

Before the Independent Hearings Panel
At Central Otago District Council

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

Evidence Summary of Roy Buchanan (Survey and Engineering Design)

7 August 2026

Applicant's solicitor:

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lloyd.

Introduction

- 1 My name is Roy William Buchanan.
- 2 I prepared a brief of evidence dated 23 July 2026 addressing the surveying and engineering design in relation to the Application.
- 3 My qualifications and experience are set out in that statement of evidence.

Key issues and conclusions

- 4 The subdivision plans have been updated to reflect the consented nine-lot subdivision across Lots 1003 and 1004, include identified building platforms for all proposed allotments, and incorporate amendments to the easement schedules. I consider the plans now accurately reflect the proposed development.
- 5 In relation to firefighting water supply and access, I conclude that adequate provision can be achieved in accordance with SNZ PAS 4509:2008. The Shannon Farm development already benefits from significant firefighting water infrastructure, and where hose-run distances cannot be achieved from hydrants within the road network, either the reticulated network can be extended or supplementary firefighting water supply can be provided.
- 6 I generally agree with the conclusions reached in the section 42A report regarding servicing capacity and engineering matters. However, I recommend several amendments to the proposed conditions to better reflect the approved development design, applicable engineering standards, and the requirements of the Central Otago District Council Code of Practice and SNZ PAS 4509:2008.
- 7 Overall, I am satisfied that the proposed subdivision can be appropriately serviced and developed, and that the matters raised by FENZ and Council's engineers can be satisfactorily addressed through the detailed engineering design process and appropriately framed consent conditions.

Dated this 7 August 2026

Roy William Buchanan