

17 July 2020

New Zealand Cherry Corp (Leyser) LP Ltd
116 Kawarau Gorge Road
State Highway 6
Cromwell

By email: IWeir@infinitywanaka.com

Dear Iain

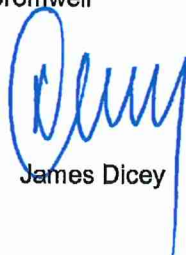
Plan Change 14

- 1 Thank you for engaging with Residents for Responsible Development Cromwell (**R4RDC**) regarding amendments to the Plan Change 14 (**PC14**) proposal.
- 2 We have reviewed the amended Structure Plan, Revision A 14/07/2020 and indicative Masterplan, L1.0 Revision A, as attached. We acknowledge the significant amendments made to increase the area of flat land retained for productive use and the corresponding clustering of built form in proximity of the stormwater/open space corridor. We consider the provision for productive use within a large contiguous area is preferable to previous proposals to retain 50% of lots greater than 3000m² for rural productive uses. The amendments reflect the changes sought by R4RDC's submission and are supported by R4RDC.
- 3 We remain of the opinion that the structure plan could be further amended to increase the area of flat land retained for productive uses, by reallocating some of the smaller lots above the stormwater/open space corridor. The reason for this is that we are of the view that in accordance with 2.3.3(ii) of the Central Otago District Plan the flat land on the subject site is land that has special qualities in the Central Otago context and perhaps also in the national context. In terms of landscape, we note that the application as put forward already protects the ONL which has Central Otago Context. We understand that this further amendment cannot be supported by NZ Cherry Corp. Despite our views regarding potential further amendments which we consider would present a better outcome, we confirm that R4RDC now supports approval of PC14, and we leave the decision as to how to balance between the rural landscape and the productive land up to the commissioners.

For Residents for Responsible Development Cromwell



Werner Murray



James Dicey

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REV	DATE	NOTES
0	25/05/2020	For Hearing
A	14/07/2020	For Lodgement

- Proposed ONL Boundary
- No Build Area
- Indicative Lot Boundaries
- Zone Setback
- Open Space
- Ripponvale Road Frontage
- Cherry Orchard Amenity Setback
- Cherry Orchard
- Vineyard
- Existing and proposed ponds and stormwater retention basins
- Existing Hilli Track
- Weanga Soils
- Overland Flow Path

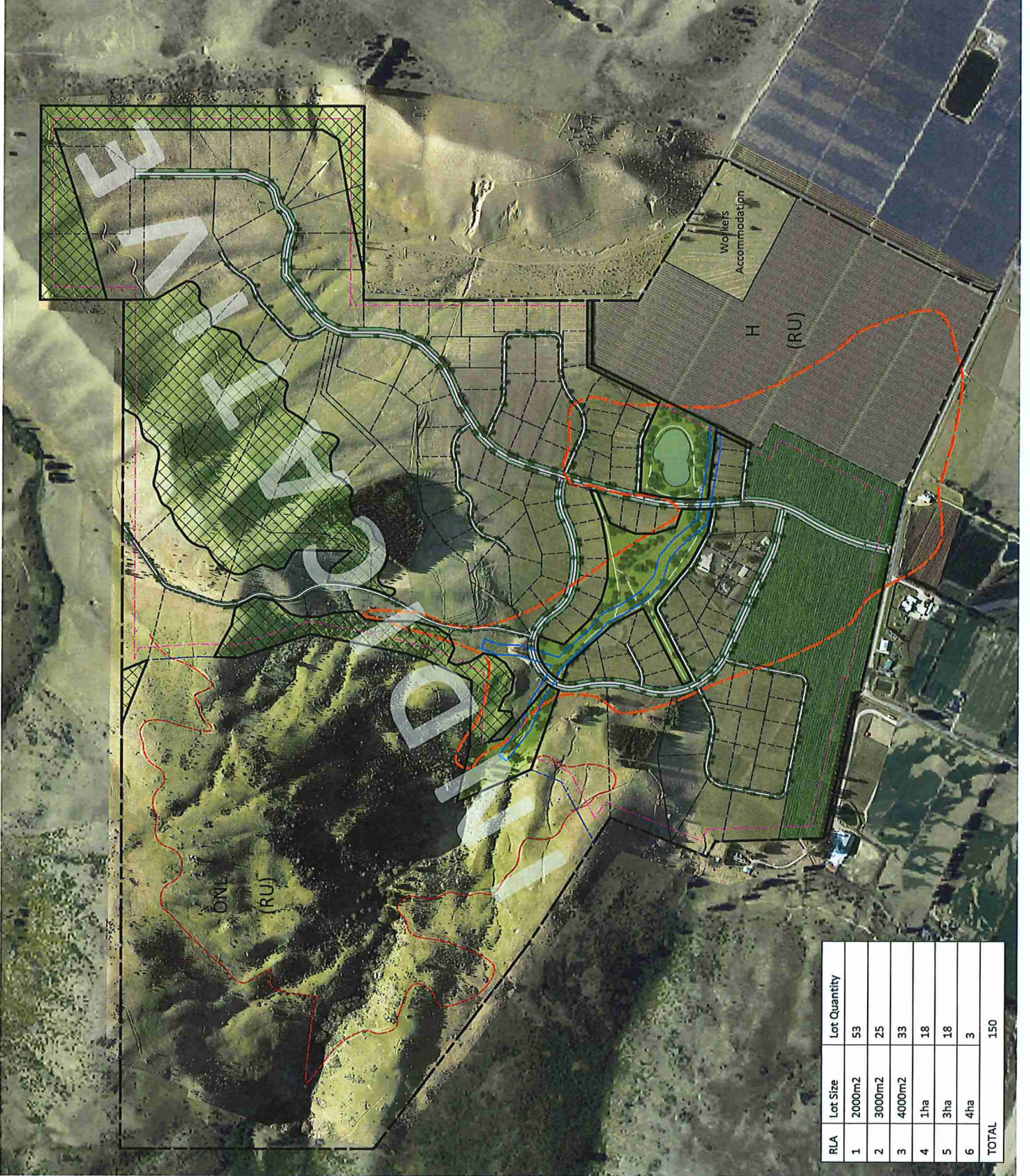
NORTH



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 info@roughandmine.co.nz

Indicative Master Plan Concept
 Shannon Farm
 144 Ripponvale Road
 Cromwell

JOB No.	18065
SCALE	1:5000 @ A2
DATE	14/07/2020
DESIGNED	TM
DRAWN	AN
CHECKED	TM
STATUS	FOR LODGEMENT
DRAWING No.	REVISION
L 1.0	A



RLA	Lot Size	Lot Quantity
1	2000m ²	53
2	3000m ²	25
3	4000m ²	33
4	1ha	18
5	3ha	18
6	4ha	3
TOTAL		150

Plan Change 14 Structure Plan
 Revision A
 14/07/2020

- Structure Plan Boundary
- - - Activity Area
- ▨ No Build
- ▤ Indicative Open Space and Stormwater Corridor
- ▧ Amenity Edge - Horticulture Block
- ▩ Shelterbelt
- ▭ Indicative Road Network
- - - ONL Boundary (proposed)
- - - SAL Boundary (proposed)
- 40db Sound Insulation Boundary
- ⋯ 35db Sound Insulation Boundary
- ONL Outstanding Natural Landscape
- H Horticulture Area
- (RU) Rural Resource Area
- RLA1 Rural Lifestyle Area 1
Minimum Lot Size: 2000m²
- RLA2 Rural Lifestyle Area 2
Minimum Lot Size: 3000m²
- RLA3 Rural Lifestyle Area 3
Minimum Lot Size: 4000m²
- RLA4 Rural Lifestyle Area 4
Minimum Lot Size: 1 ha
- RLA5 Rural Lifestyle Area 5
Minimum Lot Size: 3 ha
- RLA6 Rural Lifestyle Area 6
Minimum Lot Size: 4 ha

