27 October 2026

New Zealand Cherry Corp (Leyser) LP
258 Stuart Street
Dunedin 9016

Via email: jake@jakewoodward.co.nz

Dear New Zealand Cherry Corp (Leyser) LP

DECISION NOTIFICATION: RC 250155 – NEW ZEALAND CHERRY CORP (LEYSER) LP – 112 & 144 RIPPONVALE ROAD, CROMWELL

I enclose a copy of the Council's decision on the above application as required by section 114(1) of the Resource Management Act 1991.

The Panel has approved a reduced proposal, with conditions. The assessment of the application, including the reasons for the decision, is set out in the decision attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines the conditions that apply to the proposal. Please ensure that you have read and understand all of the consent conditions.

I also draw your attention to Section 120 of the Act which provides for the right to appeal a decision, or part of a decision, under certain circumstances. Please note that there is no right of appeal against the whole or any part of a decision to the extent that the decision relates to a boundary activity unless the boundary activity is a non-complying activity.

Appeals must be lodged with the Environment Court and served on the consent authority within 15 working days of notice of the decision being received in accordance with Section 121 of the Resource Management Act 1991.

Yours faithfully



Jessie Dick
PLANNING SUPPORT OFFICER

NEW ZEALAND CHERRY CORP (LEYSER) LP

Decision

Central Otago District Council

27 October 2026

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1.0 Introduction

1.1 Hearings Panel

[001] We, Independent Commissioners Rosalind Day-Cleavin (Chair) and Megan Justice, acting under delegated authority from the Central Otago District Council ("the Council") were appointed to hear and decide the application by New Zealand Cherry Corp (Leyser) LP ("Cherry Corp"/"the Applicant") for subdivision and land use consent to establish another 44 residential allotments in the Rural Resource Area (5) ("RuRA(5)") at 112 & 144 Ripponvale Road, Cromwell.

1.2 Description of the proposal

[002] The subject site comprises land at 112 and 144 Ripponvale Road, Cromwell, currently being developed as the rural lifestyle subdivision known as Shannon Farm. The development is authorised under a comprehensive suite of consents, as outlined in detail in the s42A Report.

[003] The application, as notified, was described in the Applicant's AEE[1], the Section 42A Report[2] and the evidence of Jake Woodward.[3] We adopt those descriptions, and some of the more salient points of the proposed land use ***as notified*** include:

- An additional 44 Lots, bringing the total number of residential Lots within the Shannon Farm development to 204 Lots.
- This will be achieved by intensifying the later stages of the Shannon Farm subdivision by reducing and reconfiguring some allotments within areas already consented for subdivision (yielding an additional 28 Lots) and adding 16 "new" Lots as follows:
    I. RLA3: an additional 6 allotments, ranging from 1,770m² to 3,530m² (average 2,385m²).
    II. RLA4: an additional 22 allotments, ranging from 1,895m² to 6,895m² (average 3,115m²)
    III. RLA6: an additional 16 allotments (created from one original allotment), ranging from 2,290m² to 5,150m² (average 3,400m²). The balance of RLA6 (approximately 36ha) is proposed to be retained as open pasture and amalgamated with Lot 166 (via proposed Lot 600)
- Additional earthworks of up to 293,679.36m^3 over an area of 132,553m^2. Cuts will be up to a maximum of 3.1 metres in depth, while fill will be up to 2.1 metres in height.
- One road (being an upgrade of an existing Right of Way) and two new Right of Ways are proposed to service the additional Lots.
- All servicing and infrastructure has been sized to accommodate the additional Lots.

[004] We include an aerial image of the subject site below (Figure 1) which shows the general location of the site on Ripponvale Road, the Cromwell basin floor, and the lower slopes leading towards the Pisa Range. Figure 2 shows an image of the proposed intensification of the site within the existing Shannon Farm development and indicates the location of the Pisa Range Outstanding Natural Landscape ("ONL").

[1] Application for Resource Consent to the Central Otago District Council for New Zealand Cherry Corp (Leyser) LP, JPW Consulting Ltd, 9 June 2025.
[2] RC250155 & RC220396V3 Section 42A Report, Oli Monthule-McIntosh, Senior Planning Officer, 14 July 2026.
[3] Statement of Evidence, Jake Woodward, 23 July 2026.



Figure 1 Site Location Plan (Source: Evidence of Tony Milne, Graphic Attachment p3 24 July 2026)

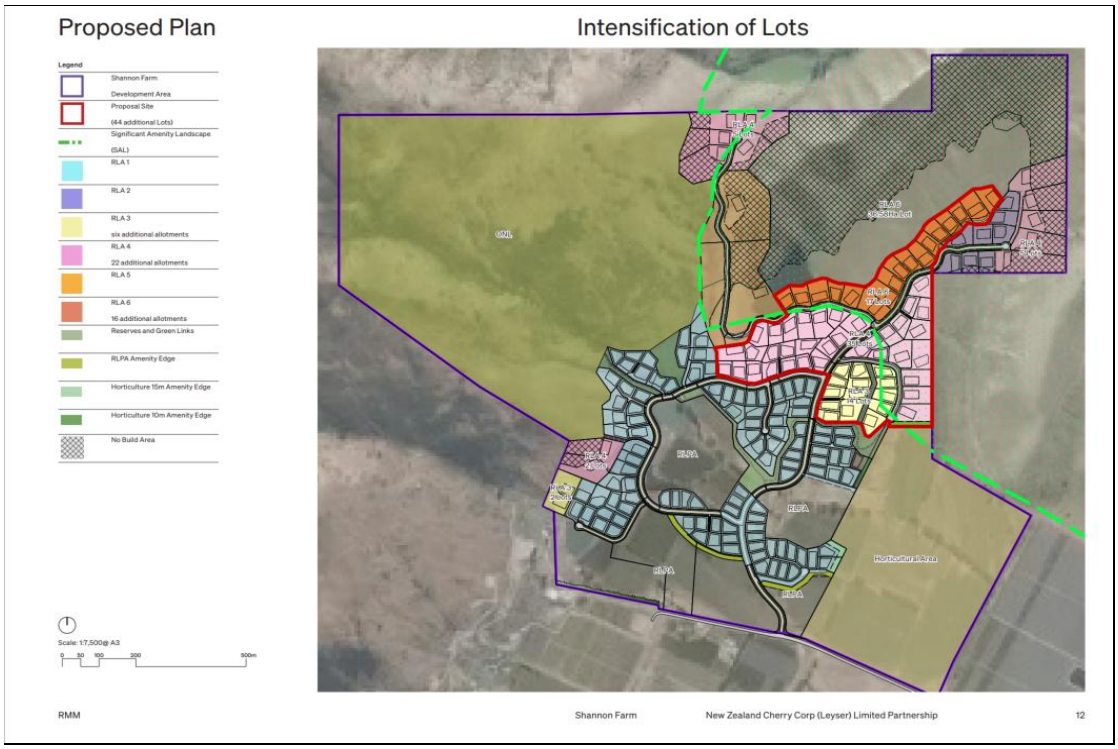


Figure 2 Proposed Plan: Intensification of Lots (Source: Evidence of Tony Milne, Graphic Attachment p12 24 July 2026)

[005] Following the issuing of the s42A Report, the evidence lodged by Mr Woodward for the Applicant, withdrew the proposal to obtain resource consent for accesses to proposed lots that may not achieve the sight distance requirements in Rule 12.7.1(ii).[4] Instead, the Applicant proposed that any access to the proposed lots that cannot achieve the sight distance standard would seek consent to breach the standard at the time the access locations are determined. In Minute 1 the Panel directed Council's transport adviser, Mr Denley, and Mr Monthule-McIntosh to provide advice on this matter. We received Mr Monthule-McIntosh's response (incorporating Mr Denley's comments) on 7 August 2026, and this material was tabled at the Hearing for consideration by all parties.

[006] Mr Woodward further advised in his evidence[5] that the legal description of the Site had changed because of the completion of the first few stages of the Shannon Farm Subdivision (completed under RC220396 and associated variations). He confirmed that the Site in which this resource consent relates to is legally defined as Lot 1000 DP 615998. A copy of the updated Record of Title was attached in Appendix [A] to his evidence.

[007] Further details of the revised proposal (as amended prior to the Hearing) are set out in the effects assessment sections of this Decision and broadly relate to the following matters:

- Withdrawal of the proposal to obtain resource consent for accesses to proposed lots under Rule 12.7.1(ii);
- Provision of an updated set of Plans (attached in Appendix B of Mr Woodward's evidence).
- Further information provided in response to Panel Minutes 2, 3 and 5; and
- Updated Proposed Consent Conditions.

2.0 Process matters

2.1 Written approvals and notification

[008] The application was received by the Council on 10 June 2025. No written approvals were submitted with the application.

[009] The application was publicly notified on 9 April 2026. The submission period closed on 7 May 2026.

2.2 Submissions received

[010] The Council received two submissions within the submission period. One submission, from Nathan Manning, was formally withdrawn. The remaining neutral submission was from Fire and Emergency New Zealand ("FENZ").

[011] We were provided with a full copy of the FENZ submission. The submitter did not attend the Hearing. We record that we have read and had regard to the submission and tabled evidence, irrespective of whether the submitter appeared before us at the hearing.

2.3 Site visit

[012] We undertook two site visits.

[013] The first site visit took place on the afternoon of Thursday 6 August 2026, one day prior to the commencement of the Hearing. We were accompanied by Henry van der Veldon (a representative of Cherry Corp), who is not part of the Applicant's expert team but is familiar with the site and the key features of the proposal. Mr van der Veldon transported us around the site and identified relevant features of the proposal. We confirm that no evidence or matters relating to the merits of the proposal were discussed in his presence.

[4] Jake Woodward, Statement of Evidence, 23 July 2026, para 57.
[5] Jake Woodward, Statement of Evidence, 23 July 2026, para 22.

[014] Starting at the Shannon Farm entrance to the site, we travelled up the existing access Road 001, observing the existing and proposed lot layout areas and property fencelines. From the end of Road 001, we continued along the vehicle track to the vicinity of the water tank and the approximate boundary to the Significant Amenity Landscape Overlay.

[015] In relation to the proposed intensification of RLA6, only three poles were visible to the Panel and to Mr van der Veldon from the roadside (both ascending and descending). Nevertheless, we were able to gain a reasonable preliminary understanding of the general location and scale of the proposed intensification in this area. At the Hearing we asked the Applicant to confirm that the profile poles were in place as intended for our second visit.

[016] Following the Hearing, we undertook an unaccompanied visit to the site on the morning of Saturday 8 August 2026. The majority of the profile poles were now clearly visible on the proposed allotments from the roadside. Some were partially obscured but were visible when on foot within the site. We thank the Applicant for correcting the poles, as this enhanced our understanding of the proposal.

[017] Having gained a closer understanding of the immediate site environment, we then viewed the site within its wider landscape context. We visited a number of viewpoints, including those depicted in the Applicant's Graphic Attachment to the landscape evidence, and considered the existing views alongside the indicative development overlay.

[018] The site visits enabled us to develop a clearer understanding of the existing environment, the nature and scale of the proposal, and the issues before us.

2.4 Hearing

[019] We conducted a hearing at the Ngā Hau e Whā (Council Chambers) in Alexandra on Friday 7 August 2026.

[020] Prior to the Hearing, we received correspondence from FENZ[6]. FENZ advised that the matters raised in its submission had been satisfactorily addressed through the Applicant's evidence and the recommended consent conditions relating to firefighting water supply and emergency access. FENZ supported the inclusion of the recommended firefighting water supply and emergency access conditions should the Hearing Panel grant consent.

[021] FENZ was the sole submitter on the Application, and accordingly no submitters attended the Hearing.

[022] Copies of the evidence and legal submissions that were presented by the Applicant are held by the Council. We do not summarise that material here, but we refer to it in the remainder of this Decision where appropriate. We took our own notes of any verbal answers to questions that we posed.

[023] We adjourned the Hearing following the hearing of the Applicant's case and directed[7] further information requirements from the Applicant in Panel Minutes 2 and 3.

[024] We received the further information requested on 13 August 2026 (Design Guidelines) and 2 September 2026 (supplementary evidence on matters relating to transport, economics and planning; and legal submissions). Once received, those comments were then circulated to all hearing parties, including the sole submitter to provide any further comment should they wish. No comments were received from FENZ, being the only submitter.

[025] We recorded in Panel Minute 2 that given both landscape architects were comfortable that they understood the visual effects of the proposal, we considered visual simulations may offer limited additional assistance. The Panel invited the Applicant to comment on this matter, including whether it considered that visual

[6] Tabled Letter, Kirsty Hunia, on behalf of FENZ, 6 August 2026.
[7] Minute 2 of the Hearings Panel, 10 August 2026.

simulations would assist the Panel's assessment and, if so, the reasons for that view. We received a Memorandum from Ms Everleigh for the Applicant on 18 August 2026 in response to this matter, and in Panel Minute 4[8] we confirmed that the provision of visual simulations would not provide any additional material assistance to our assessment of the Application.

[026] In Minute 5 we directed Mr Monthule-McIntosh to provide comments in respect to the Applicant's proposal that the Shannon Farm Design Guidelines be implemented through covenants registered against the titles of the allotments created by the subdivision. We received Mr Monthule-McIntosh's written comments on 15 September 2026, along with Mr Denley's response to the Mr Carr's supplementary transport evidence.

[027] The Applicant's Right of Reply was received on 28 September 2026.

[028] We closed the hearing on Monday 5 October 2026 having concluded that we required no further information from any participant and that we had sufficient information to enable us to make our decision.

3.0 Consents Required

Central Otago District Plan

[029] The wider site is located within RuRA(5) of the Central Otago District Plan ("CODP"). 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 additional lots now proposed are located outside both the ONL and the fault hazard overlay. However, portions of the land affected by the proposal, specifically RLA6 and parts of RLAs 3 and 4, are located within the SAL.

[030] We were advised that consent is required under the CODP for subdivision, building platforms, earthworks, internal setbacks and access site distances. The specific rule triggers, details on the consent requirements, and activity statuses for each activity component are summarised comprehensively in the s42A Report and we adopt that rule analysis for the purpose of this Decision.

[031] As we have noted earlier, following the issuing of the s42A Report, the Applicant withdrew the proposal to obtain resource consent for accesses to proposed lots that may not achieve the sight distance requirements in Rule 12.7.1(ii). The Applicant's response to Minute 2[9] advised that all proposed lots could develop accesses that comply with Rule 12.7.1(ii) and therefore this element of the application was withdrawn.

[032] We were also advised that consent is required 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 (RMA), 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. Mr Monthule-McIntosh advised that 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.

[033] Mr Monthule-McIntosh initially assessed the proposal as requiring consent as a discretionary activity under Regulation 11 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("NES-CS"). However, after considering the further information provided by Mr Woodward in his evidence, he accepted that the application does not trigger any new or additional consents under the NES-CS.[10] We accept the consistent planning evidence on this matter.

[034] Overall, we accept the consistent planning advice that, in accordance with the 'bundling principle', the proposal requires consent as a **non-complying activity** under the CODP. We are satisfied, from the

[8] Minute 4 of the Hearings Panel, 18 August 2026.
[9] Supplementary Evidence of Mr Carr dated 2 September 2026.
[10] s42A Officer Reply, Hearing Notes tabled at the Hearing, 7 August 2026.

planning evidence, that no national environmental standards are relevant to the Application and that no regional consents are required to be considered as part of this process.

4.0 Statutory Requirements

[035] Given the proposal has an overall status as a non-complying activity, the proposal must be considered under sections 104, 104B and 104D of the RMA.

[036] The Planning Act 2026 and Natural Environment Act 2026 have been passed by Parliament and were given Royal assent on 30 September 2026. On 30 October 2026, one month after the Acts' Royal assent, a number of amendments will be made to existing legislation, including the RMA. The transition period means the RMA is not repealed and continues until the RMA is 'turned off' in a region once a spatial plan is completed. During the transition period, section 2 of the Planning Act provides that that the RMA continues to apply, subject to amendments made to the RMA set out in Part 2, of Schedule 12, to the Planning Act. For completeness, the Panel records its understanding that the transitional amendments to the RMA introduced by the Planning Act 2026 do not alter the statutory framework relevant to this decision.

[037] Section 104B enables us to grant or refuse consent to a non-complying activity and if granted, to impose conditions of consent. Section 104(1) of the RMA outlines the matters that we must have regard to when making our decision. Section 104D sets out particular restrictions for non-complying activities including that a consent authority may only grant consent for a non-complying activity if it is satisfied that either the adverse effects of the activity on the environment will be minor or less, or the application will not be contrary to the objectives and policies of the District Plan. The following sections address these matters, and our determination is made at the end of this Decision report.

4.1 Effects assessment

4.1.1 Structure and Approach

[038] We have focused our assessment of effects on the key issues in contention between the parties, based generally upon the topics outlined in the s42A report. For completeness we also provide a summary of the issues not in contention, concluding with positive effects. We start with a discussion of the permitted baseline concept.

4.1.2 Permitted baseline

[039] When forming an opinion for the purposes of section 104(1)(a) of the RMA we may disregard an adverse effect of an activity on the environment if a national environmental standard or a plan permits an activity with that effect.[11]

[040] We heard planning evidence from Mr Monthule-McIntosh on whether it would be appropriate to apply the permitted baseline in this case. We accept that all subdivision within RuRA(5) requires resource consent, and residential activity within the Rural Lifestyle Areas is also subject to resource consent under the District Plan. Accordingly, we find there is no meaningful permitted baseline for the subdivision or residential development pattern as proposed. No contrary evidence was presented.

4.1.3 Landscape and Visual Amenity

[041] The impact of the proposal on the landscape and rural character of the site and surrounding environment was a key matter of consideration due to the proposal's departure from the outcomes prescribed for the site under the site-specific Structure Plan.

[042] We heard expert landscape evidence from Tony Milne, landscape architect and director of Rough Milne Mitchell Landscape Architects, on behalf of the applicant. Rough Milne Mitchell Landscape Architects

[11] Section 104(2) of the RMA.

prepared the landscape assessment report and the graphic supplement that informed the application. Mr Milne's landscape assessment was peer reviewed by Megan Harshey, landscape architect on behalf of Council. For the most part, Ms Harshey agreed with the methodologies applied by the Applicant's expert landscape assessments and accepted the conclusions of the Applicant's experts on this topic.

[043] The landscape assessment report considered the visual effects of the proposal, undertaken from several viewpoints. In terms of visual effects:

a. The landscape architects agreed that adverse visual effects of the proposal to intensify rural-residential development in RLA3 and RLA4 are expected to range from **none to very low** because the visual effects in these areas will be largely internalised and filtered by the Rural Lifestyle Production Area ("RLPA") planting, existing shelterbelts, street trees and consented dwellings[12].
b. Ms Harshey concluded that adverse visual effects arising from the proposed development within RLA6 will range from **low** to **low–moderate** across near-field viewpoints, **low** at mid-field viewpoints, and **very low** to **low** at long-field viewpoints. Ms Harshey concluded that 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.[13]
c. Mr Milne's opinion regarding adverse visual effects arising from the proposed development within RLA6 was broadly similar to those of Ms Harshey, except that he considered effects from viewpoints 11, 12, 13 and 14 would result in **no** adverse visual effects, which differs from Ms Harshey who assessed these effects as **very-low** to **low**.

[044] Turning to effects on landscape values, again, there was broad alignment between the landscape experts. In terms of effects on landscape values:

a. Ms Harshey agreed with Mr Milne that for RLA3 and RLA4, the additional lots are largely internalised within the consented development pattern and are visually filtered by Rural Lifestyle Production Area and RLA1 foreground and landform, so visibility-based effects are **low** in most public views. However, Ms Harshey noted that the Structure Plan also used density graduation to maintain openness and legibility of the foothill slopes.[14]
b. Ms Harshey considered that, while the proposal will not directly affect the landscape values of the Pisa Range ONL, the development within RLA6 will result in indirect perceptual effects that erode the reading of the ONL-SAL basin sequence. Mr Milne did not identify any adverse effects on the ONL. Ms Harshey did however accept that the ONL is protected.[15]
c. Mr Milne assessed the effects of the development proposed within RLA3 and RLA4 on the SAL to be **low**[16], and he assessed the effects of the RLA6 development on the SAL values as **low-moderate**.[17] Ms Harshey's view was that effects of the RLA6 development on the SAL will be **more than minor**, when considered cumulatively taking account of the building platforms, earthworks and access formation which will reduce the perceived openness and legibility of the foothills.[18]
d. Ms Harshey considered that the proposed development in RLA6 will result in a material reduction in the openness/legibility of the wider basin character.[19] In contrast, Mr Milne considered that the development in RLA6 will result in an incremental increase and will appear as a coherent and cohesive extension to the periphery of the wider Shannon Farm development, and he considers the adverse effect on wider landscape character and quality to the Ripponvale Area to be **none-to very low.**[20]

[12] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026 sections 7.11-7.14, and Rough Milne Mitchell Landscape Assessment, dated 9 June, page 30.
[13] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026 section 7.13.
[14] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026, sections 8.8- 8.9.
[15] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026, section 8.15.
[16] Rough Milne Mitchell Landscape Assessment, dated 9 June 2025, page 32.
[17] Evidence of Mr Milne, dated 24 July 2026, paragraph 70.
[18] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026, section 8.11.
[19] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026, section 8.14.
[20] Rough Milne Mitchell Landscape Assessment, 9 June 2025, page 33.

[045] Overall, having considered the landscape evidence, we are satisfied that the adverse visual effects will range from none to low for the development proposed in RLA3 and RLA4, and that adverse visual effects will be, at worst, be low-moderate (which equates to, at most, a **minor** adverse effect) for the development proposed in RLA6.

[046] We accept the evidence from Ms Harshey that adverse effects on the SAL arising from the proposed development in RLA6 will be **more than minor**. We agree with her assessment that the proposed development in RLA6 will result in a material reduction in the openness and legibility of the foothills. Having visited the site and considered the proposed development from the identified viewpoint locations, we accept her evidence that the proposed continuous band of 17 building platforms on the SAL slopes would create a discernable domestic edge when viewed from distances of approximately 1–3 km. Considered cumulatively with the associated earthworks and access formation, we find that the proposal would diminish the perceived openness and legibility of the foothills.

4.1.4 Rural Character

[047] Mr Milne's evidence was that rural character depends on open space, buildings, vegetation, fencing and curtilage, not lot size alone. In RLA3 and RLA4, he noted that the additional lots are located within areas already anticipated and consented for rural lifestyle development. He therefore considered the change to be internalised within Shannon Farm and occupies the less visually prominent central terraces and lower slopes. He considered that rural character will be maintained, noting that the open-space network, productive areas, No Build Area and upper slopes remain unchanged.[21] Mr Milne assessed the effects of the proposal on rural character in RLA3 and RLA4 to be **very low** to **low**, and **low-moderate** in RLA6.[22] Mr Milne relied on the Shannon Farm design controls, above and beyond the typical requirements of the CODP, to ensure a contiguous pattern of development and high-quality design outcome.[23] Mr Woodward confirmed that he also assesses effects on rural character to be no more than minor.[24] Ms Harshey agreed in part with Mr Milne's conclusions that rural amenity effects will be maintained for RLA3 and RLA4 due to the lots being internalized and having low visibility. She noted that the smaller lots at the SAL interface and the 17-lot band of development in RLA6 will alter the density framework and will compromise the site's open natural character.[25]

[048] Mr Monthule-McIntosh had a different view. Mr Monthule-McIntosh considered that the proposal will result in significant adverse effects on rural character. At the hearing he elaborated that, in his view, the proposal will change the rural character of the site, which is characterised by spatial openness and graduated development pattern anticipated by the Structure Plan. He stated that this change in character will affect the entire neighbourhood, which includes individually owned lots because development at the Shannon Farm is underway. Because of this, he considered that internalising adverse effects does not ensure adverse effects on rural character are appropriately managed. In his view, the proposal to intensify development within Shannon Farm will be experienced most by those who already own property in the development, rather than effects that are experienced from the surrounding environment.

[049] We do not disagree with Mr Monthule-McIntosh that the proposal will result in adverse effects on rural character that may be experienced by those who have already purchased property in the development, on the understanding that the site would be developed in line with the Structure Plan. However, despite being publicly notified, no opposing submissions were received from landowners within, or near to the development. We acknowledge Mr Monthule-McIntosh's comment that some landowners may be subject to legal arrangements that could discourage or prevent opposition to further development. However, no evidence of any such arrangements was provided to us. In the absence of any evidence to the contrary, we simply note that no opposing submissions from existing landowner within the Shannon Farm development, or from the wider area, were before the Panel.

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[21] Evidence of Mr Milne, dated 24 July 2026, paragraph 118.
[22] Evidence of Mr Milne, dated 24 July 2026, paragraph 125.
[23] [23] Evidence of Mr Milne, dated 24 July 2026, paragraph 122.
[24] Supplementary evidence of Mr Woodward, paragraph 37, 2 September 2026.
[25] Revised Landscape Peer Review, undertaken by M Harshey of Boffa Miskell, dated 24 February 2026 section 9.12.

[050] Mr Woodward's supplementary evidence[26] described the controlled activity consenting pathway he considered will apply to future dwellings within the RLA6 lots. The controlled activity consenting pathway (under Rule 4.7.2(ib)) lists Council's matters of control and includes the requirement to include a 'landscape plan' that must address the carefully defined outcomes sought for RuRA(5). Matters that must be included in the Landscape Plan include the location, height and form of fencing, adherence to the approved plant list, and access arrangements. However, Mr Monthule-McIntosh stated that future dwellings on the proposed RLA6 building platforms would remain subject to Discretionary Activity Rule 4.7.4(xi) because the separate trigger in this rule will continue to apply. We agree. While we acknowledge that the requirements of the landscape plan for controlled activities would assist to appropriately manage the adverse effects of future dwellings within RLA6 on rural character, the discretionary consenting process under Rule 4.7.4(xi) does not require a landscape plan prepared in accordance with Rule 4.7.2(ib)(e) to achieve outcomes sought for RuRA(5).

[051] Further to this, in his response to Minute 5, Mr Monthule-McIntosh clarified that the Shannon Farm Design Guidelines are not a mechanism that can securely deliver all the additional outcomes attributed to them by Mr Milne,[27] which include limiting fencing to post-and-wire fencing and preventing planting that delineates boundaries. We accept the evidence of Mr Monthule-McIntosh that the Design Guidelines are issued by the Developer and can be amended without formality of Council approval. We therefore accept that there is some uncertainty that the outcomes expected by Mr Milne will be realised in relation to the future development within RLA6. We note that future development in RLA3 and RLA4 will be subject to a controlled activity resource consent pathway that imposes the requirement for a landscape plan which addresses fencing and plantings, and this will not apply to RLA6.[28]

[052] Overall, we find that the proposal will adversely affect rural character by weakening the graduated densities across RLA3 and RLA4, however we consider these effects to be **no more than minor**, subject to the imposition of conditions to ensure the Design Guidelines are adhered to and to ensure all curtilage is contained within the building platforms. We turn to the matter of changes required to the Design Guidelines and associated conditions of consent later in this decision. In respect to RLA6, while expert planning opinions varied between minor and significant, we consider the adverse effects of the proposal on the rural character of RLA 6 to be **at least more than minor** due to the effects the development will have on the graduated densities, the loss of spatial relief and the absence of planning controls to manage outcomes.

4.1.5 Transportation

[053] Transportation effects associated with the proposal were assessed by Mr Carr of Carriageway Consulting Limited and included in Appendix F of the application. Mr Carr concluded 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;
- 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 does not indicate any particular safety concern that would be exacerbated by the proposal;and
- in respect of the wider Shannon Farm development, the transportation improvements including the construction of a shared walking and cycling route along Ripponvale Road and the provision of an underpass beneath State Highway 6 remain appropriate and capable of accommodating the increase in pedestrian, cyclist and vehicle movements associated with the proposed additional lots.

[054] Relying on the review of the proposal by Council's Engineering team, Mr Monthule-McIntosh concluded that 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. He considered that any detailed design matters associated with the new road and

[26] Supplementary evidence of Mr Woodward, paragraphs 7-34, 2 September 2026.
[27] Mr Monthule-McIntosh Response to Minute 5, dated 11 September 2026, paragraphs 14-23.
[28] As set out in CODP rule 4.7.2(ib)(e).

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.

[055] A matter traversed at the Hearing related to the District Plan sight-distance requirements for property accesses. In his s42A Report, Mr Monthule-McIntosh recommended that 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. He did not consider it appropriate for any consent granted to authorise hypothetical or unidentified future breaches of the sight-distance standard.

[056] As previously noted, in response to this the the Applicant withdrew the proposal to obtain resource consent for accesses to proposed lots that may not achieve the sight distance requirements in Rule 12.7.1(ii). Instead, the Applicant proposed that any access to the proposed lots that cannot achieve the sight distance standard would seek consent to breach the standard at the time the access locations are determined.

[057] Following the Hearing, the Panel requested information to confirm if any of the allotments proposed to be created by the subject subdivision will not be able to accommodate an access that complies with the sight distance requirements in Rule 12.7.1(ii). The Panel's concern related to a scenario whereby future landowners of a non-compliant allotment seek to develop an access that does not comply with the standard. In this situation the Council has the ability to decline such as application, which would leave the lot without an access.

[058] The Supplementary Evidence received from Mr Carr clarified that there are a limited number of lots that have restricted sight lines, and that a compliant vehicle crossing is possible. Specifically, all six lots contain frontage areas from which the required 40m sight distance can be achieved, and therefore all lots are capable of complying with Rule 12.7.1. Having considered the supplementary evidence, Mr Monthule-McIntosh considered the feasibility of compliant vehicle accesses had been demonstrated, however relying on advice from Mr Denley, recommended securing the identified restrictions on those six lots by reference to a final, clearly dimensioned plan and an ongoing consent notice.

[059] We have considered the evidence on this matter and find that, because a compliant crossing is achievable on each lot, the Panel is not being asked to consent a subdivision that necessitates a breach of the sight line rule. We accept the submissions of legal counsel that the District Plan does not require crossing locations to be fixed at the subdivision stage, and that any future crossings will still be required to comply with the applicable District Plan standards at the time it is established. On this basis, we do not accept that the imposition of a consent notice and dimensioned plan to be necessary and consider that such controls would be unjustified and duplicative.

[060] Overall, we find that the transportation effects of the proposal will not result in adverse effects that are greater than minor, subject to conditions of consent.

4.1.6 Other effects including those that were not in contention

Open Space and Recreation

[061] As set out in the s42A Report, the Structure Plan for RuRA(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.

[062] The Panel has reviewed the application material and s42A assessment and is satisfied 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. We agree that while the introduction of additional residential allotments will increase the number of future residents likely to use these facilities, the wider Shannon Farm development provides a high level of access to open space and recreational opportunities,

both within the subdivision and through the established mountain bike trail network. The proposal does not remove, reduce, or compromise the function or availability of these recreational assets.

[063] On this basis, the Panel finds that that adverse effects on open space and recreation will be less than minor.

Servicing

[064] The provision of network utility services to the proposed additional allotments was considered by Clark Fortune McDonald Ltd in the Infrastructure Feasibility Assessment included in Appendix C of the application.

[065] The Panel has reviewed the Applicant's Infrastructure Feasibility Assessment and advice received from Council's Development Engineer and Three Waters Engineers. We are satisfied that the proposed additional allotments can be appropriately serviced, and that any servicing effects can be addressed through conditions of consent requiring detailed engineering design, certification and implementation in accordance with Council's standards. We received no contrary evidence.

[066] Fire and Emergency New Zealand (FENZ) 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. We did not hear from FENZ at the Hearing, however in response to the Applicant's evidence and the s42A Report, FENZ tabled a letter which confirmed that the matters raised in its submission have been satisfactorily addressed and that it supports the recommended consent conditions relating to firefighting and water supply and emergency access.[29]

[067] The Panel understands that development contributions (DC) will 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. Mr Monthule-McIntosh commented at the Hearing that the Council's Development Engineer will complete a revised DC demand assessment that will be included in the conditions of consent should consent be granted.

[068] In its Right of Reply, the Applicant noted that in alignment with the s198(2A) of the Local Government Act 2002 (LGA 2002) the Council's Development and Financial Contributions Policy provides that development contributions are to be assessed under the policy in force at the time a resource consent application is submitted with all required information.23 The Application was lodged on 10 June 2025, prior to the July 2025 Development and Financial Contributions Policy coming into effect. Accordingly, the Applicant submitted that any assessment of development contributions falls to be undertaken under the *Ka Aka Whakamua "Framing our Future" Long-term Plan (2021-2031) Development and Financial Contributions Policy*, being the policy in force at the time the Application was lodged. We understand this position has been confirmed by Council[30], and as such find that all development contributions to be levied on this Application should be calculated on the basis of the policy applying at the time of lodgment, being 10 June 2025 and prior to Council's increase.

[069] Overall, we find that adverse effects associated with servicing and infrastructure are less than minor.

Productive Land

[070] The s42A Report helpfully explains the assessment of the productive potential of land within the Shannon Farm area undertaken during the PC14 process and how this work informed the establishment of the RLPA within the Structure Plan. Mr Monthule-McIntosh identified that the land affected by the proposal does not fall within the RLPA, and that the proposal does not alter the RLPA provisions or the approved subdivision pattern within that area. He concluded 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.

[29] Tabled letter, Kirsty Hunia (BECA), for Fire and Emergency New Zealand, dated 6 August 2026.
[30] Appendix One to Applicant's Right of Reply, 25 September 2026.

[071] We accept this evidence, noting we received no contrary evidence on this matter. On this basis, we find 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.

Reverse Sensitivity

[072] The s42A Report stated that potential reverse sensitivity effects associated with the development of the Shannon Farm site were extensively considered through the Plan Change 14 process. In particular, 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.

[073] Mr Monthule-McIntosh explained that 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.

[074] Mr Monthule-McIntosh considered that the proposal 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. He concluded that 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. The Applicant's planning evidence accords with this conclusion.

[075] The Panel accepts the consistent planning evidence on this matter and finds that the proposal would not give rise to any more than minor adverse reverse sensitivity effects.

Earthworks and Geotechnical

[076] We understand the proposal will require substantial earthworks to establish the proposed building platforms, access arrangements, roading changes and associated servicing infrastructure. Council's Development Engineer reviewed the proposal and did not raise 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.

[077] The Panel has considered 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. We are satisfied that adverse earthworks and geotechnical effects can be appropriately managed through conditions of consent and the detailed engineering design process. We received no contrary evidence on this matter.

[078] Overall, we find that, subject to conditions of consent, adverse effects associated with earthworks and geotechnical matters (and excluding the effects of the earthworks on landscape values in RLA6) would be no more than minor.

Ecology, Heritage and Cultural Effects

[079] As set out in the s42A Report, ecological, heritage, and cultural values associated with the Shannon Farm site were addressed through the PC14 process and subsequent consents, which identify areas where development is to be avoided or managed. Mr Monthule-McIntosh and Mr Woodward's advice to us on these matters was consistent, that the current proposal remains within RLAs 3, 4 and 6 and does not extend

into the ONL or No Build Area, and no significant ecological features or indigenous vegetation are identified as being affected.

[080] While no recorded archaeological or scheduled heritage sites would be directly impacted, Mr Monthule-McIntosh noted in his s42A Report that a historic water race traverses the area of RLA6 and recommended this matter be clarified to ensure appropriate protection during earthworks. Mr Milne's evidence clarified for the Panel that the water races are identified within the RMM Graphics Attachment as being located beyond the extent of the proposal (but within the Shannon Farm Site), except for a water race in RLA 4 which is already subject to modifications.

[081] Overall, the Panel considers that ecological, heritage, and cultural effects can be appropriately managed and will be less than minor, subject to relevant conditions of consent.

4.1.7 Economic Effects

[082] Mr Monthule-McIntosh considered that the proposal would generate positive effects by creating additional rural lifestyle allotments within an already comprehensively planned and serviced development, thereby increasing housing choice and accommodating demand within a structured environment rather than through more dispersed subdivision elsewhere in the Rural Resource Area. He acknowledged that market demand information indicates interest in smaller rural lifestyle allotments, however considered this factor carries limited weight in the absence of updated economic or housing evidence and noted that PC14 established a settled spatial and density framework for Shannon Farm.

[083] The Applicant's economic expert, Mr Colegrave, presented evidence that Cromwell is experiencing strong growth, that demand for smaller rural-residential allotments is clear and current, and that the proposal would deliver economic benefits through more efficient use of existing infrastructure and increased competition and choice.[31]

[084] We have considered Mr Colegrave's evidence, and we accept the Applicant's Reply Submissions that the Proposal will provide additional housing choice, noting Mr Monthule-McIntosh's revised s42A opinion that Mr Colegrave's evidence establishes genuine positive effects through additional housing choice and more intensive use of existing infrastructure.

[085] Overall, we find that there will be economic benefits arising from the proposal, noting there was no contrary expert evidence.

[086] We discuss the proposal relating to Policy 4.4.18(p) in section 4.5 of this Decision. In terms of the NPS-UD, we discuss Mr Colegrave's evidence and the relevancy of this national direction to the proposal in section 4.3.

4.1.8 Overall findings on effects

[087] In light of the preceeding assessments, our overall finding is that any effects relating to transportation, open space and recreation, servicing, productive land, reverse sensitivity, earthworks, geotechnical, ecology, heritage and cultural values are either no more than minor or can be suitably mitigated by the imposition of appropriate conditions of consent. The proposal will result in positive economic effects.

[088] We find that the landscape, visual amenity and rural character effects associated with RLA3 and RLA4 are either **no more than minor** or can be suitably mitigated by the imposition of appropriate conditions of consent.

[089] However, we find that overall, the effects associated with RLA6 are **more than minor** in respect to landscape values (perceived openness and legibility of the foothills) and **at least more than minor** on rural

[31] Statement of Evidence, Fraser Colgrave, 23 July 2026.

character due to the effects the development will have on the graduated densities, the loss of spatial relief and the absence of planning controls to manage outcomes.

4.2 National environment standards and other regulations

[090] We adopt Mr Monthule-McIntosh's assessment where he concluded that no new or additional NES-CS consents are required. This finding does not displace the contaminated-land management and validation obligations that continue to apply under the existing consent framework. There are no other National Environmental Standards relevant to this application.

4.3 National policy statements

[091] Mr Monthule-McIntosh did not consider the NPS-UD in any detail in his s42A Report. He explained this is because, by definition, the subdivision is for rural lifestyle development and not 'urban development'.[32] Mr Woodward disagreed with that position and considered that Mr Monthule-McIntosh's approach did not reflect the correct application of the NPS-UD.

[092] Mr Woodward stated:

> *"The applicability of the NPS-UD does not turn on whether a proposal constitutes urban development. Rather, clause 1.3(1)(b) provides that the NPS-UD applies to planning decisions made by local authorities that affect an "urban environment", which the NPS-UD defines as:*
>
> *urban environment means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:*
>
> *a) is, or is intended to be, predominantly urban in character; and*
>
> *b) is, or is intended to be, part of a housing and labour market of at least 10,000 people".*

[093] Mr Woodward, relying on the evidence of Mr Colegrave and Mr Croft, concluded that the proposal aligns well with the direction of the NPS-UD. Although it increases residential yield beyond that anticipated through PC14 and the RuRA(5) provisions, he considered this acceptable because it occurs within an existing master-planned development identified as an appropriate growth location due to Cromwell's employment, services, schools and community facilities. In his view, the proposal supports the NPS-UD's objective of well-functioning urban environments by adding housing choice and development capacity in response to demonstrated market demand.[33]

[094] The Panel finds that the policy direction of the NPS-UD is not determinative in this case. The NPS-UD must be read alongside the recently established District Plan provisions that purposefully regulate where and how rural-lifestyle growth is to occur. Those provisions represent a deliberate planning response to managing rural-residential expansion, and they remain the primary statutory framework within which this application must be assessed. As noted by Mr Monthule-McIntosh, PC14 was approved in 2022, after the NPS-UD came into force, and established a deliberately site-specific growth framework for rural lifestyle development. However, we consider that as a general principle, the provision of additional rural lifestyle allotments, thereby increasing housing choice, can be seen as a positive effect of this application, as outlined earlier.

[095] We accept Mr Monthule-McIntosh's s42A assessment that:

- the NPS-HPL does not apply; and
- 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.

[096] There are no other National Policy Statements relevant to the application.

[32] Oli Monthule-McIntosh, s42A tabled Hearing Notes
[33] Jake Woodward, Statement of Evidence, 23 July 2026.

4.4 Regional policy statements

[097] 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.

[098] We note that the Applicant's AEE assessed the Partially Operative Otago Regional Policy Statement 2019 and the Proposed Otago Regional Policy Statement 2021 separately. As the Otago Regional Policy Statement 2021 ("ORPS 2021") is now fully operative, the Panel has focused its assessment on the provisions of that document, as they are most directly relevant to the application.

[099] We received advice from Mr Monthule-McIntosh that the ORPS 2021 provides higher-order direction for the management of Otago's natural and physical resources. In this case, he considered the most directly relevant provisions to be those relating to natural features and landscapes, rural areas, and rural lifestyle development. He further advised that the CODP, particularly the site-specific provisions introduced through PC14 for RuRA(5), gives more detailed and locally tailored expression to that higher order direction at Shannon Farm.

[100] Mr Monthule-McIntosh's evidence was that 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, he considered the proposal to be inconsistent with the landscape outcomes sought by NFL-O2 and NFL-P3. In particular, the intensification of RLA3 and RLA4 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.

[101] Given our findings on effects, we accept Mr Monthule's assessment and find that the proposal is partially consistent with the ORPS 2021, and inconsistent with the landscape outcomes sought by NFL-O2 and NFL-P3.

4.5 Central Otago District Plan

[102] Mr Monthule-McIntosh assessed the relevant District Plan objectives and policies in his s42A Report. He considered the most relevant District Plan provisions are those specific to RuRA(5), particularly Objective 4.3.10 and Policy 4.4.18 which were introduced through Plan Change 14 (PC14) and establish the site-specific framework for rural lifestyle subdivision and development at Shannon Farm that is materially different from the more general rural zone.

[103] Having regard to the evidence, we are not satisfied there is sufficient evidence to conclude that the proposal is consistent with all relevant CODP objectives and policies. The CODP contains objective and policies that are specific to RuRA(5), several of which are directive in nature. We agree with Mr Monthule-McIntosh's assessment that the provisions specific to RuRA(5) are the most relevant to the determination of the proposal. Our decision therefore focuses on these provisions.

[104] We find the proposal to be **inconsistent** with key Objective 4.3.10 which sets out the outcomes for the RuRA(5) and requires the values of the SAL are maintained. We accept Mr Monthule-McIntosh's conclusion that the proposed development within RLA6 will not maintain the relevant SAL values due to the reduction in openness, coherence and landscape legibility across the lower SAL foothills.[34]

[105] Policy 4.4.18(a) requires subdivision and development to be in general accordance with the Structure Plan and Policy 4.4.18(c) requires development to adhere to the minimum lot sizes. We agree with Mr Monthule-McIntosh that this policy is key to our decision making. We accept Mr Monthule-McIntosh's conclusion that the proposed development within RLA6 is **contrary** to Policy 4.4.18(a) and (c) as the proposed development within RLA6 is a significant departure to what is provided for in the Structure Plan. We also accept Mr Monthule-McIntosh's conclusion that the proposed development within RLA6 is **contrary** to Policy 4.4.18(g)

[34] S42A report, dated 14 July 2026, page 26.

which seeks to manage the character and amenity of RuRA(5) through controls on land use activities, due to the proposed development within RLA6 being a significant departure from the Structure Plan.

[106] With respect to the proposed development within RLA3 and RLA4, we accept Mr Woodward's assessment that it is inconsistent with Policy 4.4.18(a) and (c), given the departures from the Structure Plan and minimum allotment sizes. Those departures remain relevant and are not resolved simply because the proposal continues to provide for rural lifestyle development. However, we distinguish these areas from RLA6 on the evidence concerning their lower and more visually contained locations, the nature of the landscape values affected, and the effectiveness of the proposed controls on landscaping, fencing and building design. We accept Mr Woodward's evidence that, subject to those controls, development in RLA3 and RLA4 is consistent with Policy 4.4.18(g). We address the significance of the departures from Policies 4.4.18(a) and (c) in our assessment under ss104D and 104 below.

[107] The Structure Plan and RuRA(5) provisions limit development within RLA6 to one lot and one building platform. Policy 4.4.18(q) is specific to RLA6 and requires the avoidance of building and subdivision in the area outside the No Build Area unless the legibility and open and natural character of the RLA6 is maintained.[35] We agree with Mr Monthule-McIntosh that the development proposed within RLA6 is **contrary** to this policy because the legibility and open and natural character of the RLA6 will not be maintained. We also accept Mr Monthule-McIntosh's view that the proposal is contrary to Policy 4.4.18(q)(iv)(b) and (c), under which subdivision outside the No Build Area is to be avoided unless a dwelling has already obtained a discretionary resource consent, and the subdivision will not result in the delineation of boundaries though fencing or planting.

[108] We acknowledge Mr Woodward's view that the provisions that the provisions specific to RuRA(5) are no more relevant to the environmental outcomes sought for this resource area than the general District Wide provisions. However, we do not accept that approach. In our assessment, Mr Woodward has afforded insufficient weight to the RuRA(5)-specific provisions, and his weighting does not align with the outcomes sought by the CODP. We find that the specificity and directiveness of Objective 4.3.10 and Policy 4.4.18 to determine the outcomes sought for RuRA(5) mean that greater weight must be attributed to these provisions over the other more general provisions in the CODP. We acknowledge in particular the directive nature of Policy 4.4.18(q) which relates to RLA6.

[109] We distinguish between provisions which direct the avoidance of adverse effects on identified values and provisions which prescribe a particular location, density or pattern of development. In considering an avoidance policy, whether material harm would arise to the values protected may be central to the inquiry. However, the Structure Plan and minimum allotment size provisions do more than manage adverse effects, they also establish a deliberate pattern and density of development which the District Plan seeks to achieve. A finding that the environmental effects of additional development are minor, or do not cause material harm, does not of itself establish that the development accords with those separate directions. We have therefore considered both the effects on protected values and the degree of departure from the prescribed development pattern.

[110] We have carefully considered the evidence presented by the planners, and the legal submissions provided by Anderson Lloyd. Ms Everleigh's supplementary legal submissions[36] stated that with the advancement of case law the focus has increasingly been placed on whether the effects of a proposal reach a level of significance or materiality that is inconsistent with the purpose and context of the provision in question:

> *"Accordingly, although 'avoid' policies remain directive, the key question is whether the proposal would cause material harm to the values protected by the relevant policy. The assessment therefore turns on the significance of the adverse effect, considered in light of the policy's text, purpose and context"*

[35] Policy 4.4.18(q) (iv) also provides for subdivision outside the no building area of RLA6 if a dwelling has been approved under Rule 4.7.4xi on each lot being created. No resource consent has been obtained to satisfy this clause.
[36] Applicant's Supplementary Legal Submissions, 2 September 2026.

"The significance of these authorities is not that directive avoid policies may be disregarded. Rather, they establish that compliance is assessed by reference to the values the policy protects and whether the proposal, taking into account the proposed mitigation and management measures, results in material harm to those values"

[111] We accept that the material harm approach advanced by the Applicant is relevant to the interpretation of Policy 4.4.18(q), having regard to the particular values that policy seeks to protect. However, we find that the proposed intensification of RLA6 would materially compromise the legibility and open and natural character of that area. As discussed in our effects assessment, the cumulative development pattern would diminish the perceived openness, coherence and legibility of the lower foothills and affect rural character. We are not satisfied that the proposed controls on building, fencing, landscaping and design would sufficiently address that harm. Our finding of material harm is based on the nature and significance of the effects for the values protected by Policy 4.4.18(q), rather than treating the 'more than minor' effects threshold as interchangeable with material harm. Accordingly, even applying the Applicant's proposed approach, the RLA6 development is contrary to Policy 4.4.18(q).

[112] In respect to Policy 4.4.18(p), Mr Colegrave's supplementary evidence[37] concludes that the proposal does not compete with Cromwell's urban areas in any meaningful economic sense. His evidence is that the development complements, rather than competes with, the District's urban and LLR zones, has no material implications for their functioning or economic role, and maintains the intended distinction between rural lifestyle and urban residential development. He considered any residual competition to be beneficial and any effects on individual landowners to be transfers rather than costs. On this basis, he concluded that the proposal is consistent with the economic purpose of Policy 4.4.18(p). We accept Mr Colegrave's evidence on this matter and find the proposal is not inconsistent with this Policy, noting we received no expert evidence to the contrary.

[113] For completeness, we accept and adopt Mr Monthule-McIntosh's assessment of the Proposal against Section 4 and Section 16 objectives and policies of the CODP and find 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 and inconsistent with those relating to landscape and the RuRA(5).

4.6 Offsetting or compensation measures

[114] Under s104(1)(ab) we are required to have regard to any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity. There are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

4.7 Section 104(1)(c) other matters

[115] 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.

[116] Mr Monthule-McIntosh considered the integrity and consistent administration of the District Plan to be relevant to our assessment. He stated that although the proposal relates to a site-specific zone and would not establish a direct precedent for the wider Rural Resource Area, approval would be difficult to distinguish from future proposals seeking further departures from the RuRA(5) Structure Plan, its overall yield, or its differentiated density pattern. He considered that the reasons advanced in support of the application (market demand, available infrastructure, and mitigation of individual effects) are not unique to this land and could equally support further intensification elsewhere within RuRA(5). His overall concern is that granting of this consent would materially weaken a recently settled and deliberately calibrated planning framework

[37] Fraser Colegrave, Supplementary Evidence, 2 September 2026

by treating its yield and density controls as readily revisited through resource consent. In his view this would undermine the coherence of the District Plan and confidence in its consistent administration.

[117] We acknowledge the Applicant's view that RuRA(5) is a bespoke planning framework applying solely to Shannon Farm, with limited opportunities for directly comparable applications elsewhere. We do not regard the mere possibility of future applications as a reason to decline consent. However, plan integrity also concerns the consistent administration of the District Plan and the coherence of the development outcomes deliberately established by PC14. The Structure Plan and associated density provisions establish a graduated pattern of development, with particular protection for RLA6. Approval of the proposed intensification in RLA6 would substantially depart from that framework, in circumstances where the reasons advanced for the departure could also be invoked in support of further intensification. We consider this a relevant matter under s104(1)(c), reinforcing our conclusion in respect of RLA6.

[118] We distinguish the development proposed within RLA3 and RLA4 on the particular evidence and findings concerning those areas. We do not regard this decision as establishing a general entitlement to intensification beyond the Structure Plan or minimum allotment sizes. Any future application would need to be considered on its own merits under the statutory and planning framework then applicable.

[119] There were no other relevant s104(1)(c) matters for us to consider.

4.8 Section 104(D)

[120] Because the proposal is a non-complying activity, the Panel may only grant consent if one of the two limbs of the s104D "gateway" is satisfied. These are: (a) *whether the adverse effects on the environment will be no more than minor;* or (b) *whether the proposal is not contrary to the objectives and policies of the District Plan*.

[121] For the reasons set out in our assessment of environmental effects, we find that the adverse effects of the proposal, with the mitigation now incorporated, will be no more than minor in respect to RLA3 and RLA4**.** We therefore find that these components of the proposal pass the first limb of the s104D gateway. However, the effects associated with RLA6 are more than minor in respect to landscape values (perceived openness and legibility of the foothills) and at least more than minor on rural character due to the effects the development will have on the graduated densities, the loss of spatial relief and the absence of planning controls to manage outcomes. Therefore, we find that the proposed RLA6 component of the proposal does not pass the first limb of the s104D gateway.

[122] In respect of the second limb, we have undertaken a fair appraisal of the relevant objectives and policies read as a whole, recognising the particular importance of the site-specific and directive RuRA(5) provisions. We acknowledge the inconsistencies with Policies 4.4.18(a) and (c) for RLA3 and RLA4. Given our conclusion that the reduced proposal excluding RLA6 satisfies s104D(1)(a), however, it is not necessary to rely on a positive finding under s104D(1)(b) to proceed to s104. The departures from the Structure Plan and minimum allotment sizes remain relevant in that assessment. In contrast, RLA6 represents a substantial departure from the intended development pattern and would fail to maintain the values protected by Policy 4.4.18(q). Read in the context of Objective 4.3.10 and Policy 4.4.18 as a whole, those departures mean that the RLA6 component is contrary to the District Plan's key objectives and policies and fails s104D(1)(b).

[123] The Applicant has confirmed that the RLA6 component is severable and that consent is not sought on an all-or-nothing basis. We therefore assess the reduced proposal excluding RLA6. As that reduced proposal satisfies s104D(1)(a), we may proceed to consider the RLA3 and RLA4 development under s104. The RLA6 component fails both limbs of s104D and cannot proceed to consideration for grant under s104.

[124] In our overall assessment under s104 of the reduced proposal, we have given weight to the departures from Policies 4.4.18(a) and (c), notwithstanding the finding of minor or less adverse effects for RLA3 and RLA4. Taking those departures together with the evidence concerning their location, landscape and rural character effects, the proposed enforceable controls and the positive effects, we are satisfied that consent

may appropriately be granted for RLA3 and RLA4 subject to conditions. Our different conclusion for RLA6 reflects both its material adverse effects on the protected landscape values and its more substantial conflict with the specific planning directions applying to that area.

4.9 Part 2 matters

[125] The Panel acknowledges the established case law confirming that where lower order statutory instruments appropriately give effect to Part 2, then no further assessment under Part 2 is required. The Panel accepts the consistent planning evidence that an assessment against Part 2 is unnecessary, as the relevant planning instruments provide a recent, coherent and complete framework for assessing the proposal. We received no evidence of any deficiency, gap, or uncertainty in the District Plan that would justify such recourse. The Panel therefore applies the District Plan provisions directly.

4.10 Consent conditions

[126] Mr Woodward put forward a suite of updated recommended conditions in Attachment F to his evidence. We have made a number of consequential amendments to the conditions to remove references to RLA6, reflecting our decision to decline that component of the proposal. We record here that the RLA6 allotments shown on the plans attached to this consent are not approved and must not be implemented.

[127] In addition, we have amended the conditions to require the Shannon Farm Design Guidelines to be updated to reflect the revised subdivision layout and lot sizes within RLA3 and RLA4, and to ensure that any future amendments to those Guidelines are subject to approval by the consent authority to ensure future changes continue to align with the environmental outcomes sought for RuRA(5). We have also imposed a consent notice requirement over relevant allotments within RLA3 and RLA4 to ensure ongoing compliance with the Shannon Farm Design Guidelines. We have also imposed a condition to ensure all buildings and curtilage are contained within the building platforms for RLA3 and RLA4.

[128] A revised DC Demand Notice (based on the reduced proposal of an additional 28 residential Lots) is attached to this Decision and is incorporated into the Conditions of Consent.

[129] Other than the amendments discussed above, we have generally adopted Mr Woodward's version of updated recommended conditions.

[130] In light of the numerous amendments outlined above, it is conceivable that the conditions may now contain errors. Accordingly, should the Applicant or the CODC identify any minor mistakes or defects in the attached conditions, then we are prepared to issue an amended schedule of conditions under s133A of the RMA correcting any such matters. Consequently, any minor mistakes or defects in the amended conditions should be brought to our attention prior to the end of the 20-working day period specified in section 133A of the RMA.

4.11 Determination

[131] For the reasons set out in this Decision, we are satisfied that the reduced proposal excluding RLA6 meets s104D(1)(a), as the adverse environmental effects associated with development in RLA3 and RLA4 will be minor or less, subject to the conditions imposed. Having considered the relevant matters under s104, including the departures from Policies 4.4.18(a) and (c), the environmental effects, the proposed controls and the positive effects, we **grant** consent for the components of the proposal relating to **RLA3** and **RLA4,** subject to the attached conditions.

[132] We **decline** consent for the component relating to **RLA6**. For the reasons set out in this Decision, we find that its adverse effects on the environment will be more than minor and that, on a fair appraisal of the relevant objectives and policies read as a whole, it is contrary to the District Plan's key site-specific and directive provisions, particularly Policy 4.4.18(q). The proposed development would not maintain the legibility and open and natural character of RLA6 and represents a substantial departure from the graduated

development pattern established under PC14. As that component satisfies neither gateway under s104D(1), consent cannot be granted for it.

Rosalind Day-Cleavin



Megan Justice



27 October 2026

Appendix A - Appearances

Appendix 1 - Appearances

Applicant & Representatives			
Name	**Company**	**Role**	**Attended**
Paul Croft	New Zealand Cherry Corp (Leyser) LP	Applicant Representative	In Person
Jake Woodward	JPW Consulting	Planner	Via Teams
Sarah Eveleigh	Anderson Lloyd	Legal Counsel	In Person
Tony Milne	RMM Landscape Architects	Urban Design and Landscape	In Person
Fraser Colegrave	Insight Economics	Economics	In Person
Roy Buchanan	Clark Fortune McDonald	Surveyor and Engineering	In Person
Andy Carr	Carriageway Consulting	Transport	Via Teams
Council & Representatives			
Name	**Company**	**Role**	
Rosalind Day-Cleavin		Independent Hearings Panel Chair	In Person
Meg Justice		Independent Hearings Panel Member	In Person
Oli McIntosh		Planning Consultant / s42A Report Writer	Via Teams
Megan Harshey	Boffa Miskell	Landscape Peer Reviewer	Via Teams
Jessie Dick	Central Otago District Council	Minute Secretary	In Person
Walt Denley	Central Otago District Council	Land Development Engineer	In Person
Holly Laverick	Central Otago District Council	Roading Asset Engineer	In Person

Appendix B - Conditions of Consent – RC250016

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~~ 28 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: 27 October 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 /and Subdivision Consent
Consent Number:	RC220396v3 incorporating 220396V1 & 220396V2 &RC220396V4
Purpose:	Changes to allow for an additional ~~44~~ 28 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 –
Amendments made under 'v3' shown in blue text]

Subdivision Conditions:

1. Except as expressly modified by the conditions of this consent, ~~T~~, the subdivision shall be undertaken in general accordance with the plans of subdivision being:

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

   as amended by the following conditions

1A. For the avoidance of doubt, those parts of the application shown on the approved plans in Condition 1 that relate to RLA6 do not form part of this consent are not authorised by this approval. In the event of any inconsistency between the approved plans and the conditions of this consent, the conditions shall prevail.

1B. Prior to certification pursuant to section 223 of the Resource Management Act 1991, the consent holder shall provide updated plans to the Council showing only those subdivision and development components approved by this consent. Any lots, roads, building platforms, earthworks, infrastructure, reserves, or other features associated with declined RLA6 component of the application shall be removed from the plans.

1C. The Consent holder shall amend the Shannon Farm Design Guidelines to reflect the revised subdivision layout and lot sizes for RLA3 and RLA4. The amended Shannon Farm Design Guidelines must be approved by the consent authority prior to certification being issued for the subdivision under Section 223 of the Resource Management Act 1991.

1D. Aside from as required by Condition 1C, the consent holder shall not amend the Shannon Farm Design Guidelines without the prior written certification of the Consent Authority. The Consent Authority shall certify an amendment only where it is satisfied that the amendment remains consistent with the Rural Resource Area (5) Structure Plan contained in Schedule 19.23 of the Central Otago District Plan, the outcomes sought by Objective 4.3.10 of the Central Otago District Plan and the outcomes approved by this resource consent.

2. 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 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~~ 144-149, 123–128, 201-208 & 418-420	~~15~~ 19	2013, 2014	3002 (local purpose reserve)

21	~~410, 411, 421-425, 501-504 & 600~~ 501-504, 421-425, & 600	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.

3. 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.

4. 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.

5. 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

6. 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.

7. 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

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

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

10. 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.

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.

12. 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.

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.

14. 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.

15. 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.

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

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.

18. 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

19. 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.

20. 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

21. 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

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 & RLA 4 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", "F", "G", "H", "T", "J" & "Y" 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, ~~3 to 4~~ ~~and 6~~ and 3, 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"~~

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.

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.

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 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 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 Council's 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 allotment~~s 47 and 4~~8 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.

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.

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

22. 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~~ 149, 167 – 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:

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~~ 149, 149, 167 – 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 allotment~~s 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

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.

23. 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)~~ 21(bb) 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.

24. 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.

25. 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

26. A consent notice condition pursuant to section 221 of the Resource Management Act 1991 shall be registered on the Record of Title for all allotments within RLA3 and RLA4, which contain residential building platforms to record the following conditions are complied with on a continuing basis:

a) Unless otherwise approved by a separate resource consent all buildings and structures shall be developed in accordance with the Shannon Farm Design Guidelines.

b) To demonstrate compliance with Condition 26(a), prior to submitting building plans for a resource consent application or building consent application to any consenting authority for any necessary approvals and prior to commencing the construction of any structure or any associated works on the allotment, the landowner will obtain written approval of such plans from the Developer that the building and/or structure is in accordance with the Design Guidelines.

c) For the avoidance of doubt, 'Shannon Farm Design Guidelines 'means the design guidelines document issued by the Developer relating to the Development. The 'Developer' is the holder of subdivision consent RC250155 & RC220396V3.

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 118, 127, 128, 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.

3. For all allotments within RLA3 and RLA4:

   a. All buildings and curtilage (hardstand, lawns, gardens, outdoor living areas, pools, courts etc) except for driveways must be contained within the identified building platform.

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 $113,826.16, $92,570.52 and $50,400.00 (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.*

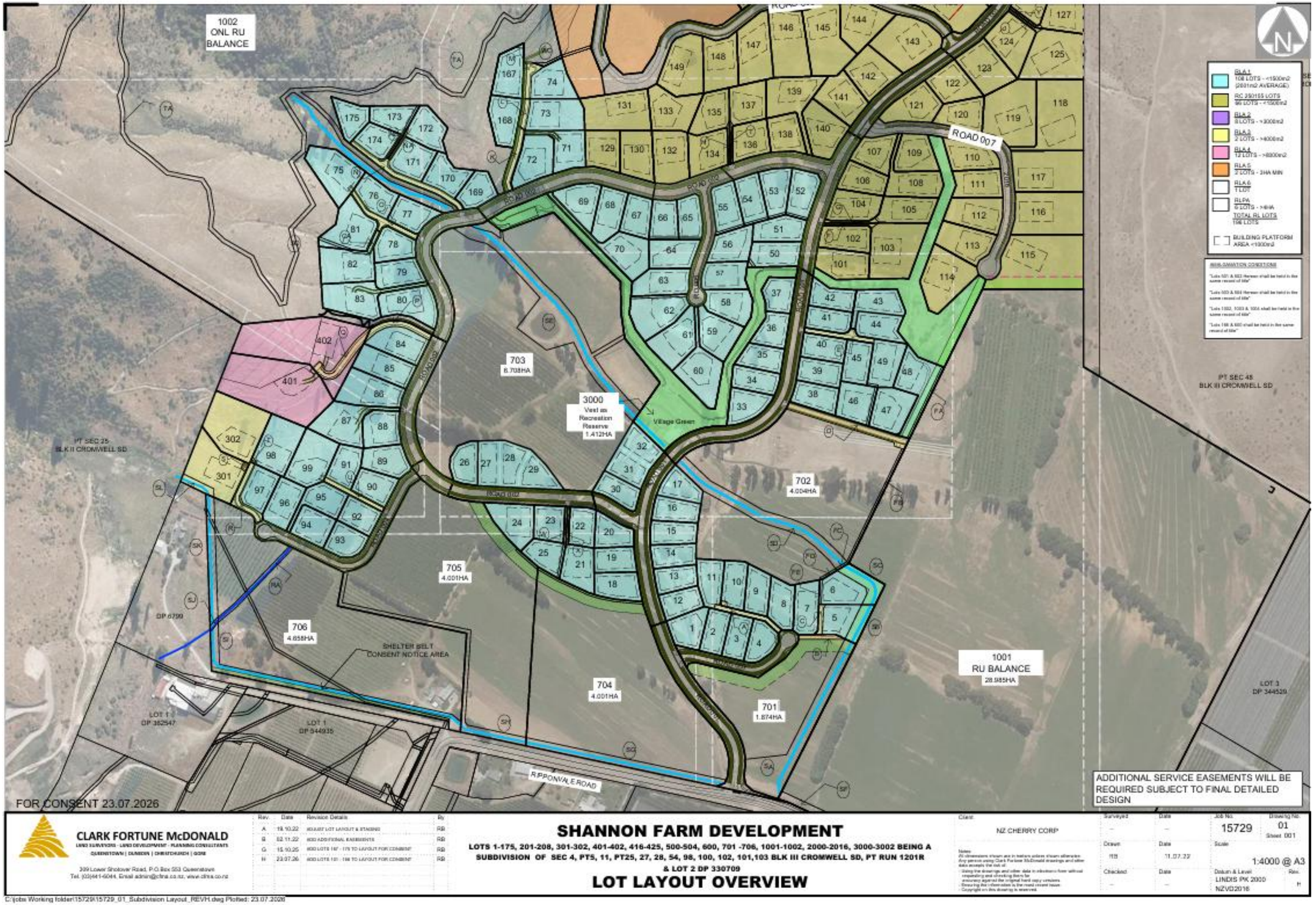
7. *It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in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

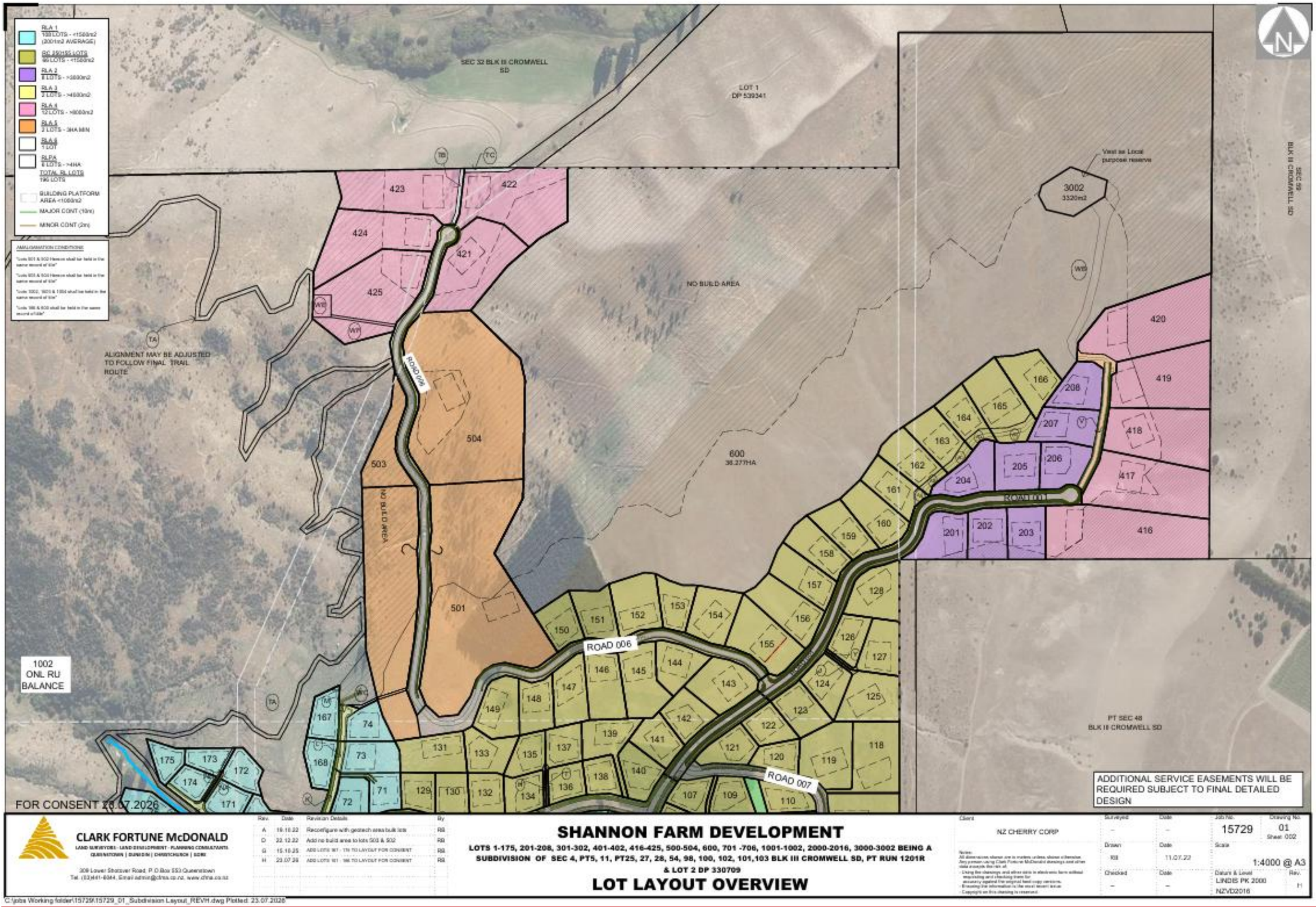
8. *The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.*

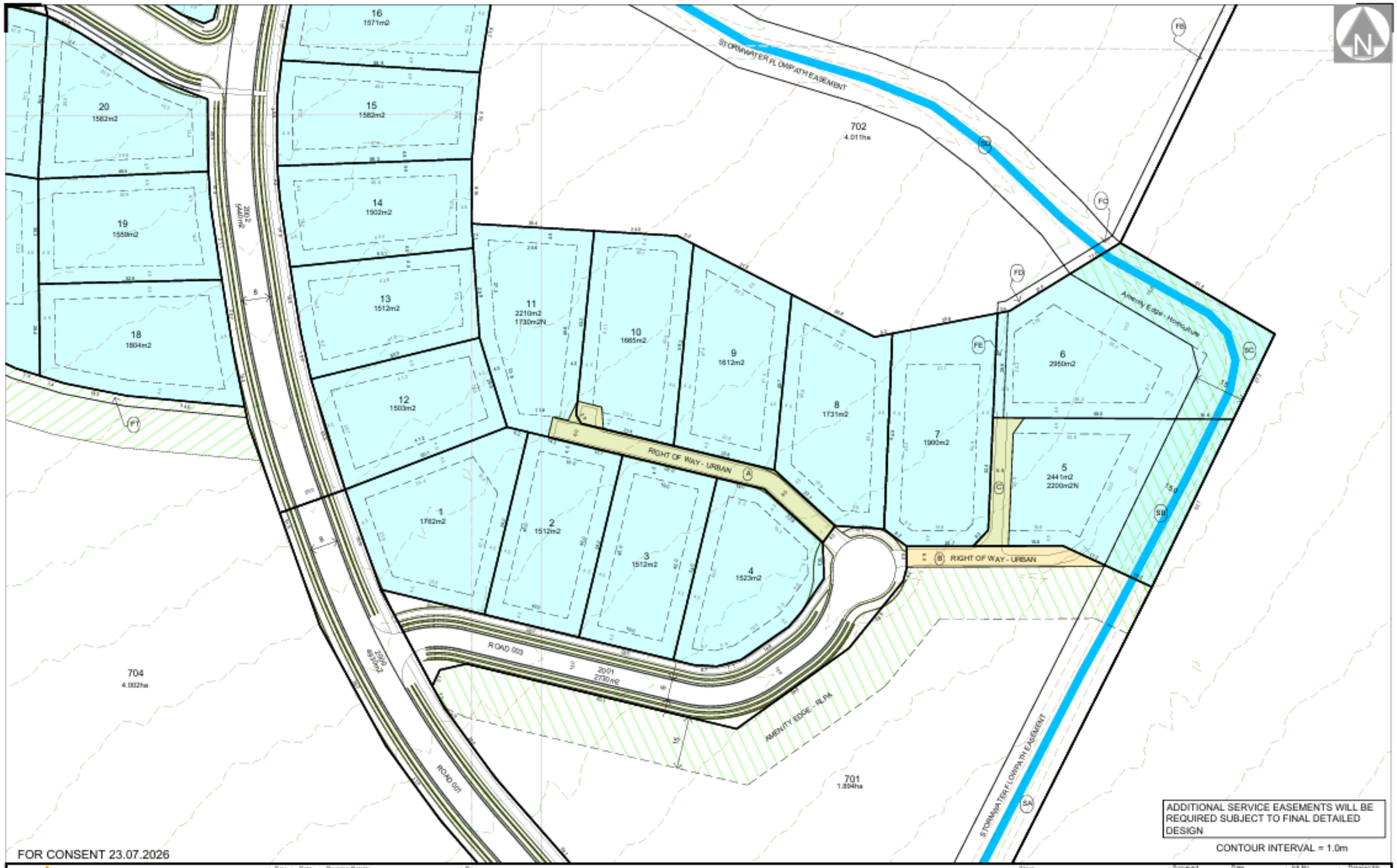
9. *This is a resource consent. Please contact the Council's Building Services Department, about any building consent requirements for the work.*

~~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
193 LOTS - <1500m2 (2001m2 AVERAGE)
RLA 2
8 LOTS - >3000m2
RLA 3
2 LOTS - >4500m2
RLA 4
12 LOTS - >8000m2
RLA 5
2 LOTS - 3HA MIN
RLA 6
1 LOT
RLA 7
6 LOTS - >4HA
TOTAL 85 LOTS
196 LOTS
BUILDING PLATFORM AREA <1000m2
MAJOR CONT (10m)
MINOR CONT (2m)
AMALGAMATION CONDITIONS
SEC 32 BLK III CROMWELL SD
LOT 1 DP 539341
NO BUILD AREA
ALIGNMENT MAY BE ADJUSTED TO FOLLOW FINAL TRAIL ROUTE
ROAD 006
ROAD 007
600
38.277HA
3002
3320m2
Vest as Local purpose reserve
1002
ONL RU
BALANCE
PT SEC 48
BLK III CROMWELL SD
SEC 59
BLK III CROMWELL SD
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
FOR CONSENT 23.07.2026
CLARK FORTUNE McDONALD
LAND SURVEYORS · LAND DEVELOPMENT · PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | SOMI
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 1-175, 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
NZ CHERRY CORP
15729
01
1:4000 @ A3
LINDIS PK 2000
NZVD2016
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FOR CONSENT 23.07.2026

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

339 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	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

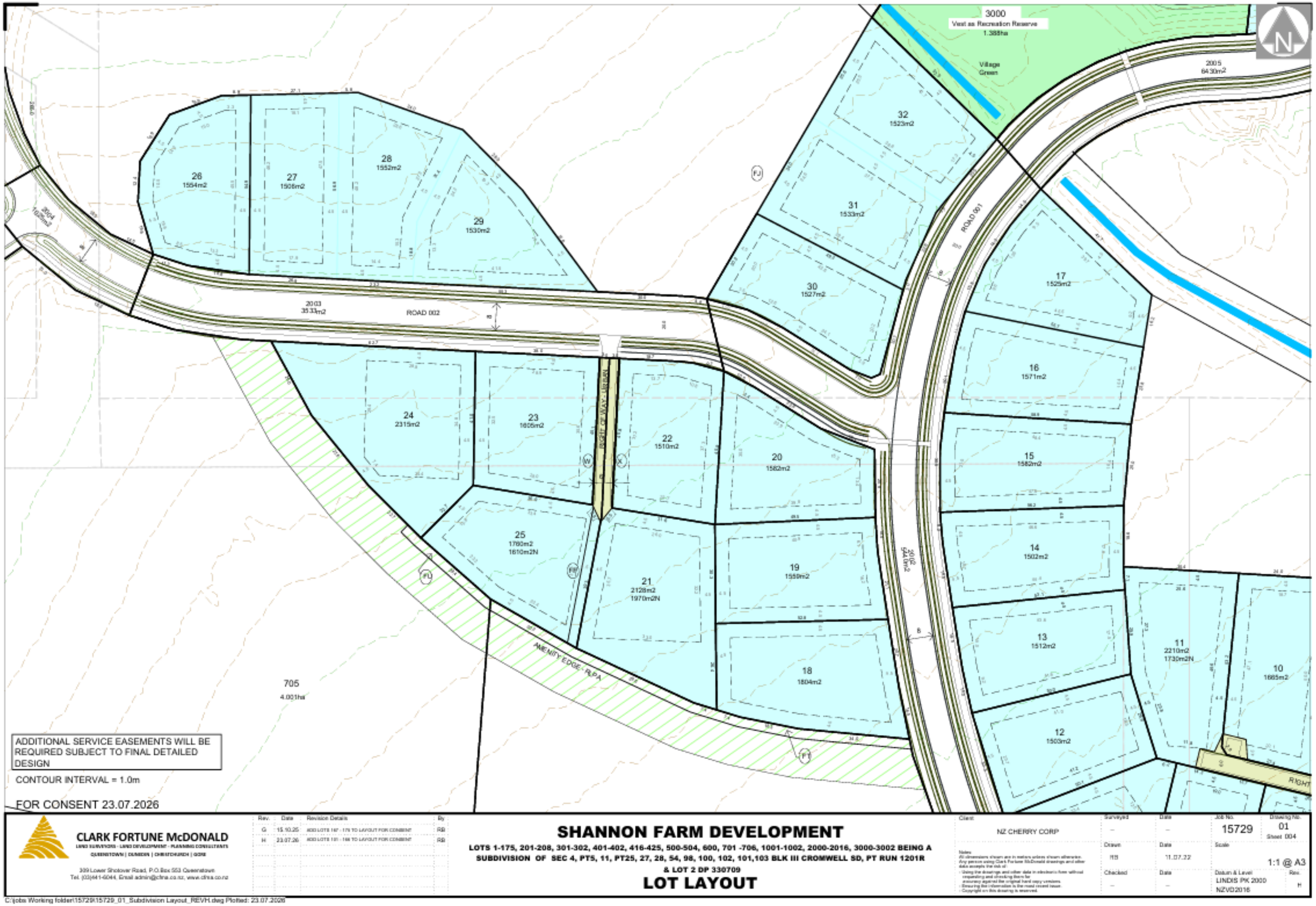
Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729
	Drawn: RB	Date: 11.07.22	Scale: 1:1 @ A3
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016

Drawing No.: 01 Sheet 003 Rev. H

Notes:
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- Ensuring the information is the most recent issue.

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CLARK FORTUNE McDONALD
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Rev.	Date	Revision Details	By
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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

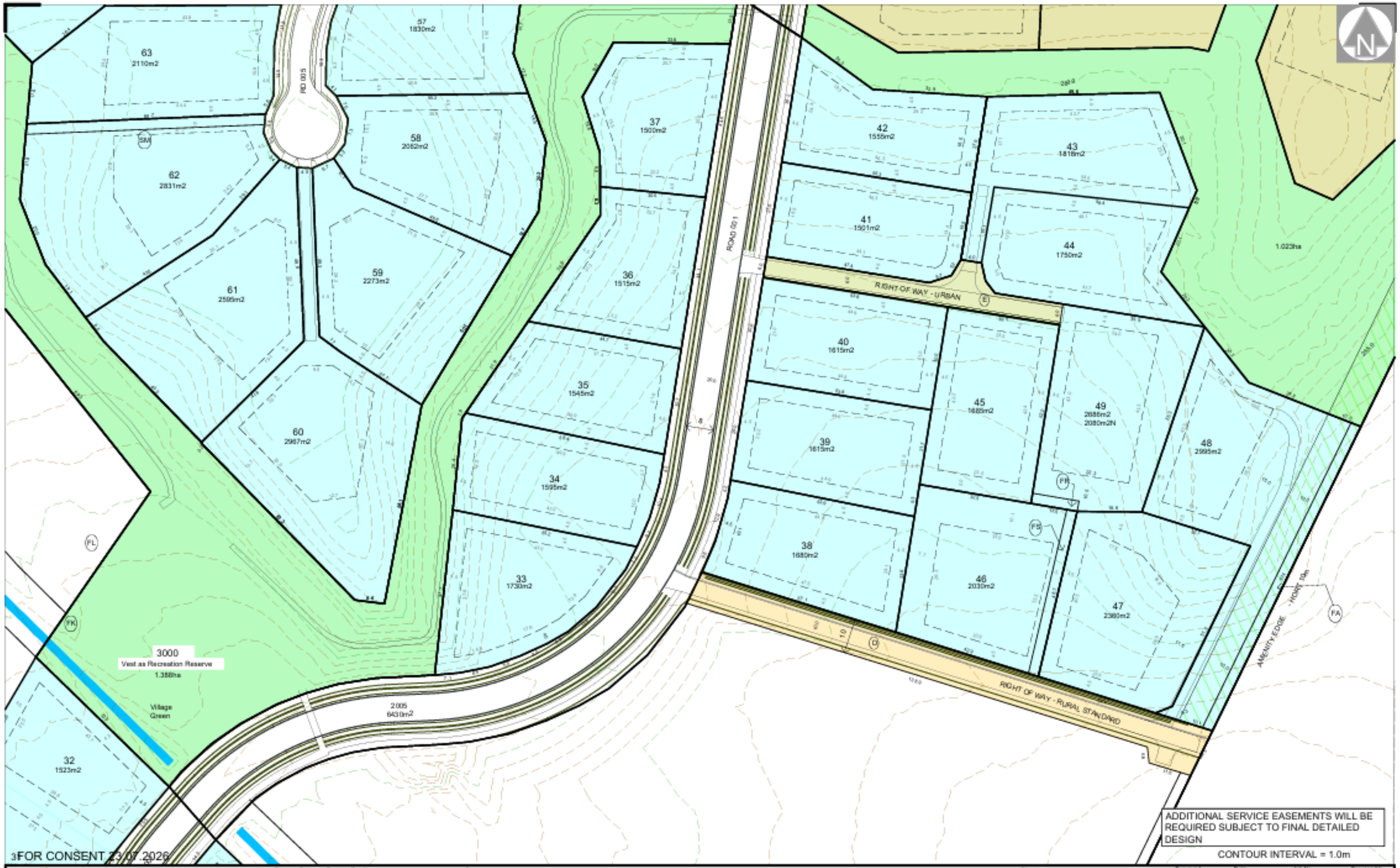
LOT LAYOUT

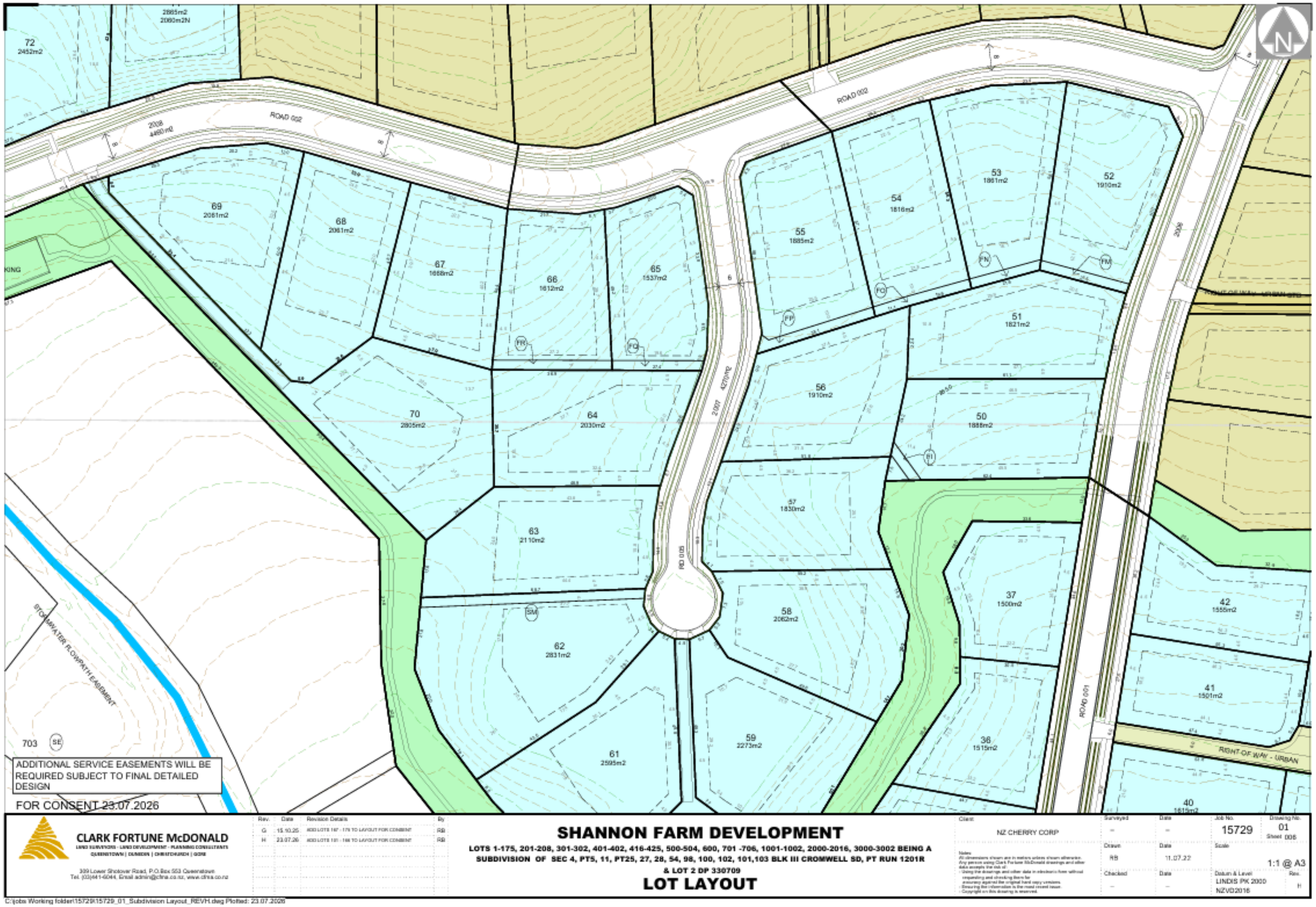
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	Drawn: RB	Date: 11.07.22	Drawing No.: 01 Sheet 004
	Checked: –	Date: –	Scale: 1:1 @ A3
			Datum & Level: LINDIS PK 2000 NZVD2016
			Rev.: H

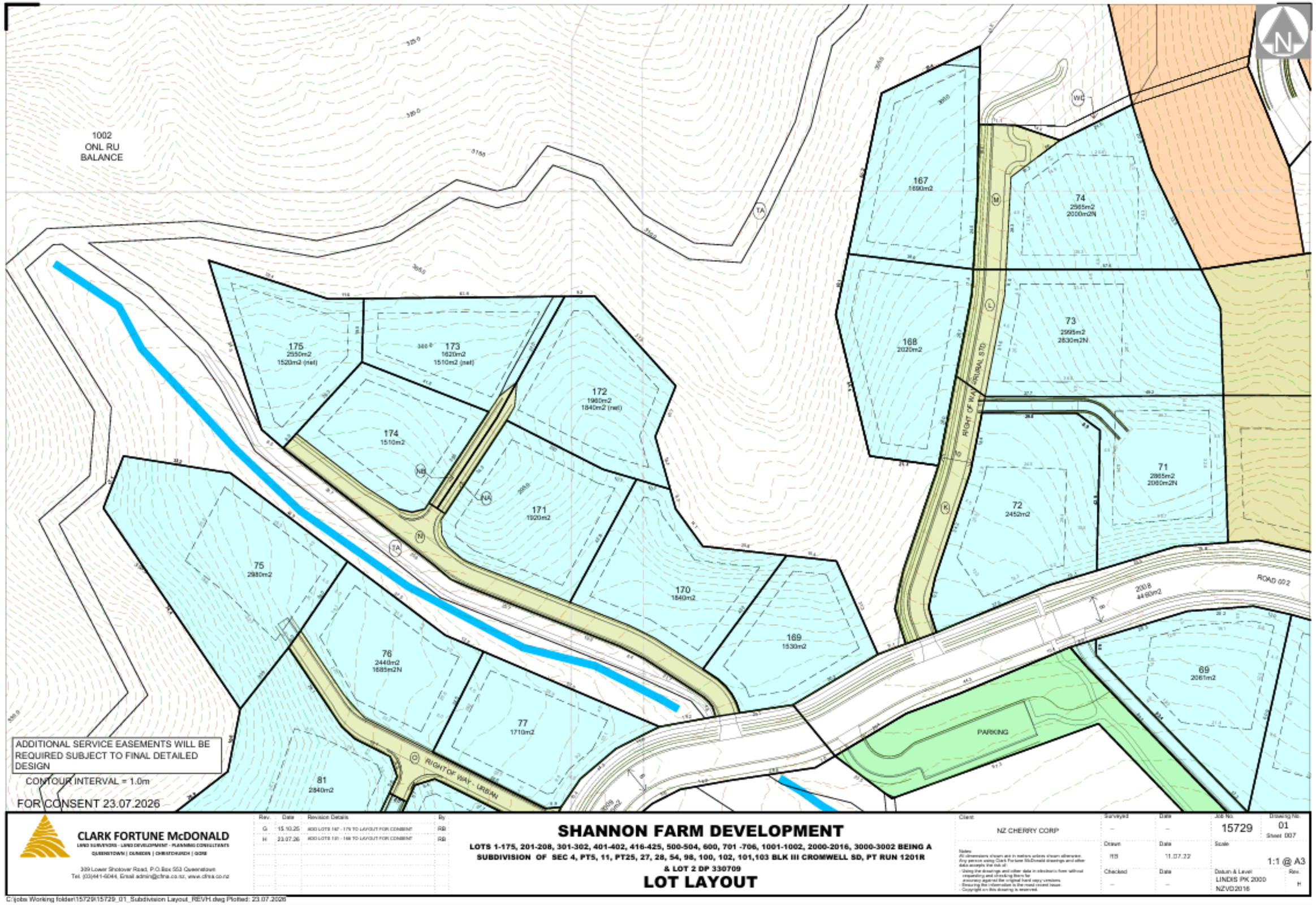
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- Ensuring the information is the most recent issue.

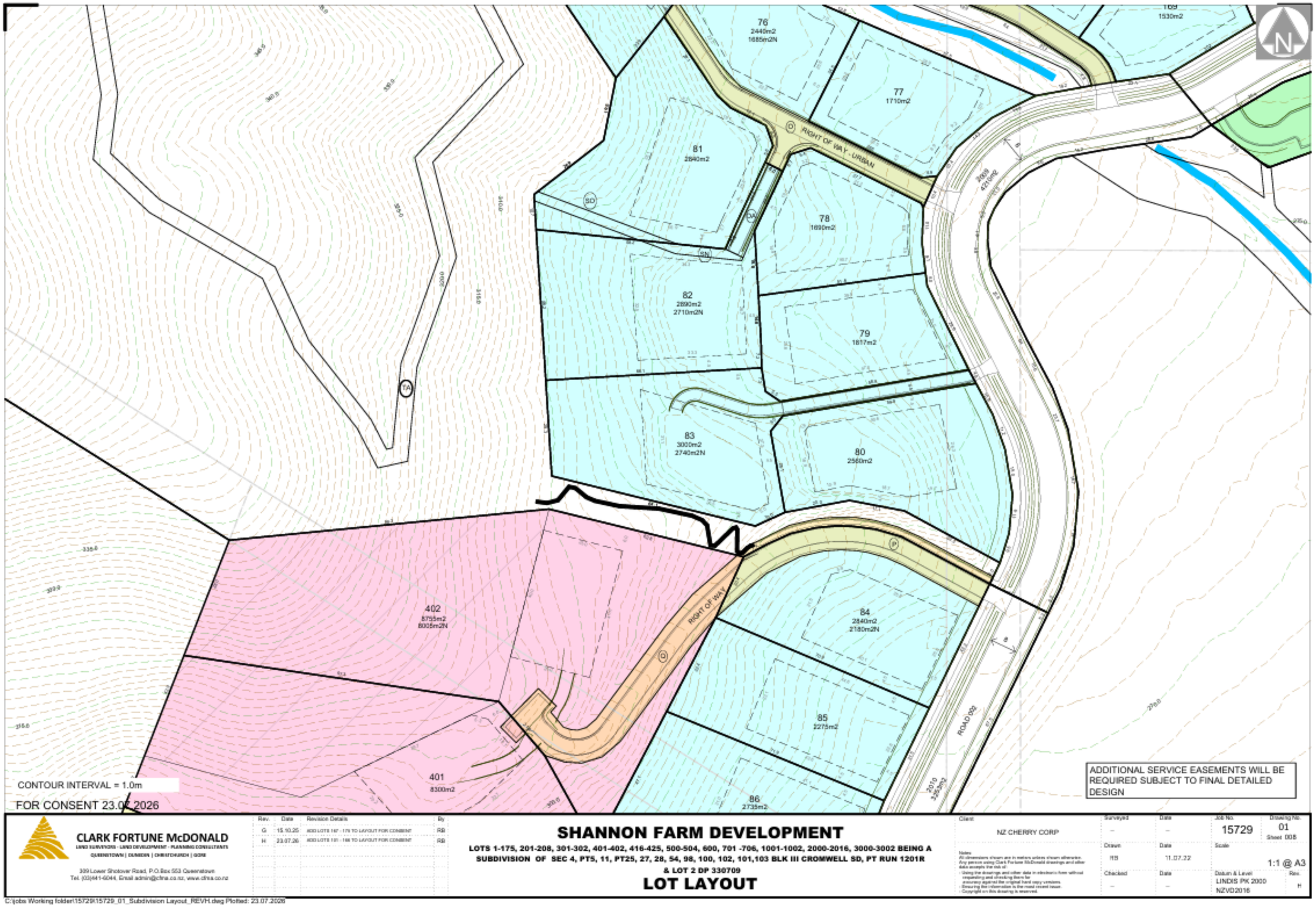
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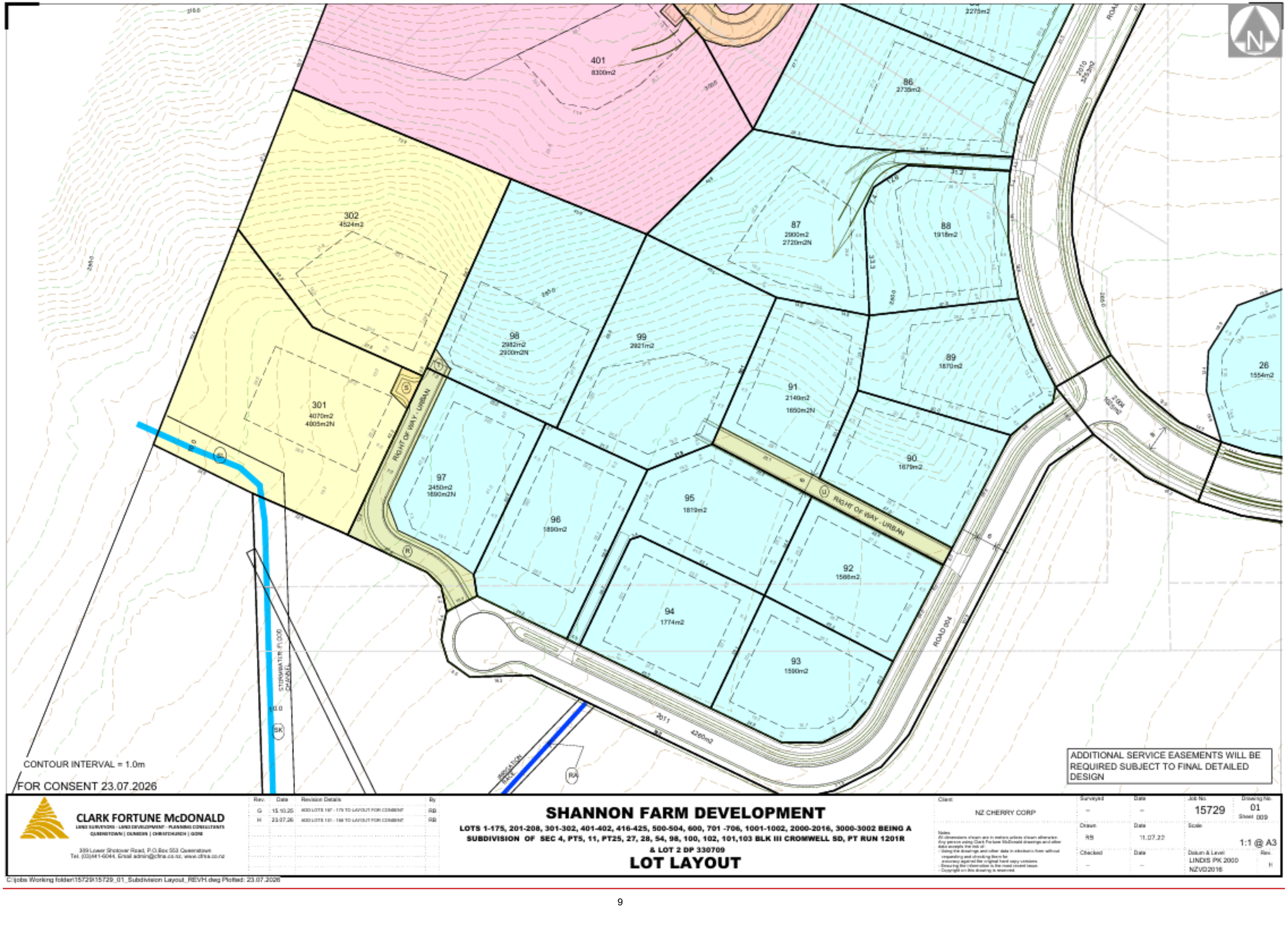
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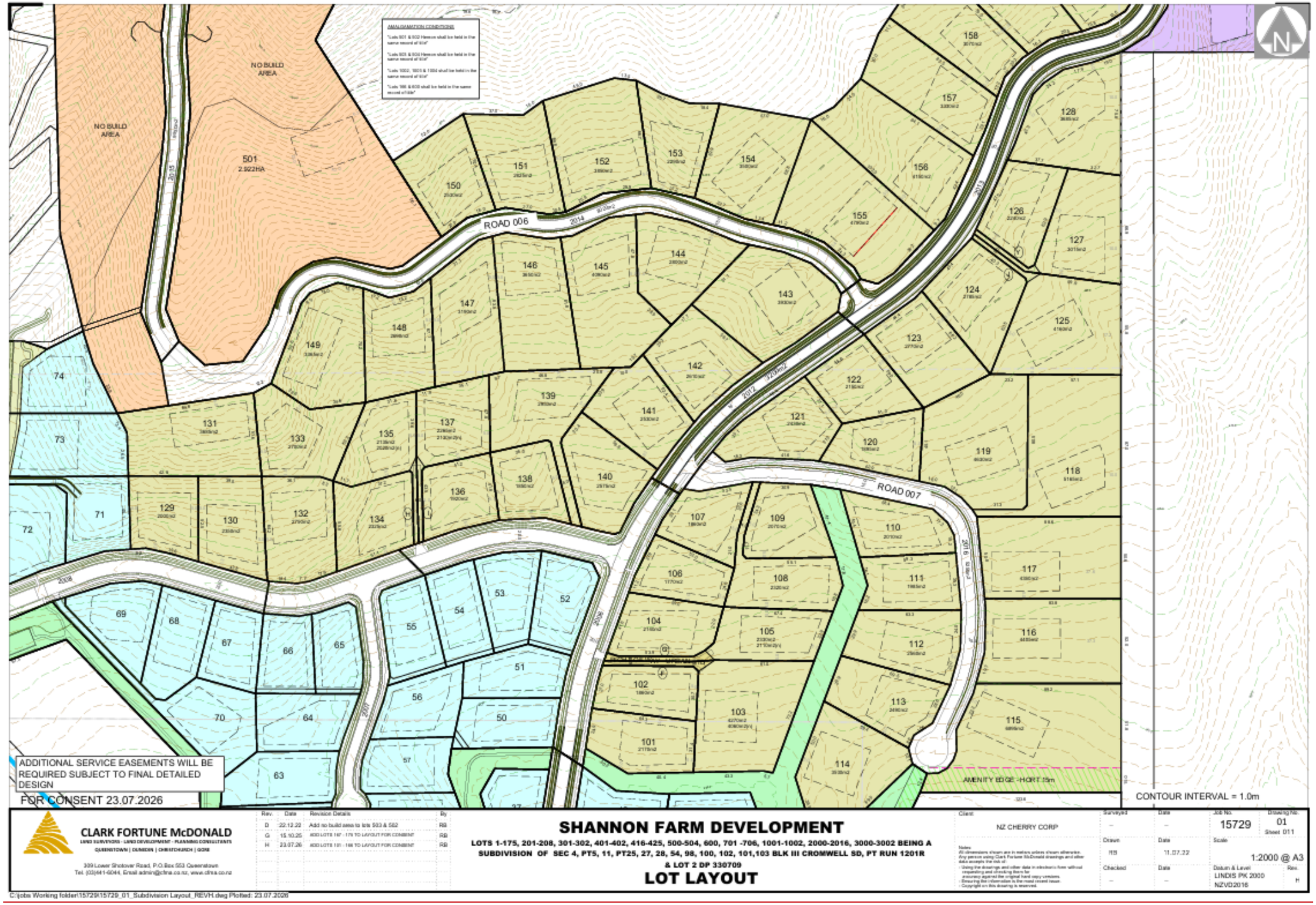

63
2110m2
RD 005
57
1830m2
58
2082m2
62
2831m2
61
2595m2
59
2273m2
60
2987m2
37
1500m2
36
1515m2
35
1545m2
34
1595m2
33
1730m2
42
1555m2
43
1818m2
41
1501m2
44
1750m2
ROAD 001
RIGHT OF WAY - URBAN
40
1615m2
45
1685m2
49
2686m2
2080m2N
48
2995m2
39
1615m2
38
1680m2
46
2030m2
47
2360m2
1.023ha
AMENITY EDGE - HORT 10m
3000
Vest as Recreation Reserve
1.388ha
Village Green
2005
6430m2
32
1523m2
RIGHT OF WAY - RURAL STANDARD
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
FOR CONSENT 23.07.2026
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
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 –
Drawn RB Date 11.07.22
Checked – Date –
Datum & Level LINDIS PK 2000 NZVD2016
Job No. 15729
Drawing No. 01 Sheet 005
Scale 1:1 @ A3
Rev. H
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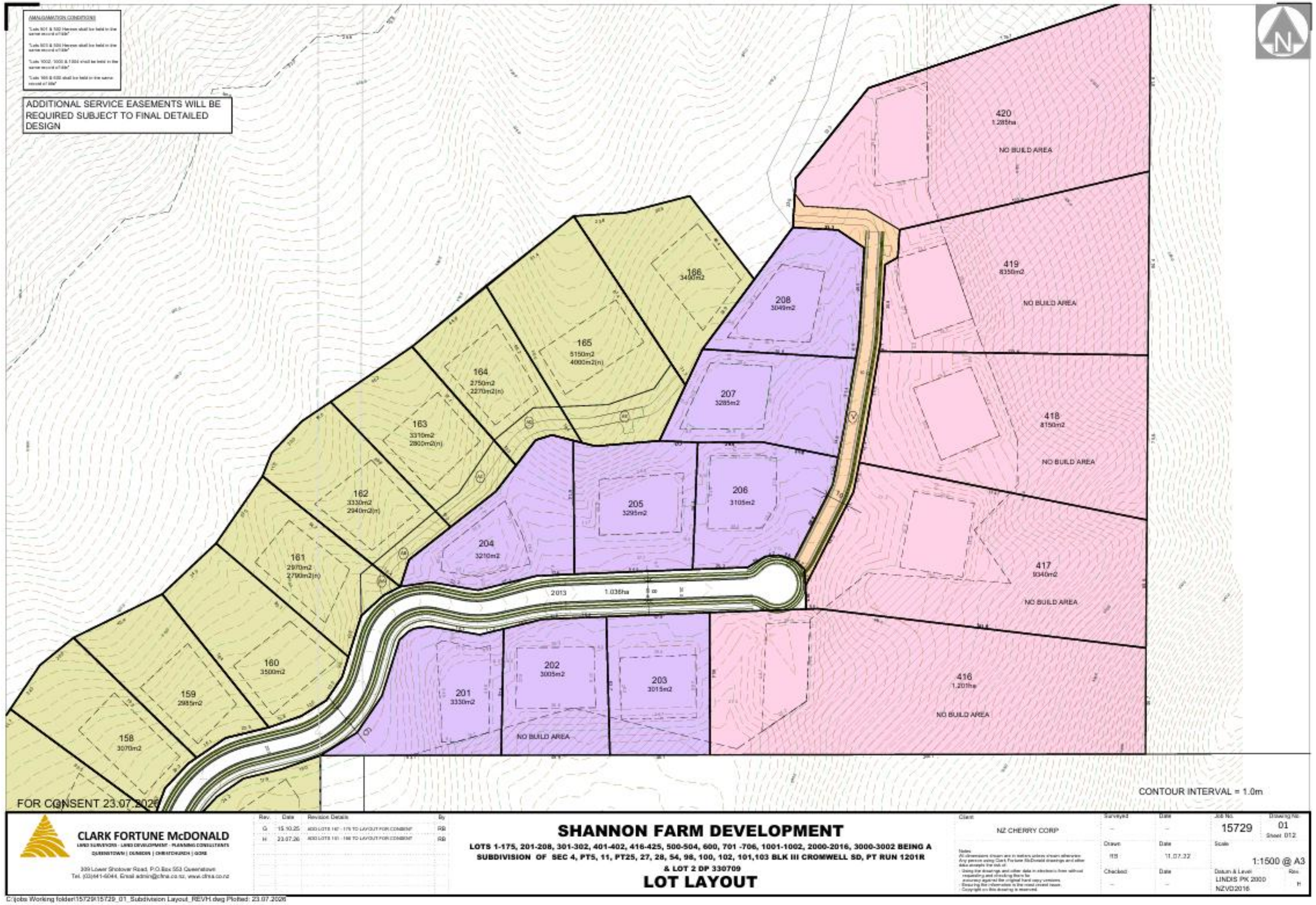

ROAD 002
ROAD 001
ROAD 003
69
2061m2
68
2061m2
67
1668m2
66
1612m2
65
1537m2
64
2030m2
63
2110m2
62
2831m2
61
2595m2
70
2805m2
72
2452m2
55
1885m2
54
1816m2
53
1861m2
52
1910m2
51
1821m2
56
1910m2
57
1830m2
58
2062m2
59
2273m2
50
1888m2
37
1500m2
36
1515m2
42
1555m2
41
1501m2
40
1615m2
STORMWATER FLOWPATH EASEMENT
RIGHT OF WAY - URBAN
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
FOR CONSENT 23.07.2026
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz
Rev. G 15.10.25 400 LOTS 147 - 175 TO LAYOUT FOR CONSENT RB
Rev. H 23.07.26 400 LOTS 101 - 146 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: –
Drawn: RB
Checked: –
Date: 11.07.22
Job No. 15729
Drawing No. 01 Sheet 006
Scale 1:1 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H
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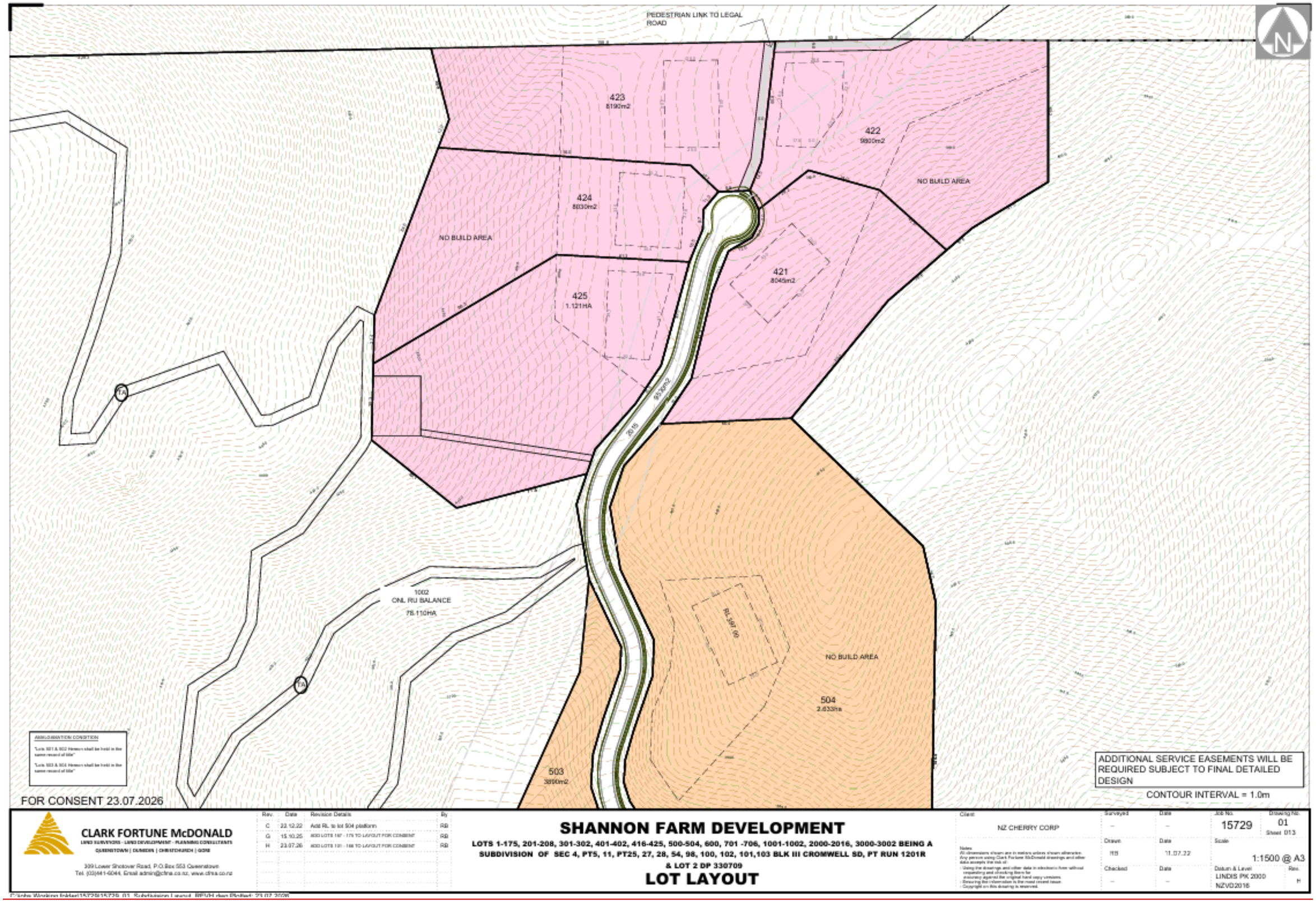

1002
ONL RU
BALANCE
175
2550m2
1520m2 (net)
173
1620m2
1510m2 (net)
172
1960m2
1840m2 (net)
174
1510m2
171
1920m2
170
1840m2
169
1530m2
167
1690m2
168
2020m2
74
2565m2
2000m2N
73
2995m2
2830m2N
71
2865m2
2060m2N
72
2452m2
75
2980m2
78
2440m2
1685m2N
77
1710m2
81
2840m2
69
2061m2
200.8
4460m2
ROAD 002
PARKING
RIGHT OF WAY - URBAN
RIGHT OF WAY - RURAL STD
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CONTOUR INTERVAL = 1.0m
FOR CONSENT 23.07.2026
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
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 –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 007
Scale 1:1 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H
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76
2440m2
1685m2N
77
1710m2
81
2840m2
78
1690m2
82
2890m2
2710m2N
79
1817m2
83
3000m2
2740m2N
80
2560m2
402
8755m2
8005m2N
84
2840m2
2180m2N
85
2275m2
86
2735m2
401
8300m2
RIGHT OF WAY - URBAN
RIGHT OF WAY
ROAD 002
CONTOUR INTERVAL = 1.0m
FOR CONSENT 23.07.2026
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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 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, PTS, 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 –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 008
Scale 1:1 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H
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401
8300m2
302
4524m2
301
4070m2
4005m2N
98
2982m2
2900m2N
99
2921m2
87
2900m2
2720m2N
88
1918m2
86
2730m2
91
2140m2
1650m2N
89
1870m2
90
1879m2
97
2450m2
1690m2N
96
1890m2
95
1819m2
92
1566m2
94
1774m2
93
1590m2
26
1554m2
RIGHT OF WAY - URBAN
STORMWATER FLOOD OVERFLOW
IRRIGATION RACK
ROAD 904
CONTOUR INTERVAL = 1.0m
FOR CONSENT 23.07.2026
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | OZNE
339 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 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 –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 009
Scale 1:1 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H
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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 & 603 shall be held in the same record of title"
NO BUILD AREA
NO BUILD AREA
501
2.922HA
ROAD 006
ROAD 007
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
FOR CONSENT 23.07.2026
AMENITY EDGE - HORT 15m
CONTOUR INTERVAL = 1.0m
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | OAMARU
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
D 22.12.22 Add no build area to lots 503 & 502 RB
G 15.10.25 ADD LOTS 147 - 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 –
Drawn YB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet 011
Scale 1:2000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H
Notes
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AMALGAMATION CONDITIONS
"Lots 901 & 500 Hereon shall be held in the same record of title"
"Lots 903 & 503 Hereon shall be held in the same record of title"
"Lots 1002, 1000 & 1004 shall be held in the same record of title"
"Lots 900 & 600 shall be held in the same record of title"
ADDITIONAL SERVICE EASEMENTS WILL BE REQUIRED SUBJECT TO FINAL DETAILED DESIGN
420
1.285ha
NO BUILD AREA
419
8350m2
NO BUILD AREA
418
8150m2
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
3400m2
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
3070m2
2013
1.036ha
FOR CONSENT 23.07.2026
CONTOUR INTERVAL = 1.0m
CLARK FORTUNE McDONALD
LAND SURVEYORS · LAND DEVELOPMENT · PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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 15.10.25 ADD LOTS 167 - 175 TO LAYOUT FOR CONSENT RB
H 23.07.26 ADD LOTS 151 - 166 TO LAYOUT FOR CONSENT RB
SHANNON FARM DEVELOPMENT
LOTS 1-175, 201-208, 301-302, 401-402, 418-425, 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: –
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 H
Notes
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QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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
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, PTS, 11, PT25, 27, 28, 54, 98, 100, 102, 101,103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

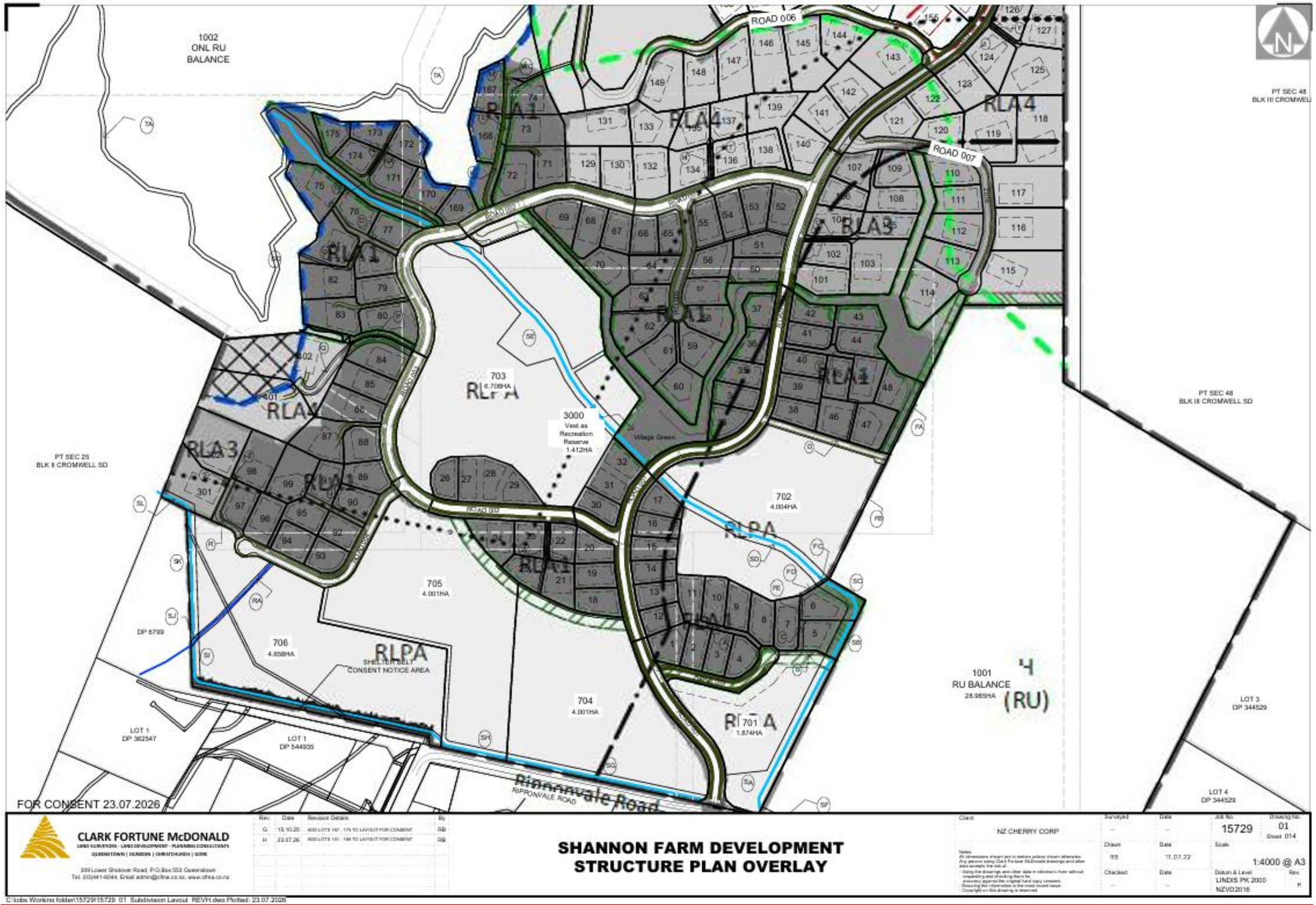
LOT LAYOUT

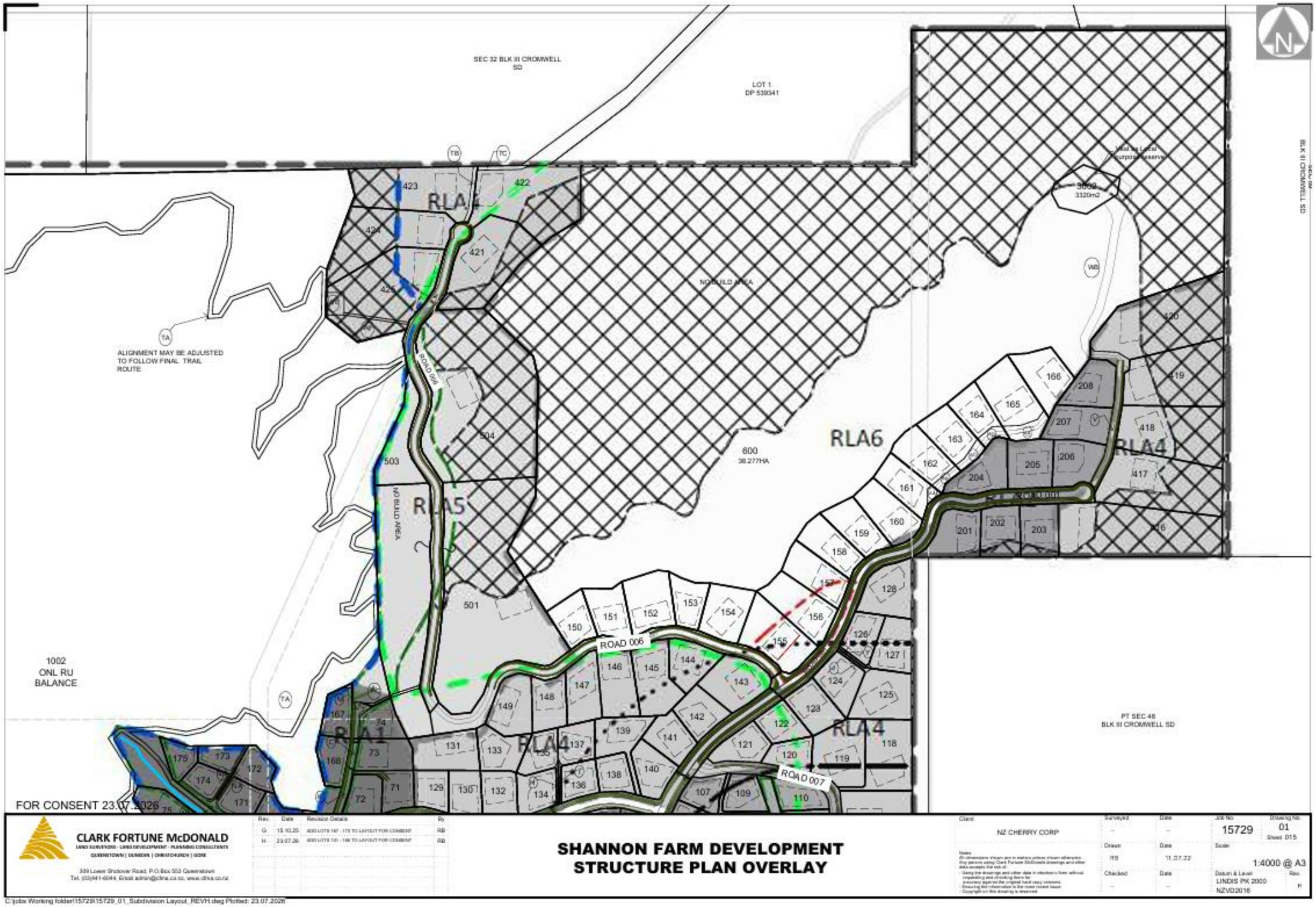
Client: NZ CHERRY CORP

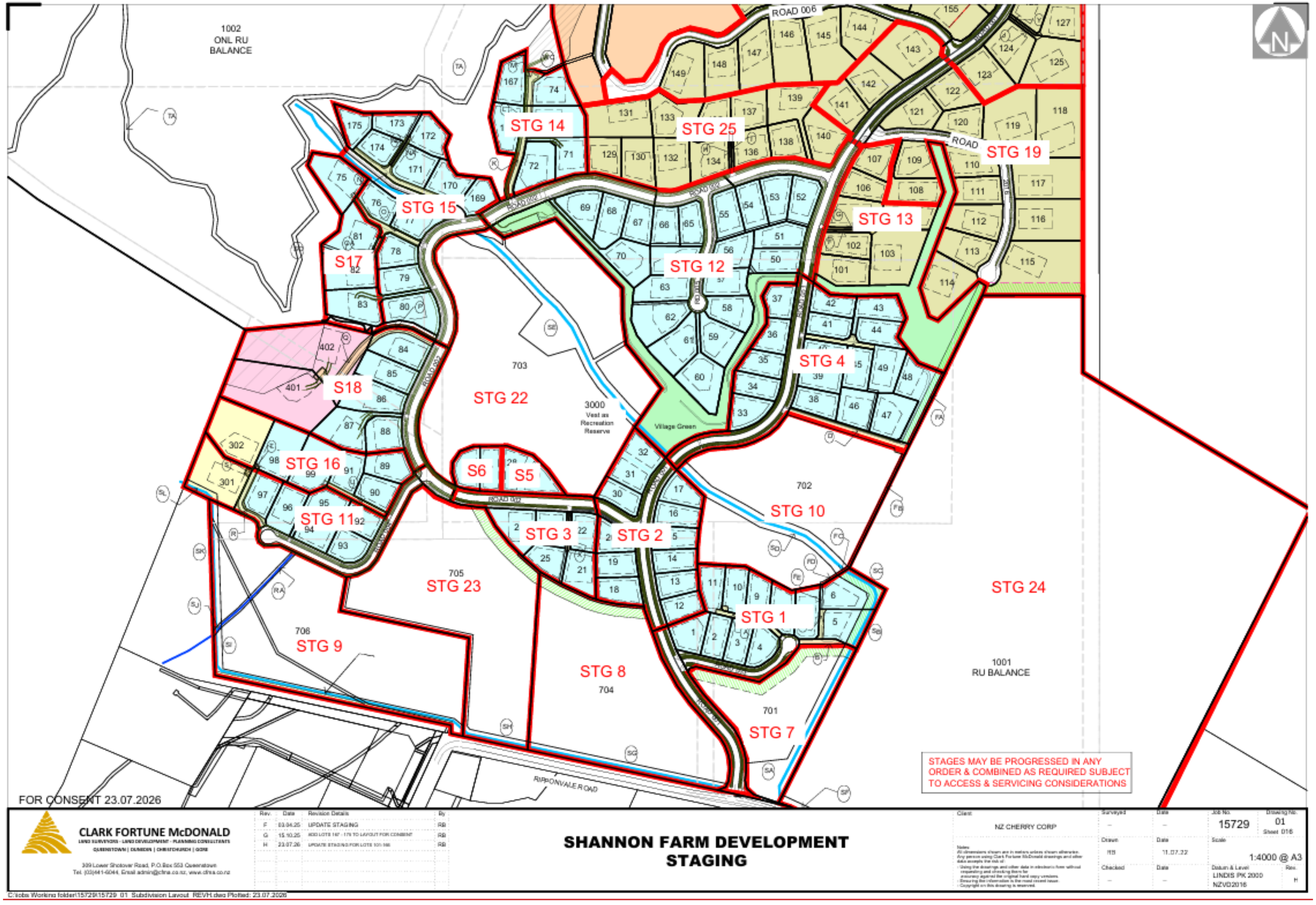
Notes:
All dimensions shown are in metres unless shown otherwise.
Any person using Clark Fortune McDonald drawings and other data accepts the risk of:
- Using the drawings and other data in electronic form without requesting and checking them for accuracy against the original hard copy versions.
- Ensuring the information is the most recent issue.
- Copyright on this drawing is reserved.

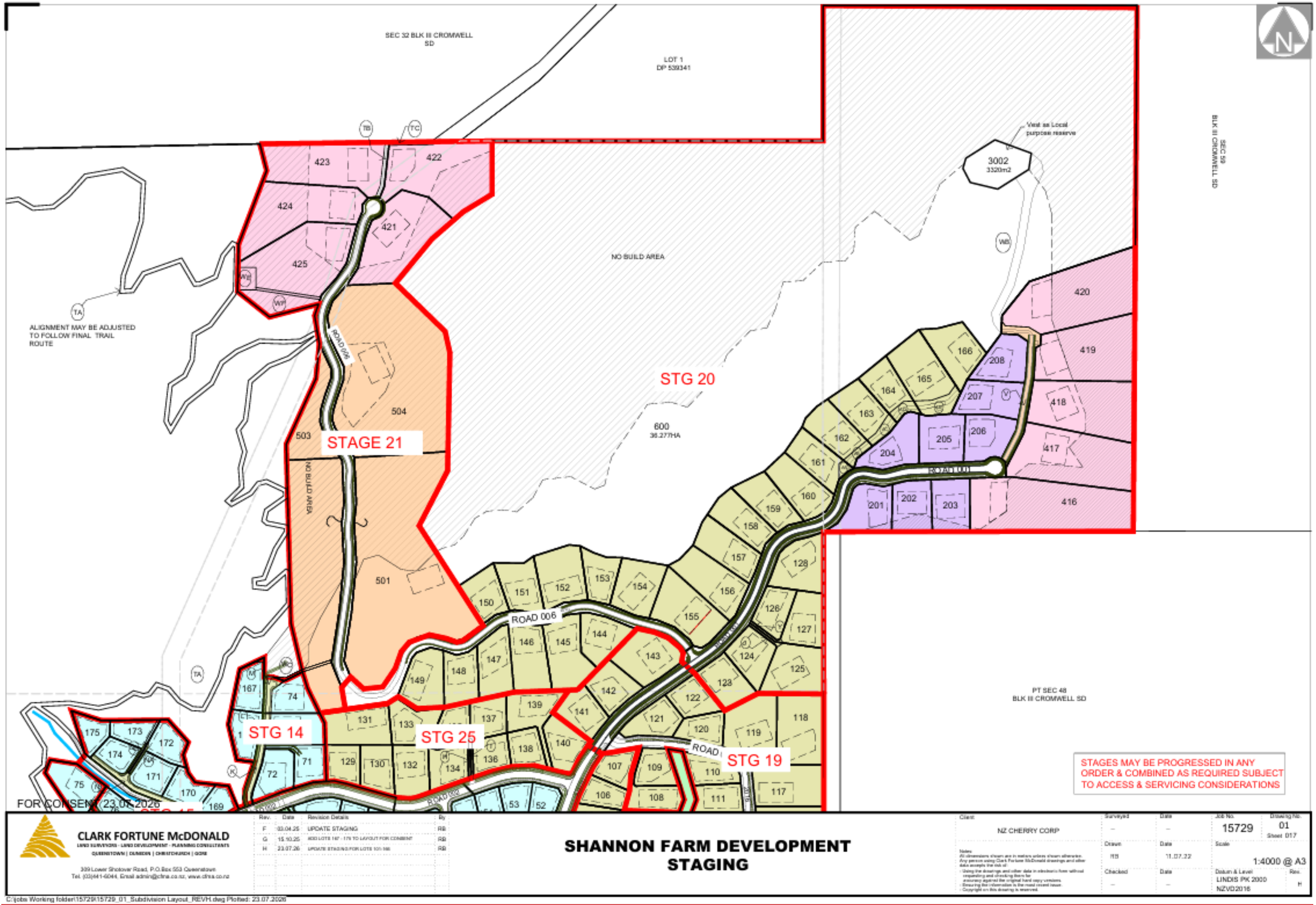
Surveyed	–	Date	–
Drawn	RB	Date	11.07.22
Checked	–	Date	–

Job No. 15729
Drawing No. 01 Sheet 013
Scale 1:1500 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H


1002
ONL RU
BALANCE
ROAD 006
ROAD 007
RLA1
RLA4
RLA3
RLPA
703
6.708HA
3000
Vest as
Recreation
Reserve
1.412HA
Village Green
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
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
Rivervale Road
RIPPONVALE ROAD
FOR CONSENT 23.07.2026
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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 15.10.25 ADD LOTS 147 - 175 TO LAYOUT FOR CONSENT RB
H 23.07.26 ADD LOTS 101 - 106 TO LAYOUT FOR CONSENT 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. H
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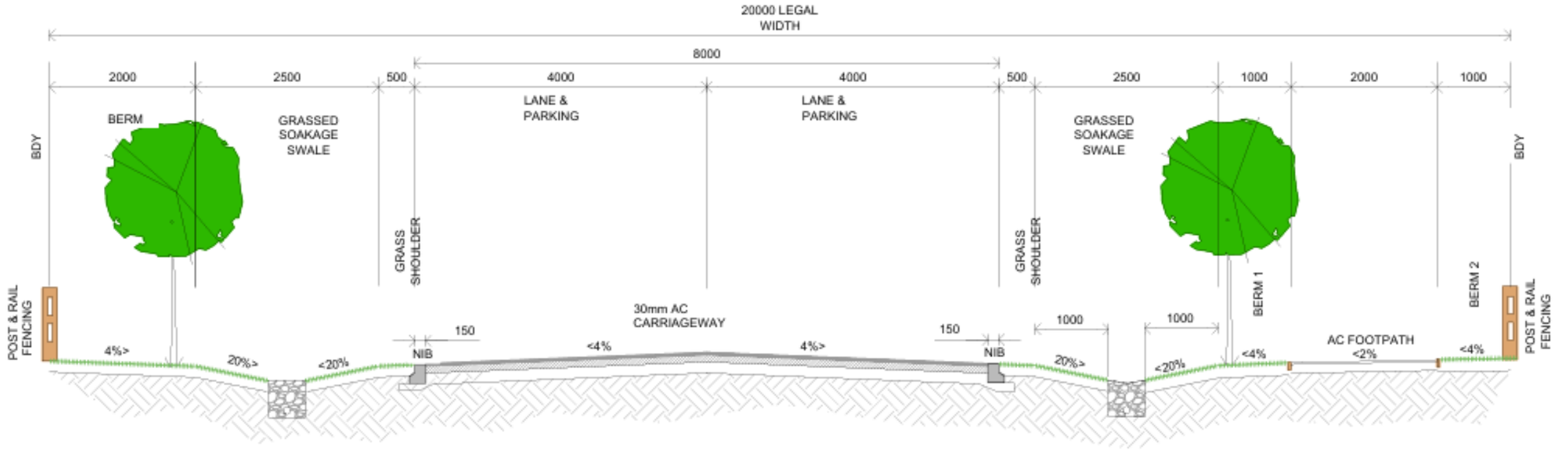

SEC 32 BLK III CROMWELL SD
LOT 1 DP 539341
SEC 64 BLK III CROMWELL SD
RLA4
RLA5
RLA6
RLA1
RLA4
RLA4
NO BUILD AREA
NO BUILD AREA
600
38.277HA
3320m2
ALIGNMENT MAY BE ADJUSTED TO FOLLOW FINAL TRAIL ROUTE
ROAD 006
ROAD 007
ROAD 008
1002
ONL RU
BALANCE
PT SEC 48
BLK III CROMWELL SD
FOR CONSENT 23.07.2026
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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 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 –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 01 Sheet D15
Scale 1:4000 @ A3
Datum & Level LINDIS PK 2000 NZVD2016
Rev. H
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1002
ONL RU
BALANCE
ROAD 006
STG 14
STG 25
STG 19
STG 15
STG 13
S17
STG 12
STG 4
S18
703
STG 22
3000
Vested as
Recreation
Reserve
Village Green
STG 16
S6
S5
STG 11
STG 3
STG 2
702
STG 10
705
STG 23
STG 24
STG 1
706
STG 9
STG 8
704
1001
RU BALANCE
701
STG 7
RIPPONVALE ROAD
STAGES MAY BE PROGRESSED IN ANY
ORDER & COMBINED AS REQUIRED SUBJECT
TO ACCESS & SERVICING CONSIDERATIONS
FOR CONSENT 23.07.2026
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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 15.10.25 ADD LOTS 147 - 179 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 01/6
Drawn RB
Date 11.07.22
Scale 1:4000 @ A3
Checked –
Date –
Datum & Level LINDIS PK 2000
NZVD2016
Rev. H
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SEC 32 BLK III CROMWELL SD
LOT 1 DP 539341
NO BUILD AREA
Vest as Local purpose reserve
3002
3320m2
SEC 59 BLK III CROMWELL SD
ALIGNMENT MAY BE ADJUSTED TO FOLLOW FINAL TRAIL ROUTE
ROAD 006
STG 20
600
36.277HA
STAGE 21
STG 14
STG 25
STG 19
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
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
339 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 | 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 –
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. H
C:\jobs Working folder\15729\15729_01_Subdivision Layout_REVH.dwg Plotted: 23.07.2026

ROAD 001 - ENTRY TO RESERVE - WIDENING FOR PARKING

2 X 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH

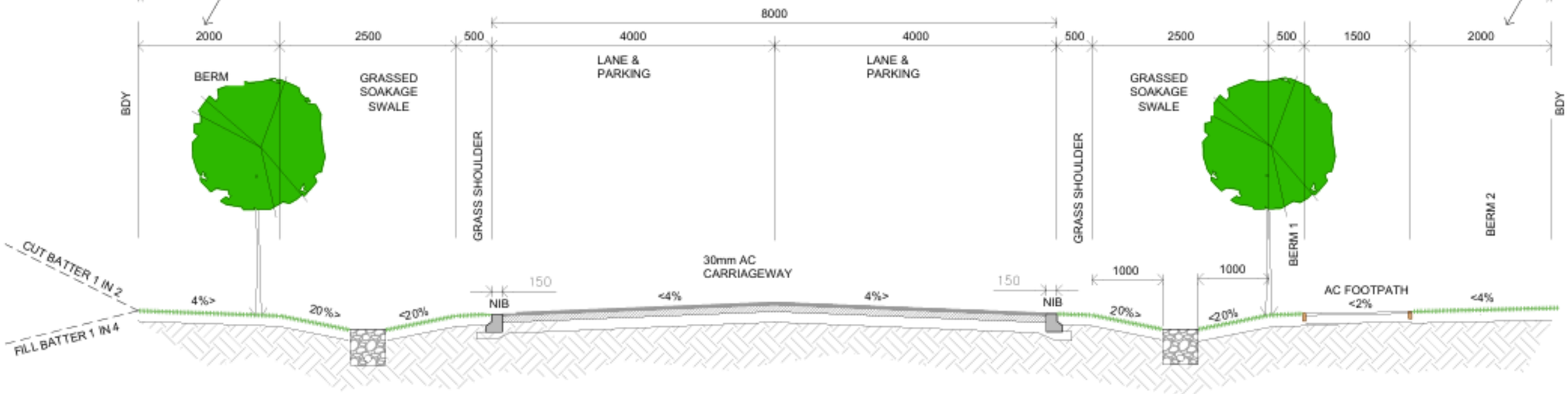


FINAL BERM WIDTH MAY BE REDUCED ADJOINING BATTER SLOPES TO REDUCE EARTHWORKS

FINAL BERM WIDTH MAY BE REDUCED ADJOINING BATTER SLOPES TO REDUCE EARTHWORKS

ROAD 001 & 002 - RLA1 AREAS

2 X 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH



FOR CONSENT 23.07.2026

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Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

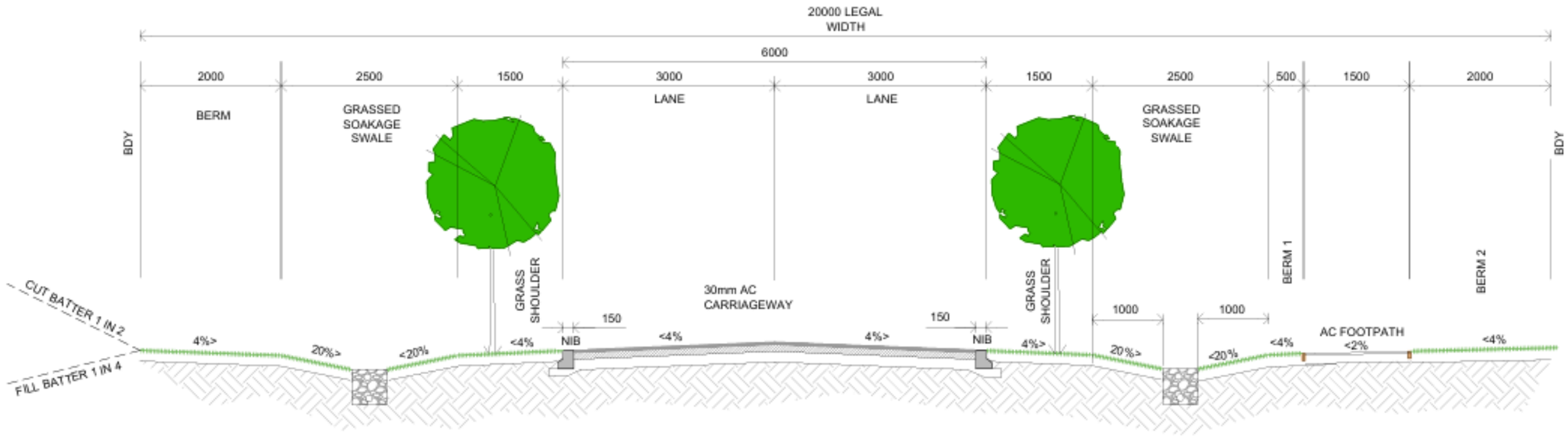
Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet: D18
	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3	
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: H

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ROAD 001 - RLA 2-4

2 X 3.0m MOVEMENT & SHOULDER, 1 x 1.5m FOOTPATH



FOR CONSENT 23.07.2026

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Rev.	Date	Revision Details	By
-	-	-	-

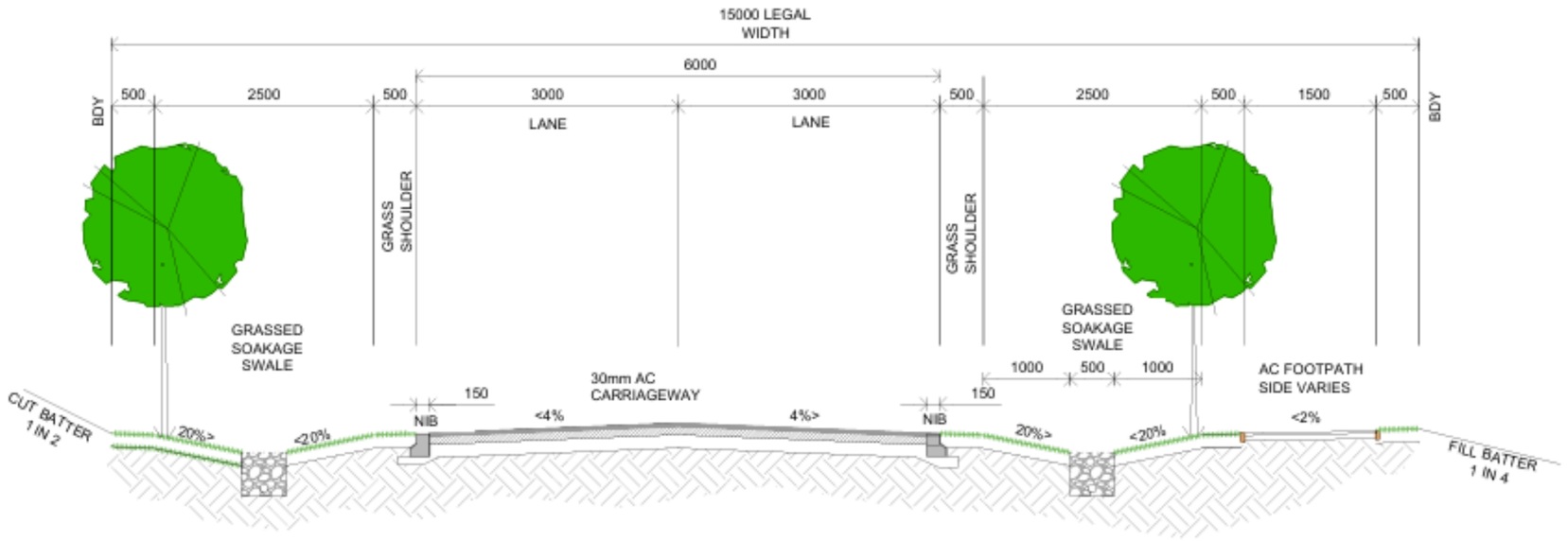
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 019	
Notes: All dimensions shown are in metres 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.: H

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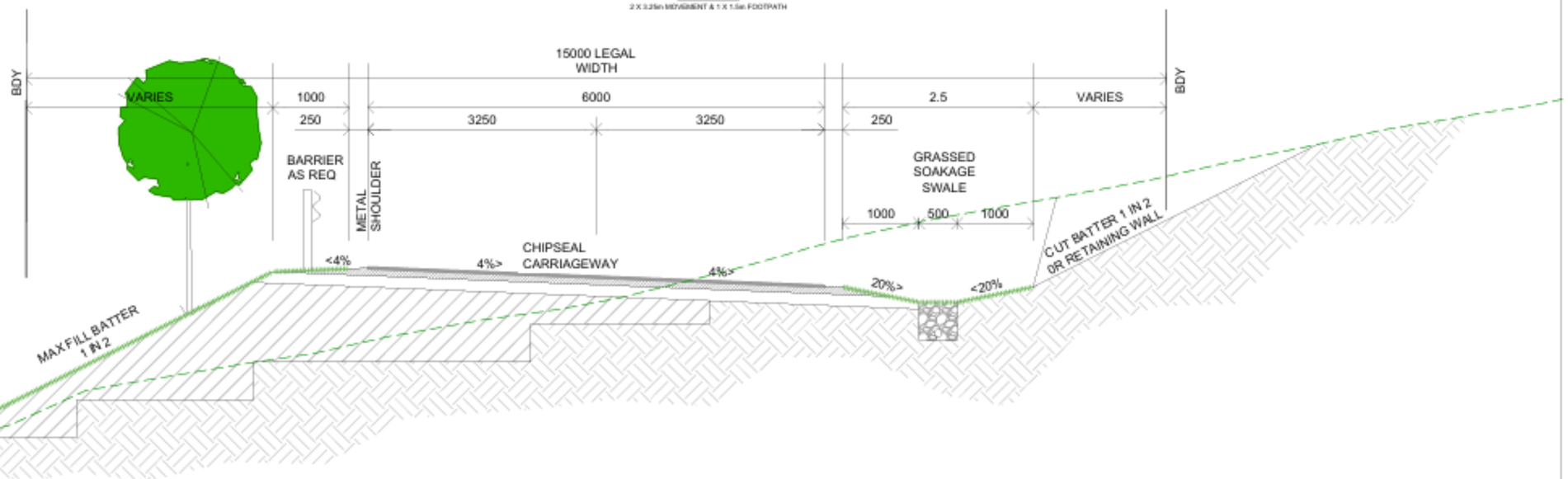
ROAD 003 - 005 & 007

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 23.07.2026

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

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

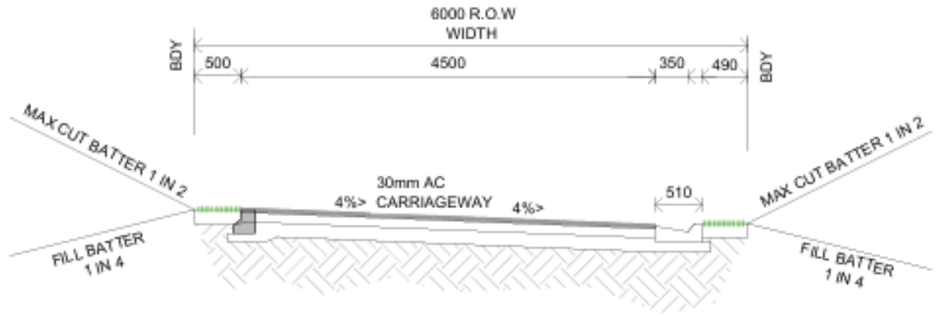
SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 020	
	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3		
	Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev.: H	

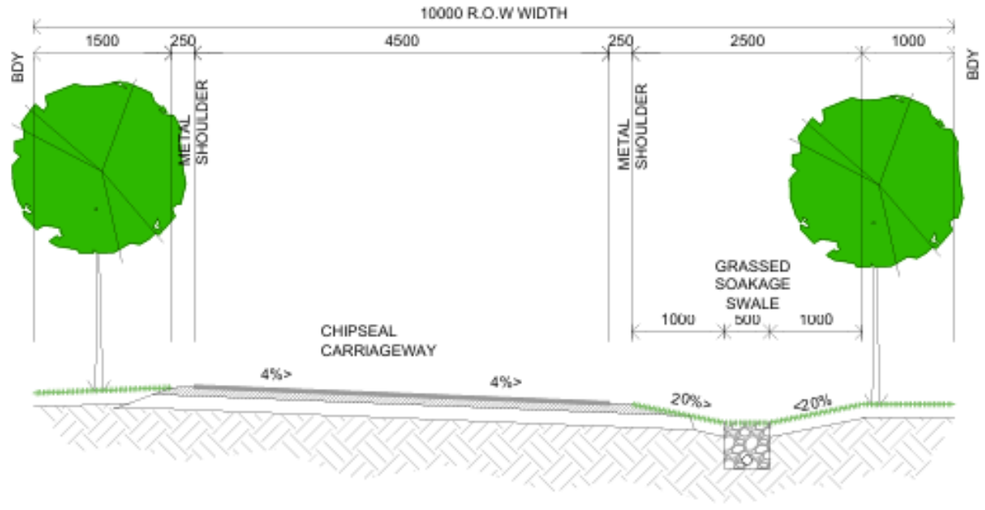
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6m RIGHT OF WAY ACCESS - URBAN STANDARD



10m RIGHT OF WAY ACCESS - RURAL STANDARD



FOR CONSENT 23.07.2026

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Rev.	Date	Revision Details	By
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SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS

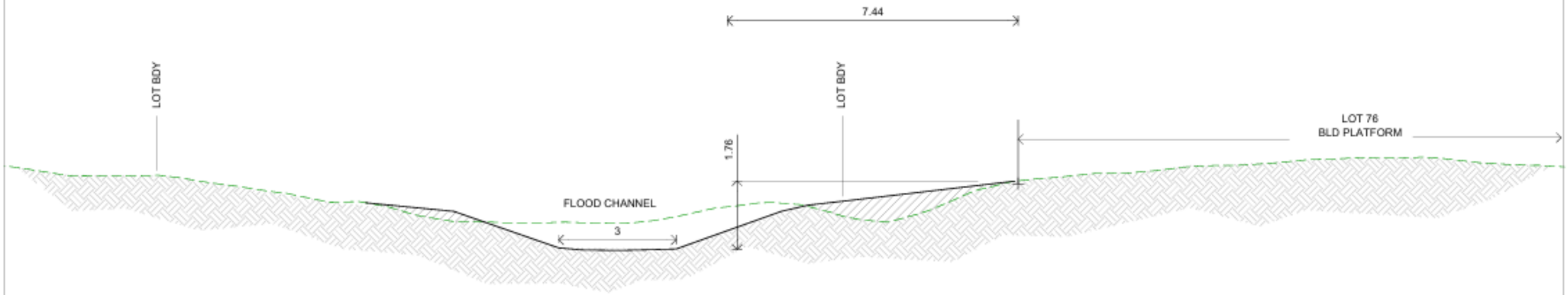
Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729	Drawing No.: 01 Sheet 021
	Drawn: RB	Date: 11.07.22	Scale: 1:60 @ A3	
	Checked: –	Date: –	Datum & Level: LINDIS PK 2020 NZVD2016	Rev.: H

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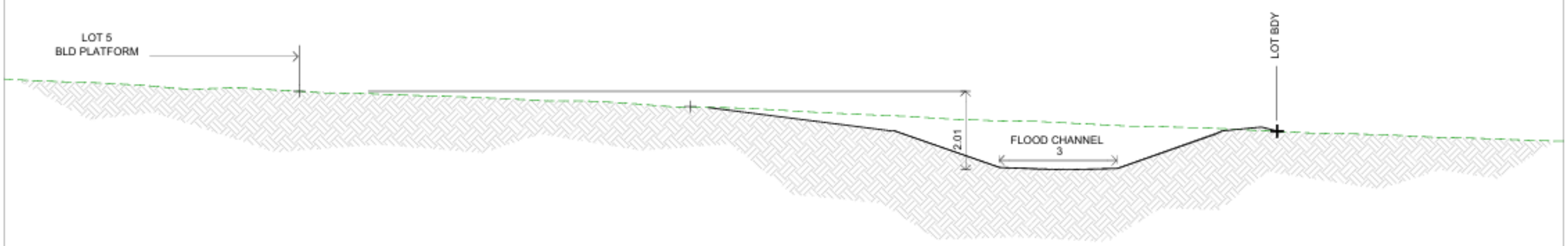
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FLOOD CHANNEL- OPPOSITE LOT 76



FLOOD CHANNEL- OPPOSITE LOT 5



FOR CONSENT 23.07.2026

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
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Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM DEVELOPMENT
TYPICAL FLOOD CHANNEL SECTIONS

Client: NZ CHERRY CORP

Notes:
All dimensions shown are in meters unless shown otherwise.
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Surveyed	Date	Job No.	Drawing No.
–	–	15729	01 Sheet 022
Drawn: RB	Date: 11.07.22	Scale: 1:100 @ A3	
Checked: –	Date: –	Datum & Level: LINDIS PK 2000 NZVD2016	Rev: H

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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
	AD	Lot 164	Lot 165-166
	AE	Lot 165	Lot 166
	U	Lot 97	Lot 104
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
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
	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	
	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
	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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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	15.10.25	UPDATE FOR 167 - 176 LOTS FOR CONSENT	RB
H	23.07.26	UPDATE FOR 151 - 166 LOTS FOR CONSENT	RB

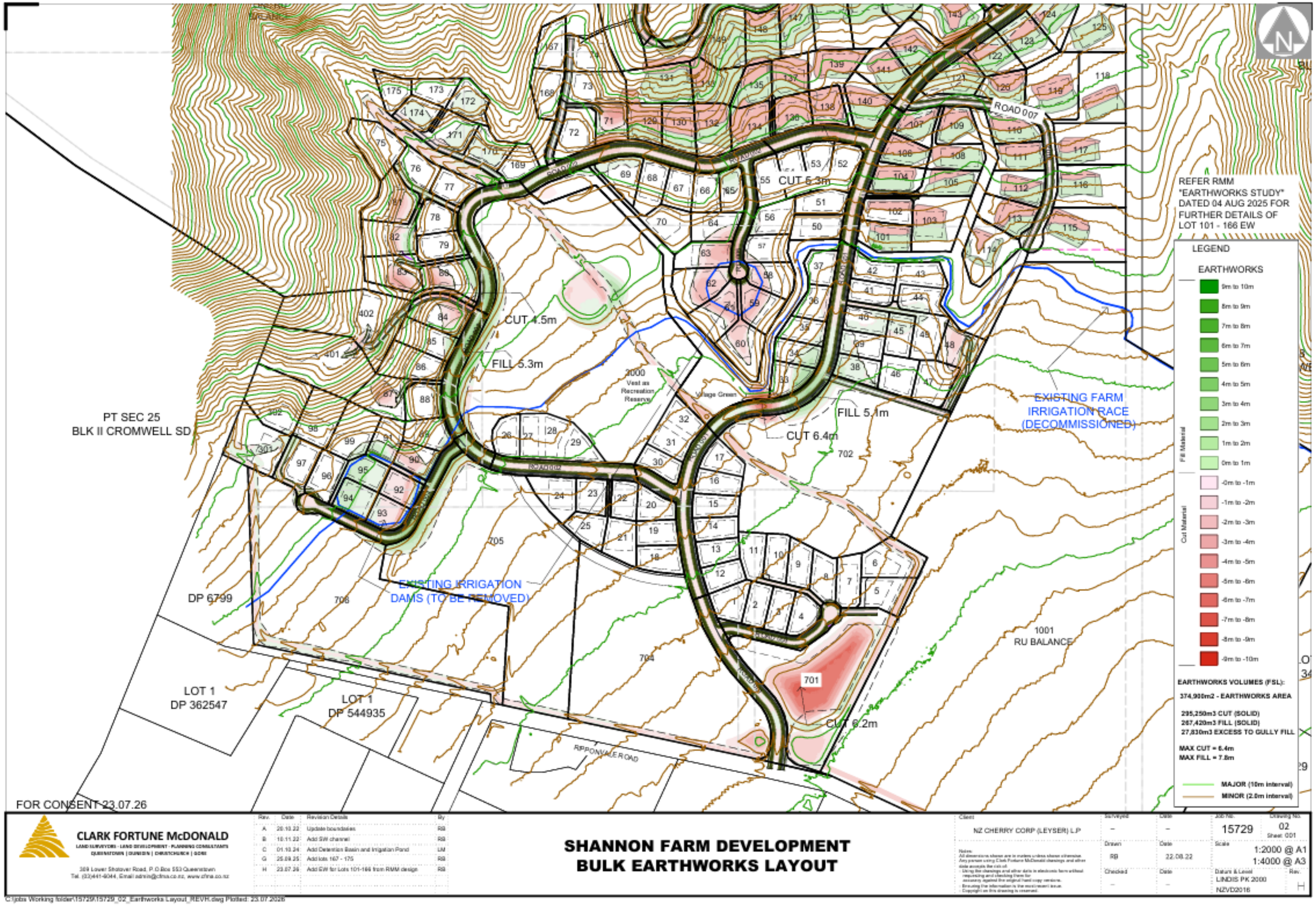
SHANNON FARM DEVELOPMENT
EASEMENT SCHEDULE

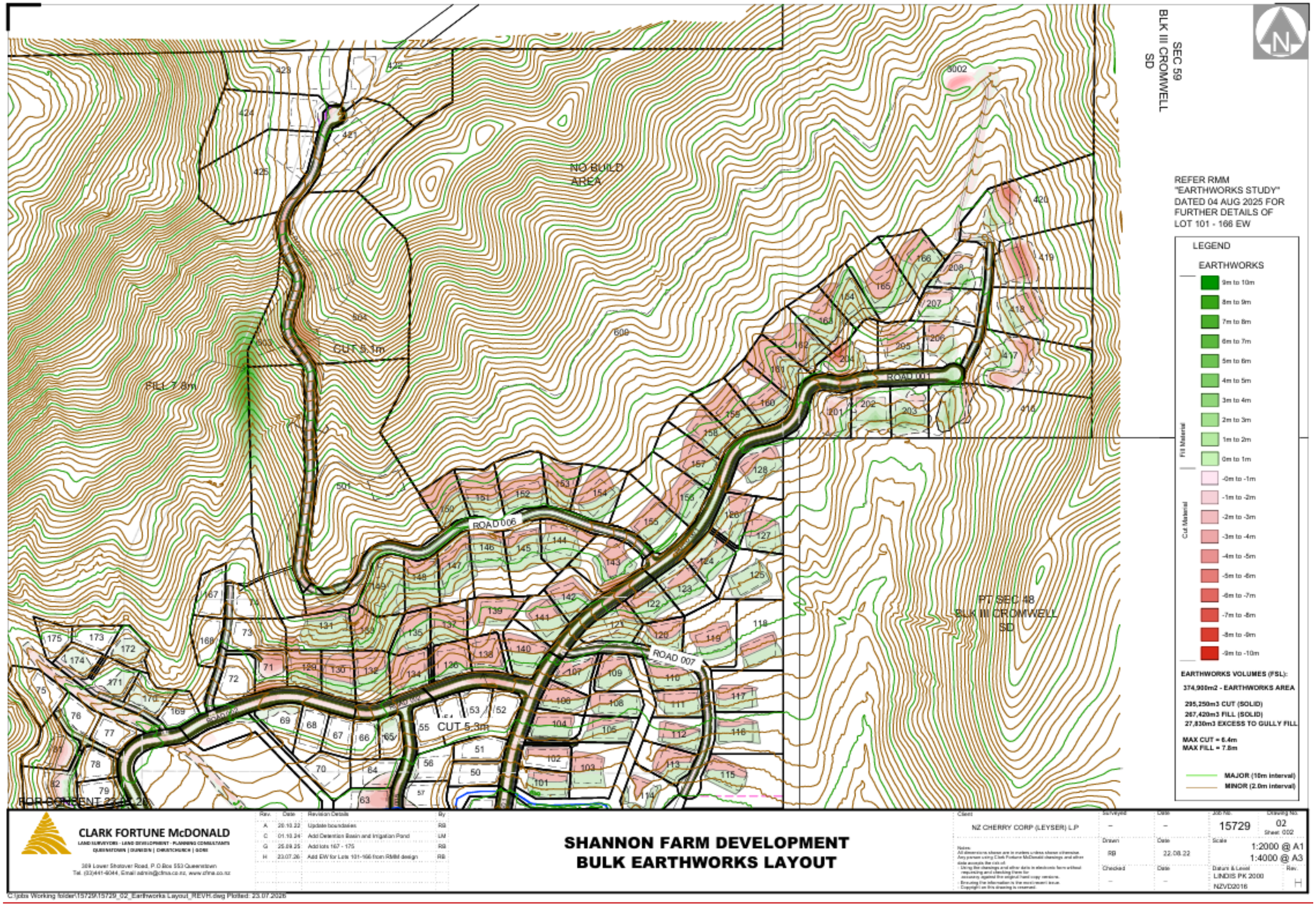
Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729
	Drawn: RB	Date: 11.07.22	Drawing No.: 01 Sheet 023
	Checked: –	Date: –	Scale:
			Datum & Level: LINDIS PK 2000 NZVD2016
			Rev.: H

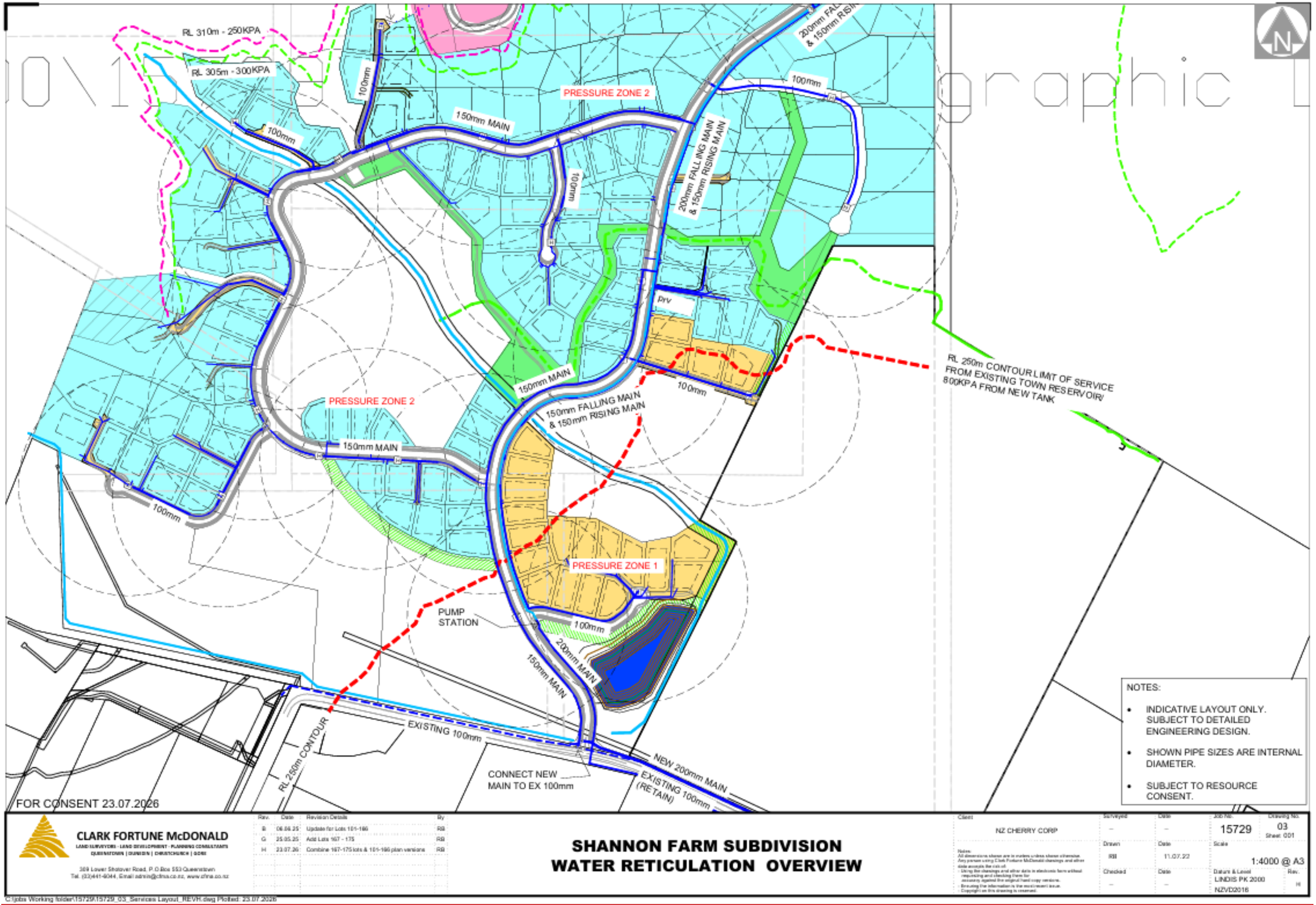
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- Ensuring the information is the most recent issue.

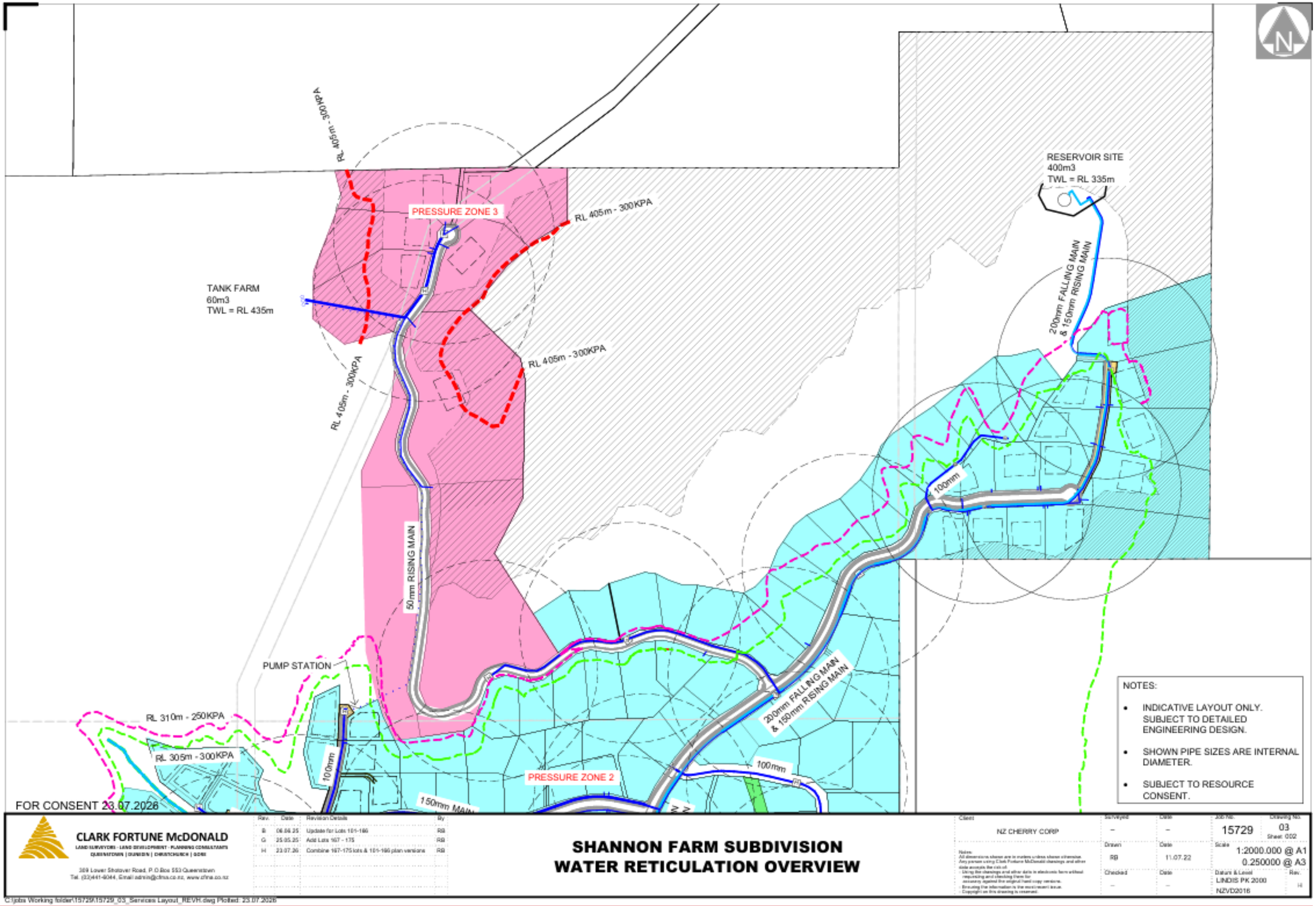
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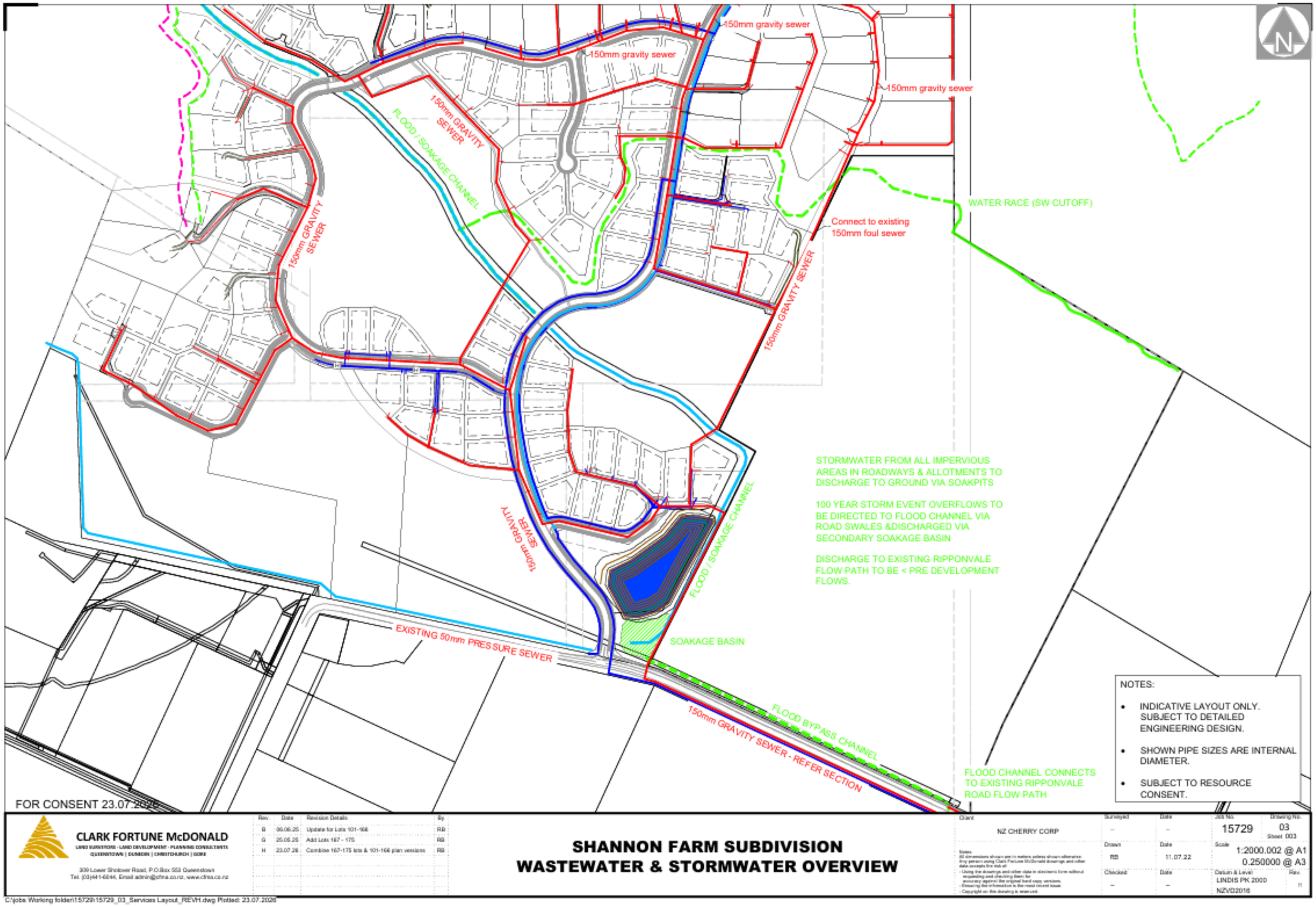
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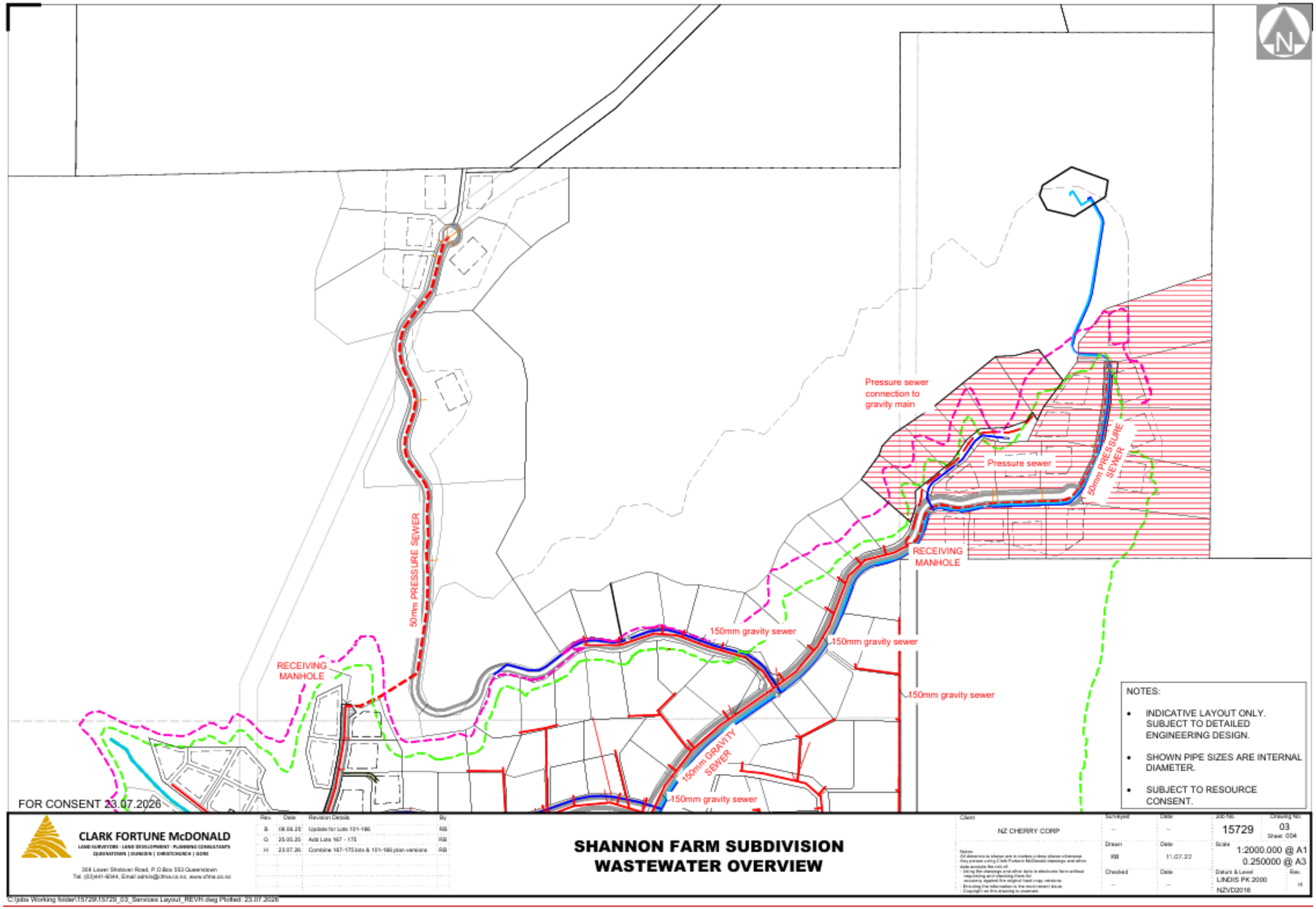

ROAD 007
CUT 5.3m
CUT 4.5m
FILL 5.3m
1000
Vest as Recreation Reserve
Village Green
FILL 5.1m
CUT 6.4m
EXISTING FARM IRRIGATION RACE (DECOMMISSIONED)
PT SEC 25
BLK II CROMWELL SD
EXISTING IRRIGATION DAMS (TO BE REMOVED)
DP 6799
LOT 1
DP 362547
LOT 1
DP 544935
1001
RU BALANCE
CUT 6.2m
RIPPONVALE ROAD
REFER 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):
374,930m2 - 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
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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 26.10.22 Update boundaries RB
B 10.11.22 Add SW channel 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 SW for Lots 101-166 from RMM design RB
SHANNON FARM DEVELOPMENT
BULK EARTHWORKS LAYOUT
Client: NZ CHERRY CORP (LEYSER) L.P
Surveyed: –
Date: –
Job No.: 15729
Drawing No.: 02 Sheet: 001
Drawn: RB
Date: 22.08.22
Scale: 1:2000 @ A1 1:4000 @ A3
Checked: –
Date: –
Datum & Level: LINDIS PK 2000 NZVD2016
Rev.: H
C:\jobs Working folder\15729\15729_02_Earthworks Layout_REVH.dwg Plotted: 23.07.2026

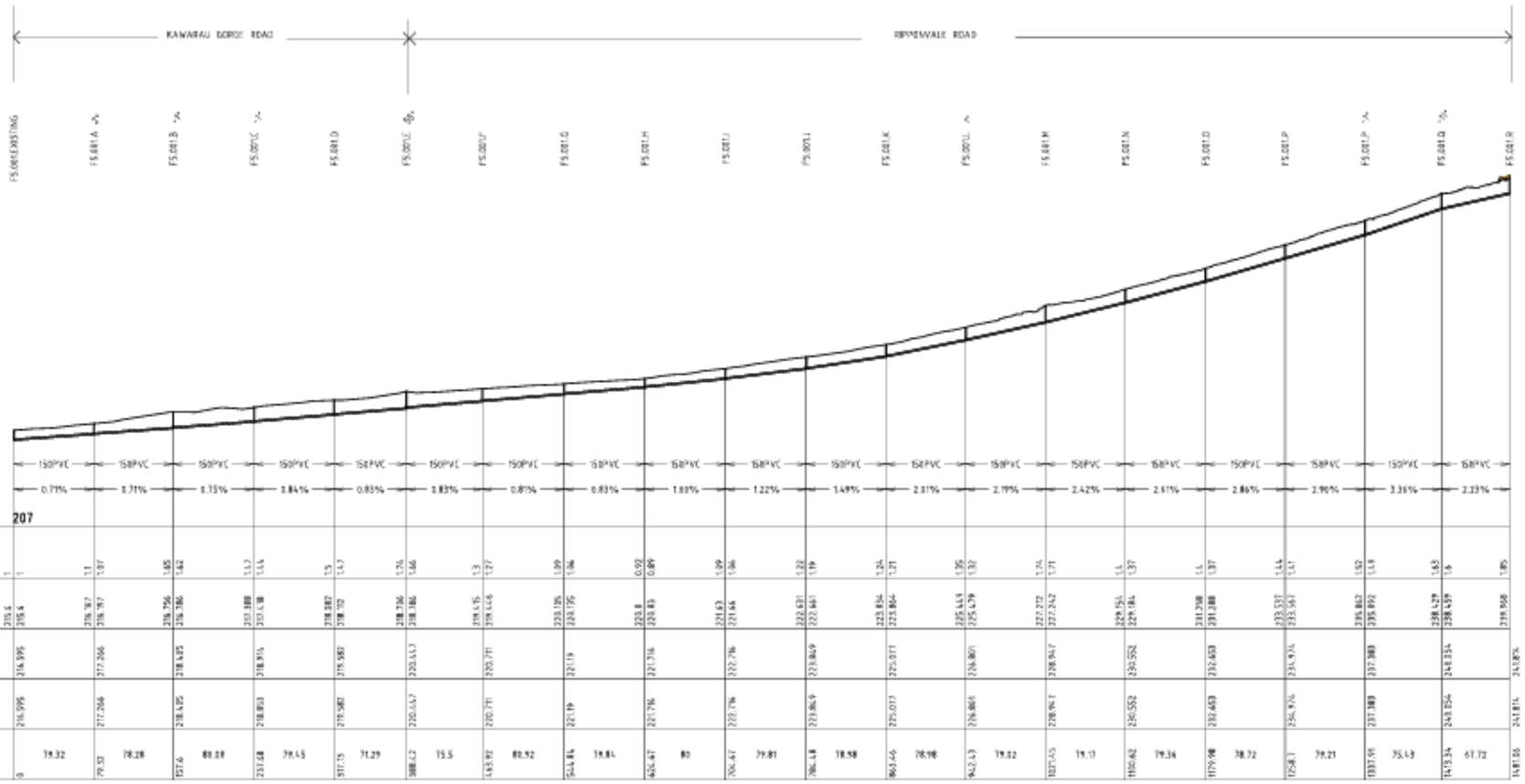

SEC 59
BLK III CROMWELL
SD
NO BUILD
AREA
CUT 5.1m
FILL 7.8m
CUT 5.3m
ROAD 001
ROAD 006
ROAD 007
PT SEC 48
BLK III CROMWELL
SD
REFER RMM
"EARTHWORKS STUDY"
DATED 04 AUG 2025 FOR
FURTHER DETAILS OF
LOT 101 - 168 EW
LEGEND
EARTHWORKS
Fill Material
9m to 10m
8m to 9m
7m to 8m
6m to 7m
5m to 6m
4m to 5m
3m 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):
374,930m2 - 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)
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
389 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 26.10.22 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) LP
Surveyed
–
Date
–
Job No.
15729
Drawing No.
02
Sheet: 002
Drawn
RB
Date
22.08.22
Scale
1:2000 @ A1
1:4000 @ A3
Checked
–
Date
–
Datum & Level
LINDIS PK 2000
NZVD2016
Rev.
H
C:\jobs Working folder\15729\15729_02_Earthworks Layout_REVH.dwg Plotted: 23.07.2026


RL 310m - 250KPA
RL 305m - 300KPA
100mm
150mm MAIN
PRESSURE ZONE 2
200mm FALLING MAIN & 150mm RISING MAIN
PRV
RL 250m CONTOUR LIMIT OF SERVICE FROM EXISTING TOWN RESERVOIR 800KPA FROM NEW TANK
150mm FALLING MAIN & 150mm RISING MAIN
PRESSURE ZONE 1
PUMP STATION
200mm 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 23.07.2026
CLARK FORTUNE McDONALD
SHANNON FARM SUBDIVISION
WATER RETICULATION OVERVIEW
NZ CHERRY CORP
15729
03
1:4000 @ A3
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
50mm RISING MAIN
RESERVOIR SITE
400m3
TWL = RL 335m
200mm FALLING MAIN
& 150mm RISING MAIN
100mm
PUMP STATION
RL 310m - 250KPA
RL 305m - 300KPA
100mm
PRESSURE ZONE 2
150mm MAIN
200mm FALLING MAIN
& 150mm RISING MAIN
100mm
NOTES:
• INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
• SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
• SUBJECT TO RESOURCE CONSENT.
FOR CONSENT 23.07.2026
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE
389 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
B 06.04.25 Update for Lots 101-186 RB
G 25.05.25 Add Lots 167 - 175 RB
H 23.07.26 Combine 167-175 lots & 101-186 plan versions RB
SHANNON FARM SUBDIVISION
WATER RETICULATION OVERVIEW
Client: NZ CHERRY CORP
Surveyed: –
Date: –
Job No.: 15729
Drawing No.: 03
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.: H
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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
FLOOD BYPASS CHANNEL
150mm GRAVITY SEWER - REFER SECTION
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 23.07.2026
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309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel. (03)441-6644, Email admin@cfma.co.nz, www.cfma.co.nz
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 & STORMWATER OVERVIEW
Client: NZ CHERRY CORP
Surveyed – Date –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 03 Sheet 003
Scale 1:2000.002 @ A1
0.250000 @ A3
Datum & Level LINDIS PK 2000
NZVD2016
Rev. H
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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 23.07.2026
CLARK FORTUNE McDONALD
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QUEENSTOWN | DUNEDIN | CHRISTCHURCH | OCBS
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
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 –
Drawn RB Date 11.07.22
Checked – Date –
Job No. 15729
Drawing No. 03 Sheet: 004
Scale 1:2000.000 @ A1
0.250000 @ A3
Datum & Level LINDIS PK 2000
NZVD2016
Rev. H
C:\jobs Working folder\15729\15729_03_Services Layout_REVH.dwg Plotted: 23.07.2026



PIPE SIZE (mm) & CLASS	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC	150PVC
GRADE %	0.77%	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%	3.35%	2.23%
DATUM R.L.	207																		
DEPTH TO INVERT	1	1	1.1	1.07	1.05	1.62	1.17	1.14	1.5	1.17	1.74	1.66	1.3	1.27	1.09	1.06	0.93	0.89	1.09	1.06	1.22	1.19	1.24	1.21	1.05	1.02	1.24	1.21	1.14	1.11	1.02	1.19	1.63	1.6	1.85	
INVERT LEVEL	215.6	215.6	216.187	216.197	216.256	216.262	217.388	217.418	217.882	217.932	218.326	218.366	219.475	219.446	220.195	220.195	220.8	220.83	221.63	221.66	222.621	222.661	223.836	223.864	225.445	225.479	227.272	227.242	229.154	229.184	231.398	231.388	233.537	233.567	235.862	235.892	238.429	238.459	239.908	
DESIGN SURFACE LEVEL	216.595		217.266		218.425		218.874		219.683		220.443		220.771		221.19		221.796		222.796		223.869		225.017		226.801		228.947		230.552		232.459		234.976		237.388		240.854		243.814	
EXISTING SURFACE LEVEL	216.595		217.266		218.425		218.853		219.683		220.443		220.771		221.19		221.796		222.796		223.869		225.017		226.801		228.947		230.552		232.459		234.976		237.388		240.854		243.814	
CHAINAGE	0	19.32	39.53	78.28	157.6	80.19	237.48	79.45	317.15	71.29	388.42	75.5	463.92	80.52	544.84	79.84	625.47	80	706.47	79.81	786.48	78.58	863.46	78.98	942.43	79.32	1021.45	79.13	1100.62	79.36	1179.98	78.72	1258.7	79.21	1337.91	75.43	1413.34	67.72	1481.86	

LINE - FS.001

SCALE 1:5000 HZ 1:500 VERT

FOR CONSENT 23.07.2026

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Tel. (03)441-9044, Email admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
-	-	-	-

SHANNON FARM SUBDIVISION
GRAVITY FOUL CONNECTION TO EXISTING MAIN

Client: NZ CHERRY CORP	Surveyed: –	Date: –	Job No.: 15729
	Drawn: RB	Date: 11.07.22	Drawing No.: 03 Sheet: 006
	Checked: –	Date: –	Scale: SEE ABOVE
			Datum & Level: LINDIS PK 2000 NZVD2016
			Rev.: H

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Appendix C – Development Contribution Notice

Created 14/07/2026
Revised 23/10/2026

RC 250155 – RC 220396v3

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

LOCAL GOVERNMENT ACT 2002 AND RESOURCE MANAGEMENT ACT 1991 DEVELOPMENT/FINANCIAL CONTRIBUTION DEMAND

Application Reference: RC250155 – RC220396V3

Name: New Zealand Cherry Corp (Leyser) LP

Site: 112 & 144 Ripponvale Road, Cromwell

Description of proposal: Revision of ongoing subdivision RC220396 to add an additional 28 residential Lots.

This demand has been issued in accordance with Council's Policy on Development and Financial Contributions effective from 1 July 2021, and updated $/HUE rates as published in CODC's Schedule of Fees and Charges 2024-2205.

This demand is an indication of the amount payable by the Applicant should the consent proceed in its current form.

Calculations

Note: A "Household unit equivalent" (HUE) means demand for Council services equivalent to that produced by a nominal household in a standard residential unit. Non-residential activities, such as industrial and commercial, can be converted into HUEs using land use differentials.

All calculation costs are quoted exclusive of GST

1. Water Supply

Asset Contributing Area	Development Contribution per HUE	Financial Contribution per HUE
Cromwell	*$4,065.22*	

Calculation Notes:

- *Credit occupied by existing activities, or by ongoing proposed development.*
- *Proposed additional demand of 28.0HUE.*

Contribution = (28.0HUE proposed) x $4,065.22
= $113,826.16

Payment due = $113,826.16 + GST

2. Wastewater

Asset Contributing Area	Development Contribution per HUE	Financial Contribution per HUE
Cromwell	*$3,306.09*	

Calculation Notes:

- *Credit occupied by existing activities, or by ongoing proposed development.*
- *Proposed additional demand of 28.0HUE.*

Contribution = (28.0HUE proposed) x $3,306.09
= $92,570.52

Payment due = $92,570.52 + GST

3. Reserves

Contributing Area	Development Contribution per HUE	Financial Contribution per HUE
District Wide Urban		*$2,525.22*

Calculation Notes:

- *Credit from titles occupied by existing activities, or by ongoing proposed development.*
- *Proposed additional demand of 28.0HUE.*
- *Credit due to vested reserves Lot 3000 and Lot 3001 from original DC Assessment under RC220396: 89HUE. RC220396v4/RC250169 consent for intensification reduced this Reserve Credit overflow of 89HUE, by 9HUE, to a remainder of 80HUE. This consent for intensification will reduce this Reserve Credit overflow of 80HUE, by 28HUE, to a remainder of 52HUE.*

Contribution = (28.0HUE proposed – 80.0HUE credit) x $2,525.22
= $Nil

Payment due = $Nil

4. Roading

Asset Contributing Area	Development Contribution per HUE	Financial Contribution per HUE
District Wide	*$1,800.00*	

Calculation Notes:

- *Credit occupied by existing activities, or by ongoing proposed development.*
- *Proposed additional demand of 28.0HUE.*

Contribution = (28.0HUE proposed) x $1,800.00
= $50,400.00

Payment due = $50,400.00 + GST

Summary of Payments Due

Activity	Payment
Water Supply	$113,826.16 +GST
Wastewater	$92,570.52 +GST
Reserves	$Nil
Roading	$50,400.00 +GST
Total	**$256,796.68 +GST**

Payment

Development contributions must be paid by the due dates in the table below.

	Payment due date
Building consent	20th of the month following the issue of the invoice
Certificate of acceptance	At issue of the certificate of acceptance
Resource consent for subdivision	Prior to release of the certificate under section 224(c) of the RMA
Resource consent (other)	20th of the month following the issue of the invoice
Service connection	At issue of the connection approval

On time payment is important because, until the development contributions have been paid in full, Council may:

- Prevent the commencement of a resource consent.
- Withhold a certificate under section 224(c) of the RMA.
- Withhold a code compliance certificate under section 95 of the Building Act 2004.
- Withhold a service connection to the development.
- Withhold a certificate of acceptance under section 99 of the Building Act 2004.

Where invoices remain unpaid beyond the payment terms set out in the Policy, Council will start debt collection proceedings, which may involve the use of a credit recovery agent. Council may also register the development contribution under the Land Transfer Act 2017, as a charge on the title of the land in respect of which the development contribution was required.

A development contribution may be generated when granting a resource consent, building consent or service connection and a financial contribution may be generated when granting a resource consent. Where one development requires different types of consent and these are processed concurrently, more than one invoice may be generated for the same contribution, however a contribution only needs to be paid once.

If on a subsequent application more detailed information reveals that a proposal will generate more demand than initially assessed a higher contribution may be required. If a payment has been made in the interim a further payment of the balance will be required.

Dominic Haanen
Environmental Engineer
Email: dominic.haanen@codc.govt.nz