

Before the Independent Hearings Panel
At Central Otago District Council

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

Memorandum to the Panel in response to Minute 2

12 August 2026

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**anderson
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Introduction

- 1 New Zealand Cherry Corp (Leyser) LP (**Applicant**) has made an application to the Central Otago District Council (**CODC** or **Council**) for subdivision consent and land use consent (RC250155) to establish an additional 44 residential allotments in the Rural Resource Area (5) (**RRA(5)**) at 112 & 144 Ripponvale Road, Cromwell (**Site**).¹
- 2 This memorandum responds to Minute 2 of the Panel and sets out the Applicant's proposed timeframe for providing the requested further information in accordance with those directions. In paragraph [20]-[21] of Minute 2 the Panel directs:

[20] The **Applicant** is invited to consider the further information requests set out in this Panel Direction and advise us in writing by or before **5pm Wednesday 12 August 2026** of a suitable timeframe for the Panel's receipt of this information.

[21] Upon receipt of the advice in response to [20] above the Panel will issue a further direction setting out the process and associated timeframes for circulation of the information, comments in response from hearing parties, and the Applicant's Right of Reply.
- 3 The Applicant has considered the further information requests identified by the Panel and consulted with its advisors regarding the scope of work required. Subject to the comments below regarding visual simulations, the Applicant proposes to provide the requested information to the Panel by **5.00 pm on 2 September 2026**. This timeframe is considered sufficient to enable the necessary technical, planning and legal assessments to be completed and a response provided to the following information requested in Minute 2:
 - (a) Case law - paragraphs [3]-[5];
 - (b) Economics – paragraphs [6]-[7];
 - (c) Access sightlines – paragraph [8];

¹ Legal Description(s): Section 54 Block III Cromwell Survey District, Section 26, 100 Block III Cromwell Survey District, Section 27-28, 96, 99, 102 Block III Cromwell Survey District, Lot 2 Deposited Plan 330709 and Section 4, 11, 98, 101, 103 Block III Cromwell Survey District and Part Section 5, 25 Block III Cromwell Survey District and Part Run 1201R.

- (d) Rule interpretation – paragraphs [11]-[13]; and
 - (e) Structure of the Application (RLA6) – paragraphs [14]-[15].
- 4 The Applicant understands that, following circulation of that information, hearing participants will have an opportunity to comment before the Applicant files its Right of Reply.

Design Guidelines

- 5 In relation to paragraph [16] of Minute 2, a complete copy of the Shannon Farm Design Guidelines is **attached** to this memorandum in **Appendix 1**. The Design Guidelines are proposed to be implemented through covenants registered against the titles of the allotments created by the subdivision and form an integral component of the development framework applying to Shannon Farm.
- 6 The anticipated wording of the relevant covenants (consistent with covenants on existing lots) is as follows:

Design Guidelines: *The Covenantor covenants and agrees that all structures on the Burdened Land will comply with the Design Guidelines applicable at the time of application for building consent for such structures or, where building consent is not required, at the time of construction.*

And:

Prior to submitting building plans and building consent applications to any consenting authority for any necessary approvals and prior to commencing the construction of any structure or any associated works on a Lot, the Covenantor will obtain written approval of such plans from the Developer in accordance with the Design Guidelines. The Developer will use its best endeavours to respond to each application within 10 working days.

Design Guidelines are defined as follows:

Design Guidelines *means the design guidelines document issued by the Developer from time to time relating to the Development*

- 7 It is acknowledged that some amendment to the Design Guidelines will be required in the event that the Application is granted, to reflect the revised subdivision layout and lot sizes.

Visual Simulations

- 8 The Applicant has considered paragraphs [17]-[19] of Minute 2. While the Applicant notes that both landscape architects who addressed the proposal at the hearing considered that they had a sufficient understanding of the landscape and visual effects of the proposal without the need for visual simulations, the Applicant considers that they may aid the Panel in their consideration of the Application.
- 9 The Applicant is making further enquiries regarding the potential preparation of visual simulations, including the scope, timing and cost of that work. Initial enquiries indicate that preparation of simulations from key viewpoints may require a materially longer timeframe than the other information requests. The Applicant will provide a further update to the Panel by the end of this week regarding whether it considers visual simulations would materially assist the Panel's assessment and, if so, the timeframe required to prepare them.
- 10 For the avoidance of doubt, the Applicant does not consider that the visual simulation issue should delay the provision of the remaining information identified in the Minute 2. Subject to the Panel's direction, the Applicant therefore proposes to provide all other requested information by 2 September 2026, with any visual simulation work provided separately.

Additional information – Assessment of effects on rural character and amenity

- 11 In the course of the hearing, we recorded that **Mr Woodward's** response to a question requesting confirmation of his assessment of effects on rural character and amenity was to be provided as further information following the hearing. Counsel would be grateful if the Panel could confirm whether this information continues to be requested. In the event that it is, we confirm that **Mr Woodward** can provide the assessment as part of the further information to be provided by 2 September 2026.

Dated this 12 August 2026



Sarah Eveleigh

Counsel for New Zealand Cherry Corp (Leyser) LP

Appendix 1: Shannon Farm Design Guidelines

Shannon Farm

Design Guidelines

Ripponvale Road | Central Otago





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1. Introduction

A breathtaking place to live and play. Nestled behind vineyards, cherry orchards and framed by the majestic Pisa Range is Central Otago Lakes newest lifestyle subdivision, Shannon Farm.

This spacious and unique rural subdivision offers secluded lifestyle block living only minutes from Cromwell and the shores of Lake Dunstan.

Shannon Farm is well positioned in the desirable Central Otago Lakes surrounded by all that the region has to offer, from its world-class vineyards, biking trails and ski fields, to popular Wanaka, Queenstown and Clyde townships.

With 160 lifestyle sections set amongst 142 hectares of rolling hills and fields, Shannon Farm's sections begin at 1,500m² and go upwards of 3ha, giving purchasers a selection of sizes in which to build for their lifestyle.

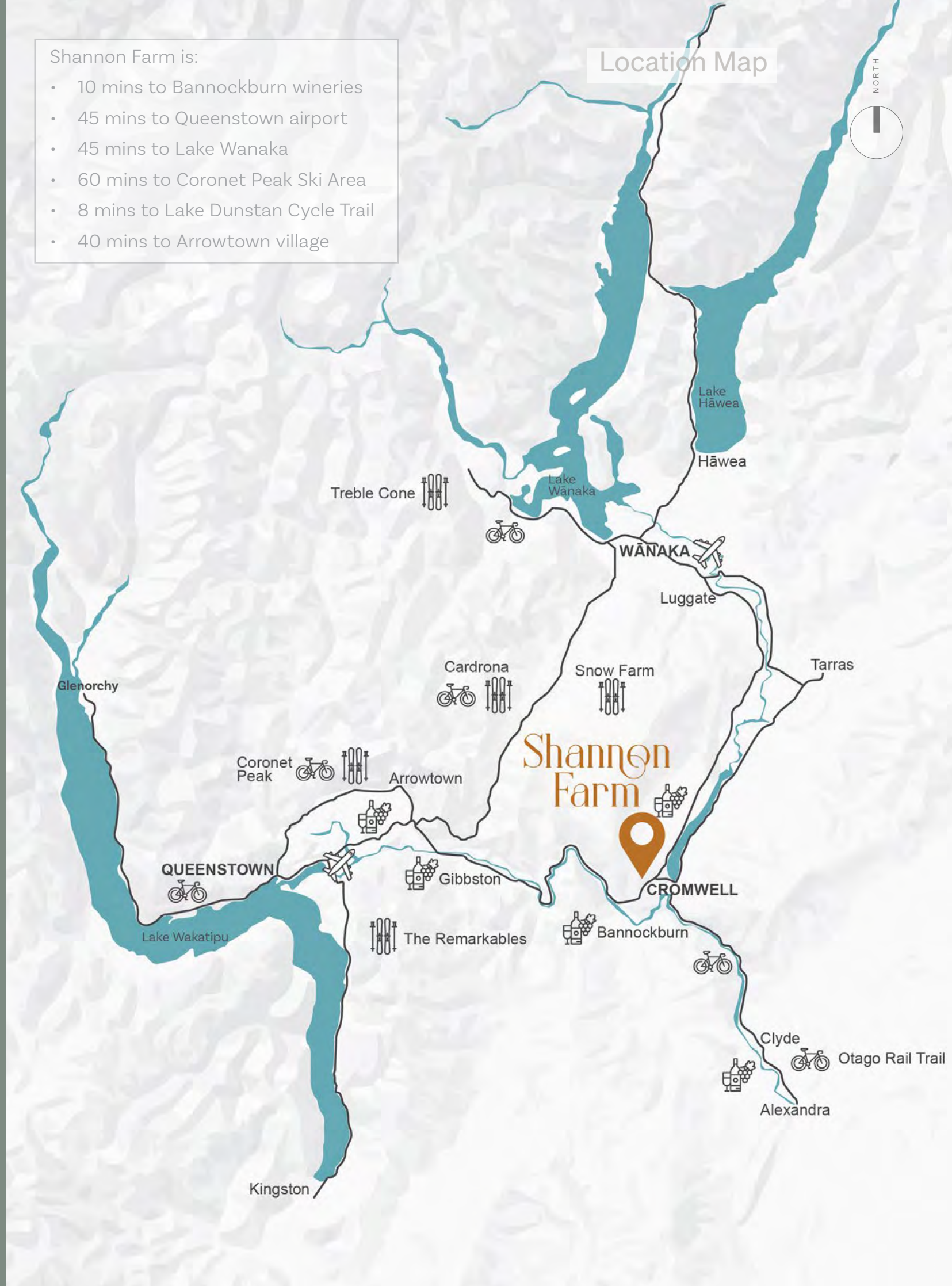
Each section boasts mountain vistas, with the more elevated sections enjoying a picturesque view of the cherry orchards and Bannockburn. No need to drive as residents can enjoy the near-by walking and mountain biking tracks within the Outstanding Natural Landscape area of Shannon Farm, as well as Cromwell town centre just a short distance away.

The striking landscape is complemented by a sensitive approach to development, ensuring that all new built form is integrated into the rugged and rural aesthetic of its surroundings. The architecture and landscape of the development draws its inspiration from its local context.

The development takes its name from the original farm owners and holds special historical significance for many locals. Shannon Farm had been in the prominent local Ritchie family from 1882 until 1944 before being sold to Crabbe & Sons, then later the Leysers in the 1970's.

Shannon Farm is:

- 10 mins to Bannockburn wineries
- 45 mins to Queenstown airport
- 45 mins to Lake Wanaka
- 60 mins to Coronet Peak Ski Area
- 8 mins to Lake Dunstan Cycle Trail
- 40 mins to Arrowtown village



1.01 The vision for Shannon Farm

“ Make your lifestyle your home. Shannon Farm is a spacious lifestyle subdivision grounded within its natural context, and provides its residents with a cohesive and high-quality backdrop, ready to build their lifestyle.”



1.02 Objectives that shape the design of Shannon Farm

Offer residents a high-quality development that will respectfully maintain its visual character and landscape quality through a set of design controls.

Ensure all buildings are carefully positioned within the natural topography to complement the landscape.

Create a neighbourhood that complements the untamed rural character of the natural setting, using simple and contemporary architectural forms and local materials.

Protect the openness and uncluttered quality of the landscape using planting and visually permeable boundary demarcation between properties.

Ensure the reserves, yards and open spaces are planted with a predominantly native and endemic plant palette, reflective of the surrounding land uses and local ecological setting.

Provide for a range of rural living opportunities on lots of varied sizes and shapes that integrate with rural land uses and recreational opportunities.

Celebrate and enhance the inherent qualities of the site: earthy, natural, raw, rugged, alpine, un-manicured, semi-rural, and sun-soaked.

1.03 Purpose and structure of the Design Guidelines

This Design Guideline document seeks to protect and enhance the value of your property by ensuring all development on Shannon Farm will result in a cohesive, high-quality, semi-rural neighbourhood that complements its natural setting and does not devalue neighbouring properties in the opinion of the Developer.

These Design Guidelines supplement the Developer Covenants (Covenants) and District Plan rules, which apply to each land parcel, by providing guidance as to the expectations of the Developer for Shannon Farm. They apply independently to building and planning consents required for building work. The Developer will facilitate the Developer Approval process. The Developer will assess all proposals against the objectives and controls set out in this document. Whether a design complies with the Design Guidelines is at the discretion of the Developer.

In addition to Developer Approval, all proposals require Central Otago District Council (CODC) building consents and CODC Resource Consents. It is the applicant's responsibility to confirm additional consenting requirements directly with CODC. While the information supplied for each area may be similar, the assessment areas will differ.

Each property at Shannon Farm has several building controls forming part of the original development consent.

The Shannon Farm Design Guidelines are secondary to the following documents:

- [CODC District Plan and relevant existing Resource Consents.](#)
- Subdivision Consent

1.04 Recreational networks

The Shannon Farm development has incorporated a number of neighbourhood-wide initiatives to strengthen and improve the local recreational networks.

A number of financial investments such as an underpass to connect to Cromwell, upgrades to cycle tracks and enhancement of open spaces within and near the development will ensure that the great outdoors is even more accessible and enjoyable for the residents of Shannon Farm.

Wider neighbourhood initiatives and enhancements include:

- Native planting in common areas, parks, and roads.
- Landscape buffers throughout the development.
- Pedestrian and cycle underpass constructed under SH6.
- Cromwell Mountain Bike Club trails.
- Widening of the existing seal on Ripponvale Road.
- 2.0m wide shared walking and cycle path along Ripponvale Road.





2. Neighbourhood Typologies

Shannon Farm seeks to integrate a range of complementary activities within the rural setting, including rural living, farming and agriculture, horticulture, recreation, and open space.



2.01 Neighbourhood controls

The development has been assigned a set of neighbourhood typologies to ensure built form and site coverage outcomes that will integrate seamlessly into the surrounding landform. The development has been allocated across several Rural Lifestyle Areas (RLA’s), each with unique design parameters that respond to its unique setting.

The RLA’s have been divided into five neighbourhoods called Stella Ridge, Orchard View, Double Rock, Village Green and Cherry Grove. These are illustrated on the current

Master Plan (refer to page 31). Each RLA identified on the Structure Plan (refer to page 32) has been set a minimum allotment area. The areas capable of having smaller lots and denser rural living development are on the flat and less visibly prominent core of the development. Larger lots are located on the outer edges of the development, responding to the landscape values within the Significant Amenity Landscape.

The specific allotment size provisions applying to each RLA are summarised as follows:

Table 1. Allotment Sizes for Rural Lifestyle Areas

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



3. Site Design

Site design encompasses a set of site coverage, setback and building platform controls that aim to maintain and enhance the connection between built form and surrounding landscape.

Objectives

Protect the visually open landscape character through the use of building platforms, setbacks, no-build areas and land-use controls.

Ensure a connection to the landscape is maintained when placing buildings within each site.

Ensure the development pattern remains cohesive and co-ordinated throughout the site.

Ensure that residents' views and solar gain are substantially protected and maintained.



Controls

3.01 Site layout & connection to the landscape

3.01.1 The location and orientation of the main dwelling is crucial to making the most of the site opportunities and aspect. When arranging the building, designers are to consider all opportunities for mountain views while creating sheltered living spaces within the architectural form.

3.01.2 Built forms should be appropriately situated within the existing topography of the hill face rather than protruding out from or over the landform. Refer to Figures 1 and 2 below.

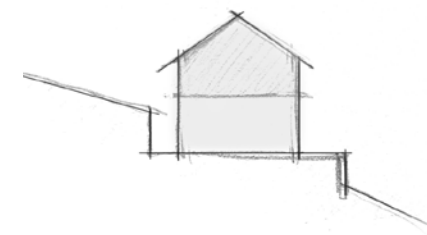


Figure 1. Prominent protruding built form

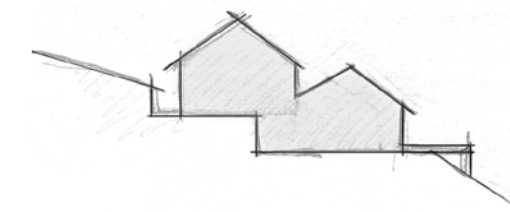


Figure 2. Built form sympathetic to landform

3.02 Setbacks

3.02.1 Where any site adjoins Ripponvale Road, buildings shall be a minimum of 30 metres from the road boundary. This only impacts Lots 701, 704, 705 and 706.

3.02.2 All buildings on sites within Shannon Farm and adjacent to the Shelter Belt shall be set back a minimum of 30 metres from the boundary within the Rural Resource Area. This is relevant to Lot 706. Please refer to page 32 for the Structure Plan.

3.03 No-build areas

3.03.1 There shall be no buildings (excluding fences and retaining structures) located within the "no build" area on allotments 201 - 203, 401, 402, 416 - 425, 501, 504 and 600.



3.04 Setbacks (Yards)

All buildings within Shannon Farm shall comply with the yard requirements in the table below.

Table 4. Minimum yard sizes

Rural Lifestyle Area	Minimum Yard Size
Rural Lifestyle Area 1 (lots of less than 2,000m ²)	4.5m for single storey accessory buildings and 6m for all other buildings
Rural Lifestyle Area 1 (lots of 2,000m ² or more)	6m
Rural Lifestyle Area 2	6m
Rural Lifestyle Area 3	6m
Rural Lifestyle Area 4	10m
Rural Lifestyle Area 5	10m
Rural Lifestyle Area 6	10m
Rural Lifestyle Production Area	10m

3.04.1 Buildings within the consented building platforms on Lots 208, 401-404, 406, 408, 409, 413-425 and 501 may breach the minimum yards provided they are located within the building platforms identified on the lots. Refer to the Current Master Plan in Appendix A.

3.05 Residential dwellings

3.05.1 There shall be no more than one residential dwelling on a lot unless additional residential activity is required to accommodate people working on the property and their families and the Developer consents.

3.05.2 Small self-contained units in addition to the main dwelling require consent from the Developer in addition to CODC and other consents.

3.05.3 Temporary structures, including caravans or other vehicles are not permitted to be used for temporary residences.

3.06 Building platforms

3.06.1 The permitted Building Platform, shown on the Master Plan in Appendix A (refer to pg 31), is the area within which all residential and associated buildings, structures and decking must be contained.

3.06.2 A Building Platform is located on every lot. Maximum building heights allowed for each lot within the Building Platform are outlined on pg 14. The placement of these building envelopes has been carefully considered to ensure that views from every dwelling, particularly to the north, are retained and maximised. Please refer to the architectural section (on pg 14) for further detail on required building heights.

3.06.3 Residential buildings on Lots 1 to 99, 201 to 208, 301 to 310, 401 to 425, 501, 504 and 600 must be located within the Building Platform identified on the Master Plan.

3.06.4 Only landscaping and retaining walls are permitted to be outside of the Building Platform and must be approved by the Developer. Given the nature of the landform, retaining walls may be required. If required, retaining walls must be setback a minimum of 2.5m from any property boundary, unless otherwise approved by the Developer. The design and consenting of retaining walls is the responsibility of the landowner.

3.06.5 Should the lot owner wish to excavate below the Reduced Level (RL) for the constructed Building Platform for the purpose of a basement garaging or another use, that excavation shall be contained within the

building floor plan and shall be accessed from within the dwelling only by way of stairs or other means.

3.07 Minimum floor size and levels

3.07.1 The minimum floor area for a dwelling, including the garage, shall be 200m².

3.07.2 The minimum floor level of any dwelling constructed on Lots 5, 6, 17, 32, 75, 76, 77, 96, 97, and 301, shall be above the 1% AEP (Average Exceedance Probability) flood level for the allotment. The building platform level provided to landowners by the Developer will be above the 1% AEP flood level, but this may put a limit on any floor below existing ground level (eg: a basement). The 1% AEP flood level will be confirmed by the Developer upon issue of titles, but is expected to be at least 500mm below the building platform level.

3.08 Firefighting storage provision

3.08.1 At the time residential activity is established on Lots 207-208, 401-402, 409-411, 417-425 and 501-504 domestic water and firefighting storage may be required to be provided by the landowner subject to final engineering design and water modelling.





4. Architectural

This section refers to the overall form of the building and is intended to encourage strong, simple forms that sit comfortably in the landscape.

It describes how building details and elements should be articulated to ensure that all design features are well considered contributions to the overall architecture.

Objectives

- Create contemporary architecture which draws inspiration from the site and from rural forms, and fits elegantly into its striking setting.
- Encourage strong and simple architectural forms, whilst allowing for individuality and a diversity in architectural form throughout the neighbourhood.
- Consider a sustainable use of materials, by promoting the use of material sources which are local, renewable, have a low carbon footprint, and/or are low maintenance.
- Curate a palette of material choices to feature natural finishes and muted, recessive colours and tones which are in keeping with the site’s context and natural landscape.

- Reduce the visual dominance of building finishes.
- Unify the overall built form aesthetic by limiting complex architectural form and roof pitches and promoting simple architectural form.
- Enable visual interest of elevations to ensure that details add depth whilst minimising reflectivity.
- Maximise viewshafts to surrounding mountains whilst ensuring a degree of residential privacy by considering placement of windows in relation to neighbouring dwellings.
- Reduce the visual dominance of garages, services and utilities on the streetscape.

Controls

4.01 Connection to the landscape

4.01.1 As noted in the Site Design section, designers are to consider all opportunities for mountain views while creating sheltered outdoor living spaces within the architectural form when arranging the building. Built forms should be appropriately situated within the existing topography of the hill face rather than protruding out from or over the landform.

4.02 Building materials

- 4.02.1 No secondhand, relocatable or pre-built buildings of any kind are permitted unless agreed by the Developer.
- 4.02.2 All buildings and structures must be constructed from new or high quality materials within the building platforms unless agreed with the Developer.
- 4.02.3 No building or structure will be left with an unfinished, unpainted or unstained exterior, except for where natural timber cladding, stone or concrete is used.

4.03 Building height

The maximum height of any building is to follow the table below to ensure that mountain views are protected for all properties. Building height is to be based on the ground level at the time the Property Title was issued for the allotment.

The maximum height within Shannon Farm shall not exceed:

- 7.5 metres in Rural Lifestyle Areas 1, 2, 3 and Rural Lifestyle Production Area.
- 5.5 metres in Rural Lifestyle Area 4.
- 5 metres in Rural Lifestyle Areas 5 and 6.

4.04 Roof form

4.04.1 Compose roof forms which contribute to the creation of strong and considered architectural forms which have presence in an expansive landscape.

Acceptable forms include:

- Simple roof forms includes flat, mono-pitch or gable roofs.
- A combination of either mono-pitch or gable roofs with flat roofed connecting elements.
- Other roof forms may be considered which can demonstrate a clear and visually considered form.

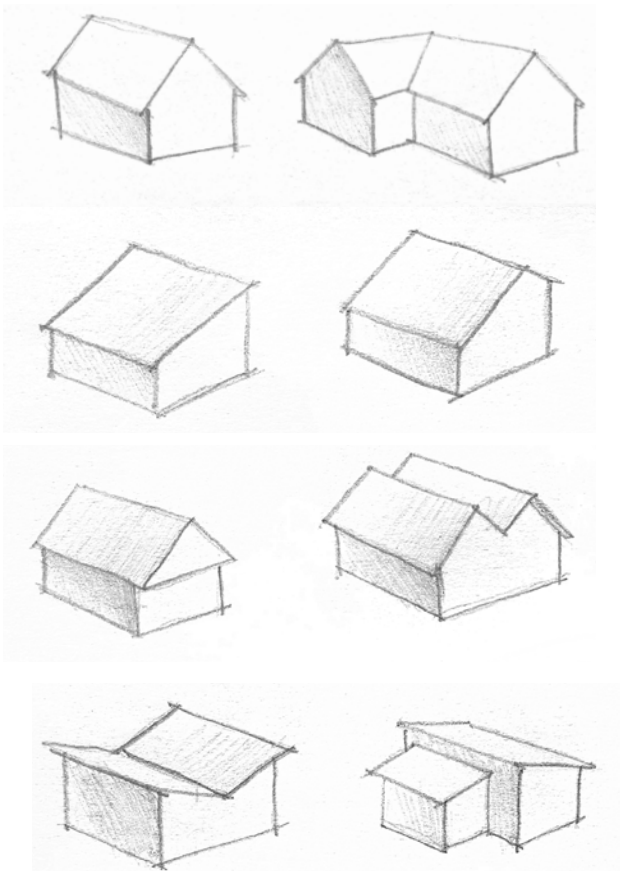


Figure 3. Acceptable roof types

4.04.2 Unacceptable forms - roofs with hips are not permitted.

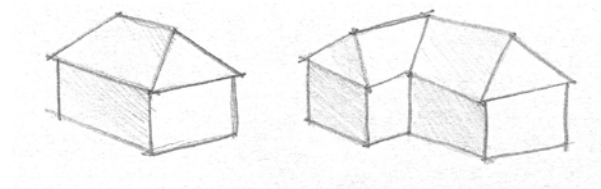


Figure 4. Unacceptable roof type

4.04.3 Gable roofs, which have protruding eaves, are to have a minimum overhang depth of 600mm and must demonstrate a considered contribution to the overall architecture. Gable roofs are to have a pitch of 20-45°.

4.04.4 Mono-pitch roofs must take care to address the slope of the hill when choosing the direction of their slope. Mono-pitch roofs are to be a pitch of 12-20°.



Figure 5. Mono-pitch roof addresses hill slope



Figure 6. Gable roof example

4.04.5 Flat roofs may be used as additional elements or as the primary architectural form. Flat mono-pitch roofs are encouraged as secondary connecting forms when gable roofs are used for the primary building forms. Flat roofed verandas and similar projecting forms are encouraged.

4.04.6 The preference is for gable and mono-pitch roofs to have soffit overhangs. Care must be taken to manage overheating due to solar gain. This can be achieved through the placement and size of glazing and architectural shading devices, such as pergolas, louvres, fins, and recesses. In the case of gable and mono-pitch roofs with protruding eaves, overhangs are encouraged to have an overhang depth that will provide appropriate solar shading and must demonstrate a considered contribution to the overall architecture. Overhangs are encouraged to be no less than 600mm deep.

4.04.7 Eaves and overhangs for flat roofs are strongly encouraged and are to have an overhang depth that will provide appropriate solar shading. Overhangs are encouraged to be no less than 600mm deep. An example of good practice for overhang depths and shading can be found at level.org.nz/passive-design/shading/external-shading.

4.04.8 Alternative roof forms can be achieved with approval by the Developer.

4.05 Walls and screens

4.05.1 Screens are useful layering and filtering devices and can contribute to shading spaces from the sun and providing privacy. Projecting wing walls can contribute to a considered architectural composition and are useful devices for shading and privacy.

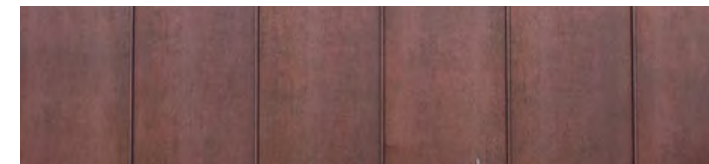


Figure 7. Examples of acceptable screen materials include corten steel, timber boards and timber slats

4.05.2 Any non-structural walls or screens must be cohesive with the materiality and language of the rest of the design.

4.06 General façade articulation

4.06.1 Some tertiary elements, such as chimneys, dormer windows, and building recesses, may be used to break up the building form in a considered and contemporary manner.

4.07 Secondary forms and lean-to forms

4.07.1 Connections between primary and secondary forms, including lean-tos, are to be considered and visually legible.

4.08 Verandas, porches, pergolas, balconies and decks

4.08.1 Verandas, porches, and pergolas are encouraged to provide shading and shelter and to create outdoor living spaces. Balconies on upper floors should be recessed within the main building form.

4.09 Garages and ancillary buildings

4.09.1 Ancillary buildings such as sheds, standalone garages and glass houses are to be integrated and cohesive with the rest of the architectural design. Utility sheds are to be subservient to the primary building forms and located discretely from public viewpoints.

4.09.2 Garages should be set back a minimum of 800mm from the main dwelling façade to reduce the visual dominance of the garage.

4.10 Acoustic Insulation

4.10.1 Dwellings must meet the following sound insulation and ventilation standards within the identified areas shown on the Structure Plan in Appendix B (refer to pg 32):

(i) between the 40dB Sound Insulation Boundary and the Horticulture Area, the outside-to-inside sound insulation of habitable spaces should be no less than 40 dB Rw+Ctr;

(ii) between the 35dB Sound Insulation Boundary and 40dB Sound Insulation Boundary or southern boundary of Shannon farm, the outside-to-inside sound insulation of habitable spaces should be no less than 35 dB Rw+Ctr; and

(iii) at all other locations within the Structure Plan area - the outside-to-inside sound insulation of habitable spaces should be no less than 30 dB Rw+Ctr.

(iv) The assessment of airborne sound insulation shall be in accordance with ISO717-1:2020 Acoustics – Rating of sound insulation in buildings and of building elements - Part 1: Airborne sound insulation.

(v) Where the specifications in parts (i) to (iii) of this Rule can only be achieved with windows and doors closed, the habitable rooms shall be provided with mechanical ventilation to ensure that the requirements of clause G4 of the Building Code are complied with.

4.11 Front doors and windows

4.11.1 Front doors shall be clearly identified but sheltered from the elements.

4.11.2 Bay windows - contemporary interpretations of local historical building

elements such as bay windows are acceptable features.

4.12 Glazing

4.12.1 Shading devices such as boxed or recessed windows are allowed.

4.12.2 Every design must balance the optimisation of the view with the thermal performance of the building.

4.12.3 High reflective glazing is not acceptable.

4.12.4 Glazing must be placed taking care not to impede on neighbours' privacy through overlooking.

4.13 Shading devices

4.13.1 Retractable awnings, operable louvres and similar shading devices are encouraged to provide shading and shelter.

4.13.2 Materials and colours are to be in keeping with the rest of the building structure and design and material that they are attached to.

4.14 Balustrades

4.14.1 The material choice and design of balustrades and railings are to visually contribute to the overall architecture. Timber or metal railings are preferred.

4.14.2 Glass balustrades are to be minimised and unobtrusive, through techniques such as being set back from the façade.



4.15 Chimneys and similar structures

4.15.1 Structures are to be in keeping with the overall material palette and are to be either thoughtfully designed as an architectural feature, or to be kept discreet from outside views.

4.15.2 Chimneys and feature skylight structures are permitted to exceed the height limit for the lot by 1.5m, as long as their width or depth does not exceed 1.2m.

4.16 Spouting, downpipes and gutters

4.16.1 Spouting, downpipes, and gutters are to be in keeping with the overall design, materials and colours by matching the adjacent roof or wall colour unless agreed by the Developer.

4.16.2 Spouting, downpipes and gutters are not to be PVC.

4.16.3 Care is to be taken to avoid stepping of downpipes where possible (i.e. it is preferred that downpipes are continuous, straight line from the roof line to the ground).

4.17 Materiality - key considerations

4.17.1 This section refers to the types of materials which are to be used within Shannon Farm and certain considerations for material selection.

The material palette is muted and recessive to complement the dramatic landscape and fit with the Central Otago style while allowing the opportunity for individual expression. The material palette has been developed to complement the simple contemporary building

forms. The use of locally sourced materials is encouraged to support local economies and use of sustainable construction methods.

4.17.2 Materiality is used to enhance the building form for a strong modern building appearance. The emphasis is on the use of natural materials and finishes.

4.17.3 Pre-finished and pre-coated systems for metal (such as metal roofing) are permitted.

4.17.4 Up to two primary wall claddings (listed on pg 18) may be used for each house, other detail and roof materials can be used in addition to this.

4.17.5 Some additional materials will be allowed for building details, if they are in keeping with the overall design. Materials are to be of a low reflectivity to minimise glare.

4.17.6 Any paints and stains which are coloured are to be muted, recessive colours which fit with the natural environment.

4.18 Sustainability

4.18.1 Materials are to be locally sourced and/or from renewable sources where possible. Low maintenance materials are preferred, especially in elevated and hard to reach locations.



Figure 8. Jacks Point home by Ben Hudson Architects



Figure 9. Arran Lane by Ben Hudson Architects



Figure 10. Two Barns by Space Studio - Cardrona Valley.

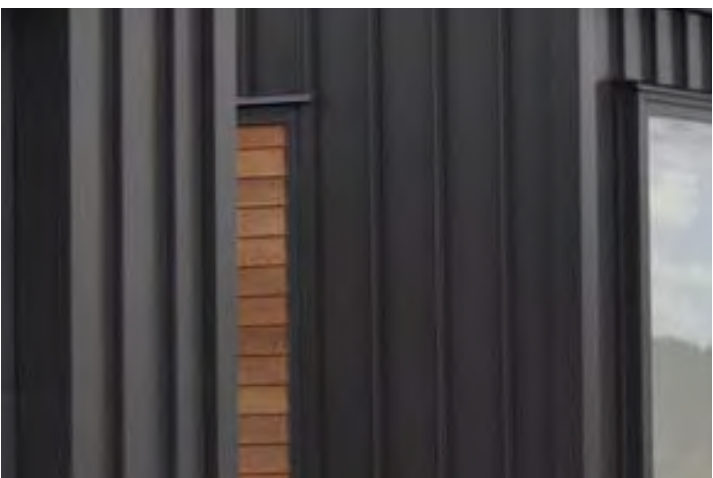
4.19 Examples of acceptable wall cladding materials



Timber wall cladding (including timber technology such as thermally modified wood) should be stained muted, recessive colours i.e. in a grey, black, muted green or muted brown, or left to weather.



Timber cladding may be weatherboards, including the use of shiplap and tongue and groove profiles in either vertical or horizontal orientations.



Metal Claddings

Exterior Metal Cladding Options



Corten weathering steel



Copper left to weather naturally



Zinc which is pre-coated to minimise shine and reflectivity



Mild steel or a similar appearance left to weather naturally

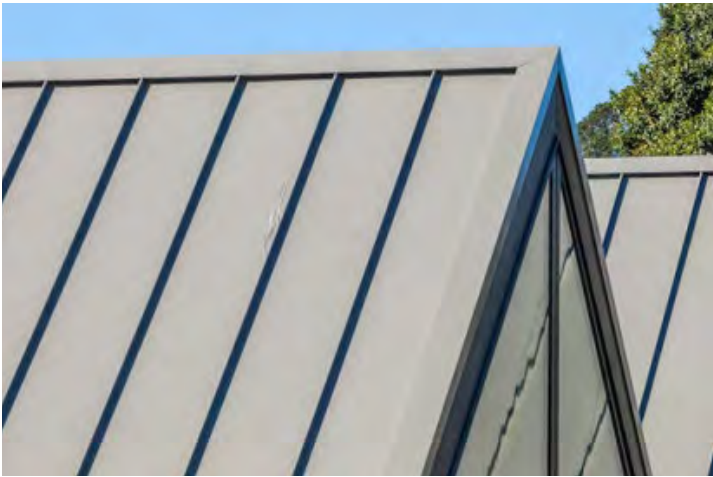


Blue steel or a similar appearance left to weather naturally



Galvanised steel, zinc-coated steel or a similar appearance, can be used as a secondary, less dominant cladding

4.20 Examples of acceptable roof cladding materials



Metal Claddings



Timber Shingles



Membrane Roofing



5. Landscape

Shannon Farm regards the planting and landscaping within lots as a key element in maintaining a high amenity within the Shannon Farm development and contributing positively to the wider landscape.

Objectives

To ensure that all landscape design meets a high standard and enhances the surrounding environment and neighbourhood.

To incorporate the planting of indigenous species that are well-suited to the specific site conditions in natural planting arrangements to visually filter and soften built form so they are recessive and integrated into the setting, such that vegetation and landform dominate.

To establish new and restored areas of native and endemic planting in RLA 6 to conceal roading.

To ensure soils are retained for productive uses in the Rural Lifestyle Production Area by limiting development in this location.

To ensure the night time ambience of the semi-rural and natural landscape is protected from unnecessary light pollution, whilst maintaining safe lighting levels where required.

To protect the neighbourhood amenity by ensuring that ancillary structures and utilities are placed discreetly and screened appropriately.

To establish new and restored areas of native planting, arranged naturally to conceal or soften proposed roading.



Controls

5.01 Protection of views

5.01.1 When planting within allotments, all care must be taken to protect outward views from dwellings on each lot, and to ensure that planting within each lot does not impede views as it matures. Each lot must submit a professionally-designed planting plan to the Developer which includes areas of low planting strategically placed to protect views. No planting must take place within lots prior to the approval of the plan from the Developer. The approval of these planting plans will be at the sole discretion of the Developer and should use the plants included in the planting schedules contained in Appendix A (refer to pg 33-41).

5.02 Fencing, gates, & landscape walls

5.02.1 For consistency, all lot boundary fencing within RLA 1, 3 & 4 shall be post and 2 rail fences at 1.2m height with rabbit proof mesh (if required) as illustrated in Figure 11. RLA 2, 5 & 6 may utilise other rural-style fencing such as traditional post and 6 wire or 2m high deer fencing. Typical details for boundary fences are illustrated in Appendix D.

5.02.2 No fences shall be located within the Open Space Corridor.



Figure 11. Post and rail fence

5.02.3 Where a site adjoins the Open Space Corridor shown on the Structure Plan, fences on or within 10 metres of the Open Space Corridor (excluding side boundary fences) shall be constructed of unpainted timber post and rail to a maximum height of 1.2 metres (Lots 32-37, 42-44, 48, 50, 57-63, 70, 72-77, 80, 83, 84, 303-305, 307-310, 402, 501 and 504).

5.02.4 Gates are permitted and shall not exceed 1m in height. It is preferred that the adjacent posts are 50mm higher than the gate.

5.02.5 If required, courtyard walls to provide privacy and/or shelter are permitted. All courtyard walls shall be located within the Building Platform, and shall not exceed 2 metres in height. Any courtyard walls shall complement the colour scheme and materiality of the dwelling.

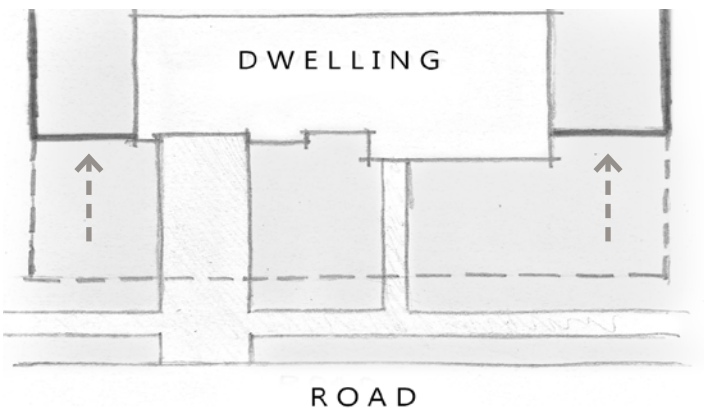


Figure 12. Permitted front yard fence locations

5.03 Front Yards

5.03.1 The front yards of each allotment within RLA 1, 3 & 4 shall not be fenced at the legal road boundary to maintain a visually cohesive and open streetscape.

5.03.2 All fencing required for containment shall be located either in line with the dwelling façade, or set back from the dwelling façade. It is preferable that any boundary fencing visible from the road is screened with planting.

5.04 Access driveways and parking

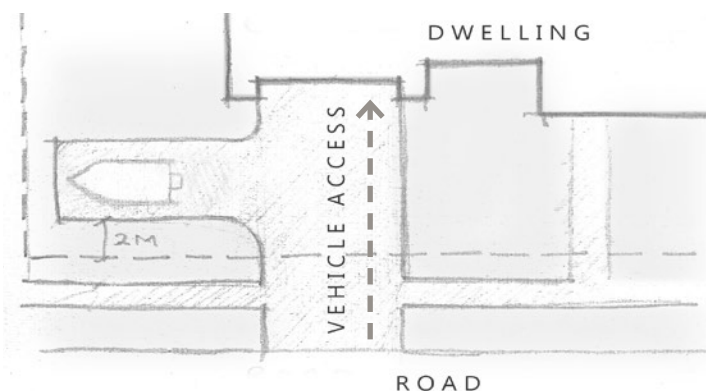


Figure 13. Acceptable driveway layout

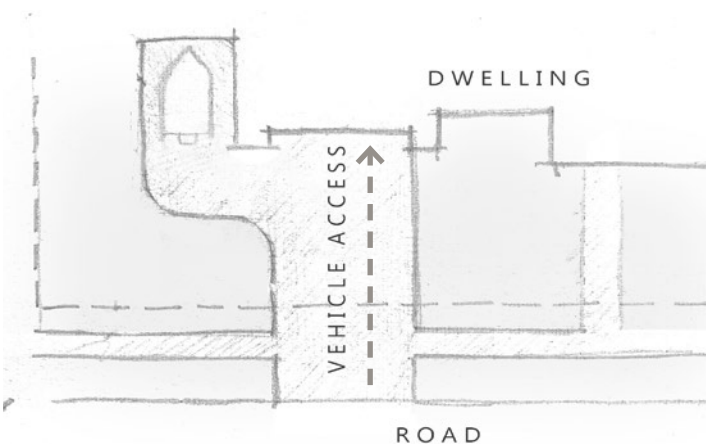


Figure 14. Acceptable driveway layout

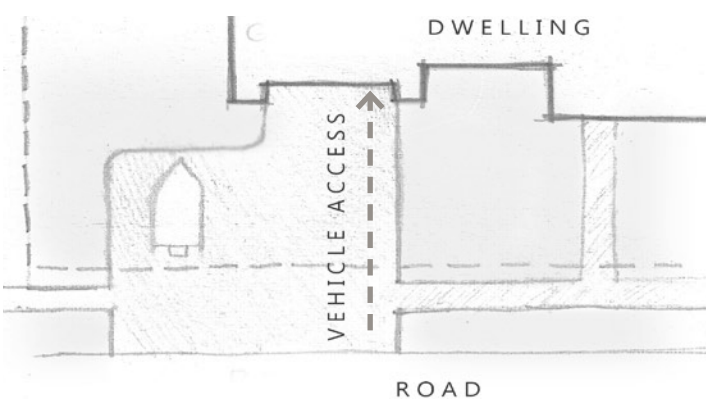


Figure 15. Unacceptable driveway layout

5.04.1 Vehicle crossings must be finished in exposed aggregate concrete only, the same as the pavements within the development.

5.04.2 Visitor parking and parking forecourts must be contained within the lot.

5.04.3 Visitor parking and parking forecourts may not result in extra width of the vehicle access, and must be located a minimum of 2m back from the front property boundary.

5.04.4 A minimum of 2 car garaging is to be provided on every lot.

5.04.5 Vehicle crossing widths must be no wider than the garage door, and must comply with CODC requirements.

5.04.6 Paving of vehicle accessways and within vehicle courtyards shall be restricted to exposed aggregate concrete only.

5.04.7 In RLA 4, 5 & 6 the access driveway will be longer and may be formed in gravel. The vehicle crossing adjacent to the road must be sealed with exposed aggregate concrete as per 5.04.6 to a minimum length of 10m from the road frontage.

5.05 Paving and drainage

5.05.1 A wide range of paving materials are acceptable within the Building Platform (excluding parking forecourts), particularly if they are natural, such as granites, exposed aggregate concrete, pavers, and sandstones. Aside from natural sandstone and exposed aggregate, all paving materials shall be in recessive muted tones.

5.05.2 Capture and disposal of stormwater from previous landscape areas is generally not required. However any landscaping within allotments shall not alter the nature of the existing stormwater overland flow in a way that has a negative impact on downstream properties. This includes the diversion or concentration of existing flows exiting the

site. Where a negative effect on downstream land as a result of proposed landscape works cannot be avoided, these flows shall be contained within the respective allotments and discharged to ground within the site using appropriately designed and constructed soak pits, or otherwise stored for the beneficial re-use within the site.

5.05.3 Stormwater runoff from buildings and impervious surfaces on all lots must be captured and discharged to ground within the site using appropriately designed and constructed soak pits.

5.06 Sculptures and garden art

5.06.1 Sculptures and garden art that are low-key and unobtrusive are permitted. Elements made from highly reflective or bright primary colours shall be avoided. Lot owners should avoid locating sculptures or garden art in locations that are highly visible from adjacent lot owners. All sculptures and garden art are subject to approval by the Developer.

5.07 Swimming pools, spa pools, and hot tubs

5.07.1 Swimming pools, spa pools and hot tubs are permitted and must be located within the Building Platform. All associated pool plant shall be located within the Building Platform. All pools, hot tubs and spas shall comply with the Building Act 2004.

5.08 Exterior lighting

5.08.1 To minimise night sky intrusion, exterior lighting is permitted but shall only be in the form of downlighting to avoid unnecessary glare. Up-lighting for the purpose of accentuating trees, walls or other landscape features is not permitted. All fixed exterior lighting shall be directed away from neighbouring properties.



5.08.2 Exterior lighting on buildings shall be fixed, no higher than 1 metre above finished ground level, capped, filtered, or pointed downwards and screened so as to reduce lux spill. There shall be no lighting of vehicle accessways within any sites.

5.09 Street numbers and mailboxes

5.09.1 Street numbers shall be clearly visible from the street. Each house is to have the house number in a clearly visible location. Individual mailboxes for each lot are permitted.

5.09.2 Letterboxes must, subject to the requirements of the Relevant Authority, be unobtrusive and of good quality.

5.10 Landscape areas to be maintained by landowners

5.10.1 The landscape areas outlined below shall be maintained by the landowners and cannot be altered or removed. These planting areas are shown in the Structure Plan in Appendix B.

- All planting contained within the RLPA Amenity Edge shall be maintained by the respective landowner. (Lots 701, 704 and 705)
- All planting contained within the Shelter Belt Planting Area shall be maintained by the respective landowner. (Lot 706)
- All planting contained within the Horticulture 15m Amenity Edge shall be maintained by the respective landowner. (Lots 5, 6 and 403)
- All planting contained within the Horticulture 10m Amenity Edge shall be maintained by the respective landowner. (Lots 47 and 48)

5.10.2 All Landscape Features must be maintained taking into consideration general wear and tear and the original condition at the time the relevant lot was occupied.

5.11 Planting Design

5.11.1 The purpose of the landscape planting guidelines is to ensure that the neighbourhoods of Shannon Farm have a high degree of consistent landscape amenity, with a contiguous pattern of native planting through the neighbourhoods, whilst allowing for individual planting creativity to be undertaken within lots.

5.11.2 The planting within each RLA must correspond with the relevant Recommended Plant List, found in Appendix C of this document. All planting shall be natural in design and avoid any linear or geometric forms.

5.11.3 The planting should comprise only plant species found in Appendix C, except for low height producing grass species such as brown top.

5.11.4 If any planting on any lot is substantially shading or affecting the outlook or view from any neighbouring lot, or is creating a nuisance and the landowner neglects or refuses to remedy the issue within 30 days of receiving written notice from the owner of the affected property, the parties will resolve the matter in accordance with the Covenants.

5.12 Native planting

5.12.1 Lot owners are encouraged to undertake native planting within their lots, especially adjacent to the lot boundaries. The purpose of the planting is to achieve a contiguous framework of native planting around lots and street edges to enhance the amenity of the neighbourhood.

5.12.2 The species, location and size (at the time of planting) of trees and shrubs, with the predominance of plants selected from the planting schedules (on pages 33-41) or otherwise selected for their productive value.

5.12.3 The following guidelines will be helpful in achieving the appropriate quantity and pattern of planting required:

- All planting should be selected from the recommended plant list.
- Generally, planting areas can be located to the north, west, and east of the permitted Building Platforms in each lot.
- Planting should be undertaken at a maximum spacing of 1.5m centres for Medium Shrubs, Tall Shrubs + Trees, Low Shrubs and a maximum spacing of 1m centres for Low Shrubs + Grasses.
- A good native plant mix should consist of around 40% Low shrubs + Grasses, 50% Medium shrubs and 10% Tall shrubs and Trees.
- All native planting should be planted in a healthy topsoil / compost to a minimum depth of 200mm to ensure plant health and should be irrigated until established.

5.13 Amenity planting

5.13.1 Lot owners have flexibility to undertake their own planting within their lots. The following best practice guidelines apply:

- Mature plant heights must be taken into account to ensure that the outlook and views of each lot owner are substantially maintained and protected.
- All planting shall be selected from the recommended plant list.
- Irrigated lawn areas are encouraged.

5.14 Irrigation

5.14.1 Each lot will require connection to two water pipes, provided by the Developer, to the boundary. Each connection will be monitored by its respective meter, and the landowner will be charged for their water usage. Each

landowner is expected to irrigate and maintain any planting and lawns on their property.

5.15 Maintenance on bare Lots

5.15.1 Following settlement, pre and post construction of the dwelling on the property, the lot owner shall ensure the grass cover is maintained to a height not exceeding 120mm in length.

5.15.2 The respective lot owner must not plant, grow or permit to grow on their lot any plant species not included in the recommended plant lists.



Native tussock



Native hebe



6. Utilities

This section outlines the appropriate methods for managing site utilities and ancillary items in a way that preserves and enhances the visual amenity of Shannon Farm.

Objective

Ensure a tidy neighbourhood appearance by minimising the nuisance and visual impact of site services and utilities.



Controls

6.01 Definitions

6.01.1 Utilities and ancillary items include, but are not limited to the items listed below:

- Ancillary buildings, such as sheds, standalone garages and glass houses (refer to pg 15).
- Roof mounted elements such as satellite dishes, antennas, TV receivers and aerials.
- Security devices (e.g. alarms and cameras).
- Air conditioning units, heat pumps and other heating systems or ventilators located outside.
- Meter boxes for electricity and gas.
- External hot water devices.
- Water collections and storage tanks.
- Power generators.
- External gas bottles.
- Rubbish and recycling bins and storage.
- Firewood storage.
- Weed piles.
- Clothes lines.
- Kennels.
- No temporary structures, except during construction.
- Any other similar item at the discretion of the Developer.

6.02 General screening and location

6.02.1 Service areas, storage areas, utilities, and other ancillary items are to be located discreetly from both the street and from neighbours.

6.02.2 All exterior service and utility areas such as tanks, storage areas, heat pumps, rubbish and recycling bin areas, kennels and clothes lines shall be screened (from exterior views, adjacent lots and roads) with screens. Screening shall not exceed 2m in height and shall comply with the guidelines in the Landscape section (refer to pg 20-22).

6.03 Specific item considerations

6.03.1 Roof mounted elements such as satellite dishes, antennas, TV receivers and aerial roof mounted elements are to be located discreetly or are to be screened from both the street and neighbours. Related wires and cabling should be hidden or buried. Underground systems are preferred.

6.04 Roof penetrations

6.04.1 Over-flashings around penetrations through the roof exterior must not extend to the ridge line. Care must be taken to ensure that penetrations through the external cladding do not compromise the thermal performance or weathertightness of the external envelope.

6.05 Solar panels

6.05.1 Roof mounted solar panels are preferred.

6.06 Air conditioning units, heat pumps and other heating systems or ventilators located outside

6.06.1 Locate heat-pumps to meet best practice, especially taking care not to locate where noise will create a disturbance to any living areas within the site or neighbours. An example of a best practice guide can be found through EECA.govt.nz.

6.06.2 Piping from the compressor or outdoor unit is to be hidden or screened appropriately, as with the rest of the unit.

6.06.3 Care must be taken to ensure that penetrations through the external cladding do not compromise the thermal performance or weathertightness of the external envelope.

6.07 Generators

6.07.1 Generators must be located where noise or fumes will not be a nuisance to neighbours or public spaces.

6.08 Tanks

6.08.1 Any storage tanks installed will be integrated into the overall design of the dwelling and the lot and, either screened or buried so that they are not visible from outside the boundaries of the lot.

6.08.2 Any above ground water tank shall be green, black or olive (green-brown) in colour.

6.09 Rubbish, recycling bins and storage

6.09.1 Rubbish and recycling storage should be located where it is convenient, unobtrusive and easy for bins to be moved to and from the property regularly to encourage residents to keep them in the appropriate location. Rubbish collection points will be confirmed by CODC in the future.

6.10 Clothes lines

6.10.1 Any clothesline must be unobtrusive and of good quality and located on the rear half of each lot and screened to ensure it is not highly visible from the street.

6.11 Outdoor fires and pizza ovens

6.11.1 To adhere to fire restrictions code and be positioned to minimise any nuisance from smoke to neighbours.

6.12 Banners, flags, etc.

6.12.1 Any banners, flags or similar are subject to approval when visible from public spaces or any neighbouring properties and are generally discouraged.

6.13 Signs

6.13.1 Signage during construction should be minimised and permanent signs are not permitted.

6.14 Exterior attachments

6.14.1 All attachments to buildings or structures on any lot (including television antenna, solar hot water panels, satellite dishes etc) and landscape features must not be of a nature, which would devalue neighbouring properties in the opinion of the Developer and any offending item must be removed or screened to the Developers satisfaction.

6.15 Audible and wind devices

6.15.1 Audible bird devices are allowed within the larger lots within Rural Lifestyle Area 5 and the Rural Lifestyle Production Areas. Any such device shall not be operated half-an-hour after sunset and half-an-hour before sunrise.

6.15.2 No fixed wind machines shall be located within Rural Resource Area 5. Portable wind machines may be used within the Rural Lifestyle Production Area within Rural Resource Area 5.





7. Approval Process

The Developer is responsible for assessing whether a submitted design for buildings, structures and landscaping within a lot is an appropriate and positive addition to Shannon Farm.

In assessing this the Developer will consider the objectives within these Design Guidelines and the Covenants that apply to the allotment.

The Design Guidelines are subject to change from time to time at the Developer's discretion. For the purposes of Developer Approval, the Developer will assess all plans against the Design Guidelines which are current at the time the plans are submitted for review.



7.01 Developed design review and approval by the Developer (compulsory)

7.01.1 Before commencing any building or landscaping on the lot or applying for any consent from any authority in relation to these works on a lot, the landowner must submit the design of any proposed buildings, structures, and landscaping to be contained in the Lot to the Developer for its approval.

7.01.2 The Developer may delegate the approval process to a nominated and suitably qualified party.

7.01.3 The design must include all the details and documents below:

- A site plan which illustrates all building locations and orientation in relation to building platforms, view shafts and native planting areas.
- The proposed access from the road or right of way, including the driveway, driveway crossings, entranceway location and plans and specifications.
- A bulk and location plan.
- Floor plans with dimensions and elevations.
- Cross sections.
- Set of elevations which shows materials and cladding choices.

Landscape plan including;

- Details/descriptions of boundary treatments, fencing, and materials.
- A plant list and plan of species and size at maturity.
- Any areas of non-compliance must be clearly annotated.

The Developer may also request additional information as required.

7.01.4 Prior to the preparation of any drawings or designs for DRB review it is recommended that the Member (or their agent) meet with the DRB for a pre-design conference.

7.01.5 The Developer will schedule a meeting with the owner and/or consultants to discuss any changes or comments if need be. This will also be provided in writing. If changes are required, a second meeting may be arranged to repeat this process. If only small amendments are required, approval may be awarded with minor conditions (i.e. that a material is swapped for another).

7.01.6 Once the Developer approves the design, an approval letter will be provided.

7.01.7 The Developer will use its best endeavours to respond to each application within 10 working days.

7.02 Considering non-compliant designs

7.02.1 The Developer may, at its discretion, approve a non-compliant design. The application must demonstrate how the design is able to meet the objectives of the Design Guidelines and how it aligns with the overall vision for Shannon Farm, without adversely affecting any adjacent lots or the neighbourhood.

7.02.2 The Developer is open to considering materials, colours and textures which are not listed within these Design Guidelines, as new materials are continuously being developed. These must, however, meet the objectives as outlined within the Design Guidelines. It is important to note that the Developer is not obliged to consider a design that is non-compliant and may reject it without consideration.

7.03 Consent from other authorities

7.03.1 Every building, development, or structure within a Levied Property (Structure) must comply with the rules under the District Plan and all relevant resource consents, the Design Guidelines, the Bylaws, any consent notice registered in favour of Council, and any covenant or encumbrance registered against the record of title for a Levied Property.

7.04 Construction of approved design

7.04.1 After the Construction Bond has been paid and all other necessary consents (i.e. building consent) have been obtained, construction can begin in accordance with the Design Guidelines and the Bylaws.

7.04.2 Prior to pouring the necessary footings/slabs, the Member will submit to the DRB an engineer's or surveyor's certificate confirming that all relevant grades, heights and locations are correct.

7.05 Inspection of completed design

7.05.1 When construction is complete a Developer representative will come on site to complete a final inspection of the completed design to confirm accordance with the approved design – including removal of signs and construction material, and repairs of any damage to neighbouring properties.

7.05.2 If there are any unapproved changes or discrepancies from the approved drawing set, then a notice to comply may be issued, and the applicant must either apply for approval for these changes or remove/modify them to match the approved design.

7.06 Overview of the design approval process

7.06.1 Compliance with the Further Terms of Sale, Covenants, and the Shannon Farm Design Guidelines are necessary. Designs

for purchased lots are required to gain Resource Consent and Building Consent, as a separate process to the overall Shannon Farm development. Nevertheless, the Developer may highlight any potential issues they come across during their assessment of the design. Lot owners are fully responsible for their design approval with the relevant authorities, and the Developer is not responsible for whether the authorities grant consent for the design.

7.07 Design approval fees

7.07.1 Application fees and a construction bond are payable as per below:

- Design approval fee \$1,500.00 incl. GST.
- Construction bond (refundable) \$5,000.00 incl. GST.

7.08 Bond

7.08.1 When the lot purchaser applies to the Developer for approval of its building plans under the Covenants, in addition to the application fee, the lot purchaser will pay to the Developer a bond and together with the Builder enter into the Bond Agreement to confirm compliance with the Covenants.

7.08.2 The Owner may only request (in writing) the repayment of the Bond within three years from the date of payment of the Bond. If the Owner fails to request the repayment of the Bond within the required timeframe, the Bond will be forfeited.

7.08.3 If any damage is caused to any part of the Development (either owned by the Developer or vested with CODC) which fronts onto the lot, such damage will, in the absence of proof to the contrary, be deemed to be

caused by the purchaser and will constitute a breach of the Bond conditions without the Developer needing to make any enquiries.

7.08.4 Upon receipt of a written request from the purchaser, the Bond (less any deductions) shall be returned to the lot purchaser.

7.09 Alterations to plans

7.09.1 The design must not vary from what has been approved by the Developer unless prior written approval has been obtained.

7.10 Staging of projects

7.10.1 Staging of projects is acceptable but requires Developer approval based on:

- A clear staging process and timeline.
- A process for managing how visual impact is mitigated for temporary works or areas which are to be developed later.
- Construction of dwellings shall commence no later than 3 years after purchasing the lot.
- Once commenced, construction of a dwelling on the lot will be completed and a code of compliance certificate issued within 18 months.
- Construction of any driveway will be completed within six (6) months of issue of a code compliance certificate for the dwelling.
- All landscaping works will be completed within the next planting season (1 April to 30 September) which commences following completion of the dwelling.



8. Appendices

Appendix A Current Master Plan

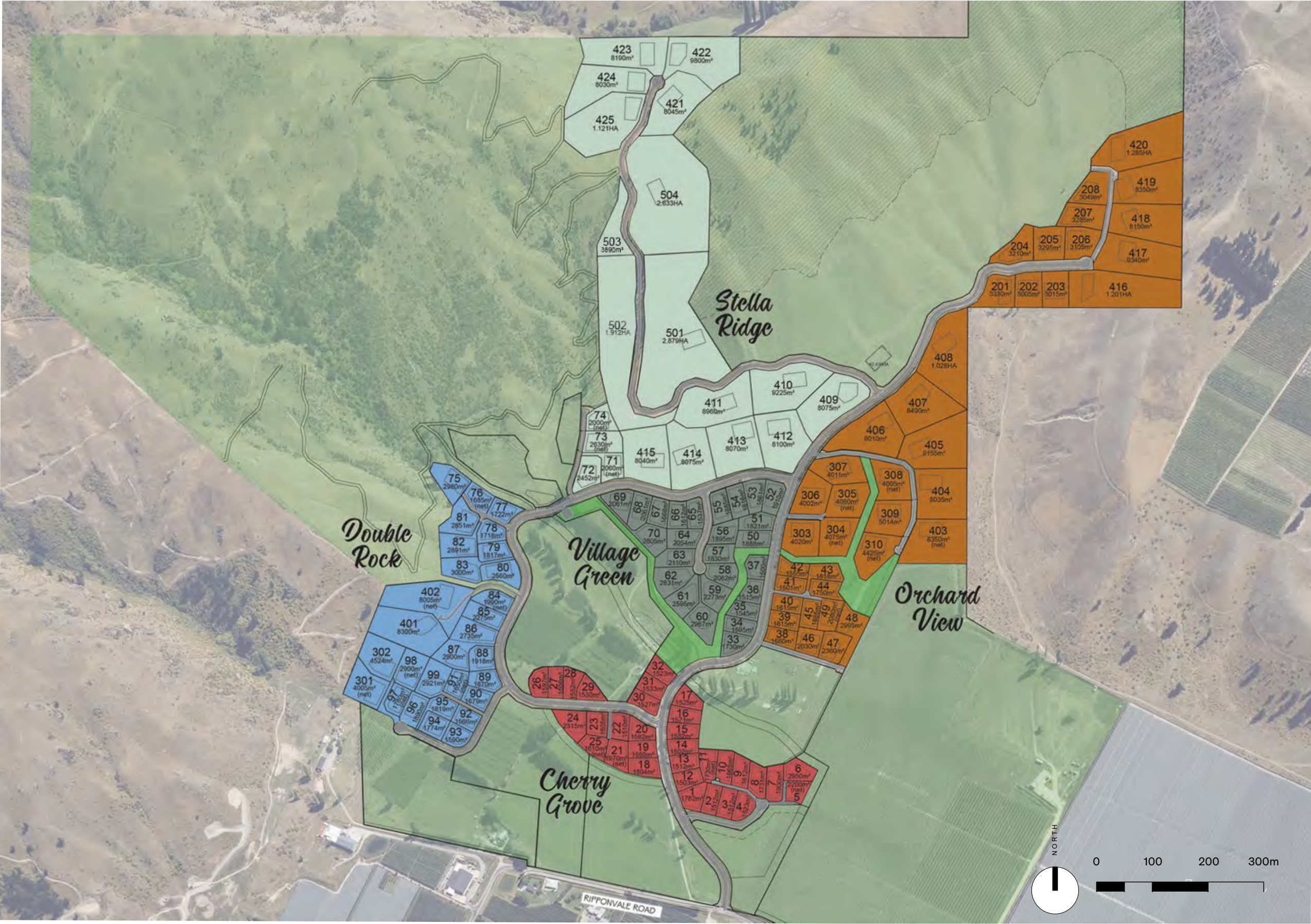
Appendix B Structure Plan

Appendix C Recommended Plant Lists

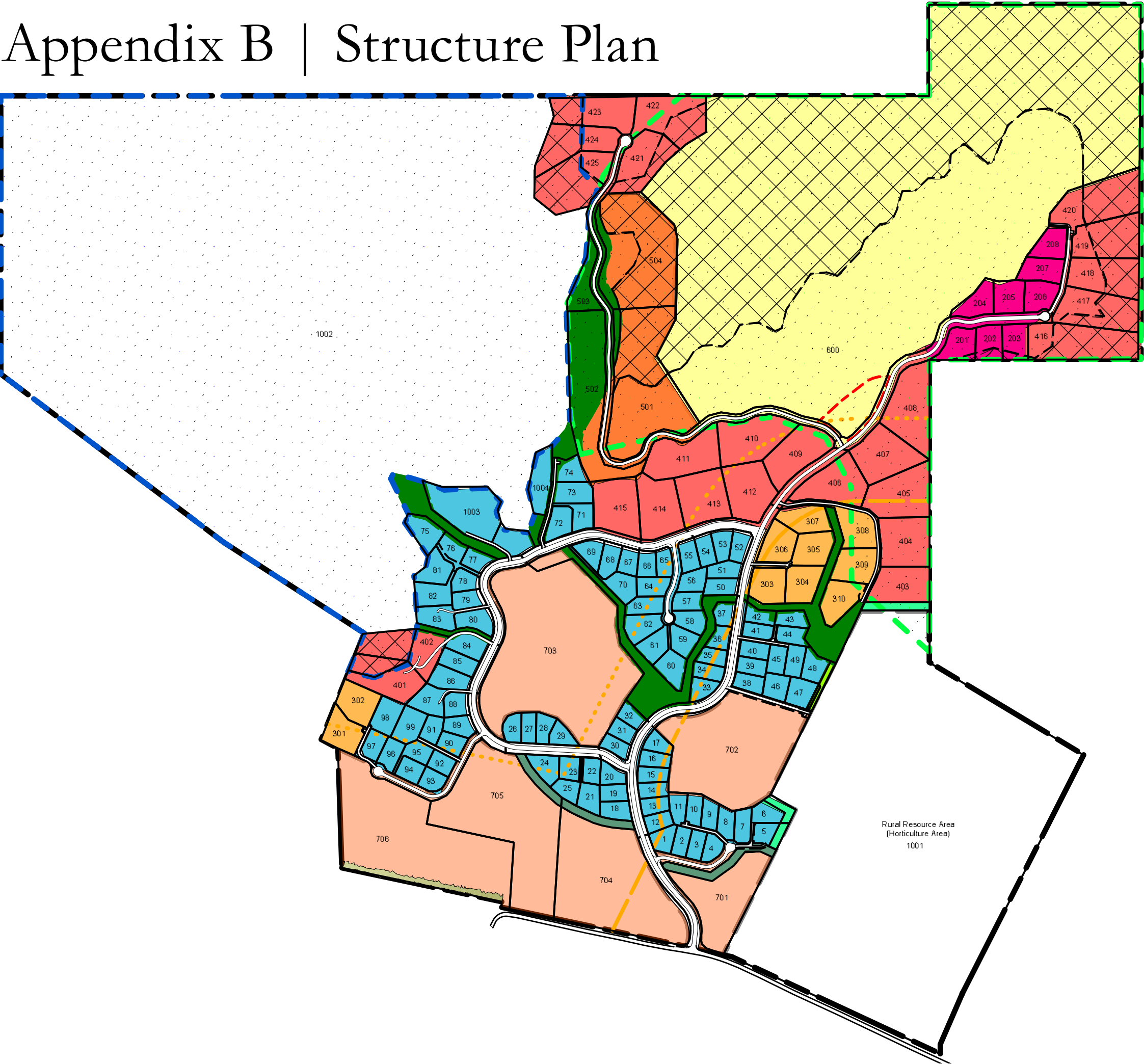
Appendix D Standard Lot Boundary
Fences



Appendix A | Current Master Plan



Appendix B | Structure Plan



Legend

Site Boundary

Lot Boundaries

No Build Area

Rural Lifestyle Production Area
Amenity Edge

15m Horticulture Amenity Edge

10m Horticulture Amenity Edge

Area for locating future building
platform in RLA 6

Shelter Belt

Outstanding Natural Landscape

Significant Amenity Landscape

Open Space

40db Sounds Insulation Boundary

35db Sounds Insulation Boundary

Rural Lifestyle Area 1
Lot Size: 1500m² minimum, up to 3000m²
Average Lot Size: 2000m²

Rural Lifestyle Area 2
Lot Size: 3000m² minimum

Rural Lifestyle Area 3
Lot Size: 4000m² minimum

Rural Lifestyle Area 4
Lot Size: 8000m² minimum

Rural Lifestyle Area 5
Lot Size: 3 ha minimum

Rural Lifestyle Area 6

Rural Lifestyle Production Area

NORTH

0

100

200

300m

Appendix C | Recommended Plant Lists

Recommended Plant List - Rural Lifestyle 1 & 2 Zone

Large Exotic Trees

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Acer spp	Maple	x	x		x			x
Alnus spp.	Alder	x			x	x		x
Betula jacquemontii	Himalayan Birch		x		x			
Fagus sylvatica purpurea	Copper Beech	x	x		x	x		
Fraxinus angustifolia ‘Raywoodii’	Claret Ash	x			x			
Fraxinus spp.	English Ash	x			x			
Liriodendron tulipifera	Tulip Tree	x			x			
Quercus palustris	Pin Oak	x			x			
Quercus coccinea	Scarlet Oak	x			x	x		
Tilia cordata	Small Leaf Lime	x	x	x	x			

Small Exotic Trees (within Curtilage only)

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Cornus spp.	Dogwood	x	x		x			
Malus spp.	Crabapple	x			x			
Prunus spp.	Flowering Cherry	x	x		x			



Maple
Acer ‘Autumn Blaze’



European Ash
Fraxinus excelsior ‘Green Glow’



Tulip Tree
Liriodendron tulipifera



Scarlet Oak
Quercus coccinea



Dogwood
Cornus cousa



Red Twig Dogwood
Cornus alba sibirica



Crabapple
Malus ioensis ‘Plena’



Flowering cherry
Prunus x yedoensi

Native Trees

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Cordyline australis	Cabbage Tree	x	x		x	x		x
Kunzea ericoides	Kanuka	x	x			x		x
Leptospermum scoparium	Manuka	x	x		x	x		x
Nothofagus spp.	Native Beech	x	x		x	x	x	
Olearia lineata 'Dartonii'	Twiggy Tree Daisy	x	x		x	x		x
Plagianthus regius	Ribbonwood	x	x		x	x	x	x
Podocarpus totara 'Hallii'	Hall's Totara	x	x		x	x		x
Pseudopanax crassifolius	Lancewood	x	x		x	x		x
Sophora microphylla	Kowhai	x	x		x	x		x



Cabbage Tree
Cordyline australis



Kanuka
Kunzea serrotina (or ericoides)



Manuka
Leptospermum scoparium



Mountain Beech
Fuscospora cliffortioides
Prev. Nothofagus



Twiggy Tree Daisy
Olearia lineata 'Dartonii'



Ribbonwood
Plagianthus regius



Hall's Totara
Podocarpus totara 'Hallii'



Kowhai
Sophora microphylla

General Shrub & Groundcover

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Astelia spp.	Astelia	x	x	x	x	x		x
Chionochloa rubra	Red Tussock	x			x	x		x
Chionochloa flavicans	Dwarf ToeToe	x			x	x		x
Chionochloa rigida	Snow Tussock	x			x	x		x
Cornus alba ‘Sibirica’	Red Twig Dogwood	x	x		x			
Corokia buddlejoides	Corokia	x	x	x	x	x		x
Corokia ‘Geenty’s Green’	Green Corokia	x			x	x		x
Corokia ‘Bronze King’	Bronze Corokia	x	x		x	x		x
Coprosma propinqua	Mingimingi	x			x	x		x
Griselinia littoralis	Broadleaf	x	x		x	x		x
Griselinia littoralis ‘Canterbury’	Broadleaf	x	x		x	x		x
Hebe spp.	Hebe	x			x	x		x
Lavandula spp.	Lavender	x			x	x		x
Libertia spp.	NZ Iris	x	x		x	x	x	
Muehlenbeckia astonii	Shrubby Tororaro	x	x		x	x		x
Muehlenbeckia axillaris	Creeping Wire Vine	x	x		x	x		x
Olearia moschata	Musky Tree Daisy	x			x	x		
Pittosporum ‘Stephens Island’	NZ Pittosporum	x	x		x	x		x
Phormium cookianum	Mountain Flax	x			x	x		x
Prunus lusitanica	Portuguese Laurel	x	x		x			
Rudbeckia spp.	Coneflower	x	x		x			
Sedum spp	Sedum	x	x			x	x	
Thymus serpyllum	Wild Thyme	x				x		
Thymus vulgaris aureus	Golden Thyme	x				x		
Viburnum spp	Viburnum	x	x		x			



Bush Lily
Astelia Fragrans



Red Tussock
Chionochloa rubra



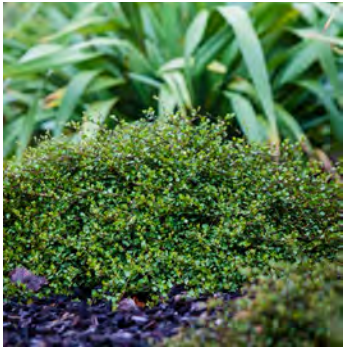
Dwarf Toe Toe
Chionochloa flavicans



Red Twig Dogwood
Cornus alba sibirica



Green Corokia
Corokia ‘Geenty’s Green’



Creeping Wire Vine
Muehlenbeckia axillaris



Coneflower
Rudbeckia spp.



Wild Thyme
Thymus serpyllum

Recommended Plant List -Rural Lifestyle 3 & 4 Zone

Large Exotic Trees

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Alnus spp.	Alder	x			x	x		x
Fraxinus spp.	English Ash	x			x			
Liriodendron tulipifera	Tulip Tree	x			x			
Quercus palustris	Pin Oak	x			x			
Quercus coccinea	Scarlet Oak	x			x	x		
Tilia cordata	Small Leaf Lime	x	x	x	x			

Native Trees

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Cordyline australis	Cabbage Tree	x	x		x	x		x
Kunzea ericoides	Kanuka	x	x			x		x
Leptospermum scoparium	Manuka	x	x		x	x		x
Nothofagus spp.	Native Beech	x	x		x	x	x	
Olearia lineata ‘Dartonii’	Twiggy Tree Daisy	x	x		x	x		x
Plagianthus regius	Ribbonwood	x	x		x	x	x	x
Podocarpus totara ‘Hallii’	Hall’s Totara	x	x		x	x		x
Pseudopanax crassifolius	Lancewood	x	x		x	x		x
Sophora microphylla	Kowhai	x	x		x	x		x



European Ash
Fraxinus excelsior
‘Green Glow’



Tulip Tree
Liriodendron tulipifera
‘fastigiata’



Scarlet Oak
Quercus coccinea



Small leaf Lime
Tilia cordata



Cabbage Tree
Cordyline australis



Kanuka
Kunzea serrotina (or
ericoides)



Manuka
Leptospermum scoparium



Kowhai
Sophora microphylla

General Shrub & Groundcover

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Aristotelia serrata	Wineberry	x	x	x	x		x	
Carmichaelia australis	Native Broom	x			x	x		x
Chionochloa rubra	Red Tussock	x			x	x		x
Chionochloa flavicans	Dwarf Toe Toe	x			x	x		x
Chionochloa rigida	Snow Tussock	x			x	x		x
Cornus alba ‘Sibirica’	Red Twig Dogwood	x	x		x			
Corokia buddlejoides	Corokia	x	x	x	x	x		x
Corokia ‘Geenty’s Green’	Green Corokia	x			x	x		x
Corokia ‘Bronze King’	Bronze Corokia	x	x		x	x		x
Coprosma propinqua	Mingimingi	x			x	x		x
Griselinia littoralis	Broadleaf	x	x		x	x		x
Hebe spp.	Hebe	x			x	x		x
Lavandula spp.	Lavender	x			x	x		x
Libertia spp.	NZ Iris	x	x		x	x	x	
Muehlenbeckia astonii	Shrubby Tororaro	x	x		x	x		x
Muehlenbeckia axillaris	Creeping Wire Vine	x	x		x	x		x
Olearia odorata	Scented Tree Daisy	x	x		x	x		x
Olearia moschata	Musky Tree Daisy	x			x	x		
Pachystegia spp.	Marlborough Rock Daisy	x	x		x	x		
Pittosporum ‘Stephens Island’	NZ Pittosporum	x	x		x	x		x
Phormium cookianum	Mountain Flax	x			x	x		x
Thymus serpyllum	Wild Thyme	x				x		
Thymus vulgaris aureus	Golden Thyme	x				x		



Wineberry
Aristotelia serrata



Red Tussock
Chionochloa rubra



Broadleaf
Griselinia littoralis



NZ Iris
Libertia spp.



Creeping Wire Vine
Muehlenbeckia axillaris



Shrubby Tororaro
Muehlenbeckia astonii



Pittosporum
Pittosporum ‘Stephens
Island’ (or tenuifolium)



Mountain Flax
Phormium cookianum

Recommended Plant List -Rural Lifestyle 5 Zone

Native Trees (within Curtilage & Building Platform)

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Cordyline australis	Cabbage Tree	x	x		x	x		x
Kunzea ericoides	Kanuka	x	x			x		x
Leptospermum scoparium	Manuka	x	x		x	x		x
Nothofagus spp.	Native Beech	x	x		x	x	x	
Olearia lineata ‘Dartonii’	Twiggy Tree Daisy	x	x		x	x		x
Plagianthus regius	Ribbonwood	x	x		x	x	x	x
Podocarpus totara ‘Hallii’	Hall’s Totara	x	x		x	x		x
Pseudopanax crassifolius	Lancewood	x	x		x	x		x
Sophora microphylla	Kowhai	x	x		x	x		x

No Tree planting permitted, to be preserved as tussock grassland

Tussock Grassland (No Build Areas & Outside Curtilage)

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Chionochloa rubra	Red Tussock	x			x	x		x
Chionochloa rigida	Snow Tussock	x			x	x		x



Cabbage Tree
Cordyline australis



Kanuka
Kunzea serrotina (or ericoides)



Manuka
Leptospermum scoparium



Twiggy Tree Daisy
Olearia lineata ‘Dartonii’



Ribbonwood
Plagianthus regius



Kowhai
Sophora microphylla



Red Tussock
Chionochloa rubra



Snow Tussock
Chionochloa rigida

General Shrub & Groundcover (within Curtilage & Building Platform)

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Aristotelia serrata	Wineberry	x	x	x	x		x	
Carmichaelia australis	Native Broom	x			x	x		x
Chionochloa rubra	Red Tussock	x			x	x		x
Chionochloa flavicans	Dwarf Toe Toe	x			x	x		x
Chionochloa rigida	Snow Tussock	x			x	x		x
Corokia cotoneaster	Korokio	x	x		x	x		x
Coprosma crassifolia	NZ Coprosma	x	x		x	x		x
Coprosma propinqua	Mingimingi	x			x	x		x
Coprosma rugosa	NZ Coprosma	x	x		x	x		x
Coprosma virescens	NZ Coprosma	x	x		x	x		x
Griselinia littoralis	Broadleaf	x	x		x	x		x
Hebe spp.	Hebe	x			x	x		x
Libertia spp.	Mikoikoi Iris	x	x		x	x	x	
Muehlenbeckia astonii	Shrubby Tororaro	x	x		x	x		x
Muehlenbeckia axillaris	Creeping Wire Vine	x	x		x	x		x
Olearia spp.	Tree Daisy	x			x	x		x
Pachystegia spp.	Marlborough Rock Daisy	x	x		x	x		
Pittosporum tenuifolium	Kohuhu	x	x		x	x		x
Phormium cookianum	Mountain Flax	x			x	x		x



Wineberry
Aristotelia serrata



Dwarf Toe Toe
Chionochloa flavicans



Korokio
Corokia cotoneaster



Coprosma
Coprosma virescens



Broadleaf
Griselinia littoralis



Koromiko
Hebe salicifolia



Shrubby Tororaro
Muehlenbeckia astonii



Marlborough Rock Daisy
Pachystegia insignis

Recommended Plant List -Amenity Planting Zones

Riparian Stormwater Planting

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Apodasmia similis	Oioi	x			x	x		x
Austroderia richardii	Toe Toe	x			x	x		x
Carex secta	Pukoi	x	x		x			x
Carex sinclairii	Sinclair's Sedge	x	x		x			x
Carex virgate	Swamp Sedge	x			x			x
Chionochloa rubra	Red Tussock	x			x	x		x
Cordyline australis	Cabbage Tree	x	x		x	x		x
Coprosma crassifolia	NZ Coprosma	x	x		x	x		x
Coprosma propinqua	Mingimingi	x			x	x		x
Coprosma rugosa	NZ Coprosma	x	x		x	x		x
Coprosma virescens	NZ Coprosma	x	x		x	x		x
Corokia cotoneaster	Korokio	x	x		x	x		x
Hebe salicifolia	Koromiko	x			x			x
Juncus edgariae	Wiwi	x			x			x
Olearia odorata	Scented Tree Daisy	x	x		x	x		x
Phormium tenax	Harakeke	x			x	x		x
Pittosporum tenuifolium	Kohuhu	x	x		x	x		x



Oioi
Apodasmia similis



Wineberry
Aristotelia serrata



Toi Toi
Austroderia richardii



Pukoi
Carex secta



Koromiko
Hebe salicifolia



Wiwi
Juncus edgariae



Harakeke
Phormium tenax



Kohuhu
Pittosporum tenuifolium

Recommended Plant List -Amenity Edge - Ripponvale Road

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Acer ‘Autumn Blaze’	Autumn Blaze Maple	x	x		x			x
Fraxinus angustifolia ‘Raywoodii’	Claret Ash	x			x			
Liriodendron tulipifera fastigata	Upright Tulip Tree	x	x		x			
Quercus palustris	Pin Oak	x			x			
Quercus robur fastigata	Upright Oak	x			x			

Recommended Plant List - Amenity Edge - Horticulture Block

Botanical Name	Common Name	Sun	Part Sun	Shade	Moist	Dry	Sheltered	Exposed
Aristotelia serrata	Wineberry	x	x	x	x		x	
Chionochloa rubra	Red Tussock	x			x	x		x
Cordyline australis	Cabbage Tree	x	x		x	x		x
Corokia buddlejoides	Corokia	x	x	x	x	x		x
Coprosma propinqua	Mingimingi	x			x	x		x
Coprosma rugosa	NZ Coprosma	x	x		x	x		x
Griselinia littoralis	Broadleaf	x	x		x	x		x
Muehlenbeckia astonii	Shrubby Tororaro	x	x		x	x		x
Olearia lineata ‘Dartonii’	Twiggy Tree Daisy	x	x		x	x		x
Pittosporum ‘Stephens Island’	NZ Pittosporum	x	x		x	x		x
Phormium cookianum	Mountain Flax	x			x	x		x
Plagianthus regius	Ribbonwood	x	x		x	x	x	x
Pseudopanax crassifolius	Lancewood	x	x		x	x		x
Sophora microphylla	Kowhai	x	x		x	x		x



Maple
Acer ‘Autumn Blaze’



Tulip Tree
Liriodendron tulipifera
‘fastigiata’



Broadleaf
Griselinia littoralis



Shrubby Tororaro
Muehlenbeckia astonii



Twiggy Tree Daisy
Olearia lineata ‘Dartonii’



Mountain Flax
Phormium cookianum

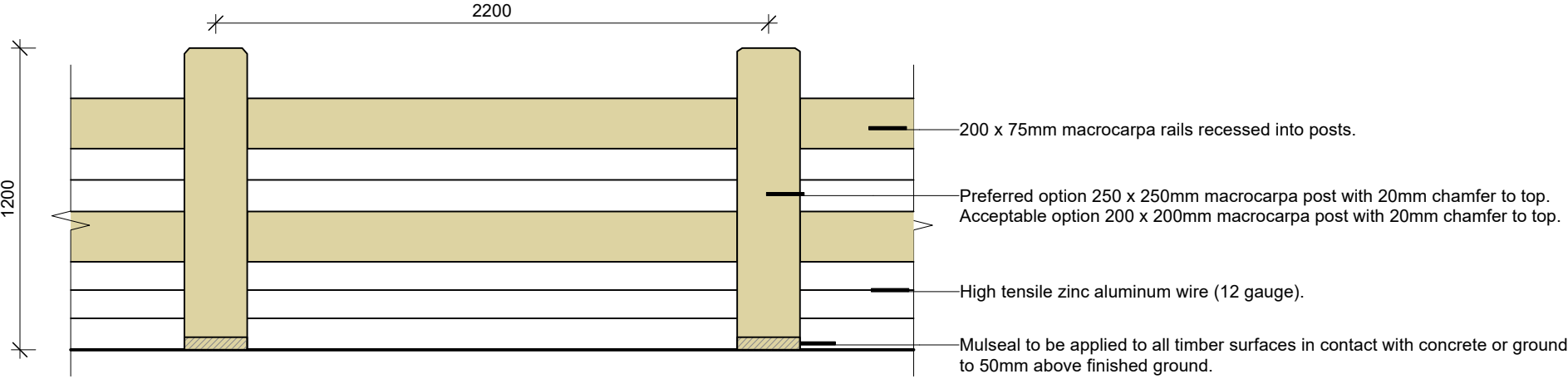


Ribbonwood
Plagianthus regius

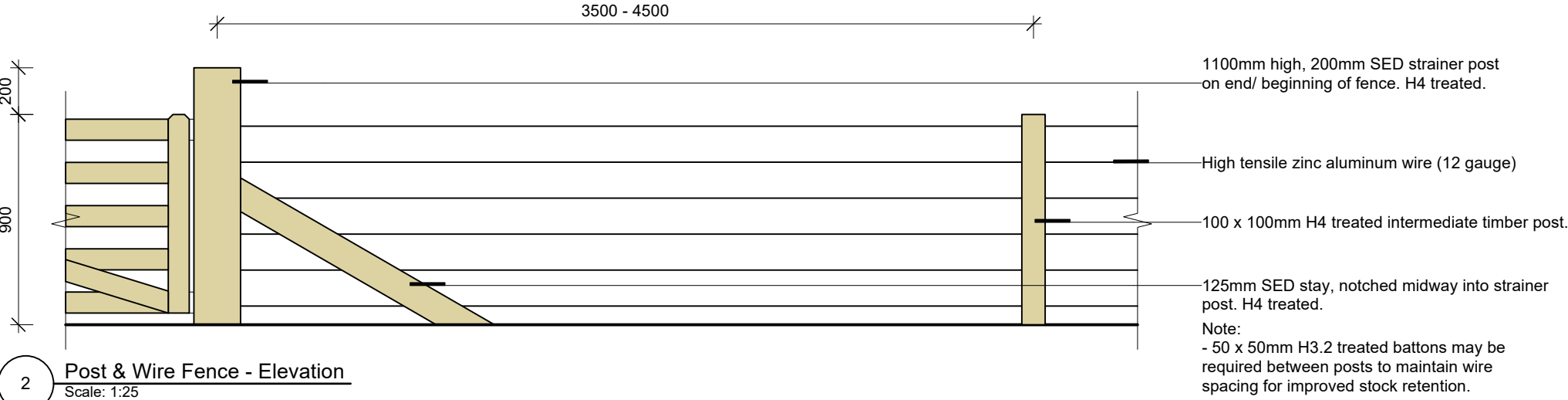


Lancewood
Pseudopanax crassifolius

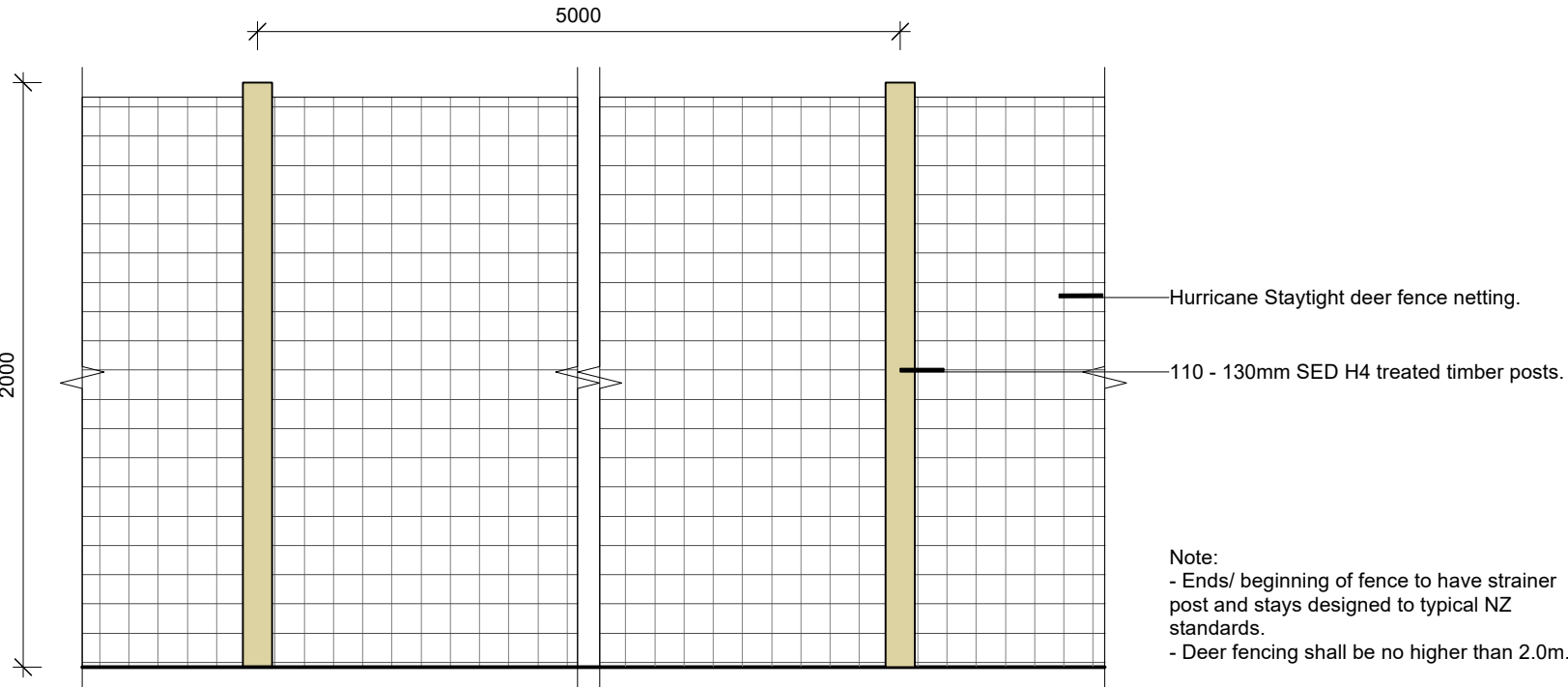
Appendix D | Standard Lot Boundary Fences



1 Post & Rail Fence - Elevation
Scale: 1:25



2 Post & Wire Fence - Elevation
Scale: 1:25



3 Deer Fence - Elevation
Scale: 1:25



Shannon Farm

Design Guidelines

Ripponvale Road | Central Otago