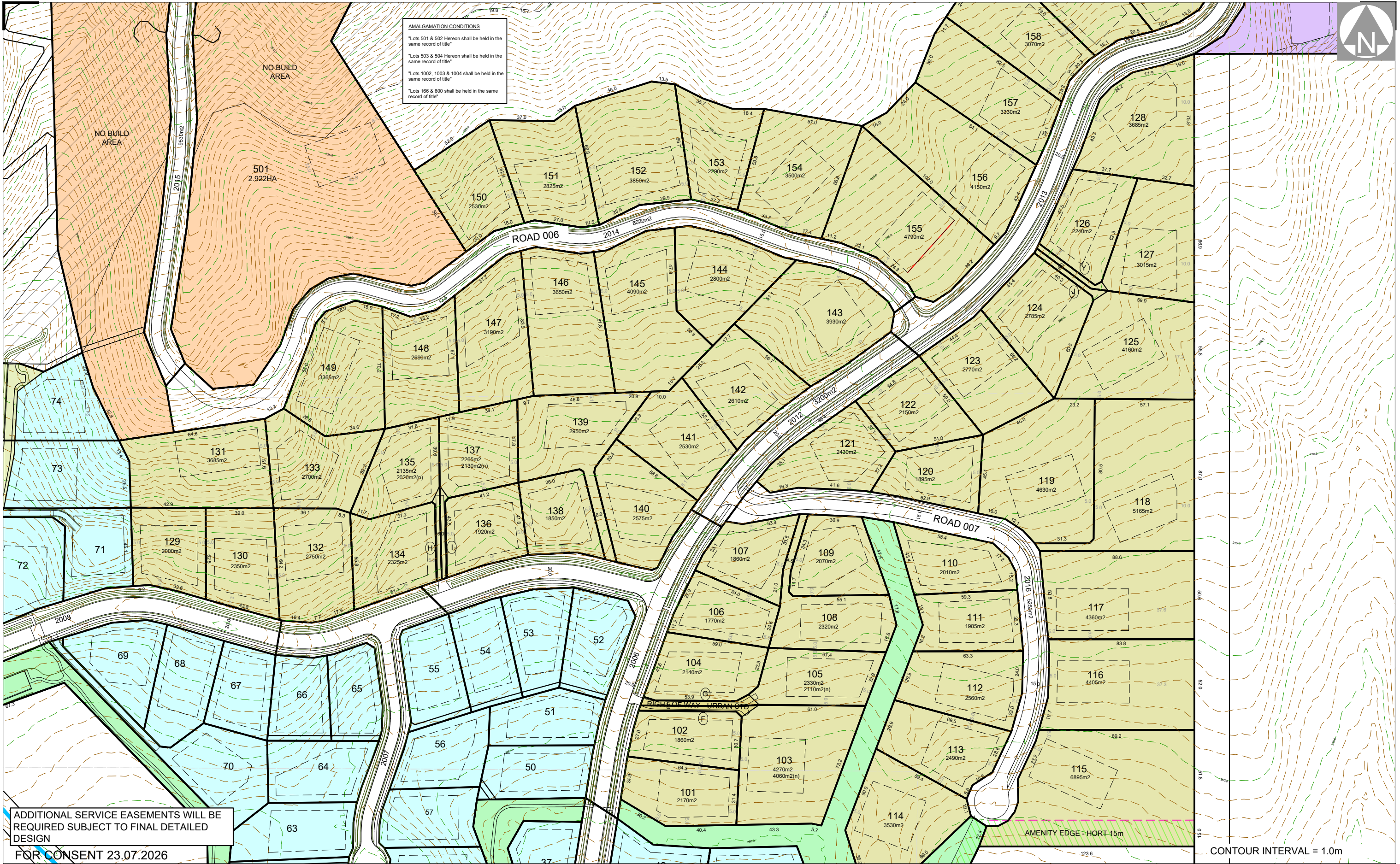
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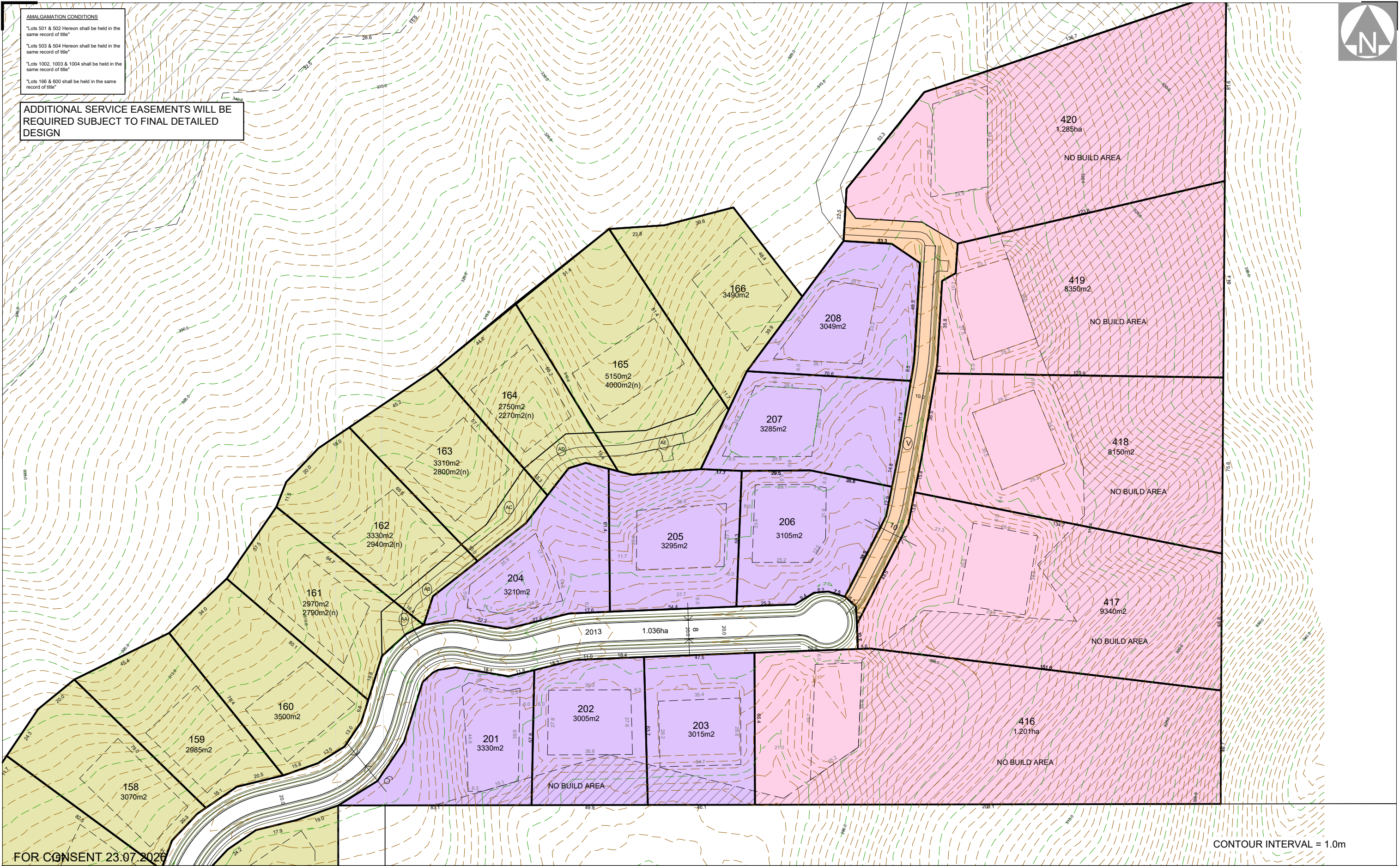
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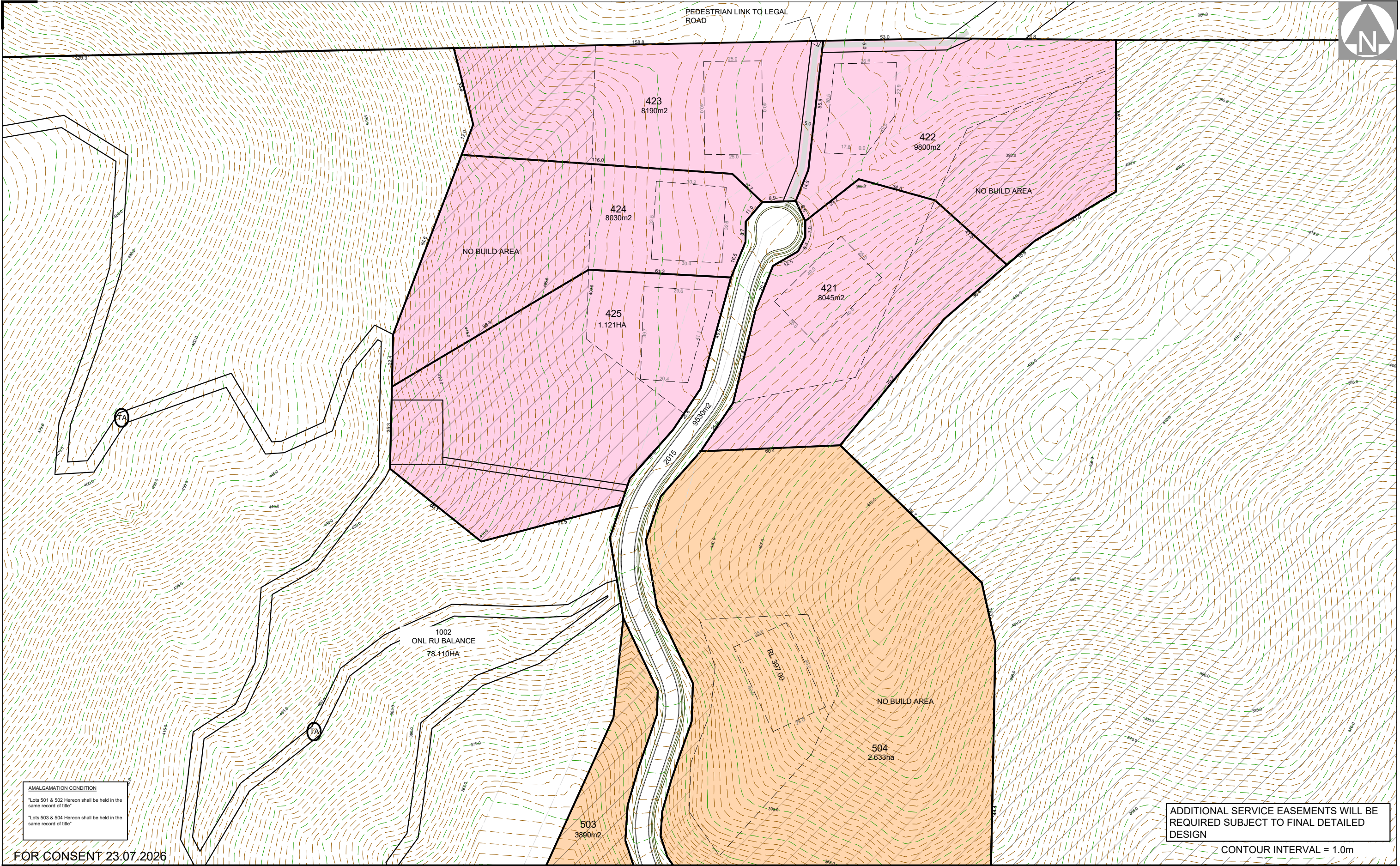
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									Notes:		Date	Datum & Level	Rev.
									All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of:		-	LINDIS PK 2000	H
									- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.		Checked	NZVD2016	
									- Ensuring the information is the most recent issue.		-		
									- Copyright on this drawing is reserved.				





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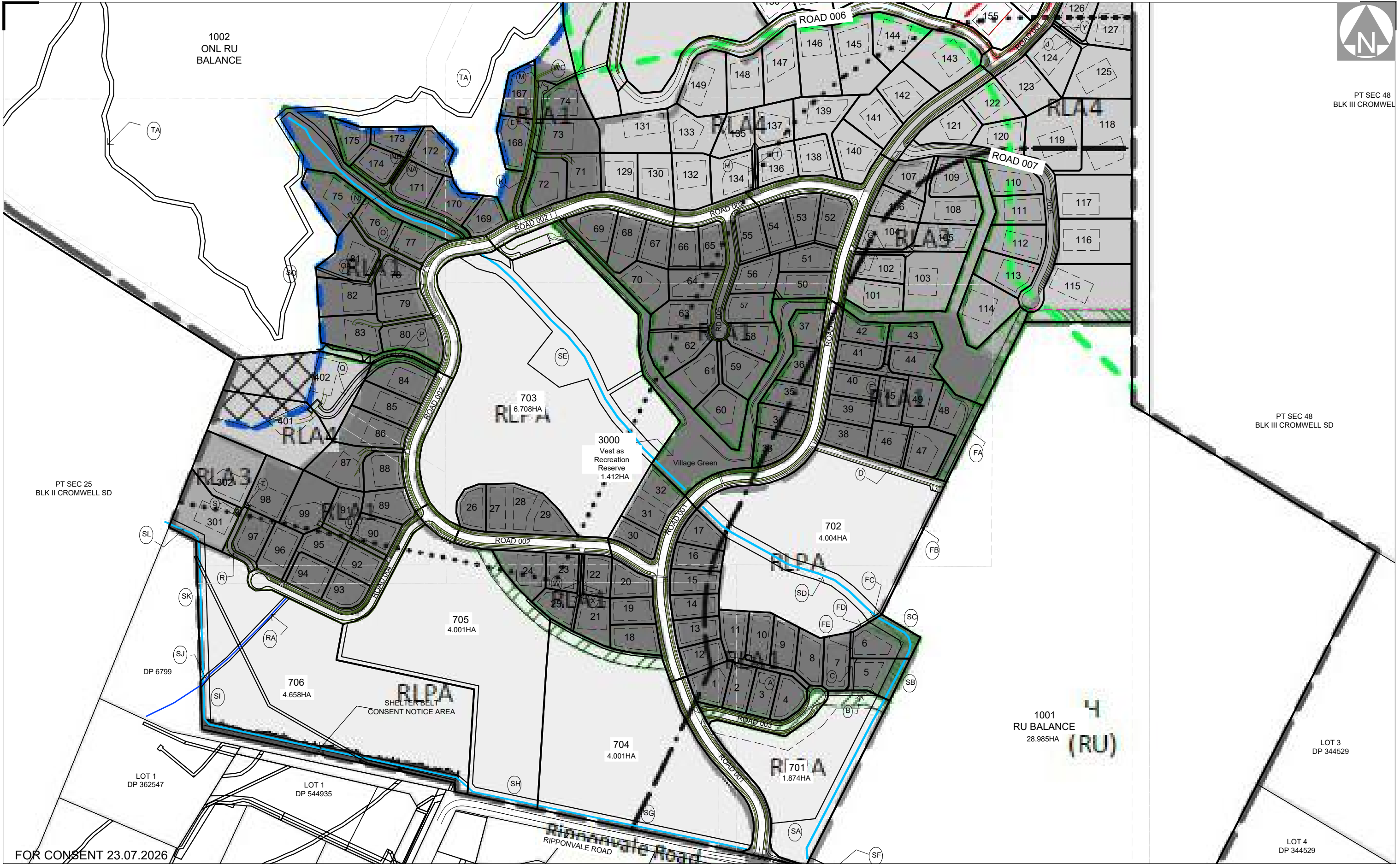
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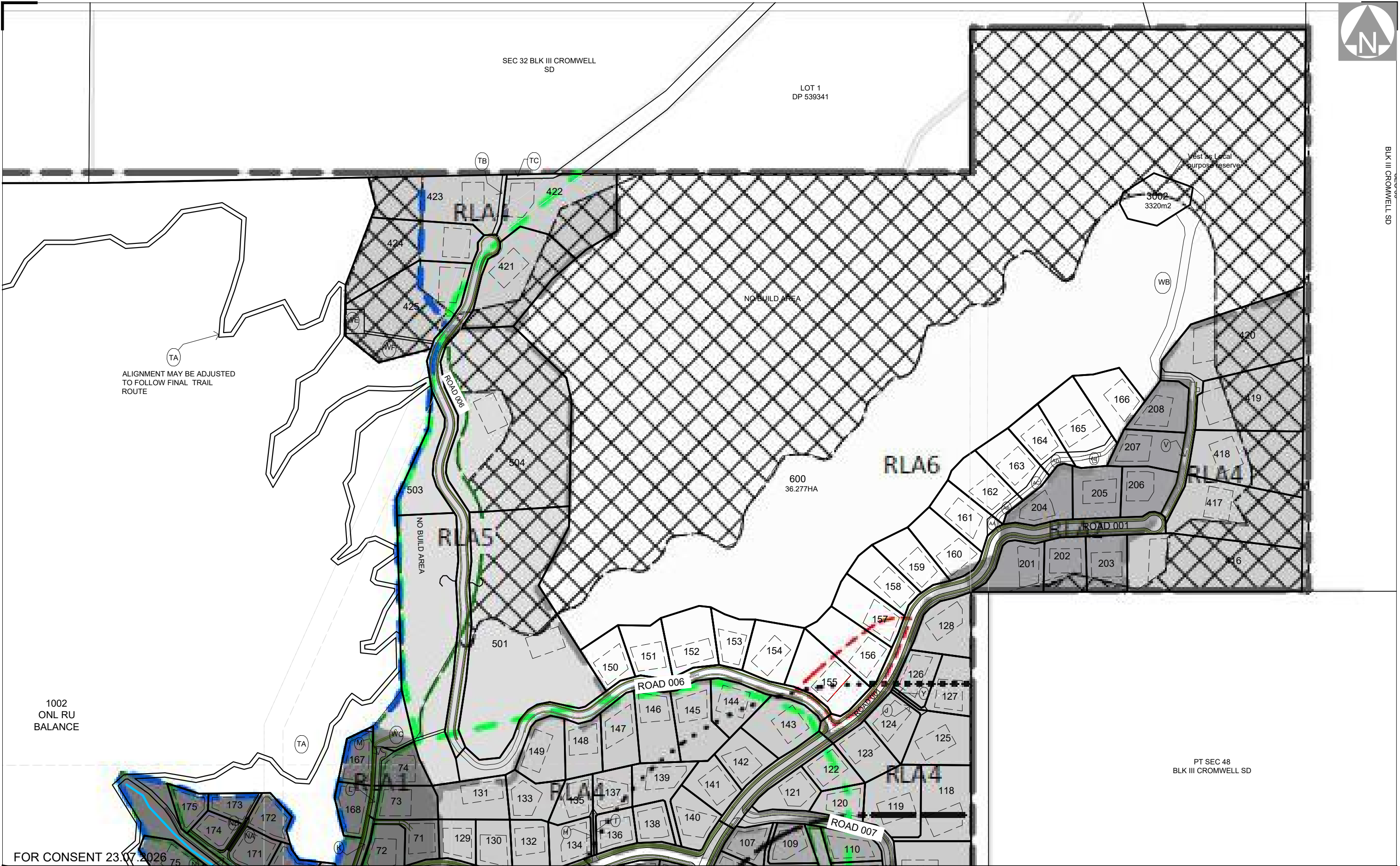
Rev.	Date	Revision Details	By
C	22.12.22	Add RL to lot 504 platform	RB
G	15.10.25	ADD LOTS 167 - 175 TO LAYOUT FOR CONSENT	RB
H	23.07.26	ADD LOTS 101 - 166 TO LAYOUT FOR CONSENT	RB

SHANNON FARM DEVELOPMENT
LOTS 1-175, 201-208, 301-302, 401-402, 416-425, 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

Client	NZ CHERRY CORP		
Surveyed	-	Date	-
Job No.	15729		
Drawing No.	01		
Scale	1:1500 @ A3		
Drawn	RB	Date	11.07.22
Checked	-	Date	-
Datum & Level	LINDIS PK 2000		
Rev.	H		

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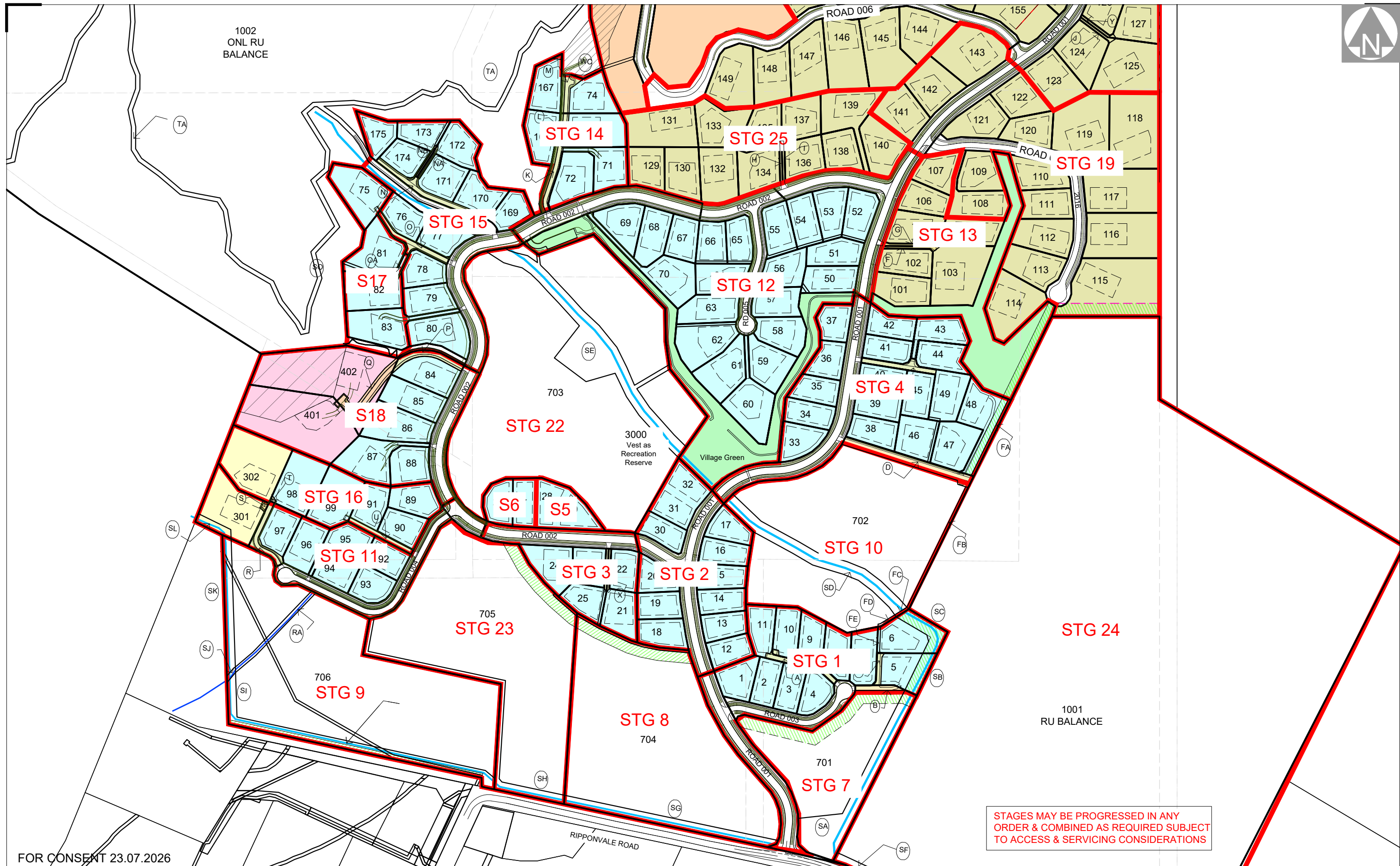
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Rev.	Date	Revision Details	By
G	15.10.25	ADD LOTS 167 - 175 TO LAYOUT FOR CONSENT	RB
H	23.07.26	ADD LOTS 101 - 166 TO LAYOUT FOR CONSENT	RB

**SHANNON FARM DEVELOPMENT
STRUCTURE PLAN OVERLAY**

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
								Sheet	015
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	1:4000 @ A3	Datum & Level	LINDIS PK 2000	Rev.	H
Checked	-	Date	-				NZVD2016		



STAGES MAY BE PROGRESSED IN ANY ORDER & COMBINED AS REQUIRED SUBJECT TO ACCESS & SERVICING CONSIDERATIONS

FOR CONSENT 23.07.2026



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Rev.	Date	Revision Details	By
F	03.04.25	UPDATE STAGING	RB
G	15.10.25	ADD LOTS 167 - 175 TO LAYOUT FOR CONSENT	RB
H	23.07.26	UPDATE STAGING FOR LOTS 101-166	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			
		Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev.	H
							NZVD2016		

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- Ensuring the information is the most recent issue.
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LOT 1
DP 539341

3002
3320m2

WB

ALIGNMENT MAY BE ADJUSTED
TO FOLLOW FINAL TRAIL
ROUTE

NO BUILD AREA

STG 20

600
36.277HA

STAGE 21

NO BUILD AREA

ROAD 001

PT SEC 48
BLK III CROMWELL SD

STAGES MAY BE PROGRESSED IN ANY
ORDER & COMBINED AS REQUIRED SUBJECT
TO ACCESS & SERVICING CONSIDERATIONS

FOR CONSENT 23.07.2026



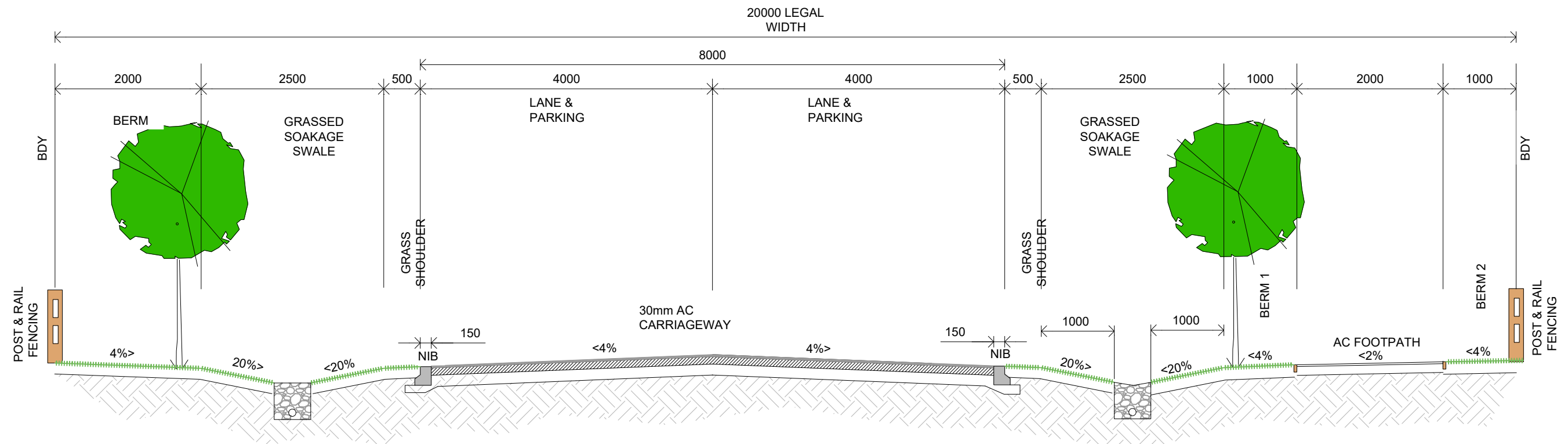
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Rev.	Date	Revision Details
F	03.04.25	UPDATE STAGING
G	15.10.25	ADD LOTS 167 - 175 TO LAYOUT FOR CONSENT
H	23.07.26	UPDATE STAGING FOR LOTS 161-166

SHANNON FARM DEVELOPMENT STAGING

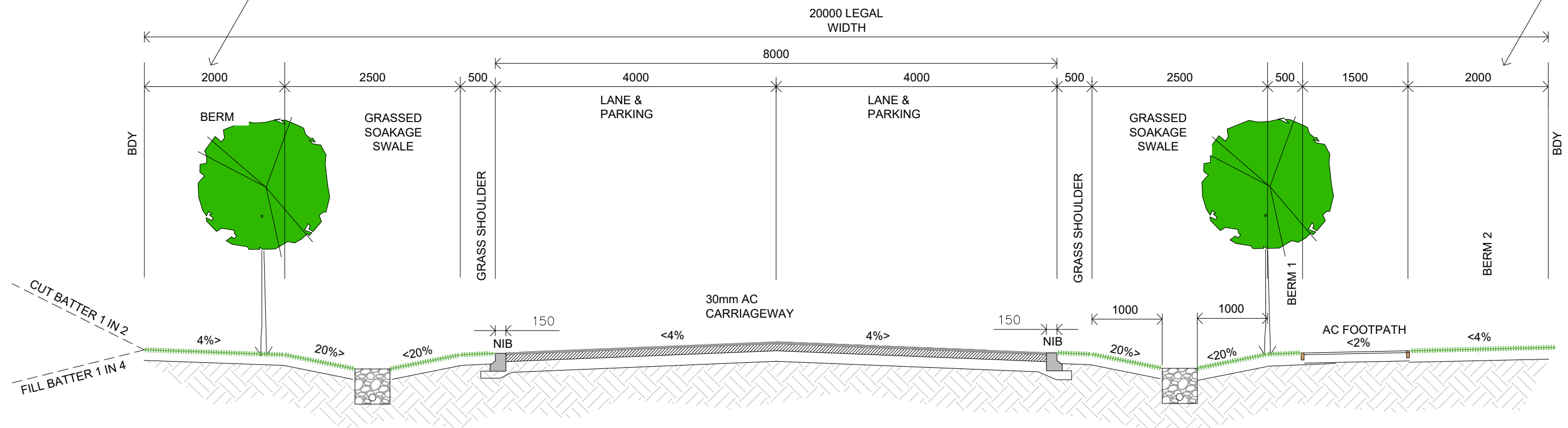
Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	—	—	15729	01
				Sheet 017
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	RB	11.07.22		1:4000 @ A3
	Checked	Date	Datum & Level	Rev.
			LINDIS PK 2000	H
			NZVD2016	

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

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

FOR CONSENT 23.07.2026



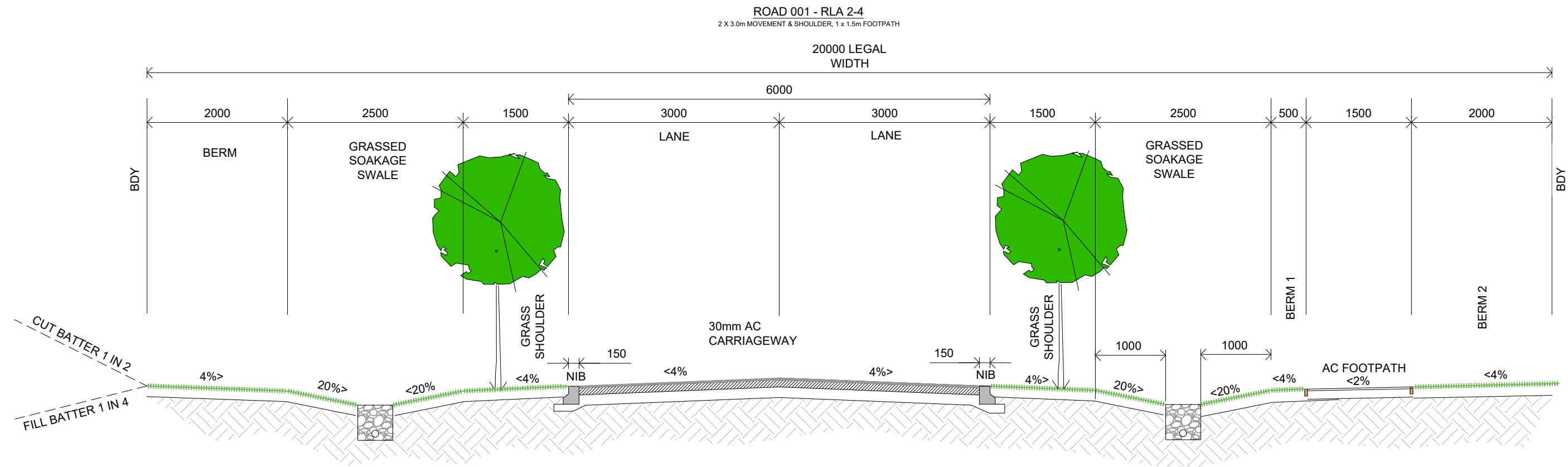
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[illegible]

SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	—	—	15729	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.	Drawn	Date	Scale	
	RB	11.07.22		1:60 @ A3
	Checked	Date	Datum & Level	Rev.
	—	—	LINDIS PK 2000 NZVD2016	H



FOR CONSENT 23.07.2026



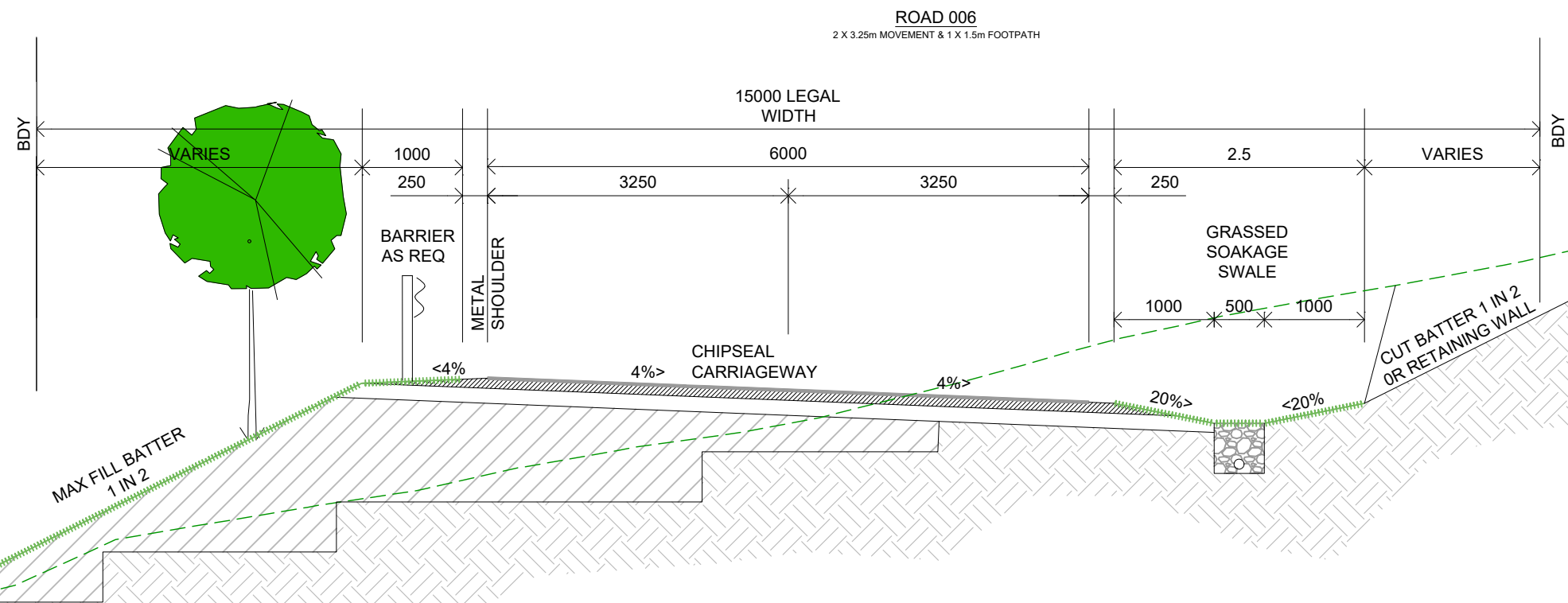
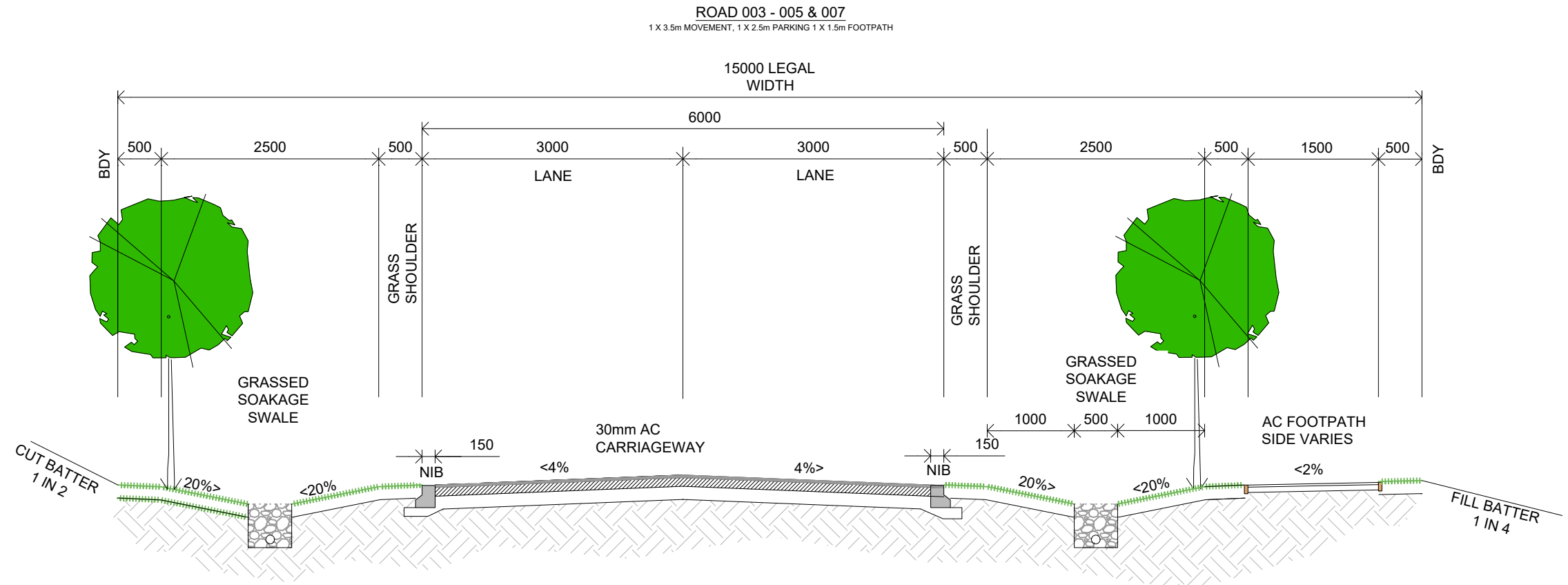
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SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Rev.	Date	Revision Details	By

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
		Drawn	RB	Date	11.07.22	Scale			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.								
Checked	—	Date	—	Datum & Level	LINDIS PK 2000	Rev.	H	Scale	1:60 @ A3
					NZVD2016				



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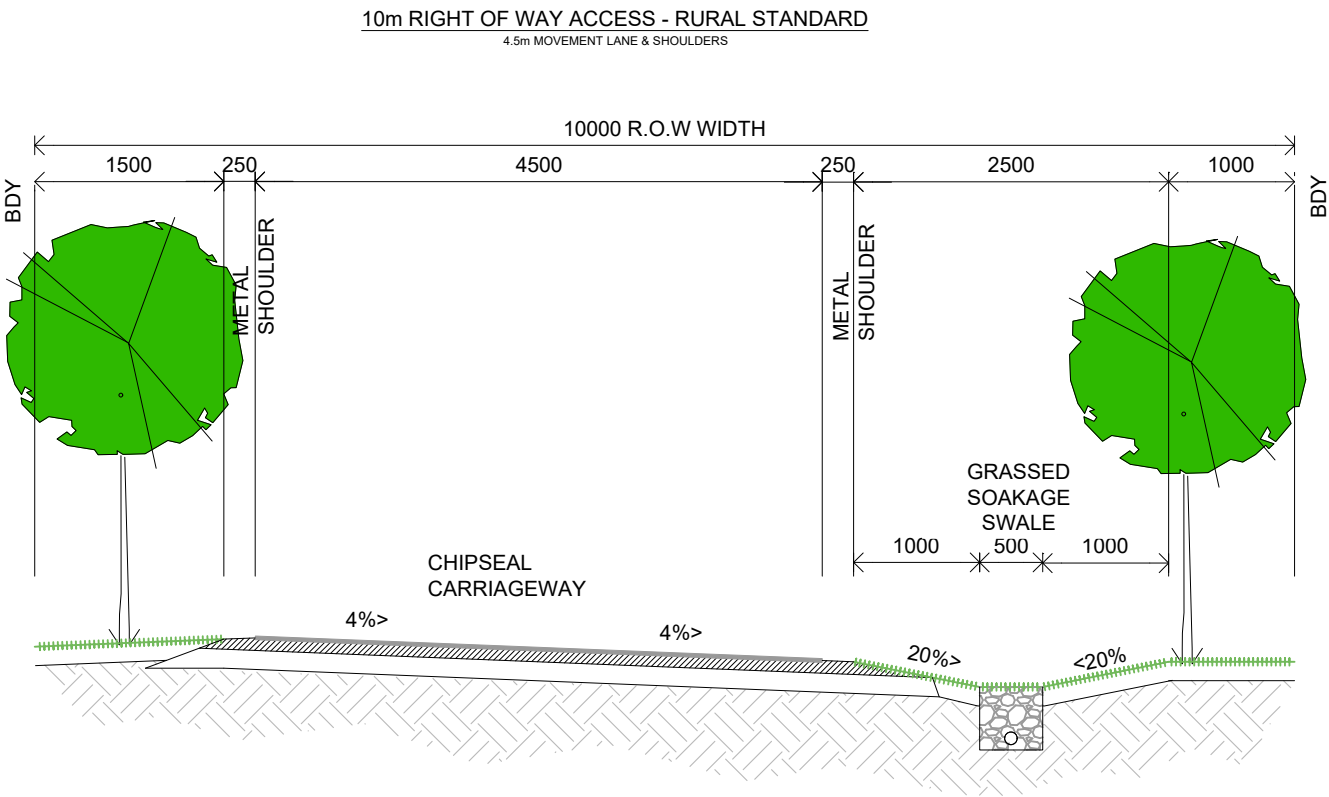
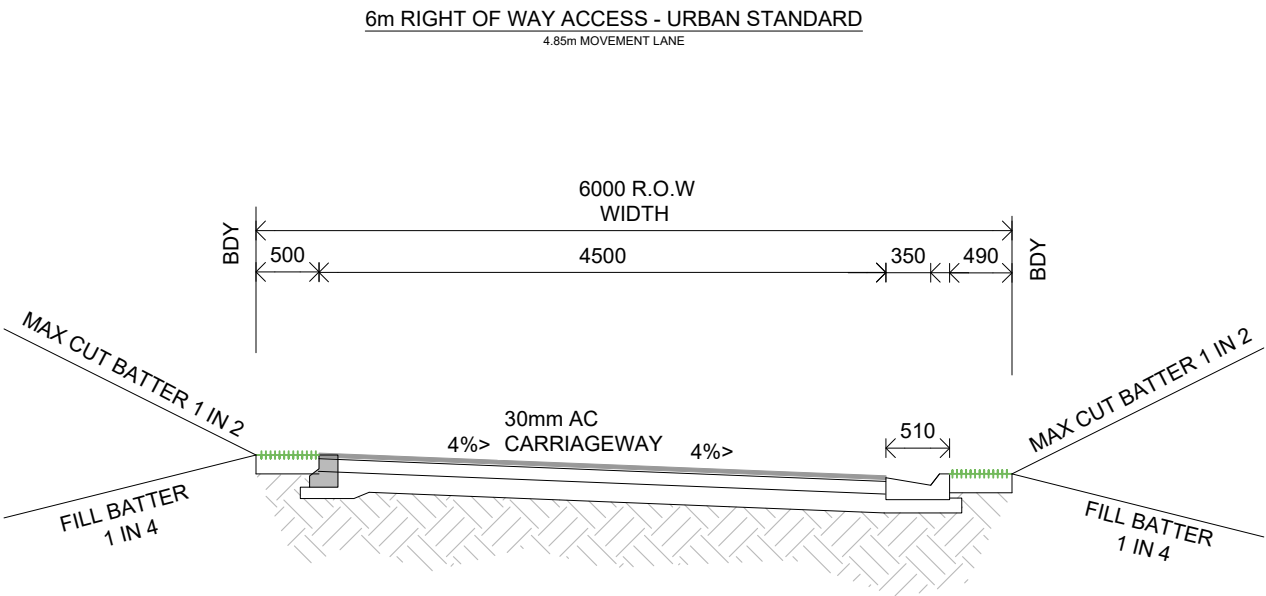
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SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Rev.	Date	Revision Details	By
H	23.07.26	ADD ROAD 007 & INCREASE 006 ROAD WIDTH	RB

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale					Sheet 020
Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev.			H
					NZVD2016				

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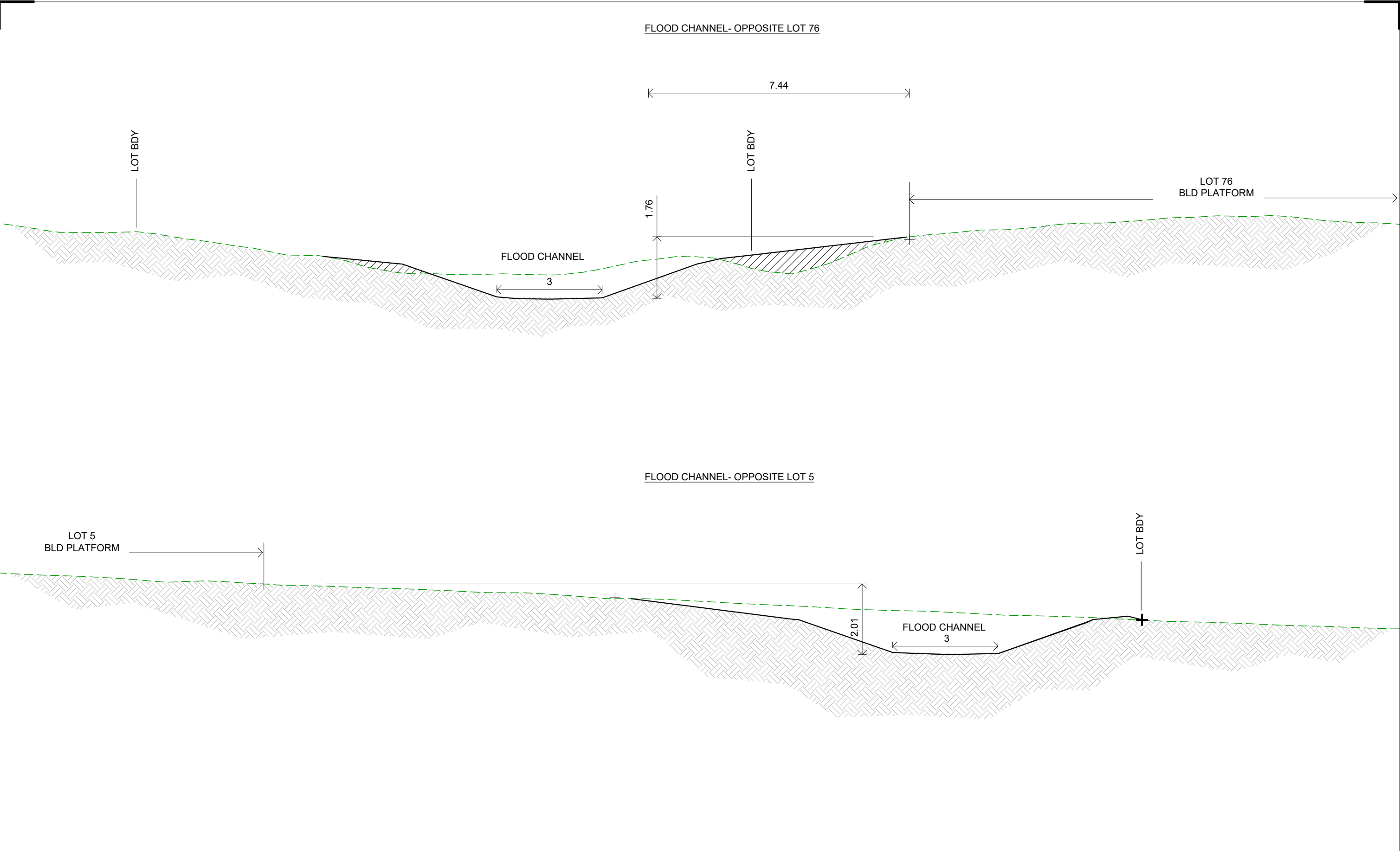
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Rev.	Date	Revision Details	By

**SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS**

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	1:60 @ A3	Sheet	021	Rev.	H
Checked	—	Date	—	Datum & Level	LINDIS PK 2000	Rev.	—		
					NZVD2016				

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**SHANNON FARM DEVELOPMENT
TYPICAL FLOOD CHANNEL SECTIONS**

Client	NZ CHERRY CORP			Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
				Drawn	RB	Date	11.07.22	Scale		Sheet	022
				Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev.	H
							1:100 @ A3				

Notes:

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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 103	Lot 105
	G	Lot 105	Lot 103
	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
	N	Lot 175	Lots 170-174
	NA	Lot 172	Lot 173
	NB	Lot 173	Lot 172
	O	Lot 76	Lot 77, 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
	H	Lot 135	Lot 137
	AA	Lot 161	Lot 162-166
	AB	Lot 162	Lot 163-166
	AC	Lot 163	Lot 164-166
Right to convey water	AD	Lot 164	Lot 165-166
	AE	Lot 165	Lot 166
	U	Lot 97	Lot 104
	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
Right to convey water (irrigation)	G	Lot 305	Lot 304
	P	Lot 84	Lot 401 & 402
	Q	Lot 402	Lot 401
	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	
Right to convey water	SI, SJ, SK	Lot 706	Central Otago District Council
	SL	Lot 301	
	A	Lot 11	
	AA	Lot 161	
	AB	Lot 162	
	AC	Lot 163	
	AD	Lot 164	
	AE	Lot 165	
	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	
	V	Lot 420	
	WA, WB	Lot 600	
	WE, WF	Lot 425	
	WD	Lot 502	

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
	AA	Lot 161	
	AB	Lot 162	
	AC	Lot 163	
	AD	Lot 164	
	AE	Lot 165	
	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	
Right to convey telecommunications	Q	Lot 401	Aurora Energy Ltd
	U	Lot 91	
	R	Lot 97	
	V	Lot 420	
	W	Lot 25	
	X	Lot 21	
	A	Lot 11	
	AA	Lot 161	
	AB	Lot 162	
	AC	Lot 163	
	AD	Lot 164	
	AE	Lot 165	
	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 23.07.2026



CLARK FORTUNE McDONALD

LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS

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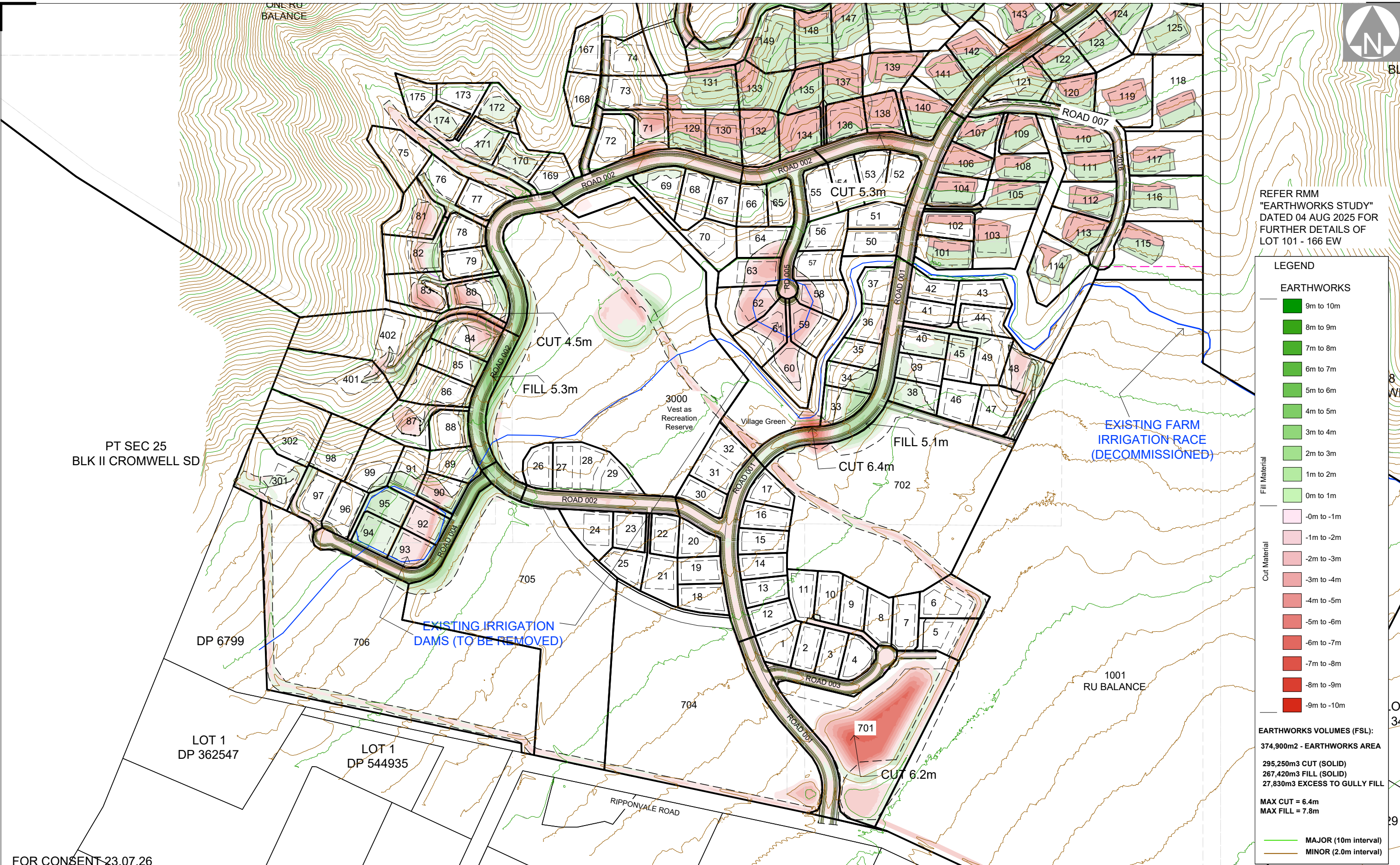
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Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
G	15.10.25	UPDATE FOR 167 - 175 LOTS FOR CONSENT	RB
H	23.07.26	UPDATE FOR 101 - 166 LOTS FOR CONSENT	RB

SHANNON FARM DEVELOPMENT
EASEMENT SCHEDULE

Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	—	—	15729	01
				Sheet 023
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	Date	Scale	
	RB	11.07.22		
	Checked	Date	Datum & Level	Rev.
		—	LINDIS PK 2000 NZVD2016	H



REFER RMM
"EARTHWORKS STUDY"
DATED 04 AUG 2025 FOR
FURTHER DETAILS OF
LOT 101 - 166 EW

LEGEND

EARTHWORKS

Fill Material

- 9m to 10m
- 8m to 9m
- 7m to 8m
- 6m to 7m
- 5m to 6m
- 4m to 5m
- 3m to 4m
- 2m to 3m
- 1m to 2m
- 0m to 1m

Cut Material

- 0m to -1m
- 1m to -2m
- 2m to -3m
- 3m to -4m
- 4m to -5m
- 5m to -6m
- 6m to -7m
- 7m to -8m
- 8m to -9m
- 9m to -10m

EARTHWORKS VOLUMES (FSL):

374,900m² - EARTHWORKS AREA

295,250m³ CUT (SOLID)

267,420m³ FILL (SOLID)

27,830m³ EXCESS TO GULLY FILL

MAX CUT = 6.4m

MAX FILL = 7.8m

MAJOR (10m interval)

MINOR (2.0m interval)

FOR CONSENT 23.07.26

 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 BULK EARTHWORKS LAYOUT	Client	Surveyed	Date	Job No.	Drawing No.	
	A	20.10.22	Update boundaries	RB		NZ CHERRY CORP (LEYSER) L.P	-	-	15729	02	
	B	10.11.22	Add SW channel	RB						Sheet 001	
	C	01.10.24	Add Detention Basin and Irrigation Pond	LM					Scale	1:2000 @ A1	
	G	25.09.25	Add lots 167 - 175	RB					1:4000 @ A3		
	H	23.07.26	Add EW for Lots 101-166 from RMM design	RB		Notes:	Drawn	Date	Datum & Level	Rev.	
						All dimensions shown are in meters unless shown otherwise. Any person using Clark Fortune McDonald drawings and other data accepts the risk of:	RB	22.08.22	LINDIS PK 2000		
						- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.	Checked	-	NZVD2016	H	
						- Ensuring the information is the most recent issue.					
						- Copyright on this drawing is reserved.					



SEC 59
BLK III CROMWELL
SD

REFER RMM
"EARTHWORKS STUDY"
DATED 04 AUG 2025 FOR
FURTHER DETAILS OF
LOT 101 - 166 EW

LEGEND

EARTHWORKS

9m to 10m

8m to 9m

7m to 8m

6m to 7m

5m to 6m

4m to 5m

3m to 4m

2m to 3m

1m to 2m

0m to 1m

Fill Material

-0m to -1m

-1m to -2m

-2m to -3m

-3m to -4m

-4m to -5m

-5m to -6m

-6m to -7m

-7m to -8m

-8m to -9m

-9m to -10m

Cut Material

EARTHWORKS VOLUMES (FSL):

374,900m2 - EARTHWORKS AREA

295,250m3 CUT (SOLID)

267,420m3 FILL (SOLID)

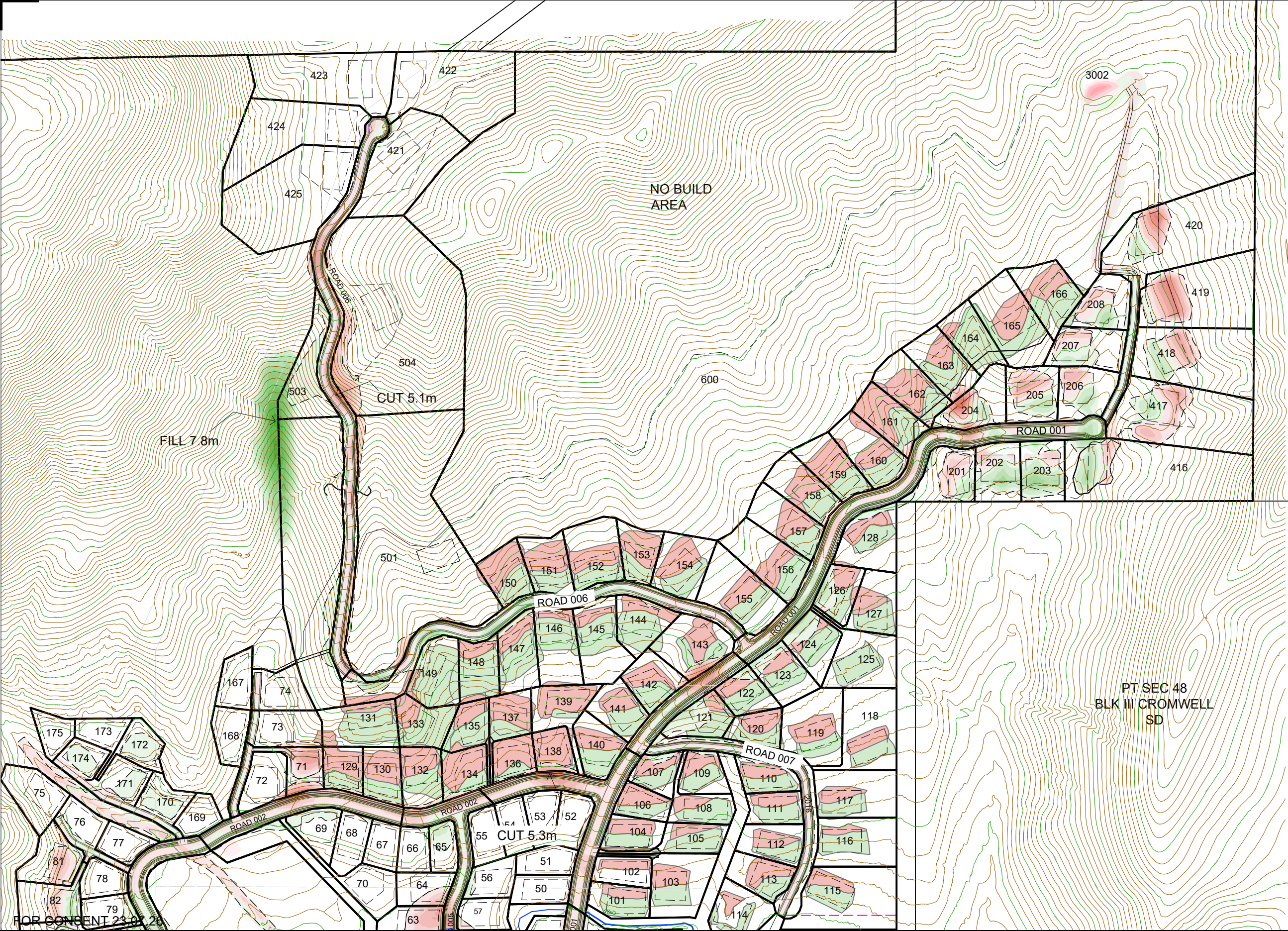
27,830m3 EXCESS TO GULLY FILL

MAX CUT = 6.4m

MAX FILL = 7.8m

MAJOR (10m interval)

MINOR (2.0m interval)



FOR CONSENT 23.07.26

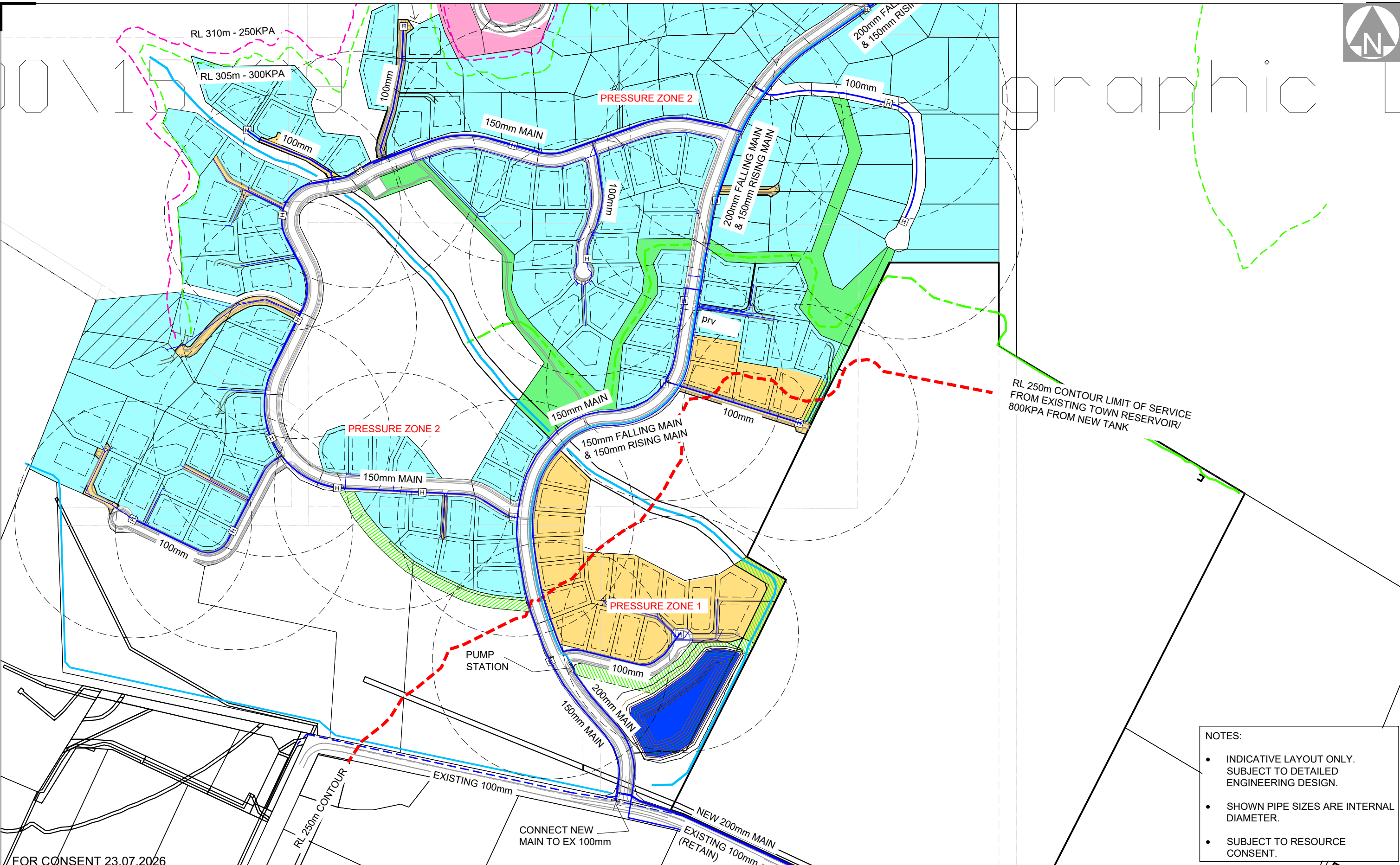
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Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
A	20.10.22	Update boundaries	RB
C	01.10.24	Add Detention Basin and Irrigation Pond	LM
G	25.09.25	Add lots 167 - 175	RB
H	23.07.26	Add EW for Lots 101-166 from RMM design	RB

SHANNON FARM DEVELOPMENT
BULK EARTHWORKS LAYOUT

Client	NZ CHERRY CORP (LEYSER) L.P		
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Surveyed	-	Date	-
Drawn	RB	Date	22.08.22
Checked	-	Date	-

Job No.	15729	Drawing No.	02
Scale	1:2000 @ A1	Sheet	002
Datum & Level	LINDIS PK 2000	Rev.	H
	NZVD2016		



orophic

- NOTES:
- INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
 - SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
 - SUBJECT TO RESOURCE CONSENT.

FOR CONSENT 23.07.2026



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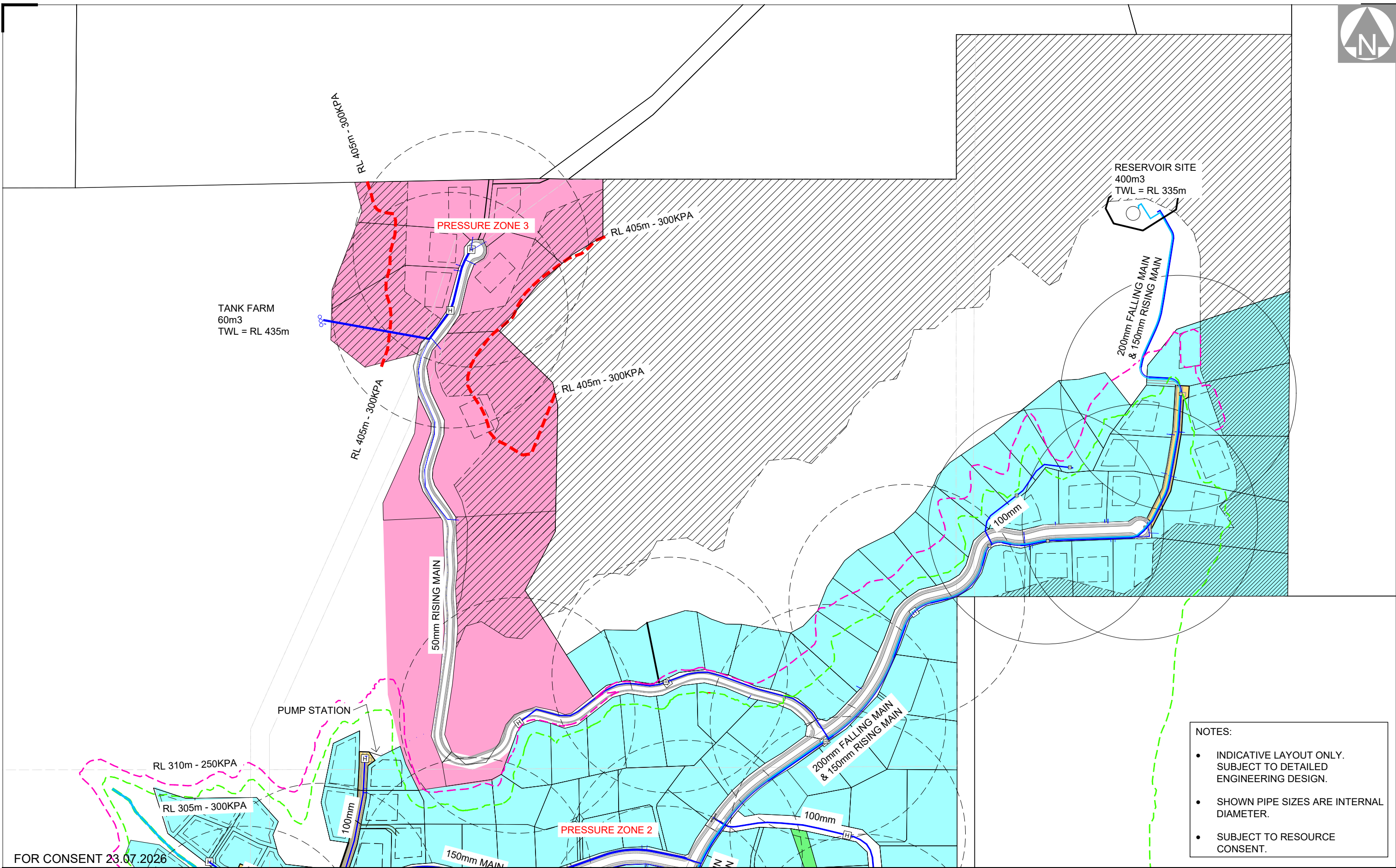
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Rev.	Date	Revision Details	By
B	06.06.25	Update for Lots 101-166	RB
G	25.05.25	Add Lots 167 - 175	RB
H	23.07.26	Combine 167-175 lots & 101-166 plan versions	RB

SHANNON FARM SUBDIVISION WATER RETICULATION OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	03
								Sheet	001
		Drawn	RB	Date	11.07.22	Scale			
		Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev.	H
							NZVD2016		

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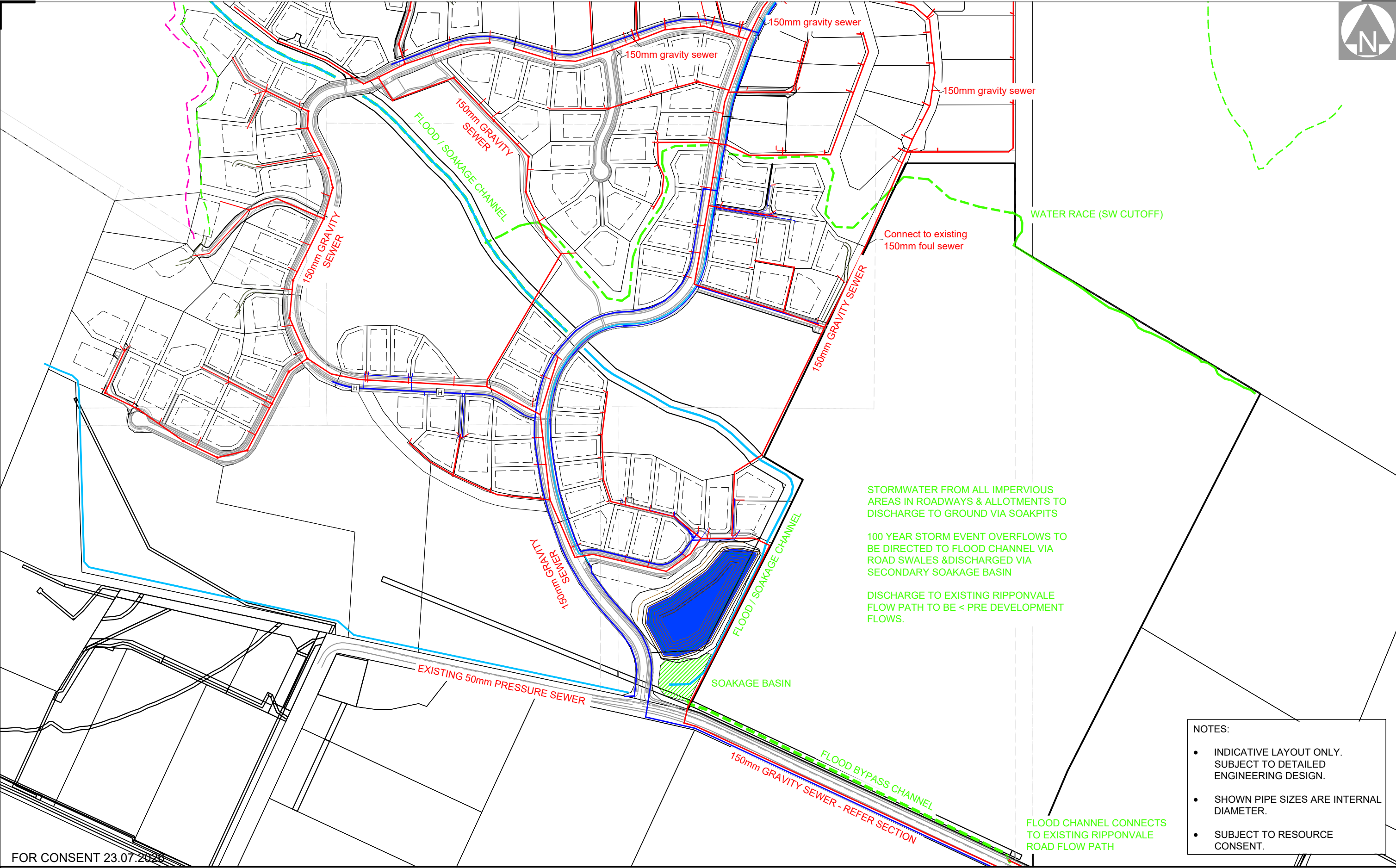
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Rev.	Date	Revision Details	By
B	06.06.25	Update for Lots 101-166	RB
G	25.05.25	Add Lots 167 - 175	RB
H	23.07.26	Combine 167-175 lots & 101-166 plan versions	RB

SHANNON FARM SUBDIVISION WATER RETICULATION OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	03
								Sheet	002
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		Checked	-	Date	-	Rev.			H



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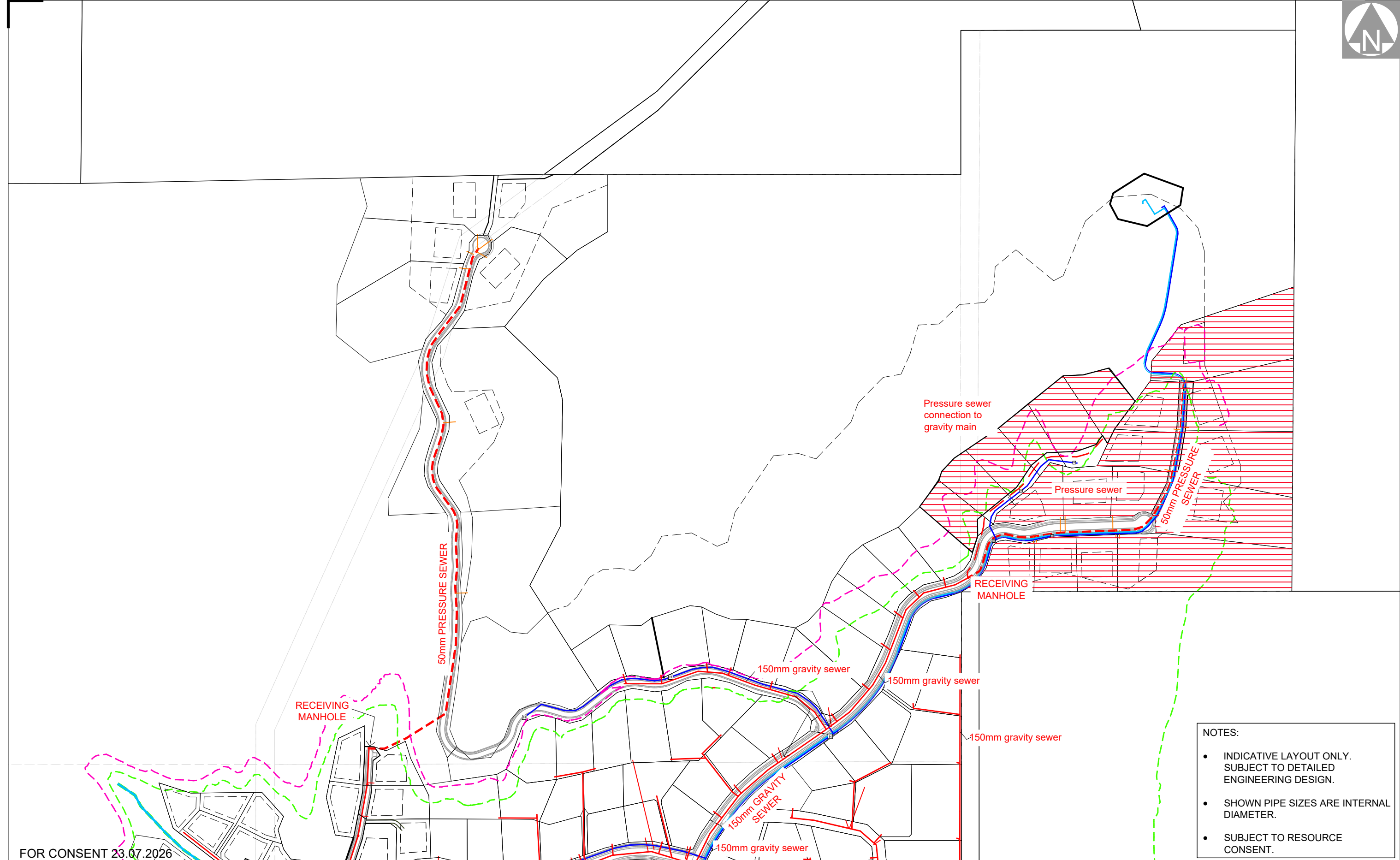
Rev.	Date	Revision Details	By
B	06.06.25	Update for Lots 101-166	RB
G	25.06.25	Add Lots 167 - 175	RB
H	23.07.26	Combine 167-175 lots & 101-166 plan versions	RB

SHANNON FARM SUBDIVISION

WASTEWATER & STORMWATER OVERVIEW

Client	NZ CHERRY CORP		Surveyed	Date	Job No.	Drawing No.
			—	—	15729	03
			Drawn	Date	Scale	Sheet 003
			RB	11.07.22	1:2000.002 @ A1	
Notes:			Checked	Date	Datum & Level	Rev.
			—	—	LINDIS PK 2000	H
			NZVD2016			

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FOR CONSENT 23.07.2026

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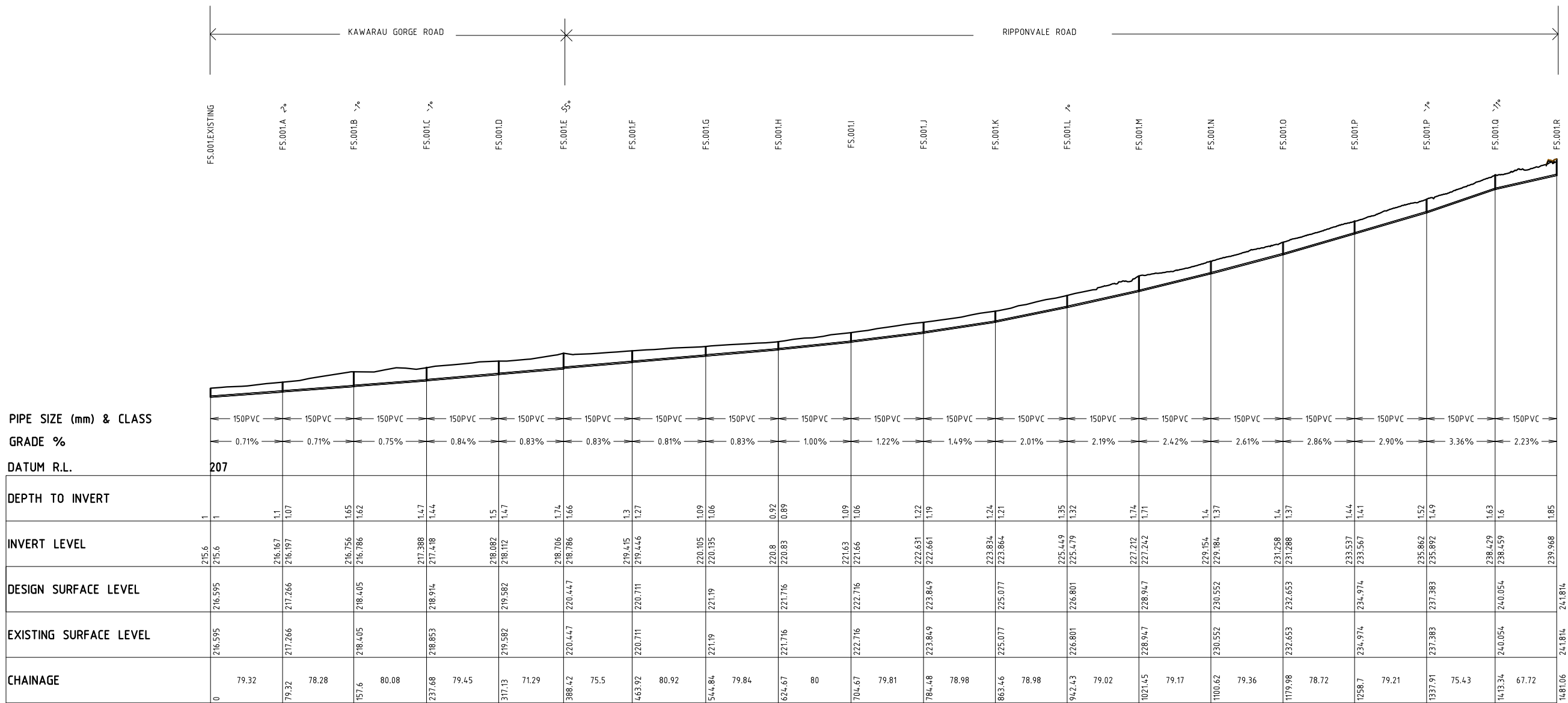
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Rev.	Date	Revision Details	By
B	06.06.25	Update for Lots 101-166	RB
G	25.05.25	Add Lots 167 - 175	RB
H	23.07.26	Combine 167-175 lots & 101-166 plan versions	RB

SHANNON FARM SUBDIVISION WASTEWATER OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	03
						Sheet	004		
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		Checked	-	Date	-	Rev.			H



LINE - FS.001

SCALE 1:5000 HZ 1:500 VERT

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SHANNON FARM SUBDIVISION GRAVITY FOUL CONNECTION TO EXISTING MAIN

Rev.	Date	Revision Details	By

Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	-	-	15729	03
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	Date	Scale	SEE ABOVE
	RB	11.07.22		
	Checked	Date	Datum & Level	Rev.
	-	-	LINDIS PK 2000 NZVD2016	H