

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Shannon Farm Residential and Commercial Extension
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Central Otago District Council		
*First name	Ann		
*Last name	Rodgers		
Postal address	PO Box 122, Alexandra		
*Contact phone number	s 9(2)(a)	Alternative	
*Email	s 9(2)(a)		

2. Please provide your comments on this application
Response to request for specific comments on the referral application under section 17 (3) of the Fast-track Approvals Act 2024: <i>Any applications that have been lodged with the Council that would be a competing application or applications if a substantive application for the project were lodged. If no such applications exist, please provide written confirmation.</i> - There are no applications lodged with Council that would be a competing application. <i>Note: While not a competing application, the referral proposal is associated with the development of Lot 1001 of RC 220396. Three variations have been granted in relation to RC 220396 - RC 220396 V1, RC220396 V2 and RC 220396 V4 (in conjunction RC 250169).</i> <i>Copies of the decisions on all the above-mentioned resource consents are attached for reference purposes.</i>

2. In relation to projects seeking approval of a resource consent under section 42(4)(a) of the Act, whether there any existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply, if the project were to be applied for as a resource consent under the RMA. If no such consents exist, please provide written confirmation.

- No consents have been issued where sections 124C(1)(c) or 165ZI could apply.

3. Additional high level comments on the referral application in particular in relation to transport, infrastructure and the planning framework, for the Minister's consideration in terms of s21 and s22 of the Fast Track Approvals Act are outlined below.

Transportation

The primary concerns centre on the sufficiency of the current roading infrastructure, the scope of traffic modelling, and the integration of the development into the wider Cromwell transport network.

Traffic Modelling

SIDRA modelling is a localised assessment tool and does not adequately assess network-wide or cumulative effects, particularly given the proposal's scale and other anticipated developments in Cromwell. The omission of the SH6/SH8B intersection from the modelling is a material gap, as this intersection is already under pressure.

Should the referral application be accepted onto Fast Track list by the Minister, the proposal should be calibrated against similar activities within Cromwell Paramics Model in relation to trip generation and distribution.

Ripponvale Road Infrastructure and Safety

The proposal suggests using design standards established in relation to the adjoining Shannon Farm 144 lot rural lifestyle development (consented) in terms of road widening and shared path standards. These standards are unlikely to be sufficient to accommodate the proposal's 755 residential allotments and the additional substantial commercial/industrial areas. The two developments are not comparable in terms of scale, nature and density.

None of the external upgrades required in relation to the adjoining development (i.e. road widening on Ripponvale Road, construction of shared paths, SH6 underpass etc) have been completed. This is largely due to only Stage One of that development having been completed. The proposal assumes the remaining Stages of that development will be completed and form the starting point for this referral project. It is therefore not appropriate to rely on the work that is yet to be undertaken in the remaining stages to be completed.

Ripponvale Road has a current speed limit of 80km/h which may no longer be appropriate as the proposed development "urbanises" the corridor and increases intersection density.

There has been no assessment of the wider network at the Pearson Road end of Ripponvale Road, where it intersects with SH6 (noting that Ripponvale is a loop road). This is likely to see increased traffic flow.

Intersection Performance and Design

There are potential capacity issues at SH6/Ripponvale Road intersection adjacent to the development. Modelling indicates that in the PM peak, the proposed roundabout will have insufficient capacity (Level of Service F) on the southern approach unless an additional short left-turn lane is added.

The design should consider a potential fourth leg for the proposed SH6/Ripponvale Road roundabout to accommodate future residential development on the southeastern side of SH6.

Connectivity and Site Layout

The proposed pedestrian paths do not currently link the southeastern extent of the site to the future SH6 underpass required as a condition of the Shannon Farm lifestyle development resource consent.

There is also a lack of integration with adjoining Shannon Farm lifestyle development. There is currently no roading or walking/cycling connectivity between the referral proposal and the consented lifestyle development.

The current assessment also lacks a parking assessment for the industrial and commercial components, as well as specific details on internal roading hierarchy and vehicle tracking.

Water Infrastructure

Long term infrastructure planning for urban development in and around Cromwell has been informed by Plan Change 18 (Industrial) and Plan Change 19 (Residential) which gives effect to the thirty-year growth planning identified in the Cromwell Spatial Plan.

Recent development proposals, including fast-track applications and private plan changes have sought to further extend planned residential development and density limits established under the recent Plan Change 19 residential zone changes. This raises significant concerns regarding infrastructure capacity and integrity of infrastructure planning framework.

Treatment and reticulation systems are designed and operated based on projected flows that assume compliance with density limits within current zoning provisions. Developments that exceed these limits risk generating water supply and wastewater volumes beyond what the system was originally modelled to accommodate. This may result in overloading of treatment infrastructure; increased operational and maintenance expenses; possible non-compliance with environmental discharge consents and reduced system resilience during peak demand periods.

These unplanned developments risk cumulative effects that undermine infrastructure plan integrity and reduce confidence in infrastructure modelling assumptions.

The proposed development will require targeted upgrades to water, wastewater and stormwater reticulation and associated treatment facilities to accommodate the additional unplanned urban development.

Upgrades to the Cromwell Water Treatment Plant are nearing completion. Once finalised, the plant is expected to have sufficient capacity to service development within current district plan zoning (Plan Changes 18 & 19 & 21) and meet projected medium to long-term demand.

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However, this additional capacity does not provide for additional growth arising from private plan changes or out of zone fast-track applications. It is noted that Plan Change 21 is now subject to a higher density proposal through an already accepted referral Fast Track application.

In contrast, the Cromwell Wastewater Treatment Plant is currently operating under several constraints, particularly in relation to discharge volume limits and treatment quality requirements. Substantial upgrades will be required in the short term to ensure adequate capacity and regulatory compliance for planned growth areas. These upgrades will address both hydraulic capacity and treatment performance.

In addition to treatment plant improvements, upgrades to the wider water supply and wastewater reticulation networks will be necessary. These are likely to include upsizing key pipelines, enhancing pump station capacity, and extending networks to service any new development areas.

Substantial stormwater infrastructure will be needed to receive flows from the wider catchment; control stormwater quality and quantity within the development and convey flows downstream and enable appropriate discharge. There is currently no reticulated stormwater for this development to connect to.

Detailed flood hazard risk assessment will be required to ensure stormwater reticulation for this development can be safely designed, constructed, and operated without increasing flood risk to people, property, or the surrounding environment.

The current planned infrastructure upgrades funded in Councils Long Term Plan is prioritised to network upgrades for significant planned developments. Future planning and funding requirements for water, wastewater and stormwater will need to be incorporated into the Water Services Strategy for the newly established Council-Controlled Organisation, Southern Waters. Infrastructure priorities will ultimately be determined by the CCO and remain uncertain at this time.

Planning Considerations

The site is zoned Rural in the Central Otago District Plan (the Plan). The Plan establishes a clear expectation of low-intensity, carefully controlled rural development with strong protection of rural amenity values.

The Rural zone rules, enable low-intensity rural uses (e.g. farming), limit non-rural or industrial activities, and control the scale of buildings, traffic, noise, and earthworks. The Plan envisions the zone as a largely natural, open landscape with farming, horticulture, and limited rural activities along with small-scale, carefully controlled development with strict limits on buildings, subdivision, noise, and land disturbance.

Overall, the Plan creates a “permitted baseline” of low-impact rural land use, with protections for landscape and amenity values.

The provisions in Rural Zone provide for subdivision with minimum allotment size of 2ha provided there is an average of 8ha, the proposal significantly exceeds these standards.

The site is currently in productive orchard and was not identified in the Cromwell Spatial Plan as an area considered for future residential, commercial or industrial growth.

The Spatial Plan was adopted by the Central Otago District Council in 2018 and considered the thirty-year urban growth projections competed at that time. Plan Change 18 (Industrial) and Plan Change 19 (residential) gave effect to the pattern of planned development indicated in the Cromwell Spatial Plan.

Overall, the proposal is inconsistent with the Plan's zoning, objectives, and policies, and not something that would reasonably be anticipated within the Plan framework, in the context of the Resource Management Act 1991. Feedback on consistency with planning framework is provided in relation to the matters the Minister is required to consider under s21 and 22 of the Fast Track Approvals Act.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoff



Fiona Garrett

Date: 26/06/2026



13 September 2023

NZ Cherry Corp (Leyser) Ltd
Clark Fortune McDonald & Associates
C/- Nick Geddes
PO Box 553
Queenstown 9348

Via email: s 9(2)(a)

Dear NZ Cherry Corp (Leyser) Ltd

RESOURCE CONSENT APPLICATION:

**RC 220396
112 & 144 RIPPONVALE ROAD,
CROMWELL**

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by the Planning Manager, under delegated authority, on 13 September 2023.

The Council has granted consent to the application with conditions. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

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

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Central Otago District Council at the following address:

resource.consent@codc.govt.nz

1 Dunorling Street
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there may be appeal rights to the Environment Court. Please refer to section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully



Adam Vincent

PLANNING OFFICER - CONSENTS

APPLICATION	RC 220396
APPLICANT	NZ CHERRY CORP (LEYSER) LTD
ADDRESS	112 & 144 RIPPONVALE ROAD, CROMWELL
LEGAL DESCRIPTION	PART SECTION 5, SECTIONS 4, 11, 25, 26, 27, 28, 54, 96, 98, 99 100, 101 102 & 103 BLOCK III CROMWELL SD, PART RUN 1201R, LOT 2 DP 330709 (HELD IN RECORDS OF TITLE OT106/99, OT7C/632, OT7C/633, 126180,).
PROPOSAL	SUBDIVISION CONSENT TO CREATE 151 RURAL LIFESTYLE ALLOTMENTS
ACTIVITY STATUS	DISCRETIONARY

BACKGROUND

The site was the subject of Plan Change 14, a proposal to change the zoning of the site from the Rural Resource Area to a new Rural Resource Area (5). Within this area, various sub zones, being the Rural Lifestyle Areas (RLA's) (1) to (6), Rural Lifestyle Production Areas (RPLA's), and an area to be retained in the Rural Resource Area, but be overlaid with a horticultural overlay. Changes were also proposed to the Outstanding Natural and Significant Amenity Landscape overlays that applied to the site. The underlying intention of the proposal was to provide for the comprehensive development of a semi-rural "lifestyle" subdivision with a range of allotment sizes around lots intended to provide for ongoing horticultural use of the most productive parts of the site. An amended version of the proposed plan change was approved by the Environment Court by Consent Order on 8 April 2022, and subsequently has become operative.

DESCRIPTION OF ACTIVITY

The proposal is described in detail in Section 1.3 of the assessment of effects provided in support of the application and is adopted for the purposes of this report. For completeness, the following points are of particular relevance to the application:

- 151 allotments within the RLAs (1) to (6)
- All allotments comply with relevant minimum lot sizes
- 151 building platforms, one on each of the above lots
- Building platforms on Lots 208, 402, 403, 404, 409, 413, 414, 415, 416, 417, 418, 419, 420 422 and 501 would breach minimum yards
- 6 allotments within the RPLA
- 4 allotments in the Rural Resource Area
- Access off Ripponvale Road to six subdivisional roads
- Provision for a new footpath and underpass along Ripponvale Road and below State Highway 6
- Water and wastewater from Council's existing reticulated networks in Cromwell using new connections installed along Ripponvale Road
- Up to 123,100m² of cut and 100,300m³ of fill across the site to establish roads, stormwater flow paths and land stabilisation
- Provision of landscaping generally in accordance with Schedule 19.23, using species identified in Schedule 19.25.

- The development is proposed to be undertaken in 21 stages. A proposed staging plan has been provided with the application

SITE DESCRIPTION

The subject site is well described in Section 1 of the application and the supporting documents and is considered to accurately identify the key features of the site. The applicant's site description is adopted for the purposes of this report.

REASONS FOR APPLICATION

Central Otago District Plan

The subject site is located within the Rural Resource Area and Rural Resource Area (5) of the Central Otago District Plan (the District Plan). The site has the following annotations:

- Outstanding Natural Landscape (West of the site)
- Significant Amenity Landscape (North of the site)
- Rural Resource Area (5) Rural Lifestyle Areas (1) to (6)
- Rural Resource Area (5) Rural Production Lifestyle Area
- Rural Resource Area (5) Amenity Edges
- Rural Resource Area (5) No Build Area
- Rural Resource Area (5) Open Space Notation

Subdivision in the Rural Resource Area (5) that is undertaken in accordance with Schedule 19.23, where minimum lot sizes for different RLA's are complied with, and where the information required by Rule 4.7.2(ii)(a)(vi) is provided as a controlled activity under Rule 4.7.2(ii)(a) of the Plan.

Building platforms in the Rural Resource Area (5) that have an area of no more than 1,000m² are a controlled activity under Rule 4.7.2(ii)(a)(vii) of the Plan, provided that any platform in the RLA (6) must be located within the identified building platform area shown in Schedule 19.23.

Minimum yards for the RLA areas are specified in Rule 4.7.6A(l). A breach of these yards is a restricted discretionary activity under Rule 4.7.3(x) of the Plan.

For completeness, no applications have been lodged for residential activity within the proposed building platforms. Any future residential activity on these platforms would require resource consent as a controlled activity under Rule 4.7.2(ib) of the Plan.

Earthworks in the Rural Resource Area that exceed 2,000m² or 3,000m³ on any one site breaches Rule 4.7.6J(a) and is a discretionary activity under Rule 4.7.4(i) of the Plan.

The creation of access tracks or roads in the Rural Resource Area where cuts are in excess of 3.0m in height, breaching Rule 4.7.6J(a) of the Plan is a discretionary activity under Rule 4.7.3(vi) of the Plan.

Under Rule 4.7.2(ii)(a)(vi), Council's control in relation to the proposed subdivision is limited to the following matters:

1. *The information, components and matters listed in Rule 4.7.2(ii)(a)(vi)*
2. *The provision of adequate network utility services (given the intended use of the allotment) and in particular the location, design and construction of these services, including water supply, wastewater disposal, power and telecommunications.*
3. *Subdivision design including the shape, size and arrangement of allotments and road alignment.*
4. *The extent of earthworks.*

5. *Methods to mitigate potential surface flooding issues including consideration of the establishment of a minimum floor height for future residential dwellings.*
6. *The provision of or contribution to the open space and recreational needs of the community.*
7. *Lighting for public or communal spaces where proposed.*
8. *The site-specific ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site*
9. *Any financial contributions necessary for the purposes set out in Section 15 of this Plan.*
10. *Any amalgamations or easements that are appropriate.*
11. *Any other matters provided for in Section 220 of the Act.*

Under Rule 4.7.2(ii), Council's control in relation to building platforms is limited to the following matters:

1. *Shape and orientation of the building platform;*
2. *Location within the allotment having regard to the degree of visibility of built form from public places outside of the zone;*
3. *The location of building platforms in relation to hazard risk, and any mitigation that may be required; and*
4. *The relevant built form standards contained in 4.7.6.*

Under Rule 4.7.3(vi) of the Plan, Council's discretion in relation to earthworks breaching Rule 4.7.6J(a) is limited to the following matters:

1. *The effect on water quality and quantity.*
2. *The intrinsic values of riparian and aquatic ecosystems.*
3. *The habitat of native fish species, trout and salmon.*
4. *Indigenous vegetation and habitats of indigenous wildlife and statutorily managed sports fish and game.*
5. *The effects on bank and slope stability.*
6. *The location and timing of construction, design and density of earthworks.*
7. *The re-establishment of an appropriate vegetation cover.*
8. *The disposal and stabilisation of waste material and fill.*
9. *The impact on landscape values.*
10. *The effect on heritage sites, including archaeological sites.*
11. *The effect on sites of cultural value to Kai Tahu ki Otago.*

Under Rule 4.7.3(x), Council's discretion in relation to yard breaches within the RLAs (2), (4) and (5) is restricted to the following matters:

1. *The effect on the amenity values of neighbouring properties;*
2. *The effect on landscape values;*
3. *Any mitigation proposed to avoid, remedy or mitigate the effects on matters 1 and 2; and*
4. *Reverse sensitivity effects arising from the non-compliance with Rule 4.7.6A(l).*

National Policy Statements

The National Policy Statement for Highly Productive Land (NPSHPL) came into effect on September 2022. The NPSHPL requires Council avoid inappropriate subdivision of general rural zoned land that has identified high value soils unless it can be demonstrated that either the reproductive capacity of the land will be retained, or that there are long term limitations on the site that preclude the viable productive use of the site. Where area specific assessment and identification of high value soils have not been undertaken, the NPSHPL directs Council to consider Land Use Classification (LUC) 1, 2 and 3 soils as being highly productive. In this case, the areas of the site identified as RLA (1) to (6) and RPLA are considered rural lifestyle zones and are not considered to be within the scope of the NPSHPL as the RLA (1) to (6) are not general rural or rural production areas. Proposed Lot 1001 contains LUC 3 land and is within the general Rural Resource Area. This area is subject to consideration under the NPSHPL.

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NЕСS) came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

The site has historically been used for horticultural purposes. A known history of bulk pesticide application and other activities associated with horticulture, including landfill, makes the application subject to the NESCS. The applicant has provided the Preliminary Site Investigation provided in the context of Plan Change 14. This PSI indicates that there is a moderate risk to human health from these soil contaminants. A further Detailed Site Investigation (DSI), undertaken by Lisa Bond of WSP, has been provided that addresses the risk for Lots in the six RLA areas, but not the RPLA. It also notes that earthworks beyond the permitted levels in the NESCS are likely. The proposal is a restricted discretionary activity under Regulation 10 of the NESCS for earthworks, subdivision and change of land use that exceeds permitted activity standards.

Under Regulation 10(3) of the NESCS, Council's discretion is limited to the below matters:

- a) *the adequacy of the detailed site investigation, including—*
 - i. *site sampling:*
 - ii. *laboratory analysis:*
 - iii. *risk assessment:*
- b) *the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:*
- c) *the approach to the remediation or ongoing management of the piece of land, including—*
 - i. *the remediation or management methods to address the risk posed by the contaminants to human health:*
 - ii. *the timing of the remediation:*
 - iii. *the standard of the remediation on completion:*
 - iv. *the mitigation methods to address the risk posed by the contaminants to human health:*
 - v. *the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:*
- d) *the adequacy of the site management plan or the site validation report or both, as applicable:*
- e) *the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:*
- f) *the requirement for and conditions of a financial bond:*
- g) *the timing and nature of the review of the conditions in the resource consent:*
- h) *the duration of the resource consent.*

There are no other National Environmental Standards relevant to this application.

Overall Status

Under the particular circumstances of this case, I consider it appropriate that the bundling principle established in *Locke v Avon Motor Lodge* (1973) is applied, and that the application be considered, in the round, as a discretionary activity pursuant to sections 104 and 104B of the Resource Management Act 1991 ('the Act').

WRITTEN APPROVALS

Affected Persons

No written approvals been obtained in support of the application. In accordance with sections 95D(e) and 104(3)(a)(ii) of the Resource Management Act 1991, no effects on any party will be disregarded.

Effects on the Environment

Permitted Baseline

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of an activity on the environment may be disregarded if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

There are no permitted residential activities in the Rural Resource Area or Rural Resource Area (5). There is no permitted baseline to be applied.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site, the existing and reasonably foreseeable receiving environment comprises rural “lifestyle” allotments with a range of areas, with their layout facilitated by Plan Change 14, interspersed with horticultural activities.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises a mixture of horticultural activities, particularly cherries, and rural residential activities. Other activities in the area include a Council owned racecourse and general aviation airport.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. This assessment is limited to the matters to which the Council’s discretion has been restricted. No regard has been given to any trade competition or any effects of trade competition.

Subdivision

1. The information, components and matters listed in Rule 4.7.2(ii)(a)(vi)

The information required by Rule 4.7.2(ii)(a)(vi) has been provided as Attachment D2 to the application. It includes outlines of proposed staging of the development, landscaping, preclusion of development on areas of open space and no build areas, public pedestrian and cycle access to the ONL, and volunteers various conditions related to the timing of particular

works. The proposed subdivision plan is generally in accordance with Schedules 19.23 and 19.24. Proposed landscaping uses species specified in Schedule 19.25. I consider all the information required by Rule 4.7.2(ii)(a)(vi) to have been provided to an adequate standard.

2. The provision of adequate network utility services (given the intended use of the allotment) and in particular the location, design and construction of these services, including water supply, wastewater disposal, power and telecommunications.

Domestic water is proposed to be piped along Ripponvale Road from Council's existing water reticulation in Waenga Drive using a new 150mm diameter main. A rising main within the development would be used to pump water to a reservoir on a high point in the development to provide domestic pressure to lots higher up. The applicant has requested that flexibility be provided to allow for connections in alternative locations, for example from an existing main in State Highway 6 servicing the Ripponburn Retirement Village. Council's Senior Water Services Planner has advised that the main servicing Ripponburn is in poor condition, and they recommend that any alternative location be approved by Council's Water Services Manager. I consider this to be appropriate. The capacity of the existing Cromwell water network was modelled in the context of Plan Change 14. Council's land development engineer has reviewed the proposed water network and considers that updated modelling should be undertaken by the developer to confirm previous modelling remains valid and to determine the size of the main that will be required along Ripponvale Road. However, a 150mm diameter main will be adequate within the subdivision. I consider the proposal able to be adequately serviced for domestic water.

While it is practicable to provide the subdivision with domestic water, what level of service to provide to the new lots has been subject to debate between the applicant and Council staff. The applicant has proposed that the lots in the RLA 1 and 2 (Those lots below 3,000m²) have an on-demand domestic water supply with fire hydrants in the network, with larger lots being serviced with a restricted supply, metered to 1,000 litres of water per day. This has been proposed on the basis of water supply modelling undertaken during the consideration of Plan Change 14 assuming this level of service, and to prevent a need for each smaller lot to need to provide its own on-site water storage. Council's Three Waters Director had initially requested that all lots be provided with a restricted supply. The basis for this is that the new lots are all outside Council's water supply areas and are sufficiently large that the use of an on-demand potable water supply for non-potable purposes, such as irrigation, may result on an unacceptably high demand for water in the context of changing water regulations meaning more of a focus is being placed on the end use of potable water, in particular, under the National Policy Statement for Freshwater Management 2020. They also noted that providing and maintaining an on-demand supply for this number of lots in a rural area would be relatively costly to maintain per ratepayer and may set a precedent for other rural or peri-urban areas to argue for an on-demand supply. They confirmed that it would be adequate for each lot to have a restricted supply, but provide firefighting capacity within the water mains. This would avoid the need for 30,000 litre firefighting storage tanks on each lot, or some other method of firefighting water storage, but still restrict supply to individual allotments. Landowners would still be advised to have tanks on their properties to help provide water pressure and storage in the event of a supply disruption, but the exact size and location of this tank would be up to the landowner. Alternatively, an on-demand supply could be supported by Council's Three Waters team provided a private non-potable water source was made available to each lot for irrigation purposes.

I note that Council's decisions regarding the provision of infrastructure for Plan Change 14 (which were not one of the matters discussed before the Environment Court on appeal) determined that an on-demand supply to the RLA 1 and 2 areas would be practicable, it deferred consideration of what the appropriate level of service for water supply could be deferred until the subdivision stage. Therefore, while Plan Change 14 concluded that an on-demand supply for some lots would be practicable, it did not conclude that it would be appropriate. The applicant's position that an on-demand supply seems to be predicated on this modelling and a desire to provide a particular character and style to the development, with a

mixture of rural and semi-urban characteristics in its layout, allotment size and infrastructure provision. Ultimately, both the applicant and Council's Three Waters Team have confirmed support of an on-demand supply if a separate non-potable supply is also provided for uses such as irrigation. A separate non-potable supply would help to reduce demand for potable water on the new allotments and avoid the use of large volumes of potable water for irrigation, in particular. Council's councillors have agreed in principle that Council can investigate the wider use of volumetric metering charges to help manage demand with less reliance placed on restrictors. Council's Three Waters Director also requested that the applicant liaise with Council three waters staff in the design of the potable water network in order to ensure that the system would be adequate and to allow them to identify any upsizing requested to provide for future capacity beyond this subdivision. I consider this to be appropriate and recommend that the development be serviced with an on-demand potable water supply supplemented by a separate non-potable water network to each lot.

Wastewater is proposed to be piped down Ripponvale Road and connected into Council's existing wastewater infrastructure in Waenga Drive. I note that the applicant has indicated that this connection would likely be made through Section 3 SO 24009 (Currently owned by Peter and Rita Sew Hoy). However, they have requested that Council allow for different layouts, for example if the consent of the Sew Hoys for an easement to carry wastewater is not able to be obtained or if another alignment proves to be more workable from an engineering perspective. The most likely alternative would be either upgrading existing pumping mains through Ripponvale Road and the Sew Hoy land or running the main through the State Highway 6 road reserve to connect with an existing main servicing the Ripponburn Rest Home. Council's land development engineers have indicated that, in principle, this would be practical in terms of Council's engineering standards. They recommend that Council provide for either option. Within the development, Council's engineers consider that a gravity network will be practicable to service the new lots. Some parts of the network may require pumping mains if a gravity network is not feasible. Conditions have been recommended related to the design of the network. This includes a condition that would provide for upsizing of the wastewater mains if requested by Council's three waters manager and provision for Council to fund the difference of any upsized infrastructure. I concur with these proposed conditions.

Stormwater from individual allotments will need to be managed within the boundaries of each lot. Stormwater from roads is proposed to be managed using swales and soakpits on either side of the road. A stormwater drainage channel is also proposed to direct stormwater from land above the site through the development.

All residential lots are proposed to have underground electricity and telecommunications connections, extended from existing infrastructure in Ripponvale Road. I consider this to be appropriate.

3. Subdivision design including the shape, size and arrangement of allotments and road alignment.

The proposed road layout is generally in accordance with the roading layout shown in Schedule 19.24. Additional roads have been proposed to provide access to all lots. The shape, size and arrangements of proposed lots are consistent with the RLAs in Schedule 19.23, with adequate provision for open space and amenity in line with expectations for the development under Plan Change 14.

The proposed road formations are a mixture of urban and rural standards based on both Council's 2008 addendum to NZS4404:2004, and NZS4404:2010. The proposed formation is supported by has been reviewed by Council's land development engineers, with the proposed formation of the intersection of Ripponvale Road and Road 001 and the proposed carriageway width also being peer reviewed by transport engineers at Abley Ltd. Council's engineers and Abley have confirmed that they consider the proposed roading layout and designs to be appropriate. I concur with this position.

Overall, I consider the proposed subdivision design to be appropriate.

4. The extent of earthworks.

Over 200,000m² of earthworks are proposed as part of this application in order to provide access and prepare land for development. Large scale earthworks can result in land instability, changes to stormwater runoff patterns and load stormwater with sediment, and cause dust emissions during hot, windy periods.

The applicant has provided a draft environmental management plan (EMP) that sets out methods to manage these effects. For example, it includes measures such as diverting clean stormwater from exposed areas of the site, sediment retention areas to treat sediment laden runoff and silt fences as methods to manage stormwater around earthworks. Taking steps to minimise the time larger areas of soil are exposed, active suppression using water, limiting speed limits for working vehicles and rumble grids at site entrances are all proposed as methods to minimise the emission of dust from the site. The EMP provides a range of options for managing discharges of sediment from the site, both in stormwater and airborne. Progressive restoration of excavated or filled areas after completion will also assist in improving ground stability and reducing the discharge of sediment. I consider that compliance with the EMP will be sufficient to reduce and mitigate the effects of the proposed earthworks on dust and stormwater discharge to be minor, at most.

Five large cuts are proposed along the internal roads, with the deepest being approximately 6.4m. Several large areas of fill, with the tallest being around 5.3m, are also proposed. I note that the most significant areas of cut and fill are on Roads 1 and 2, which are consistent with the structure plan for the development. These earthworks are not located in close proximity to known historic, archaeological site, or site with cultural value to Kai Tahu. These areas will need to be engineered to ensure the stability of new slopes. In terms of visual effects, I consider that the earthworks will be sufficiently screened from public view outside the development by intervening buildings and vegetation, including the amenity planting strips, and through remediation planting of the new slopes, that the visual effects of these larger cuts and fills will be minor, at most.

5. Methods to mitigate potential surface flooding issues including consideration of the establishment of a minimum floor height for future residential dwellings.

The site is not identified in the Central Otago District Plan as being at an elevated risk of flooding, with several active or partially active alluvial fans present on the site. However, the Plan Change 14 process determined that there may be a risk of flood in some areas. This flood risk has been assessed by GeoSolve. Possible sources of flood include overland flows of stormwater into valleys and low lying areas, and overtopping of the various water races that run through the site.

GeoSolve recommends a range of measures to address potential flooding. These include forming a various flood channel corridors in different parts of the site discharging into a retention basin in the south-eastern edge of the development, clearing and maintenance of culverts, location of building platforms above water courses where possible and forming water races so that they would fail at known locations away from buildings and infrastructure if they became full. The report also recommends relocating part of an existing water race underground within Road 004 in order to locate it downhill and away from Lots 89 to 95 and that three irrigation dams on the site be decommissioned prior to the completion of Stages 1 to 4 to prevent any risk to those properties if they were to fail or overtop and recommends minimum floor levels for Lots 5, 6, 17, 32, 75-77, 96, 97, 301 and 701 be confirmed at the time a building is proposed for these lots. For dwellings on other lots, GeoSolve considers CODC's "standard" minimum floor heights of 300mm above ground level to be adequate.

The measures recommended by GeoSolve would serve to redirect stormwater from areas intended to be built and allow for its management and retention in known locations where the

risk to health and property is low. Provided the recommendations from GeoSolve are complied with, I consider the proposed methods of flood management to be appropriate.

6. The provision of or contribution to the open space and recreational needs of the community.

Two new reserve allotments are proposed, Lots 3000 and 3001. These lots are generally consistent with the areas of open space highlighted in Schedule 19.23 and provide for a small park area shown as a “village green” on the subdivision plan, and provides pedestrian linkages between Roads 001 and 002, and from Road 001 to Right of Way H near Lots 308 and 406. Linkages are also proposed to the ONL land to the west of the development. I understand that this area is intended to host a mountain bike park. At the time of writing, no resource consent for this facility has been applied for. However, I understand that an application is intended to be lodged. Council’s Parks and Recreation Manager has confirmed that the proposed reserves to be vested in Council will be adequate to serve the subdivision, subject to approval of a specific landscaping design. I consider the proposal to have adequate provision for the open space and recreational needs of the proposed development.

7. Lighting for public or communal spaces where proposed.

The applicant has argued that the design and provision of lighting should be deferred until after consent is granted and detailed design work for public and communal spaces can be undertaken. I understand that lighting is intended to be provided in accordance with Clause 3.3.15 of Council’s 2008 addendum to NZS 4404:2004. I consider it appropriate that provisions for street and reserve lighting can be deferred until applications for engineering approval in relation to the subdivisional roads, and at the time a landscaping plan is provided in relation to the reserves.

8. The site-specific ground conditions and suitability of the site for a building, and whether development on the site should be restricted to parts of the site

The ground conditions of the site have been considered by GeoSolve. This assessment will be considered in more detail in the building platform section of this assessment.

9. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.

Council’s land development engineers have calculated the following financial and development contributions:

Water:	\$509,128.21 + GST
Wastewater:	\$412,165.07 + GST
Reserves:	\$156,251.78 + GST
Roading:	\$225,696.68 + GST
<u>Total:</u>	<u>\$1,303,241.78 + GST</u>

The above contributions would be payable prior to the issue of Section 224(c) certification for the subdivision. Given the proposed subdivision is being staged, only the portion of the contributions that would be payable for the number of lots in the relevant stage will be payable at that time.

10. Any amalgamations or easements that are appropriate.

Easements will be required to provide rights of way and provide for service connections to rear lots, and for the management of stormwater where the proposed stormwater channel passes over private land. These should be shown on the survey plan.

The following amalgamation conditions are proposed:

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 1002, 1003 and 1004 hereon be held in the same record of title (See CSN Request 1837327)

Land Information New Zealand have confirmed that the above conditions will be practicable.

11. Any other matters provided for in Section 220 of the Act.

No other matters in Section 220 of the Act are considered relevant to the application.

Land Use Building Platforms

1. Shape and orientation of the building platform;

The proposed building platforms all have sufficient area and dimensions to accommodate a reasonable dwelling. They are located relative to each other to minimise effects such as overshadowing for neighbouring properties. I consider the shape and orientation of the platforms to be appropriate.

2. Location within the allotment having regard to the degree of visibility of built form from public places outside of the zone;

Given the majority of the proposed allotments are relatively small (In a rural context) the visibility of the proposed building platforms is largely determined by the location of allotments within the different RLAs. Residential development was anticipated for all RLAs under Plan Change 14. These lots will have varying levels of visibility. For example, lots in the RLA (1) are, for the most part, on flat land, meaning their building platforms would be effectively screened by the amenity planting areas shown on the structure plan. Lots in the RLA (2) and (4) would be more prominent as they are located higher up relative to public viewpoints. However, I consider this degree of visibility to be within that anticipated as part of Plan Change 14 and I do not consider any of the building platforms to be inappropriately located in relation to their level of visibility from public view.

3. The location of building platforms in relation to hazard risk, and any mitigation that may be required; and

Most of the proposed building platforms are located outside known hazard areas. The platforms on several lots in the western and north eastern parts of the site are located in areas with an elevated risk of landslides, identified by GeoSolve Ltd in their geotechnical assessment of the proposal. Some other areas will also likely require specifically engineered foundations to take into account sites on specific soil types, such as alluvial sediments, colluvium and loess soils. Outside these areas, GeoSolve generally considers that ground conditions should be appropriate for building with minimal remediation works required.

In terms of the risk of landslides, GeoSolve identifies several areas where development is not currently feasible, and others where development is feasible subject to additional work to mitigate the risk. No building platforms are identified in the unfeasible areas, avoiding the risk these areas pose. Building platforms on Lots 75-91, 98, 99, 301, 401 and 402 are within the area identified as requiring additional mitigation. These lots are within Stages 11 and 15-18. Geosolve notes that additional site specific investigation and longer term monitoring of ground movements would be required for these lots, and they consider that this can be undertaken alongside the staging of the subdivision. Based on the information provided, I concur that additional information is currently required to guide mitigation measures. This work will need to be undertaken prior to the issuing of Section 224(c) certification for the affected lots. However, I consider that this will be sufficient to address the risk posed by identified landslides.

Landslide areas around the building platforms on Lots 416-420 are also proposed to be monitored and subsurface drainage or measures installed as needed to address. I consider this to be appropriate.

The risk of flooding generally within the subdivision has been discussed previously in this report. I have concluded that proposed mitigation measures as part of the subdivision will be

sufficient to manage the risk of inundation around the proposed building platforms to acceptable levels.

GeoSolve concludes that the development is not likely to be at an elevated risk of damage due to earthquakes and liquefaction. I adopt this conclusion.

GeoSolve notes the presence of several large rocks uphill of some lots that may create a rockfall hazard. Their report considers that most of the rocks are typically slab shaped, partially buried schist formations, which are not typically conducive to be mobilised and travel extended distances downhill. It concludes that the risk of rockfall would be low, but considers that the formations should be inspected as part of subdivisional works and specific remediation carried out if needed, such as the removal of loose rocks or shifting any boulders that may come loose and travel downhill towards building platforms. I consider this to be appropriate.

4. The relevant built form standards contained in 4.7.6.

Breaches of the minimum yards will be assessed separately below. The building platforms have been oriented to avoid buildings being located on the skyline from Ripponvale Road and other public land further afield. I note that skyline breaches will be likely from the internal subdivisional roads. However, these would be viewed in the context of the development, meeting their effects will be internalised. The effects of any specific breach of the skyline can be considered at the time resource consent is lodged for a specific dwelling. Earthworks required to flatten the building platforms have already been discussed in terms of the wider subdivision. The proposal raises no additional issues in terms of Rule 4.7.6.

Land Use Yard Breaches

1. The effect on the amenity values of neighbouring properties;

No properties neighbouring the proposed yard breaches have been created to date. Any future person buying into the development reasonably ought to be aware of the location of building platforms on the property they are considering to purchase, and I consider the presence of building platforms to provide reasonable notice to prospective purchasers about the locations of buildings on neighbouring properties. This would allow them to make their own decisions about whether to purchase a particular lot neighbouring one of the yard breaches. In this context, I consider the proposal to result in less than minor effects on the amenity values of neighbouring properties.

2. The effect on landscape values;

Overall levels of proposed development density are consistent with that anticipated by Plan Change 14. This means that the main effects on landscape values will be through buildings being closer together than provide for in the District Plan. The proposed yard breaches are primarily in the RLA (4), which includes larger, more spread out lots, further back from Ripponvale Road. Platforms typically retain reasonable levels of separation between each other. In this context, I consider the proposed yard breaches to result in no more than minor effects on landscape values, and I consider the proposal to maintain the anticipated landscape character of the area.

3. Any mitigation proposed to avoid, remedy or mitigate the effects on matters 1 and 2;

No explicit mitigation measures have been proposed by the applicant. I note that individual landowners may wish to implement landscaping between their lots and others, serving to soften the visual and residential amenity impacts of buildings within the minimum yards. Given my conclusions under matters 1 and 2 above, I do not consider any specific mitigation to be required in relation to the proposed yard breaches.

4. Reverse sensitivity effects arising from the non-compliance with Rule 4.7.6A(l).

The proposed yard breaches are all adjoining other lots in the RLAs (2), (4) and (5). No yard breaches in relation to land intended to be used primarily for horticulture are proposed. I consider the proposed yard breaches unlikely to result in any notable increase in the risk of reverse sensitivity effects.

NESCS

- a) *the adequacy of the detailed site investigation, including—*
- i. *site sampling:*
 - ii. *laboratory analysis:*
 - iii. *risk assessment:*

The DSI has been undertaken by a suitably qualified and experienced person (Lisa Bond). Soil samples were taken from identified high risk locations, with samples taken from across each area and tested by a suitable laboratory for the most likely contaminants based on the assessment of the likely sources. Risk assessment was undertaken based on relevant standards and the author's understanding of likely sources of contamination, drawing on a previous Preliminary Site Investigation prepared in the context of Plan Change 14. The risk assessment and recommendations are in line with the levels of contamination recorded. I have no issues with the adequacy of the DSI.

- b) *the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination:*

The application proposes to change the use of the site from its current farming and horticultural use to, effectively, a large lot residential use. For the orchard areas tested, no exceedances of human health levels of contaminants were identified. However, elevated levels of copper and arsenic were identified over most of the orchard areas. Around the farmyard, multiple exceedances of human health standards for residential use were identified in different areas, primarily arsenic and metals. In these areas, soil remediation is recommended. Provided the required remediation is undertaken, I consider the land to be suitable for development.

The DSI has not considered the risk to human health related to the residential use of Lots 701 to 706. Lots 701 to 706 have all had historic horticultural activity undertaken on them. Therefore, they are subject to the NESCS. As part of this consent, the applicant has volunteered conditions limiting the residential use of these lots until they are partially established in horticultural plantings. The DSI notes that additional, site specific, consideration of likely soil contamination will be required for any of these lots if they are to include a residential activity in the future. These lots are relatively large, with no current indication of where any residential activity would be located. I consider it reasonable to defer the undertaking of soil investigations for these lots to the time the location of a dwelling or other change of use is known, in order to allow for investigations to be more focused.

- c) *the approach to the remediation or ongoing management of the piece of land, including—*
- i. *the remediation or management methods to address the risk posed by the contaminants to human health:*
 - ii. *the timing of the remediation:*
 - iii. *the standard of the remediation on completion:*
 - iv. *the mitigation methods to address the risk posed by the contaminants to human health:*
 - v. *the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants:*

The DSI proposes that a Remediation Action Plan (RAP) be prepared subsequent to the granting of resource consent. This would allow for better understanding of the exact extent and timing of works. I consider that the development of the RAP can be deferred. However, I consider that a copy should be provided to Council prior to works commencing to allow for the review of the document and to recommend changes be made if needed to address defects in the RAP.

- d) *the adequacy of the site management plan or the site validation report or both, as applicable:*

No site management or remediation plans have been provided with the DSI itself. Ms Bond recommends that plans be developed after the issue of resource consent. Guidelines for the

management of contaminated sites are provided in the EMP provided with the application. The EMP notes that a remedial action plan will be required. It provides an accidental discovery protocol and guidelines around handling and transporting soils known to be contaminated. The DSI recommends additional information to be included in the Site Management Plan, including methods to protect the health of workers and methods to remediate areas of disturbed soil. Provided the Site Management Plan and Remediation Action Plan are prepared by a suitably qualified and experienced person and contain the information recommended by the DSI, I consider it adequate to defer the drafting of these plans to a time when the exact programme of works for the development is better understood.

e) the transport, disposal, and tracking of soil and other materials taken away in the course of the activity:

The applicants anticipate no soil being removed from the site as part of the activity, with areas cut being re-used elsewhere as fill after remediation. Where soils are to be removed off-site the DSI recommends further testing to determine an appropriate disposal method. I consider this to be appropriate.

f) the requirement for and conditions of a financial bond:

Given the nature of the proposed works, I do not consider any bond provisions to be necessary.

g) the timing and nature of the review of the conditions in the resource consent:

I consider it appropriate to include a review condition in this consent allowing for a review of the ongoing adequacy of the conditions of consent every six months from the date of issue of the consent.

h) the duration of the resource consent.

The proposed earthworks are associated with the subdivision component of the application. This has a five year lapse date, with up to eight years to complete all subdivisional works. This sets a defined timeframe during which works can be undertaken. I do not consider any additional restrictions on the duration of this consent to be necessary.

NOTIFICATION ASSESSMENT

Mandatory Exclusions from Assessment (s95D)

- A: Effects on the owners or occupiers of land on which the activity will occur and on adjacent land (s95D(a)).
- B: An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect (s95D(b)) (the permitted baseline, refer section 3.2 below).
- C: The activity is a restricted discretionary activity, and those matters outside of Council's discretion have been disregarded (s95D(c)). Specifically, Council's discretion is restricted to those set out in Rules 4.7.3(iii)(1-3) and 4.7.3(viii)(1-6).
- D: Trade competition and the effects of trade competition (s95D(d)).
- E: All effects on the parties which have provided written approval to the application are disregarded. In this instance, the written approvals of those parties who have provided approval as identified earlier in this assessment

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.

- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application does not involve solely a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor as discussed in the assessment above.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. The proposed subdivision is consistent with the structure plan publicly consulted on and assessed in the context of Plan Change 14. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not only involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

ASSESSMENT - EFFECTS ON PERSONS

In accordance with section 95E of the Act, a consent authority must not have regard to any effect on a person who has given written approval to the application. In this particular instance, affected persons approvals have been received from the persons identified earlier in this report.

No other persons are considered to be adversely affected by this proposal because as assessed in this report, the environmental effects of the proposal are internalised within the site boundaries.

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor and can be appropriately managed through compliance with appropriately worded conditions of consent.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

The following objectives and policies are relevant to the proposal:

Objectives:

- 4.3.1 – Needs of the District's People and Communities
- 4.3.2 – Outstanding Natural Landscapes
- 4.3.3 – Landscape and Amenity Values
- 4.3.4 – Recreation Resources
- 4.3.5 – Water Resources
- 4.3.6 – Margins of Water Bodies
- 4.3.7 – Soil Resource
- 4.3.10 – Rural Resource Area (5)
- 16.3.1 – Adverse Effects on the Roding Network
- 16.3.2 – Services and Infrastructure
- 16.3.3 – Hazards
- 16.3.4 – Amenity Values
- 16.3.5 – Water and Soil Resources
- 16.3.7 – Open Space, Recreation and Reserves
- 16.3.8 – Public Access
- 16.3.9 – Physical Works Involved in Subdivision

Policies:

- 4.4.1- Outstanding Natural Landscapes
- 4.4.2 – Landscape and Amenity Values
- 4.4.3 – Sustainable Management of Infrastructure
- 4.4.4 – Riparian Margins
- 4.4.5 – Effects on Water Quality
- 4.4.6 – Adverse Effects on the Soil Resource
- 4.4.8 – Adverse Effects on the Amenity Values of Neighbouring Properties
- 4.4.9 – Effects of Rural Activities
- 4.4.10 – Rural Subdivision and Development

- 4.4.13 – Public Access to Significant Features
- 4.4.18 – Integrated Rural Lifestyle Subdivision and Development within the Rural Resource Area (5)
- 16.4.1 – Adequate Access
- 16.4.3 – Adequate Infrastructure
- 16.4.6 – Construction Standards
- 16.4.7 – Subdivision Design
- 16.4.8 – Sites Subject to Hazards

For the reasons provided throughout this report, I consider that the proposal is consistent with the intended outcomes of Plan Change 14. The proposed subdivision is appropriately designed and can be adequately accessed and serviced. Effects on water and soil quality can be adequately addressed through compliance with conditions of consent. Adequate open space is proposed. Natural hazards that affect the site will be adequately remedied as part of subdivisional works. Development avoids the areas identified as an Outstanding Natural Landscape. I consider the proposal to be consistent with the above objectives and policies.

Partially Operative and Proposed Regional Policy Statements

The Partially Operative Otago Regional Policy Statement 2019 (PORPS2019) was declared partially operative on 15 March 2021. The Proposed Otago Regional Policy Statement 2021 (Proposed RPS 21) was notified on 26 June 2021. After taking into consideration the Partially Operative and proposed Regional Policy Statements for Otago, I consider that the policy direction given by the District Plan is certain and complete as it relates to this application and, as such, there is no need to revert to higher order planning instruments.

National Policy Statement for Highly Productive Land 2022

Under the NPS-HPL, Council must avoid subdivision of identified highly productive land unless it can be demonstrated that the subdivision will retain the overall long term productive capacity of the land (Clause 3.8(1)). In this case, I note that parts of the site are not subject to the NPSHPL, while others are. All land subject to the NPSHPL would be contained within one Lot (Lot 1001). It would not be split over multiple titles. The land is currently located entirely in one Record of Title, but this includes land within the Rural Resource Area (5), which is excluded from the NPSHPL. In this context, I consider that the proposal will retain the existing productive capacity of the site, noting that the actual capacity of the existing land has been altered through Plan Change 14 shifting parts of the LUC 3 land within the wider site away from being general rural or rural production land, will not be notably reduced as a result of the subdivision. I consider the subdivision to be appropriate in terms of the NPSHPL.

Other Matters

Under Section 6(b) of the RMA, the protection of outstanding natural landscapes from inappropriate subdivision and development is considered a matter of national importance. In this case, the proposed subdivision is consistent with the level, type and location of development anticipated under Plan Change 14. Built development within the ONL area is avoided through the use of building platforms and no-build areas. I consider the proposal to not be an inappropriate use of the ONL in terms of Section 6(b) of the RMA.

The applicant has volunteered several conditions of consent on an Augier basis. I have reviewed the conditions and adopt them with one exception. The applicants propose a consent notice essentially advising future landowners of the need to comply with noise standards for residential buildings specified in the District Plan. The purpose of a consent notice is to require consent holders and future landowners act to comply with a specific requirement. It is not simply to advise them of a rule in a District Plan. Land use consent will be required for any dwelling on these lots, at which point Rule 4.7.6E can be addressed by the landowner. I do not consider this condition to be appropriate and I recommend Council not impose this condition.

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

Part 2

Based on the findings above, I consider that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of District's natural and physical resources.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B of the Resource Management Act 1991, subject to the conditions imposed under section 108 of the Act listed below.



Adam Vincent
PLANNING OFFICER - CONSENTS

Date: 23 June 2023

REVIEW

I have reviewed both the notification assessment and substantive decision assessment in this report.



Oli McIntosh
CONSULTANT PLANNER

Date: 26 June 2023

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with the recommendations above

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of resource consent to the proposal as outlined in the attached notice:



Lee Webster
Planning and Regulatory Services Manager

Date: 12 September 2023

Consent Type: Subdivision and Land Use Consent

Consent Number: RC 220396

Purpose: Subdivision consent to create 151 rural lifestyle allotments with building platforms, 6 rural lifestyle production allotments and four rural balance allotments. Land use consent for building platforms and earthworks breaching permitted standards in the District Plan and Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) 2011

Location of Activity: 112 & 144 Ripponvale Road, Cromwell

Legal Description: Part Section 5, Sections 4, 11, 25, 26, 27, 28, 54, 96, 98, 99 100, 101 102 & 103 Block III Cromwell SD, Part Run 1201R, Lot 2 DP 330709 (Records of Title OT106/99, OT7C/632, OT7C/633, 126180,).

Lapse Date: 13 September 2028 unless the consent has been given effect to before this date.

Subdivision Conditions:

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
 - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision E
 - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision E
 - Shannon Farm Development Staging Sheets 016 and 017 Revision E
 - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision E
 - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision B
 - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision A
 - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision A
 - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision A
 - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision Aas amended by the following conditions
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	12	2006	3001
13	55-66 & 414	13	2007	3000
14	67-74, 1004 & 415	10	2008	-
15	76-80 & 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	8	2012	-
20	407, 408, 201-208 & 416-420	15	2013	-
21	410, 411, 421-425, 501-504 & 600	10	2014	-
22	703	1	-	-
23	705	1	-	-
24	1001	1	-	-

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 1002, 1003 and 1004 hereon be held in the same record of title (See CSN Request 1837327)

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 Roding 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 Roding 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 Roding 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 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 Roding 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 Roding 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 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".
 - 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 to 4, 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".

- 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.
- 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.

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

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.

Note: The Councils preference is for gravity wastewater systems. Pumped systems will only be accepted when there is not a viable gravity wastewater solution.

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 allotments ~~s 47 and~~ 48 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:
 - 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, 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 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 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.
- bb) 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.

- cc) 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.

Financial Contribution

- dd) 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 1-99, 201-208, 301-310, 401-425, 501-504 and 600 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, 201 to 208, 301 to 310, 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 allotments ~~s-47~~ **and** 48 shall be maintained by the landowner.
 - k) 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.
 - l) 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)** 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.

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 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.

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 \$509,128.21, \$412,165.07 and \$225,696.68 (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.*

Conditions 21(s), 22(j) and 23 corrected pursuant to Section 133A of the Resource Management Act 1991. Original decision dated 13 September 2023

Re-Issued at Central Otago on 04 October 2023



Adam Vincent
Planning Officer

13 December 2024

New Zealand Cherry Corp (Leyser) Limited
Level 1 Regus
293 Durham Street North
Christchurch 8013

Via email: s 9(2)(a)



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



Dear New Zealand Cherry Corp (Leyser) Limited

**SECTION 127 APPLICATION: RC 220396V1 BEING A VARIATION OF RC220396
112 & 144 RIPPONVALE ROAD, CROMWELL**

Your application for a variation of a resource consent, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by Planning Manager, under delegated authority, on 13 December 2024.

The Council has granted consent to the variation of the resource consent. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate showing the varied conditions is attached.

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

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Planning Manager, Central Otago District Council at:

resource.consents@codc.govt.nz

1 Dunorling Street
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that if you request independent commissioner, you may be required to pay for the full costs of the incurred for independent hearings commissioner.

Section 120 of the Resource Management Act 1991 sets out the rights of appeal to the environment court for resource consent decisions. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully



Adam Vincent

PLANNING OFFICER - CONSENTS

APPLICATION	RC 220396V1 BEING A VARIATION OF RC220396
APPLICANT	NEW ZEALAND CHERRY CORP (LEYSER) LIMITED
ADDRESS	112 & 144 RIPPONVALE ROAD, CROMWELL
LEGAL DESCRIPTION	PART SECTION 5, SECTIONS 4, 11, 25, 26, 27, 28, 54, 96, 98, 99 100, 101 102 & 103 BLOCK III CROMWELL SD, PART RUN 1201R, LOT 2 DP 330709 (RECORDS OF TITLE OT106/99, OT7C/632, OT7C/633, 126180)
ACTIVITY	VARY CONDITIONS 1, 15 AND 21 OF RC 220396 TO ALLOW FOR THE CONSTRUCTION OF ADDITIONAL STORMWATER AND SEDIMENT RETENTION PONDS
ACTIVITY STATUS	DISCRETIONARY

BACKGROUND

RC 220396 consented a 161 lot subdivision and associated development works on land at 112 & 144 Ripponvale Road. 151 of the lots include building platforms and are intended for residential development. The remaining lots are intended primarily for rural production. Consent was also granted under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). The consent was granted subject to 24 subdivision conditions, 2 land use conditions for the building platforms, and 6 land use conditions under the NES-CS. Conditions 12(s), 21(j) and 23 of the subdivision component of the consent were corrected under Section 133A of the RMA to correct references to Lot numbers and cross referencing between conditions.

DESCRIPTION OF ACTIVITY

The consent holder proposes to vary Conditions 1, 15 and 21 of RC 220396 to provide for the construction of two new stormwater and sediment retention ponds within Section 101 Block III Cromwell SD (To become Lots 701 and 704) and to allow for one of the existing dams proposed Lot 703 to be retained. The larger of the basins on Lot 701 is intended to be used to treat stormwater during Stage 1 of the development, then would be repurposed as an irrigation/frost fighting pond to service future horticultural activities on Lots 702-706. The others would be integrated into the stormwater management system of the subdivision on a permanent basis.

Specifically, the applicant proposes that Conditions 1, 15 and 21 be amended as follows:

- The subdivision shall be undertaken in accordance with the plans of subdivision being:
 - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision E
 - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision E
 - Shannon Farm Development Staging Sheets 016 and 017 Revision E
 - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision E
 - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision [B-C](#)
 - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision A
 - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision A

- Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision A
 - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A as amended by the following conditions
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.

21(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.

Proposed Condition 21(aa) is a new condition and is not intended to replace the existing Condition 21(aa). The numbering of Conditions 21(aa) to (dd) is proposed to be updated to reflect this.

REASONS FOR APPLICATION

Section 127 of the Resource Management Act 1991 states:

- (1) *The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent subject to the following:*
 - (a) *The holder of a subdivision consent must apply under this Section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under Section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed.*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if –*
 - (a) *The application were an application for a resource consent for a discretionary activity; and*
 - (b) *The references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who-*
 - (a) *Made a submission on the original consent application; and*
 - (b) *May be affected by the change or cancellation.*

In accordance with the provisions of section 127(3)(a) of the Resource Management Act 1991, the application to vary resource consent 220396 is a discretionary activity.

PLANNING ASSESSMENT

Effects on the Environment

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the District Plan, along with the matters in any relevant national environmental standard. This assessment is limited to the adverse effects of the variation itself, being those effects over and above the effects of the

existing resource consent. No regard has been given to any trade competition or any effects of trade competition.

1. Visual and Landscape Effects

The proposed larger pond on Lot 701 is intended to function as a stormwater pond during Stage 1 of the development, after which it would be converted to use as an irrigation and frost fighting water storage pond, in support of future horticultural development on Lots 702-706. I note that earthworks associated with irrigation ponds are permitted activities under the District Plan, and irrigation ponds are an anticipated part of productive rural, particularly horticultural landscapes. While being used for stormwater management, the visual impact would be lessened by being located on flat land at a natural low point in the site. I consider the visual and landscape effects of these earthworks to be no more than minor.

The proposed permanent stormwater ponds on Lots 701 and 704 would be empty most of the time, only filling during rain events. I consider that they would appear visually as ephemeral ponds and, over time, would likely develop vegetation, lessening their visual impact further. They are located on flat land at a natural low point in the site. In this context, I consider that the proposed extension to the permanent stormwater ponds in this area would result in minor effects on the visual character of the area, at most.

The proposed new stormwater pond on Lot 704 is located on flat land, not in an elevated or visually prominent position and would form part of the stormwater management system of the subdivision, and will read in the landscape like an ephemeral pond. The new pond on Lot 701 will function long term as an irrigation pond, and the dam on Lot 703 is existing. In this context, I consider the proposed changes to have minor visual effects, at most, and will not cause a significant change in the overall effects of the wider development.

2. Provision of Adequate Services

The proposed new and retained ponds on Lots 701, 703 and 704 are intended to form part of the stormwater management system for the subdivision. They provide storage space for stormwater, slowing the rate at which it runs into nearby water bodies and allows for the controlled settlement of sediment out of stormwater into the ponds.

Council's infrastructure manager has confirmed that they consider the proposed earthworks to be appropriate provided they are shown to be adequate to manage stormwater from heavy rain events (For example a 1% annual exceedance probability rain event) without causing a flood hazard in their own right. The additional pond on Lot 704 will serve to increase the total capacity of the stormwater retention ponds in this area of the site. The updated EMP from Enviroscope provided in support of the application indicates that both the temporary and permanent ponds will be adequate in size to accommodate stormwater from their relevant catchments, provided periodic maintenance is undertaken to remove build-ups of sediment to retain storage capacity and assist in maintaining the drainage characteristics of the ponds. This can be confirmed during the engineering acceptance process for the detailed design of the system, particularly in relation to the permanent ponds.

Overall, I consider that the proposed changes will continue to provide adequate stormwater management for the development.

3. Geotechnical and Flood Hazard Effects

Under RC 220396, three existing irrigation dams were proposed to be decommissioned, given they were located uphill of proposed lifestyle lots and posed a potential hazard in

the event that they failed. The applicant now proposes to retain the existing dam on Lot 703 to provide for further stormwater attenuation. The applicant has proposed that the dam be strengthened further, with 2,130m² of fill proposed on the downhill side of the basin, and 1,600m³ of cut on the uphill side, to deepen the dam. The applicant's proposed amended condition 21 requires that these works be certified by a geotechnical engineer prior to Section 224(c) certification for any of Stages 1-4, with a specific requirement to certify that any flood risk from the dam is acceptable. I consider this to be appropriate to manage the potential risks associated with the use of this dam.

4. Soil Contamination and Human Health Effects

The exercise of this consent is subject to conditions requiring measures be taken to manage the risk to human health associated with historic horticultural activities on the site. I consider these to remain relevant to the amended proposal.

5. Cumulative Effects

I consider that the proposed amendments will appear as coherent aspects of the wider subdivision and development authorised under RC 220396. I do not consider the proposed changes to result in any notable cumulative effects on the surrounding environment.

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application is for a discretionary activity and public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor for the reasons set out above.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the change of conditions which makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application is for a discretionary activity and limited notification is not precluded.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

Affected Persons

Section 127(4)(b) of the Resource Management Act 1991 directs Council to only consider the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determining affected parties. No parties were considered to be affected by the granting of the consent, and no written approvals have been submitted with this application. No parties are considered to be affected by the proposed change of conditions because the environmental effects of the proposal are internalised within the site boundaries.

Section 127(4)(a) of the Resource Management Act 1991 also directs the Council to consider whether any submitters on the original application could be adversely affected by the variation. The original application was processed non-notified, and accordingly there are no submitters who could be adversely affected by the variation.

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposal have been assessed and outlined above. The variation will not result in a fundamentally different activity or one having materially different adverse effects. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

The following objectives and policies are relevant to the application:

Objectives:

- 4.3.1 – Needs of the District's People and Communities
- 4.3.3 – Landscape and Amenity Values
- 4.3.5 – Water Resources
- 4.3.10 – Rural Resource Area (5)
- 16.3.2 – Services and Infrastructure
- 16.3.3 – Hazards
- 16.3.5 – Water and Soil Resources
- 16.3.9 – Physical Works Involved in Subdivision

Policies:

- 4.4.2 – Landscape and Amenity Values
- 4.4.3 – Sustainable Management of Infrastructure
- 4.4.5 – Effects on Water Quality
- 4.4.10 – Rural Subdivision and Development
- 4.4.18 – Integrated Rural Lifestyle Subdivision and Development within the Rural Resource Area (5)
- 16.4.3 – Adequate Infrastructure
- 16.4.6 – Construction Standards
- 16.4.8 – Sites Subject to Hazards

The proposed changes contribute to the management of stormwater within the development and provide opportunities for water storage associated with future horticultural development of Lots 702-706. It achieves this while maintaining the particular rural characteristics anticipated for the Rural Resource Area (5). I consider that the variation raises no new issues in terms of the objectives and policies of the District Plan or any other relevant planning documents.

Part 2

Based on the findings above, it is evident that the proposal satisfies Part 2 of the Resource Management Act 1991.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.

2. The Council grant the variation to the resource consent under delegated authority, in accordance with sections 104 and 127(1) of the Resource Management Act 1991.



Adam Vincent

PLANNING OFFICER - CONSENTS

Date: 12 December 2024

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of the variation to the resource consent:



Tanya Copeland

TEAM LEADER – PLANNING

Date: 13 December 2024

Consent Type: Variation to Subdivision Consent

Consent Number: 220396 as varied by 220396V1

Purpose: Subdivision consent to create 151 rural lifestyle allotments with building platforms, 6 rural lifestyle production allotments and four rural balance allotments. Land use consent for building platforms and earthworks breaching permitted standards in the District Plan and Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) 2011

Location of Activity: 112 & 144 Ripponvale Road, Cromwell

Legal Description: Part Section 5, Sections 4, 11, 25, 26, 27, 28, 54, 96, 98, 99 100, 101 102 & 103 Block III Cromwell SD, Part Run 1201R, Lot 2 DP 330709 (Records of Title OT106/99, OT7C/632, OT7C/633, 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]

Subdivision Conditions:

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
 - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision E
 - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision E
 - Shannon Farm Development Staging Sheets 016 and 017 Revision E
 - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision E
 - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision B C
 - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision A
 - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision A
 - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision A
 - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision Aas amended by the following conditions
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	12	2006	3001
13	55-66 & 414	13	2007	3000
14	67-74, 1004 & 415	10	2008	-
15	76-80 & 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	8	2012	-
20	407, 408, 201- 208 & 416-420	15	2013	-
21	410, 411, 421- 425, 501-504 & 600	10	2014	-
22	703	1	-	-
23	705	1	-	-
24	1001	1	-	-

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 1002, 1003 and 1004 hereon be held in the same record of title (See CSN Request 1837327)

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 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 Council's 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 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".
 - 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 to 4, 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”.
 - 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.
- 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.

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

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.

Note: The Councils preference is for gravity wastewater systems. Pumped systems will only be accepted when there is not a viable gravity wastewater solution.

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 allotments ~~s 47 and~~ 48 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:
 - 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, 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 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.

Financial Contribution

- ee) 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 1-99, 201-208, 301-310, 401-425, 501-504 and 600 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, 201 to 208, 301 to 310, 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 allotments ~~s-47~~ and 48 shall be maintained by the landowner.
 - k) 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.
 - l) 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) 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.

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 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.

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 \$509,128.21, \$412,165.07 and \$225,696.68 (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 13 December 2024 pursuant to Section 127(1) of the Resource Management Act 1991

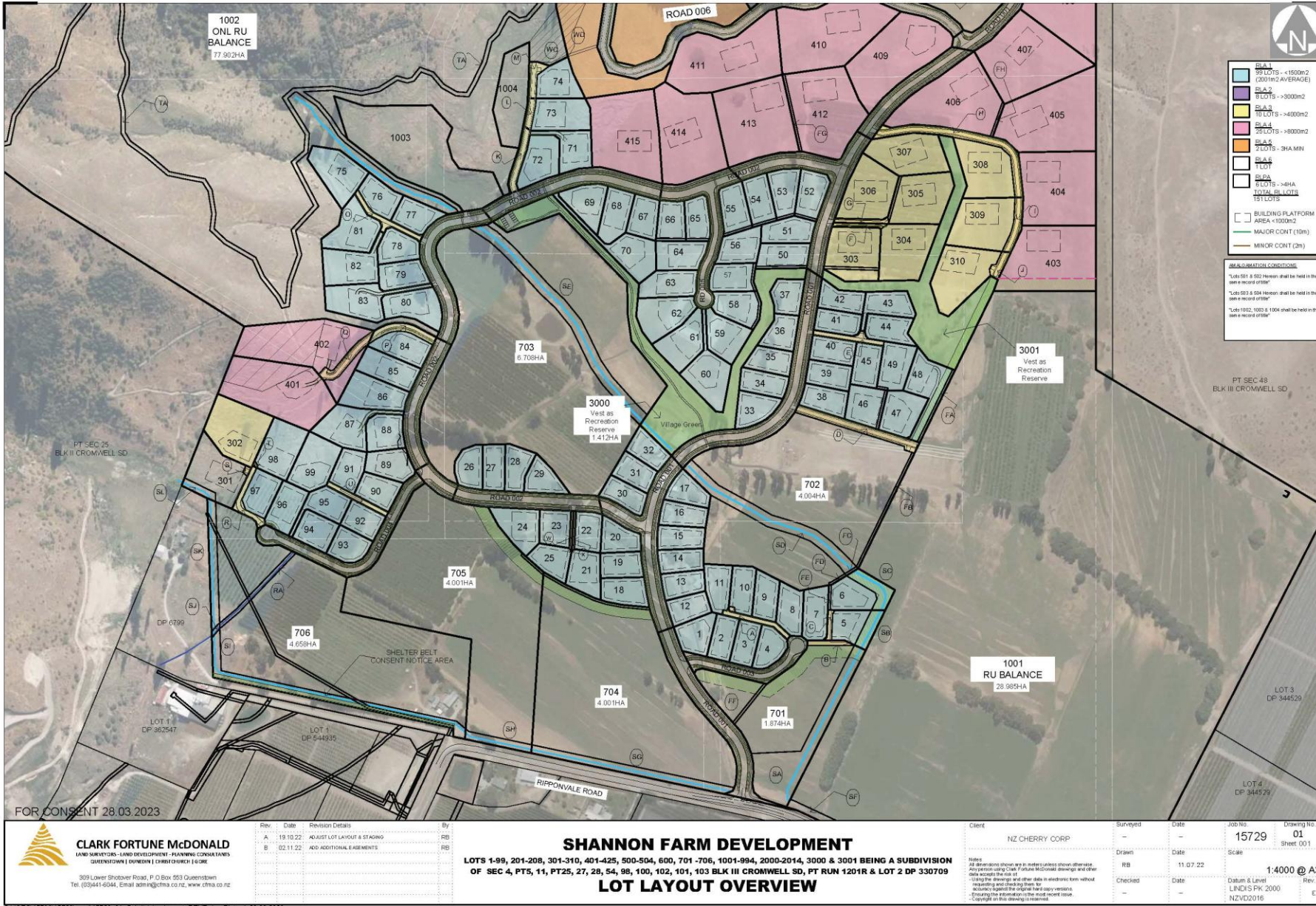


Adam Vincent
PLANNING OFFICER - CONSENTS

Conditions 21(s), 22(j) and 23 corrected pursuant to Section 133A of the Resource Management Act 1991. Original decision dated 13 September 2023

Conditions 1 and 15 amended, and new Condition 21(aa) added, pursuant to Section 127(1) of the Resource Management Act 1991

Appendix One: Approved Plan/s for RC220396V1 (scanned image(s), not to scale)







FOR CONSENT 28 03 2023

CONTOUR INTERVAL = 1.0m

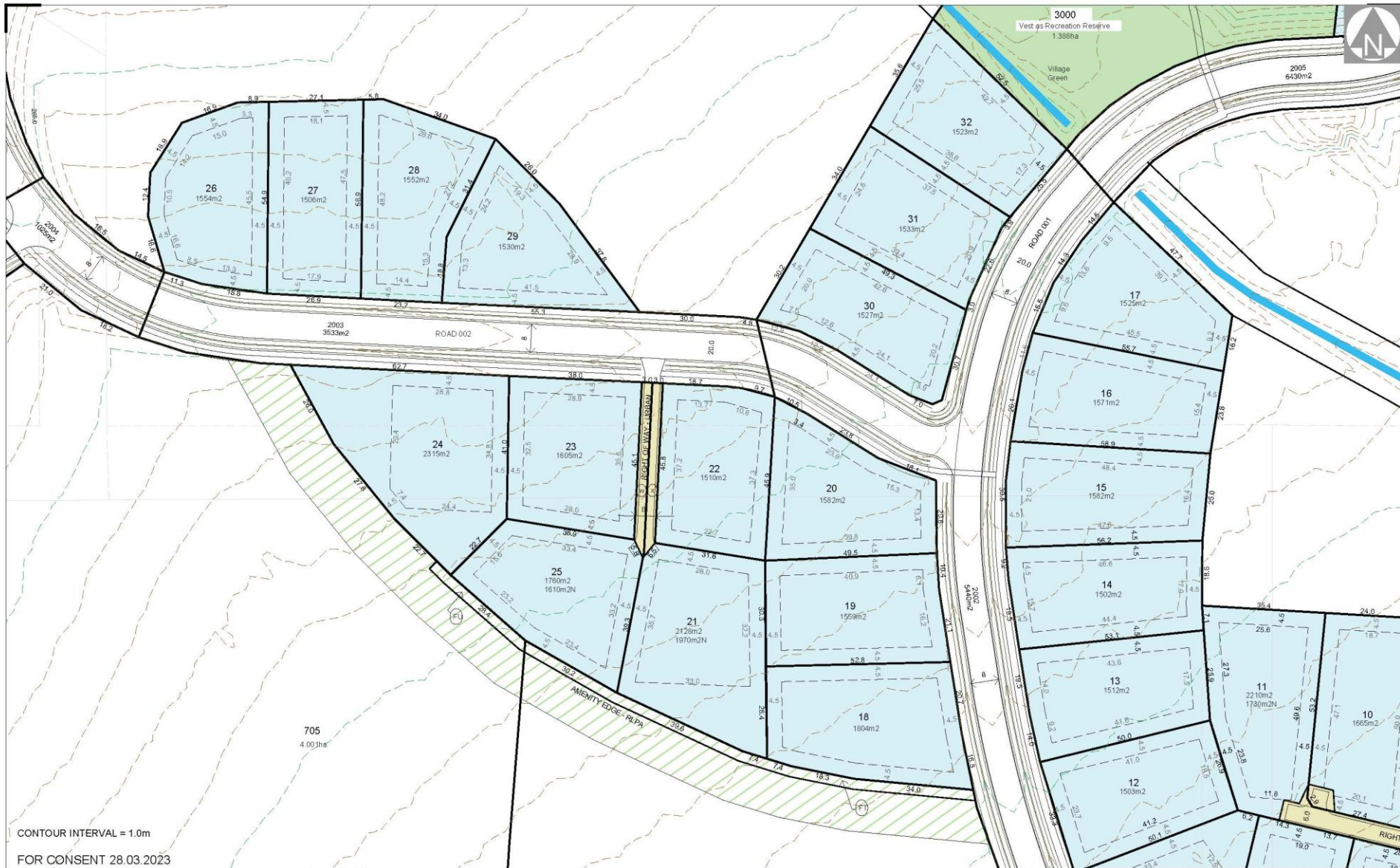
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRIST CHURCH | GORE
309 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 441-6044, Email: admin@cfma.co.nz, www.cfma.co.nz

Rev.	Date	Revision Details	By
1	11/07/22	Subdivision Layout	REV

SHANNON FARM DEVELOPMENT
LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 DETAILS

Client	NZ CHERRY CORP	Surveyed	Date	11/07/22	Job No	15729	Drawing No	01
Drawn	RB	Checked	Date		Scale		Sheet	003
							1:1 @ A3	
					Datum & Level	LINDIS PK 2000	Rev	E
						NZVD2016		

Notes:
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SHANNON FARM DEVELOPMENT

LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client: NZ CHERRY CORP

Surveyed: 11.07.22

Drawn: RB

Checked: -

Date: 11.07.22

Job No: 15729

Scale: 1:1 @ A3

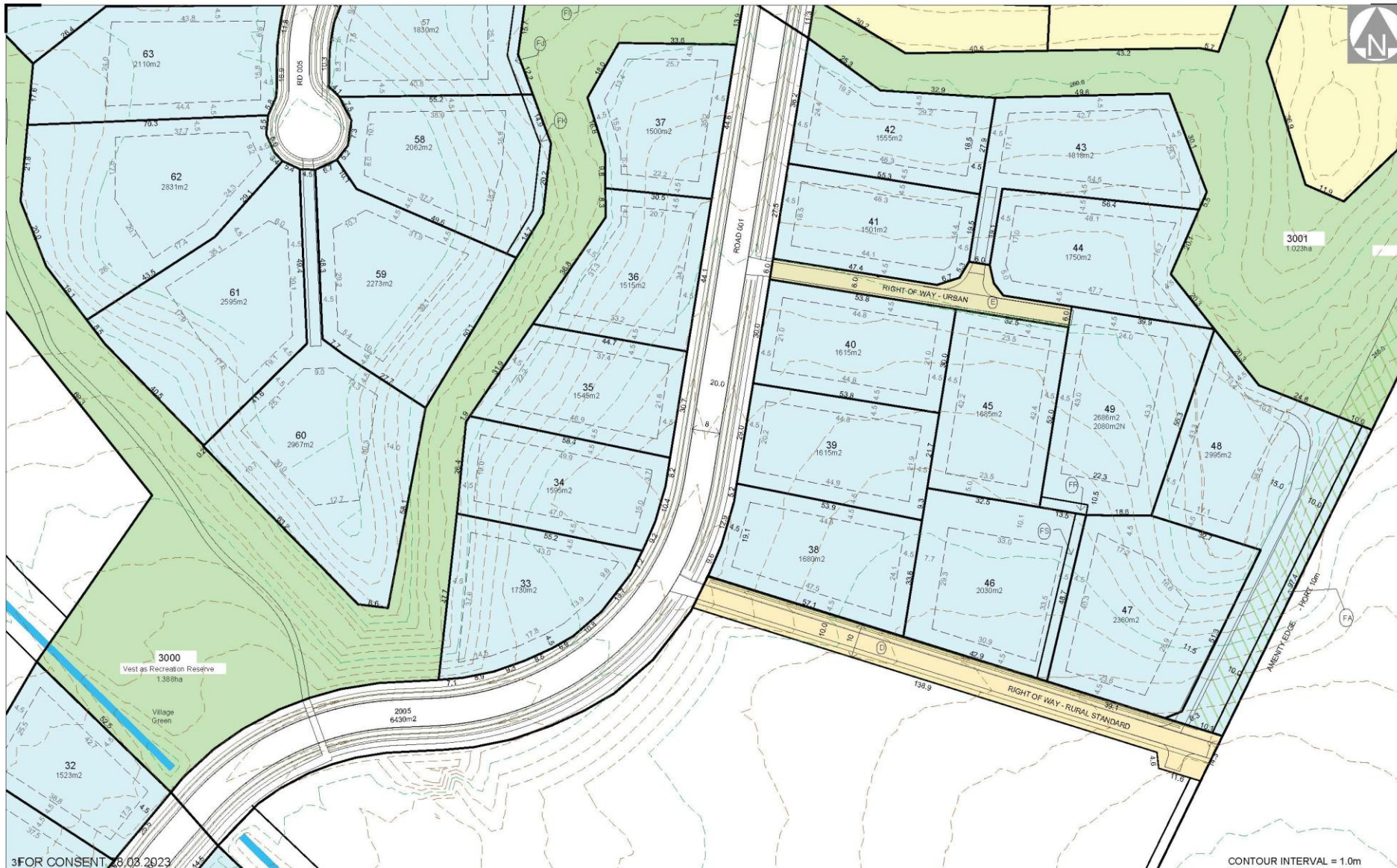
Datum & Level: LINDS PK 2000

Rev: E

CONTOUR INTERVAL = 1.0m

FOR CONSENT 28.03.2023

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- Using the drawings and other data in electronic form without
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- Ensuring the information is the most recent issue.
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3 FOR CONSENT 28.03.2023

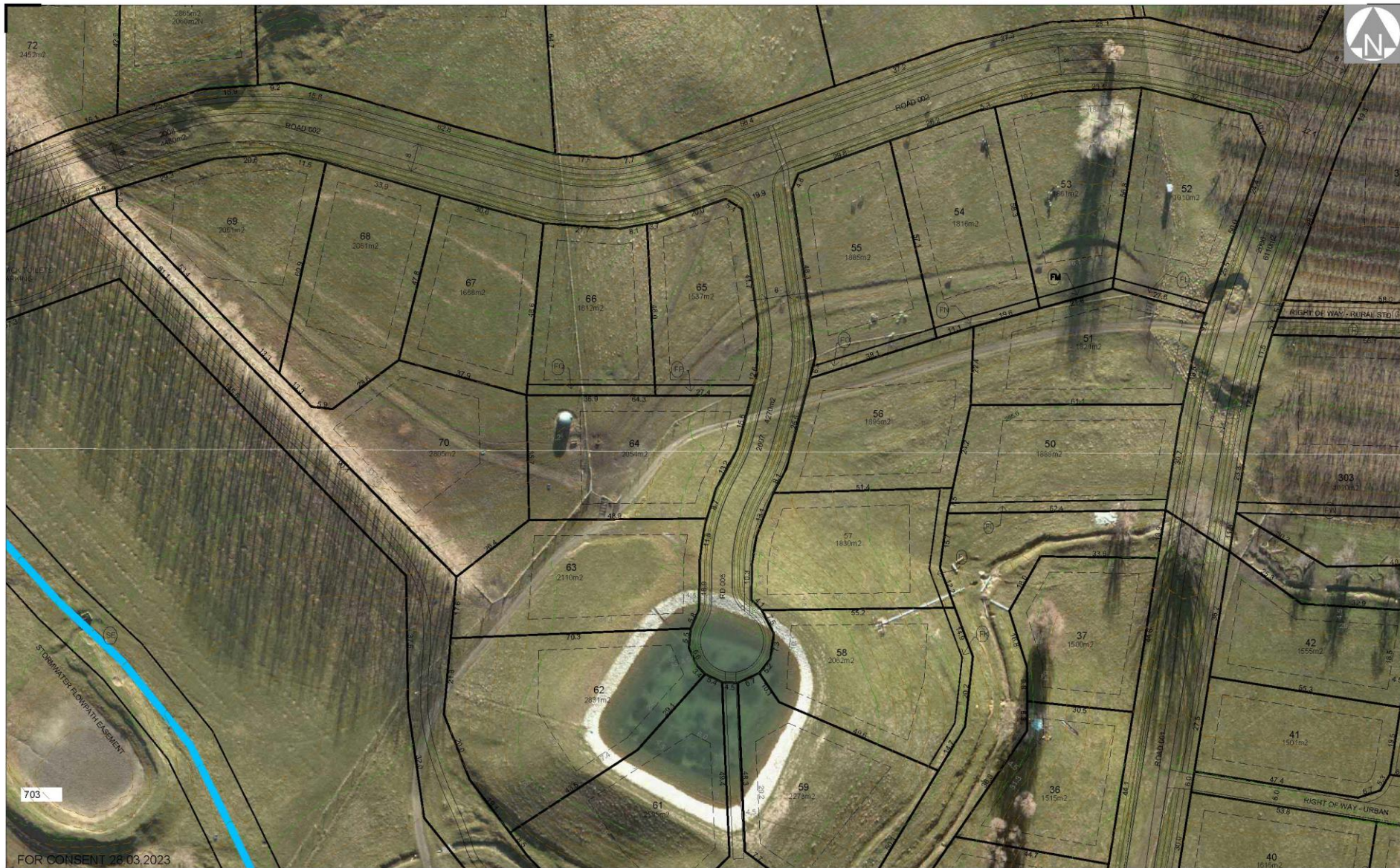
CONTOUR INTERVAL = 1.0m

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

SHANNON FARM DEVELOPMENT
LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client		NZ CHERRY CORP		Surveyed	Date	Job No	Crawing No
						15729	01
				Drawn	Date	Scale	Sheet 005
				RB	11.07.22		
				Checked	Date	Datum & Level	Rev
						LINDIS PK 2000	E
						NZVD2016	

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Rev.	Date	Revision Details	By
1	28.03.2023	Subdivision Layout	REVE

SHANNON FARM DEVELOPMENT
 LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No	15729	Crawing No.	01
Drawn	RB	Date	11.07.22	Scale	1:1 @ A3	Sheet	006	Rev.	E
Checked	-	Date	-	Datum	6 Level	LINDI'S PK 2000	NZVD2016		

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 CLARK FORTUNE McDONALD LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS QUEENSTOWN DUNEDIN CHRISTCHURCH GORE		SHANNON FARM DEVELOPMENT LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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		Client NZ CHERRY CORP	Surveyed —	Date —	Job No 15729	Drawing No. 01
309 Lower Shotover Road, P O Box 553 Queenstown Tel (03)441-6044, Email admin@cfma.co.nz, www.cfma.co.nz		LOT LAYOUT OVERVIEW		Notes All dimensions shown are in metres unless shown otherwise. Any person using this drawing for construction purposes and other data assumes the risk of: - Using the drawings and other data in electronic form without reproducing and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright in this drawing is retained.	Drawn RB	Date 11.07.22	Scale 1:1 @ A3	Rev. E
S:\00BSK15700\15729\acad\15729_01_Subdivision Layout_REVE.dwg Plotted: 28.03.2023				Checked —		Date —	Datum & Level LINDIS PK 2000 NZVD2016	



CONTOUR INTERVAL = 1.0m

FOR CONSENT 28 03 2023

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SHANNON FARM DEVELOPMENT
LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client: NZ CHERRY CORP

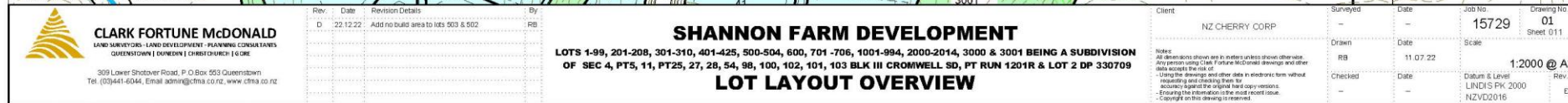
Notes:
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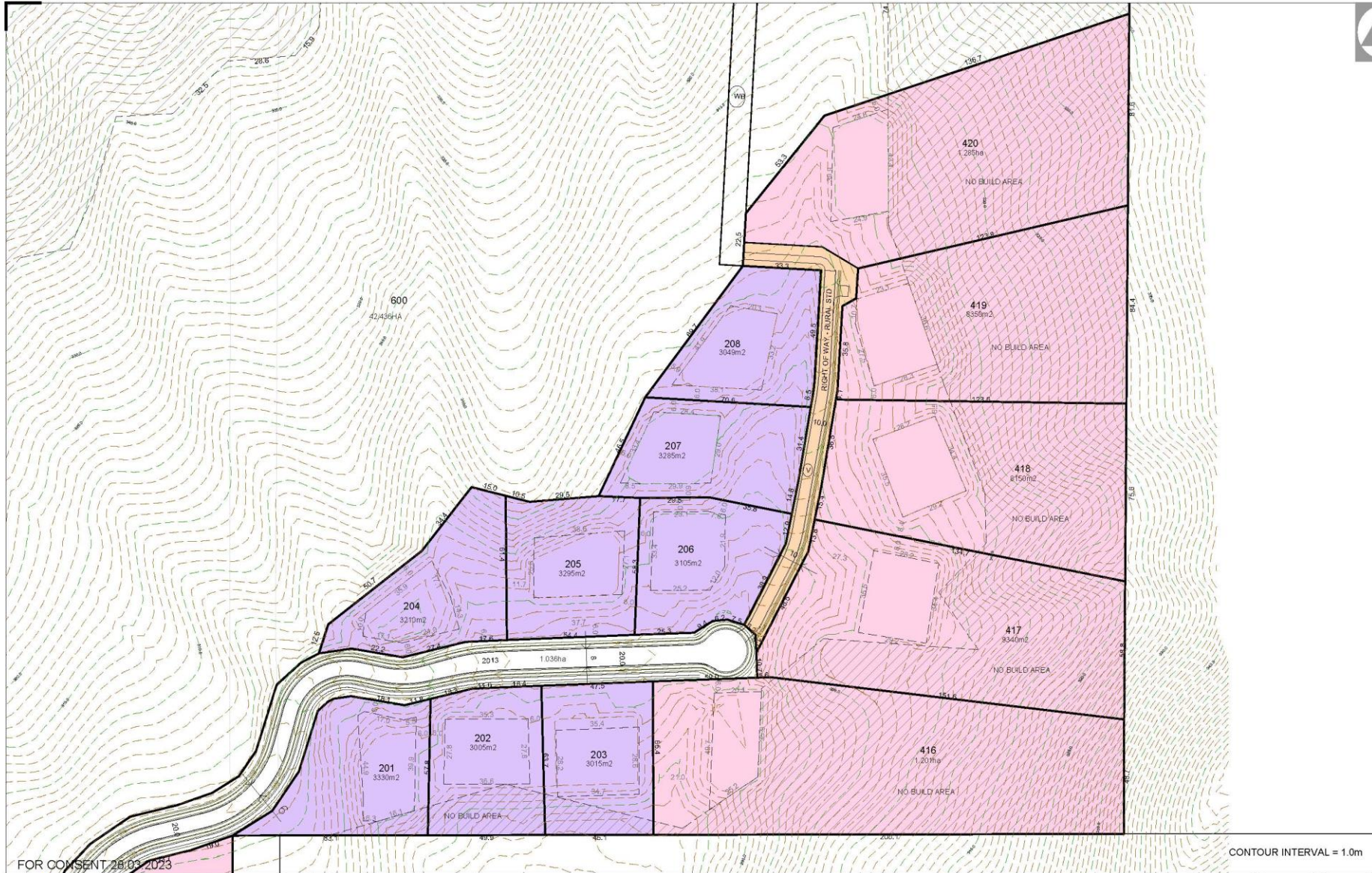
Rev.	Date	Revision Details	By
1	11.07.22	Initial Issue	RB

Surveyed	Date	Job No	Drawing No
RB	11.07.22	15729	01

Drawn	Date	Scale	Rev
RB	11.07.22	1:1 @ A3	E

Datum: G LVL
LINDS PK 2000
NZVD2016





FOR CONSENT 28.03.2023

CONTOUR INTERVAL = 1.0m



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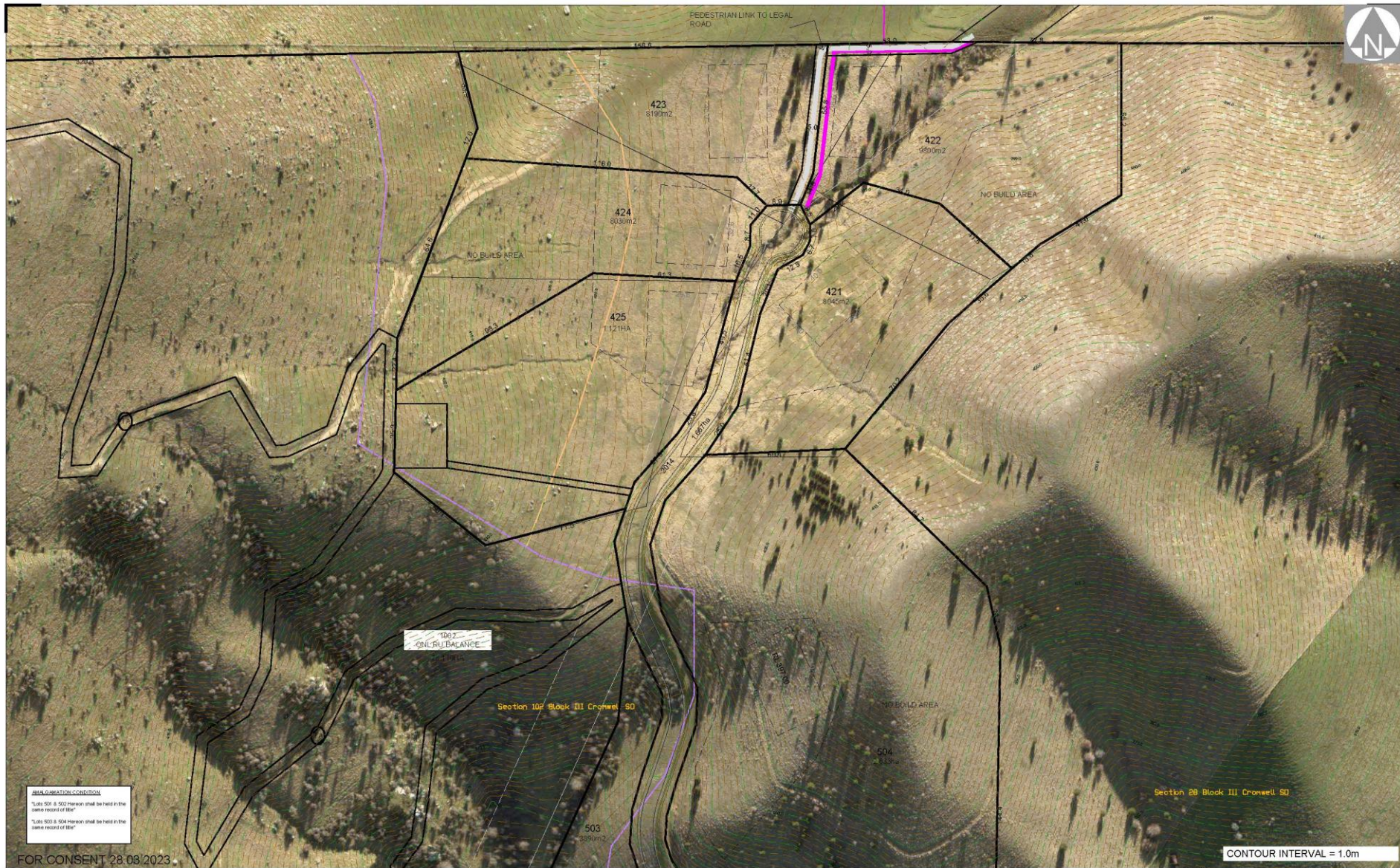
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Rev.	Date	Revision Details	By

SHANNON FARM DEVELOPMENT
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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 OVERVIEW

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	1:1500 @ A3	Sheet	012	Rev.	E
Checked	—	Date	—	Datum	NZVD2016	Diurnal	LINDI'S PK 2000	Rev.	E

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Rev.	Date	Revision Details	By
C	22.12.22	Add RL to lot 504 platform	RB
D	22.12.22	Add no build area to lots 503 & 502	RB

SHANNON FARM DEVELOPMENT
LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client: NZ CHERRY CORP

Surveyed	Date	Job No	Crawing No
RB	11.07.22	15729	01

Scale: 1:1500 @ A3

Diurnal & Lateral
LINDS PK 2000
NZVD2016

Rev: E

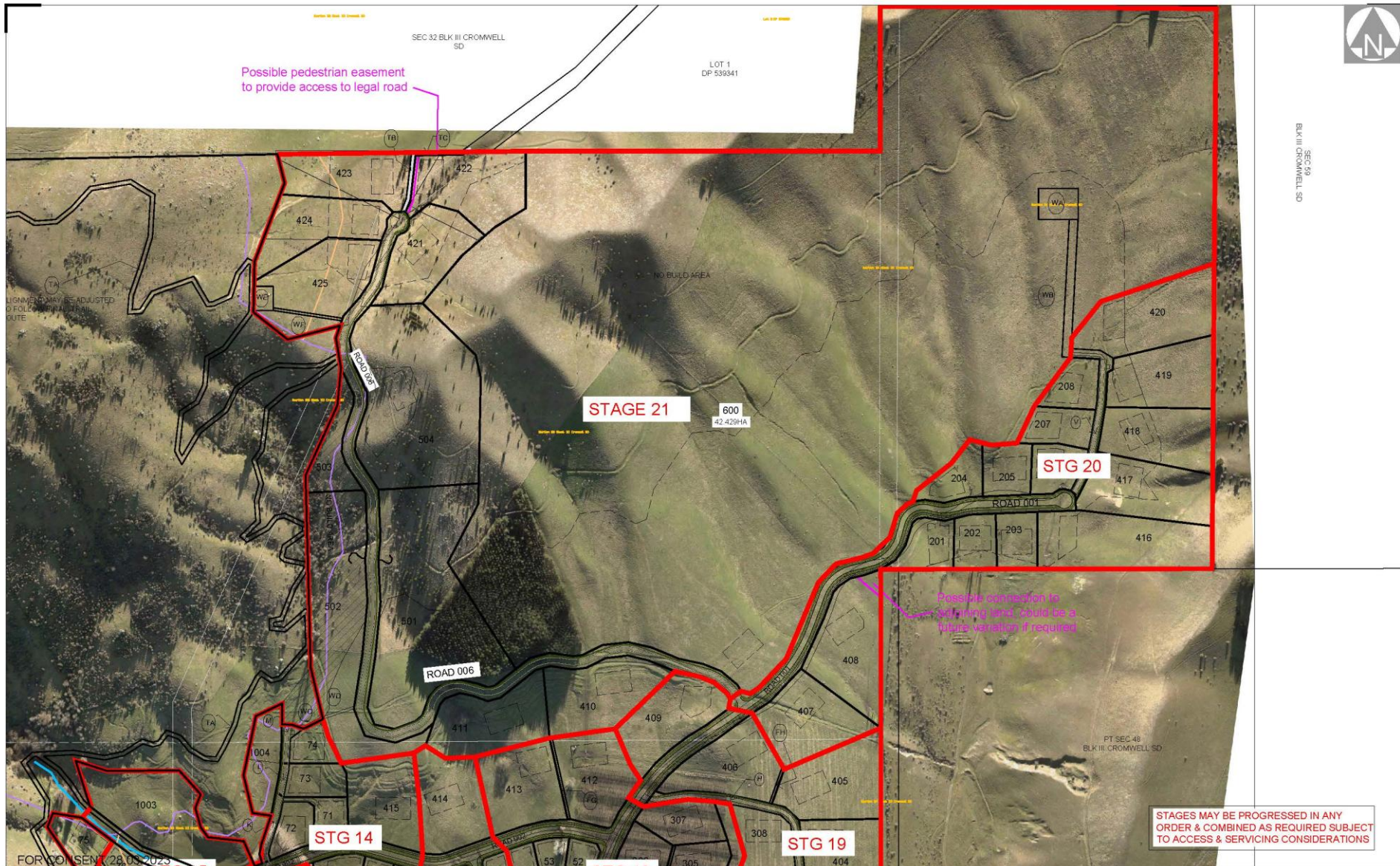
FOR CONSENT 28.08/2023

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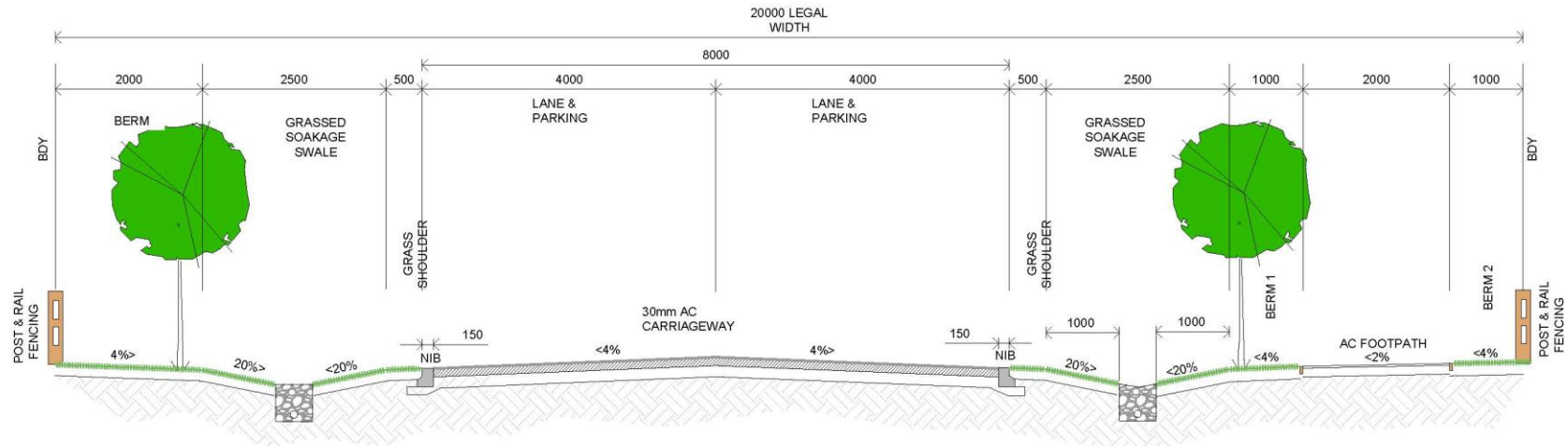
CLARK FORTUNE McDONALD LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS QUEENSTOWN DUNEDIN CHRISTCHURCH GORE 309 Lower Shotover Road, P.O. Box 593 Queenstown Tel: (03) 441-6044, Email: admin@cfma.co.nz, www.cfma.co.nz	Rev	Date	Revision Details	By
SHANNON FARM DEVELOPMENT STRUCTURE PLAN OVERLAY				
Client	NZ CHERRY CORP		Surveyed	
Drawn	RB	Date	11.07.22	
Checked		Date		
Job No	15729		Scale	1:4000 @ A3
Drawing No	01		Sheet	014
Datum	NZVD2016		Rev	E

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SHANNON FARM DEVELOPMENT STAGING				
Client: NZ CHERRY CORP		Surveyed: 11.07.22	Date: 11.07.22	Job No: 15729
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Checked:		Date:	Date:	Drawing No: 01
				Sheet 017
				Diurnal & Laval LINDS PK 2000 NZVD2016
				Rev: E

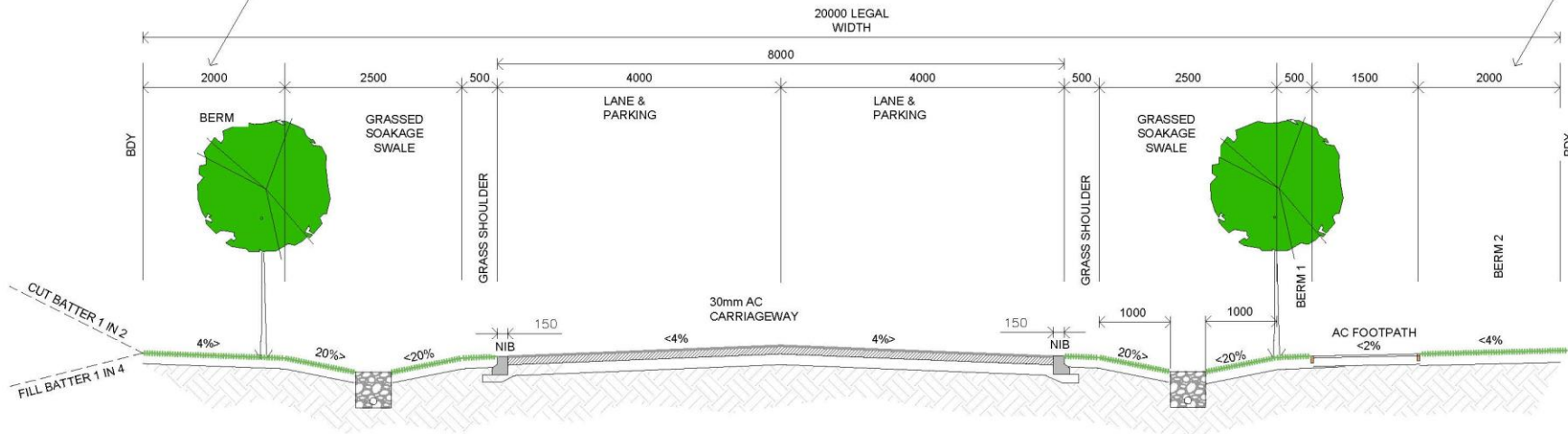
ROAD 001 - ENTRY TO RESERVE - WIDENING FOR PARKING
2 x 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH



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

ROAD 001 & 002 - RL1A1 AREAS
2 x 2.75m MOVEMENT, 1 x 2.5m PARKING & 1 x 2.0m FOOTPATH

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



FOR CONSENT 28.03.2023



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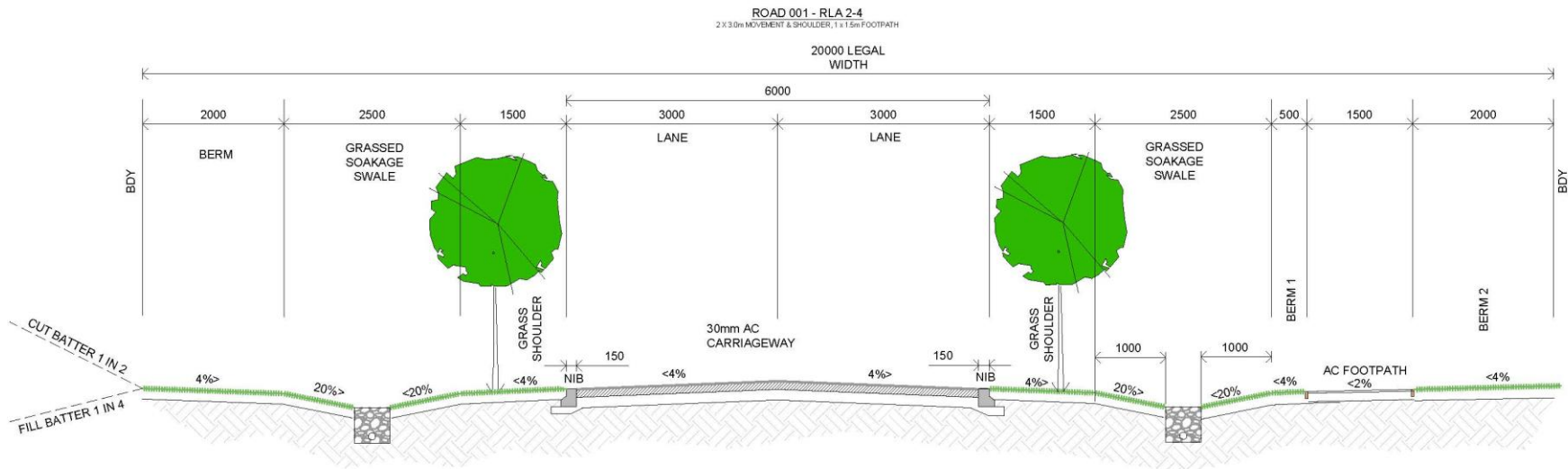
Rev	Date	Revision Details	By

**SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS**

Client	NZ CHERRY CORP	Surveyed		Date		Job No	15729	Drawing No	01
Drawn	RB	Date	11.07.22	Scale					
Checked		Date							

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1:60 @ A3
LINDI'S PK 2000
NZVD2016
Rev: E



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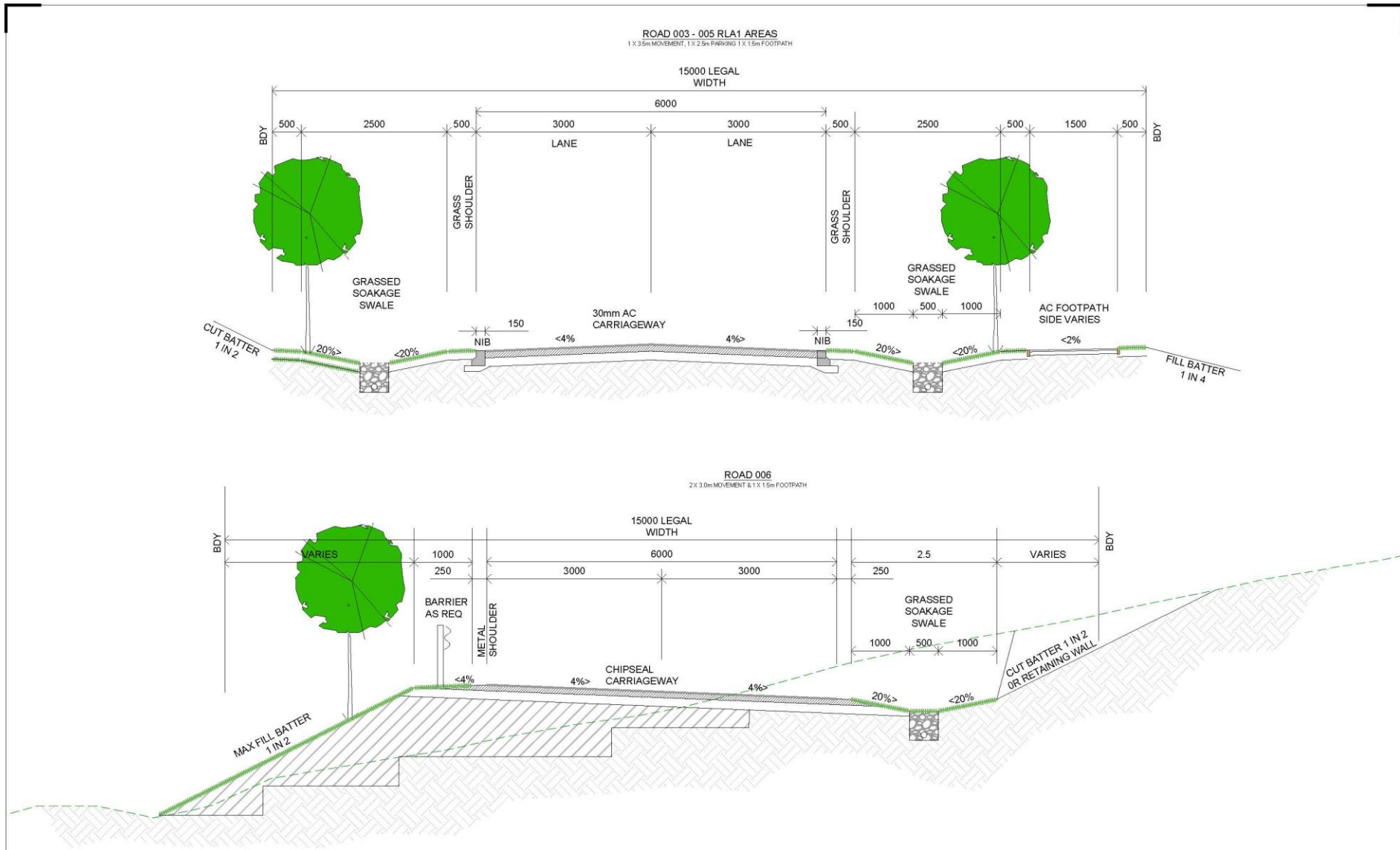
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Rev.	Date	Revision Details	By
1	28.03.2023	Subdivision Layout	REVE

SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	1:60 @ A3	Sheet	019		
Checked	-	Date	-	Datum	6 Level				
					LINDI'S PK 2000				
					NZVD2016				

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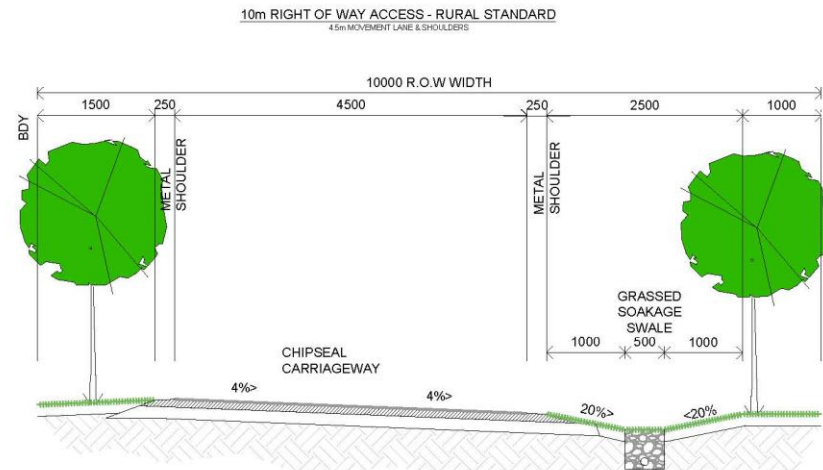
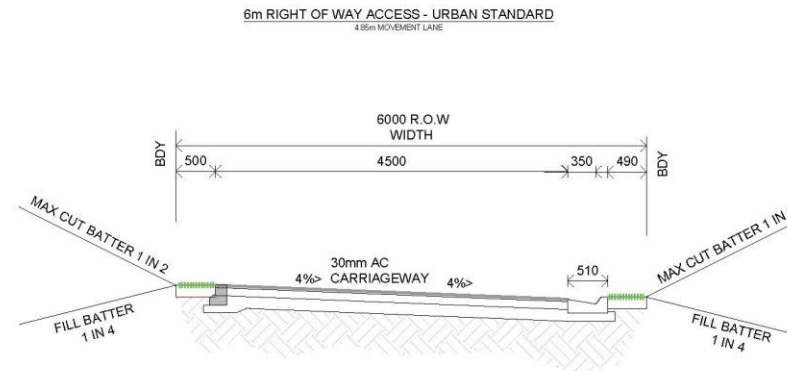
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Rev	Date	Revision Details	By
1	28.03.2023	Subdivision Layout	REVE

SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No	15729	Drawing No	01
Drawn	RB	Date	11.07.22	Scale	1:60 @ A3	Sheet	020	Rev	E
Checked	-	Date	-	Datum	6 Level	Diurnal	LINDS PK 2000	Rev	E
							NZVD2016		

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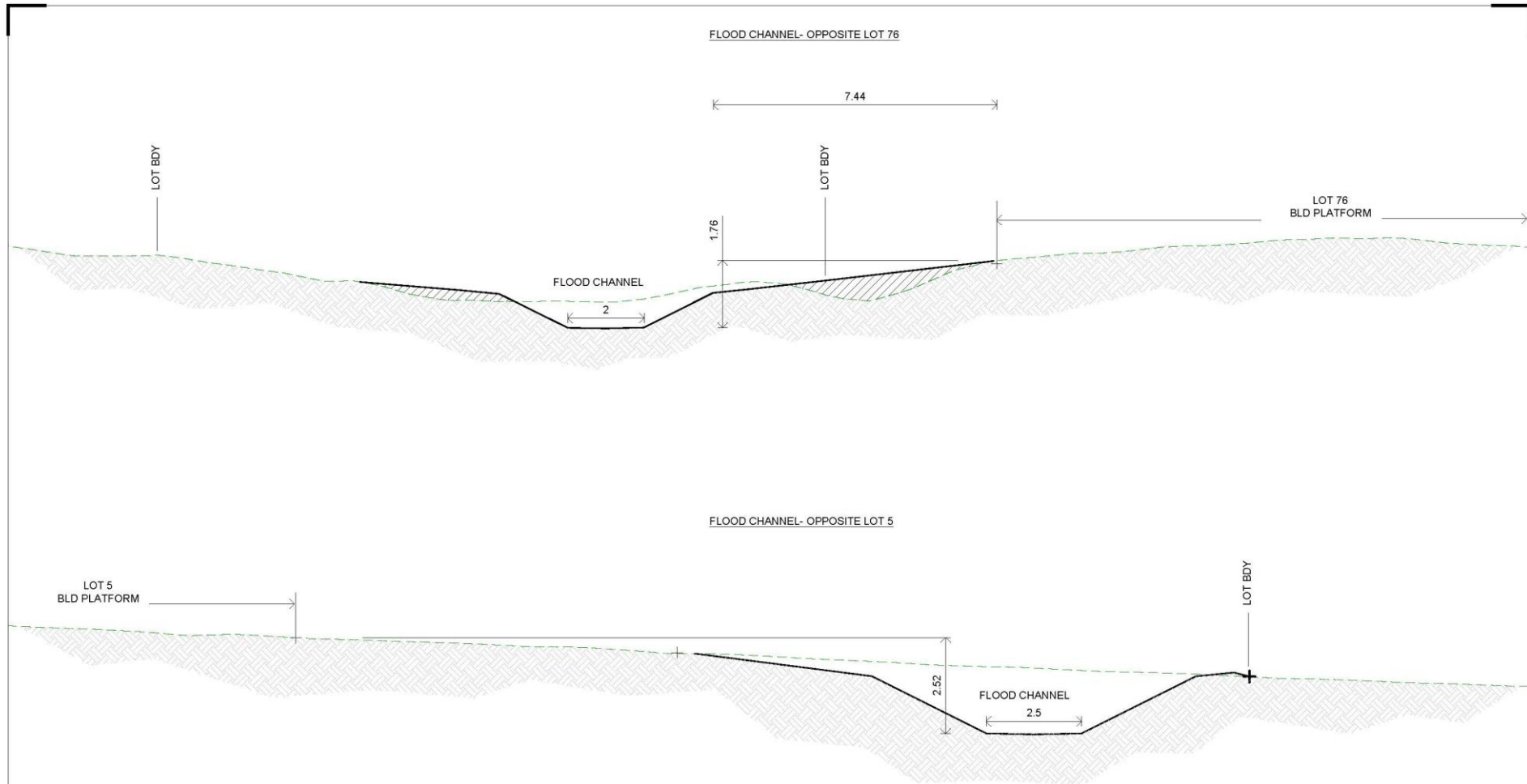
FOR CONSENT 28.03.2023

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SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	1:60 @ A3	Sheet	021	Rev.	E
Checked	-	Date	-	Diurnal & Level	LINDI'S PK 2000	NZVD2016			

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Rev.	Date	Revision Details	By

SHANNON FARM DEVELOPMENT TYPICAL FLOOD CHANNEL SECTIONS

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	1:100 @ A3	Sheet	022	Rev.	E
Checked	—	Date	—	Diurnal & Level	LINDI'S PK 2000	NZVD2016			

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PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED 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 304	Lot 305
	G	Lot 305	Lot 304
	H	Lot 308	Lot 309, 310, 403, 404 & 405
	I	Lot 309	Lot 310, 403 & 404
	J	Lot 310	Lot 403
	K	Lot 71	Lot 73, 74 & 1004
	L	Lot 73	Lot 74 & 1004
	M	Lot 74	Lot 1004
	O	Lot 76	Lot 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
Right to drain sewage	FS	Lot 46	Lot 49 & 45
	FR	Lot 49	Lot 45
	FG	Lot 412	Lot 410 & 411
	FH	Lot 406	Lot 407
	FV G	Lot 305	Lot 307
	FW	Lot 303	Lot 304
	Q	Lot 402	Lot 401
Right to convey water	P	Lot 91	Lot 401 & 402
	U	Lot 92	Lot 96 & 100
	B	Lot 701	Lot 5 & 6
	C	Lot 5	Lot 6
	W	Lot 25	Lot 21
Right to convey water (irrigation)	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)	U	Lot 97	Lot 104
	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	
Right to drain sewage	TC	Lot 422	Central Otago District Council
	FF, B	Lot 701	
	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	
Right to drain water	WD	Lot 502	Central Otago District Council
	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 convey 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
	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	

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
	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 telecommunications	A	Lot 11	Aurora Energy Ltd
	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 MAY 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

IDENTIFIED NO BUILD AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

RURAL AMENITY EDGE AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

LOTS 2000 - 2013 SHALL VEST AS ROAD IN THE CENTRAL OTAGO DISTRICT COUNCIL

LOTS 3000 & 3001 SHALL VEST AS RECREATION RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL

RIGHT TO STORE WATER AREA WA MAY VEST AS LOCAL PURPOSE RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL IF REQUIRED.

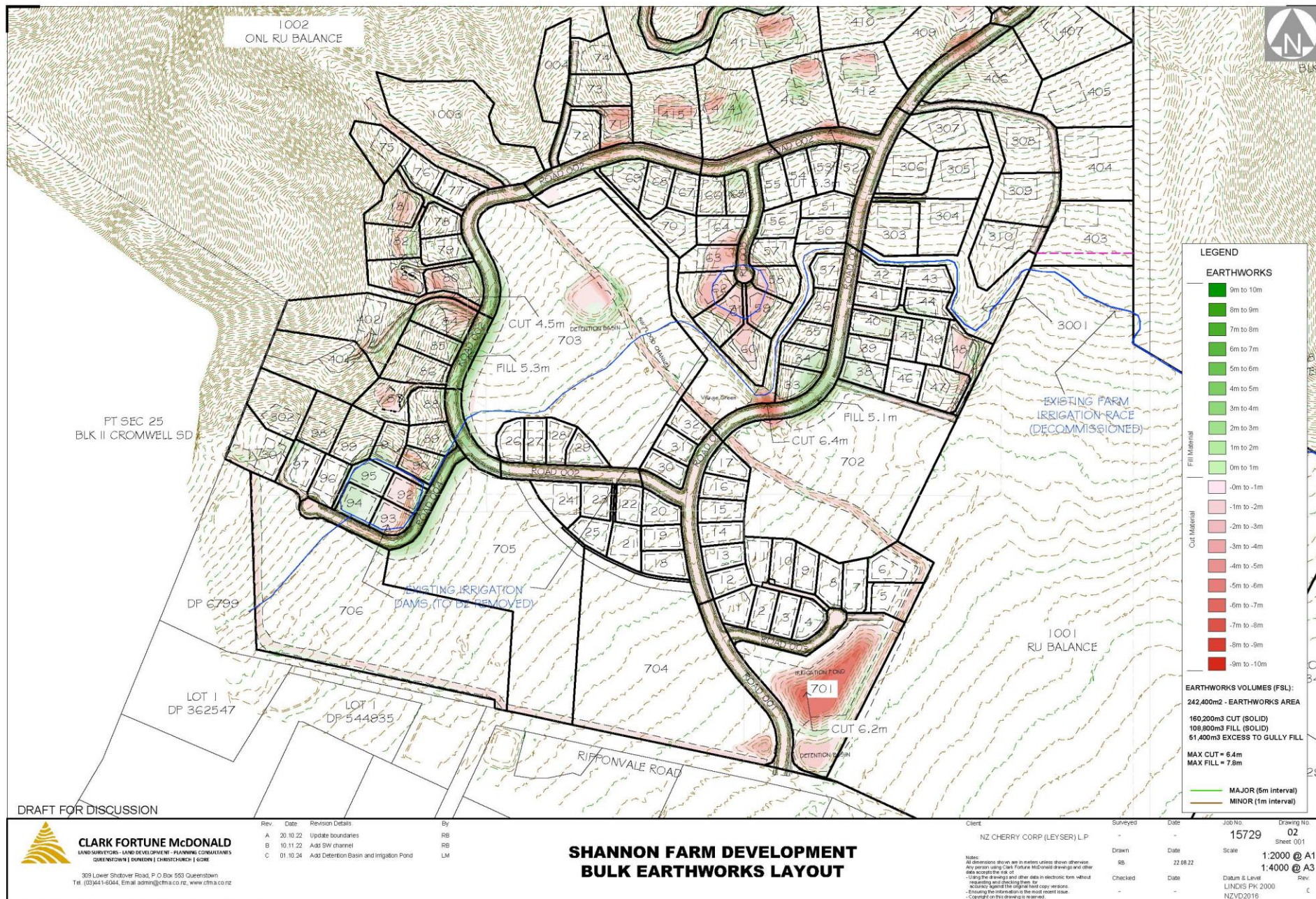
FOR CONSENT 28.03.2023

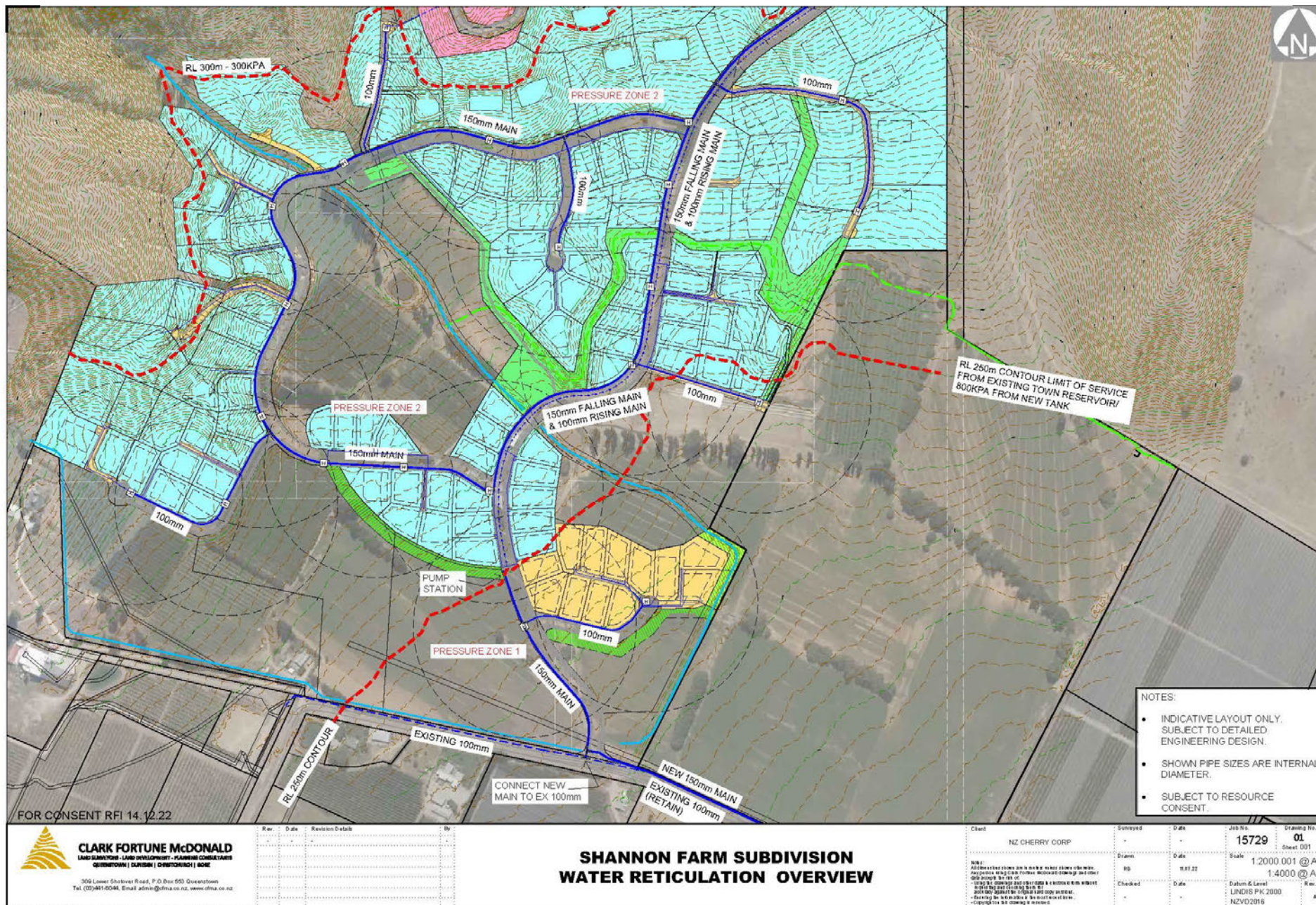
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SHANNON FARM DEVELOPMENT EASEMENT SCHEDULE

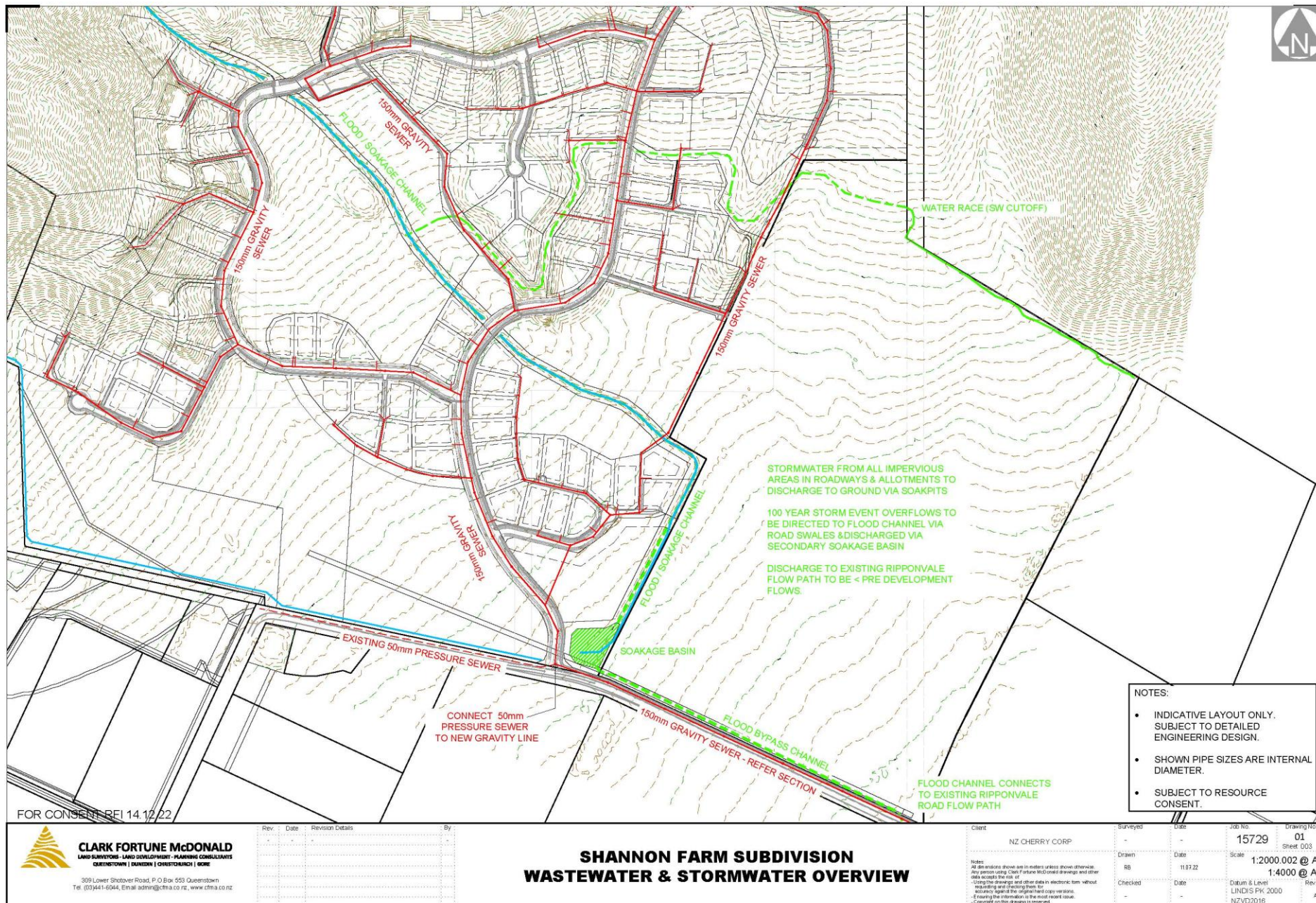
Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale				Sheet	023
Checked	—	Date	—	Datum & Level	LINDS PK 2000	Rev.	E		
					NZVD2016				

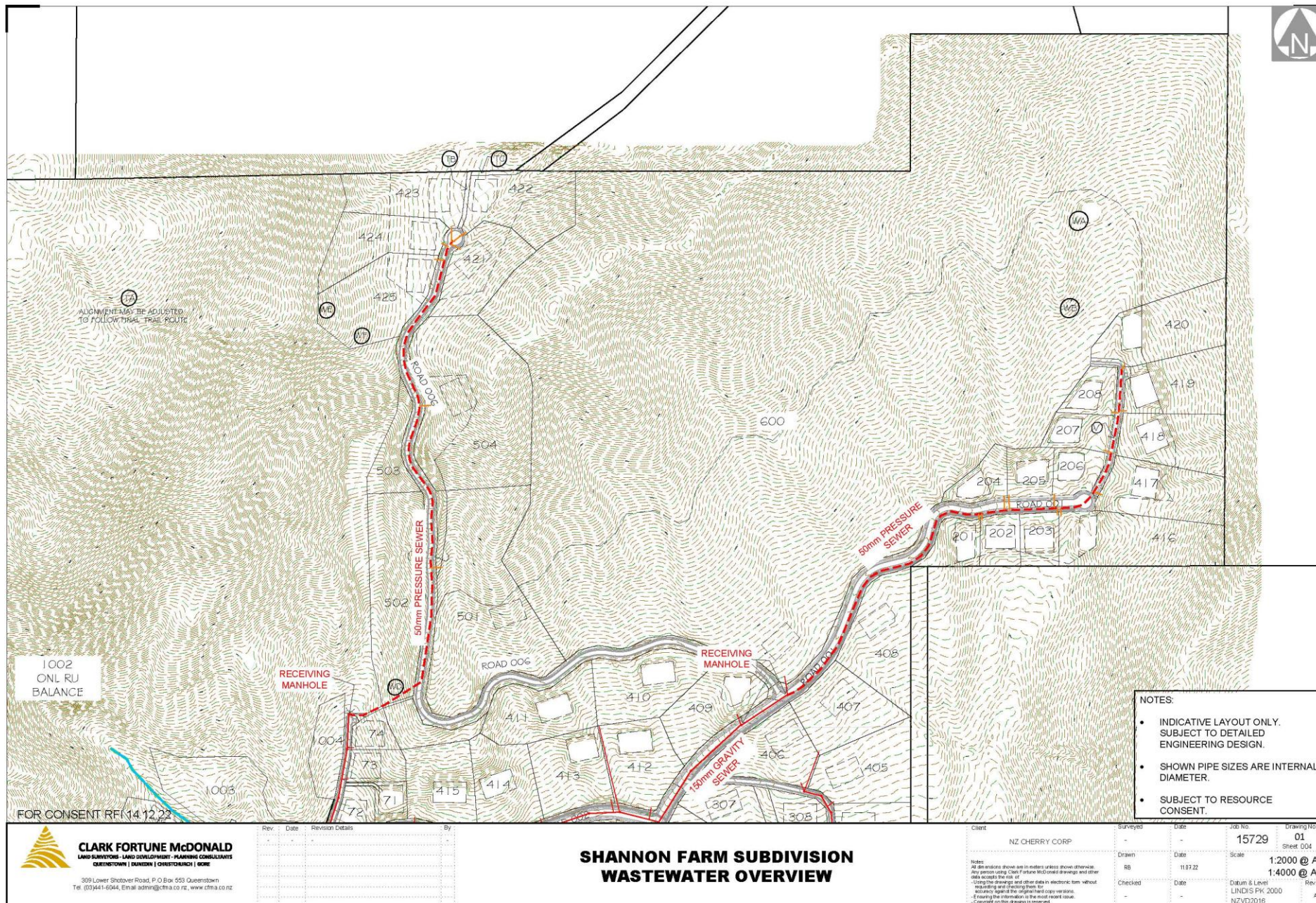
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SHANNON FARM SUBDIVISION WATER RETICULATION OVERVIEW





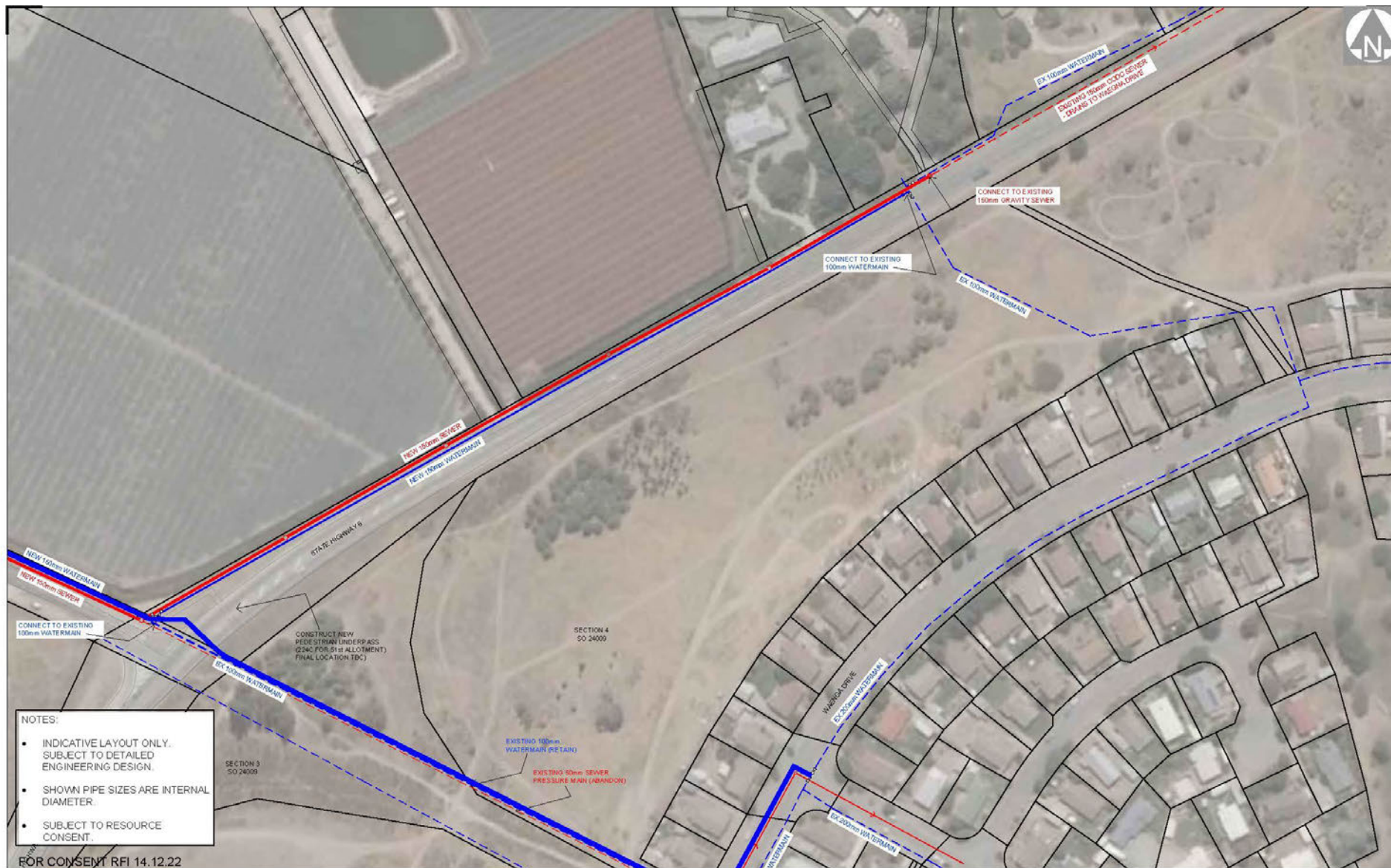
- NOTES:
- INDICATIVE LAYOUT ONLY. SUBJECT TO DETAILED ENGINEERING DESIGN.
 - SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
 - SUBJECT TO RESOURCE CONSENT.

CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | HOKIA
309 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 441-6044, Email: admin@cfma.co.nz, www.cfma.co.nz

SHANNON FARM SUBDIVISION WASTEWATER OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
		Drawn	RB	Date	11/07/22	Scale	1:2000 @ A1	Sheet	004
		Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev.	A
							NZVD2016		

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

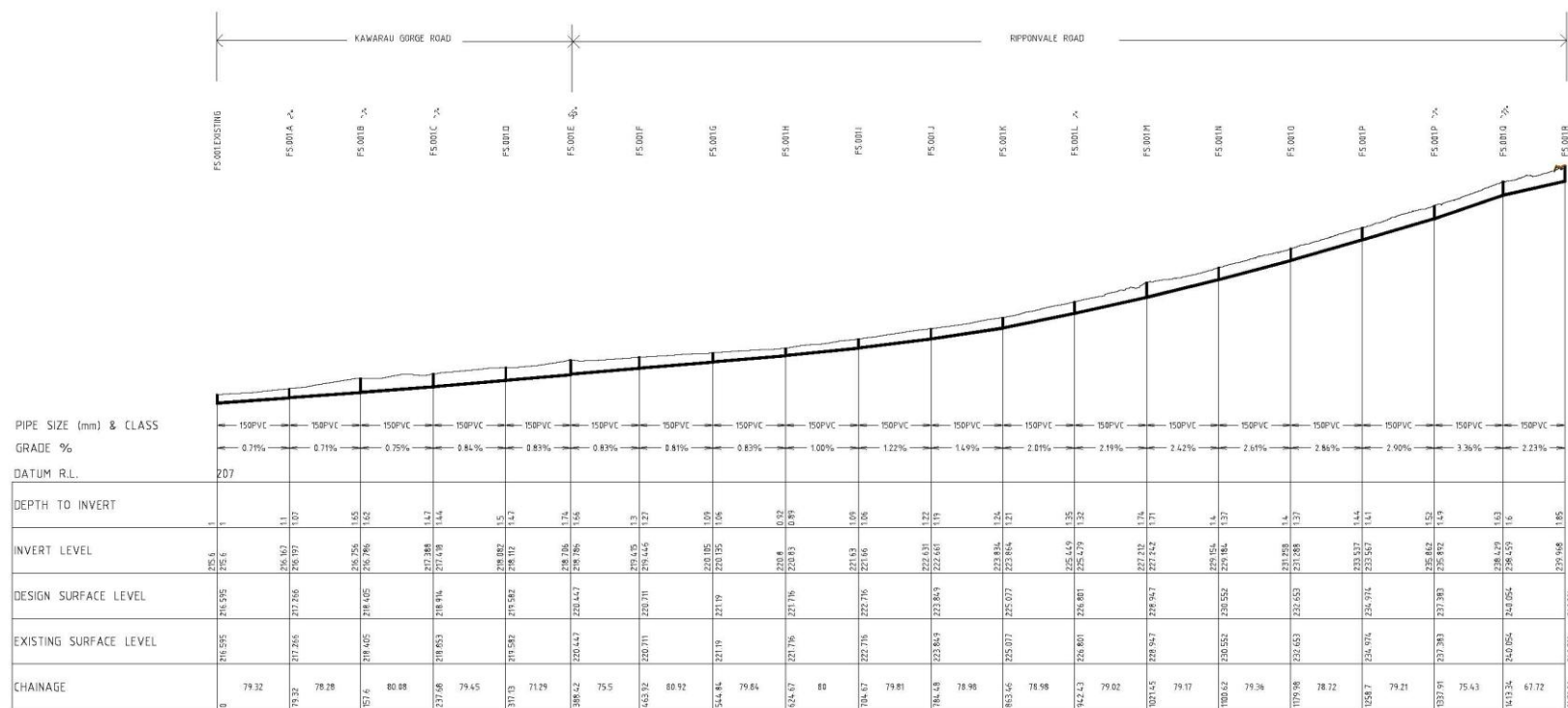
FOR CONSENT RFI 14.12.22

CLARK FORTUNE McDONALD
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SHANNON FARM SUBDIVISION CONNECTION TO EXISTING SERVICES

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
Drawn	RB	Date	11.01.22	Scale	1:750 @ A1	Sheet	005		
Checked	-	Date	-	Datum & Level	1:1500 @ A3	Rev.			
					LINDIS PK 2000				
					NZVD2016				



SCALE 1:5000 HZ 1:500 VERT

Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP	-	-	15729	01
				Sheet 006
Notes:	Drawn	Date	Scale	
All end users shown as in meters unless otherwise stated. The person using CAD software National Instruments and other data accounts the file of - Using the drawing and other data in electronic form without re-drawing and checking them for - Scaling up/down of original hard copy versions. - Ensuring the information is the most recent issue. Copyright © 2013 by Surveying & Mapping Ltd.	RB	11/07/22		
	Checked	Date	Datum & Level	Rev.
			LINDSAY PIK 2000	
			NZVD2016	

23 May 2025

NZ Cherry Corp (Leyser) Ltd
Unit 1
293 Durhan Street North
Christchurch Central
Christchurch 8013

Via email: s 9(2)(a)



Dear NZ Cherry Corp (Leyser) Ltd

**SECTION 127 APPLICATION: RC 220396V2 BEING A VARIATION OF RC220396
144 RIPPONVALE ROAD, CROMWELL**

Your application for a variation of a resource consent, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by Planning Manager, under delegated authority, on 23 May 2025.

The Council has granted consent to the variation of the resource consent. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate showing the varied conditions is attached.

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

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Planning Manager, Central Otago District Council at:

resource.consent@codc.govt.nz

1 Dunorling Street
Alexandra, 9320

You may request that the objection be considered by an independent commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that if you request independent commissioner, you may be required to pay for the full costs of the incurred for independent hearings commissioner.

Section 120 of the Resource Management Act 1991 sets out the rights of appeal to the environment court for resource consent decisions. It is recommended that you consult a lawyer if you are considering this option.

Please feel free to contact me if you have any questions.

Yours faithfully

A handwritten signature in blue ink, appearing to be 'JD' or similar initials.

Jessie Dick
PLANNING SUPPORT OFFICER

APPLICATION	RC 220396V2 BEING A VARIATION OF RC220396
APPLICANT	NZ CHERRY CORP (LEYSER) LTD
ADDRESS	112 & 144 RIPPONVALE ROAD, CROMWELL
LEGAL DESCRIPTION	PART SECTION 5, SECTIONS 4, 11, 25, 26, 27, 28, 54, 96, 98, 99 100, 101 102 & 103 BLOCK III CROMWELL SD, PART RUN 1201R, LOT 2 DP 330709 (RECORDS OF TITLE OT106/99, OT7C/632, OT7C/633, 126180)
ACTIVITY STATUS	DISCRETIONARY

BACKGROUND

Resource consent RC220396 was granted on 13 September 2023 to NZ Cherry Corp (Leyser) Ltd for the comprehensive subdivision and development of approximately 244 hectares of land commonly known as Shannon Farm, located on the eastern foothills of the Pisa Range, northwest of State Highway 6 and accessed via Ripponvale Road. The consent authorises the creation of 151 rural lifestyle allotments, together with associated infrastructure and open space areas, to be implemented across 24 stages in accordance with the Structure Plan provisions applicable to the Rural Resource Area (5) under the Central Otago District Plan.

A subsequent variation to the consent, RC220396V1, was approved on 13 December 2024. That variation amended Conditions 1, 15, and 21 of the original consent to:

- Replace the relevant scheme plans to reflect the construction of two new stormwater and sediment retention ponds within proposed Lots 701 and 704 (formerly Section 101 Block III Cromwell SD); and
- Authorise the retention of an existing dam on proposed Lot 703.

The current application, RC220396V2, is a further variation sought under section 127 of the Resource Management Act 1991. It proposes to amend Conditions 1 and 2 of the consent (as previously modified by RC220396V1) in order to revise the staging sequence for development within Stages 12 to 14. The purpose of the proposed re-staging is to facilitate the timelier delivery of certain allotments within those stages without altering the overall number, layout, or physical outcome of the consented subdivision. The applicant has provided an updated staging plan (Revision F) and accompanying tracked changes to the conditions of consent.

At the time of lodgement, physical works associated with Stages 1 to 10 of the consented subdivision were already underway.

DESCRIPTION OF ACTIVITY

Specifically, the applicant proposes that Conditions 1 and 2 be amended as follows (amendments shown in red text. Deletions struck through and additions underlined):

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
 - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision E
 - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision E

- Shannon Farm Development Staging Sheets 016 and 017 Revision ~~EE~~
- Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision E
- Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision C
- Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision A
- Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision A
- Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision A
- Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

as amended by the following conditions

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 <u>303-307</u>	12 <u>5</u>	2006	3001
13	55-66 & 414 <u>50-70</u>	13 <u>21</u>	2007 & 2008	3000

14	67-74, 1004 & 415 <u>71-74 & 1004</u>	10 <u>4</u>	2008	-
15	76-80 & 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 <u>403-406, 409, 412 - 415 & 308-310</u>	8 <u>12</u>	2012	-
20	407, 408, 201-208 & 416-420	15	2013	-
21	410, 411, 421-425, 501-504 & 600	10	2014	-
22	703	1	-	-
23	705	1	-	-
24	1001	1	-	-

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.

REASONS FOR APPLICATION

Section 127 of the Resource Management Act 1991 states:

- (1) *The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent subject to the following:*
 - (a) *The holder of a subdivision consent must apply under this Section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under Section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed.*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if –*

- (a) The application were an application for a resource consent for a discretionary activity; and
 - (b) The references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.
- (4) For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who-
- (a) Made a submission on the original consent application; and
 - (b) May be affected by the change or cancellation.

In accordance with the provisions of section 127(3)(a) of the Resource Management Act 1991, the application to vary resource consent RC220396 is a discretionary activity.

PLANNING ASSESSMENT

Effects on the Environment

Section 127(3) of the Resource Management Act 1991 (RMA) provides that the effects assessment for a change or cancellation of consent conditions is confined to the effects of the change itself. The proposal does not involve any change to the number, configuration, or location of lots; the extent of earthworks; the roading layout; or the servicing and open space arrangements authorised by RC220396 and RC220396V1.

Instead, the proposed variation is limited to the re-sequencing of subdivision Stages 12 to 14, as shown on the revised staging plan (Revision F). Accordingly, this assessment considers whether the amended staging gives rise to any additional or materially different effects not already addressed under the existing consents.

Construction Effects

The reordering of stages may result in a different spatial or temporal pattern of construction. However, the nature and scale of works remains unchanged overall. The Environmental Management Plan (EMP) approved under the original consent continues to govern site management, including sediment control, dust suppression, and construction hours.

I do not consider the revised staging will introduce any notable prolonging or intensification of effects on neighbouring properties or the surrounding environment. The staging remains internal to the site and is unlikely to result in any perceptible change for off-site receivers.

Any actual or potential effects associated with construction activity under the revised staging will be *de minimis*.

Servicing and Infrastructure Delivery

While the revised staging may alter the order in which particular lots are delivered, all relevant conditions of consent continue to apply. These include requirements for the delivery of water, wastewater, stormwater, and other services in accordance with approved engineering plans, which are certified through Council's engineering approval processes.

Any actual or potential effects associated with servicing and infrastructure delivery under the revised staging will be *de minimis*.

Amenity and Cumulative Effects

The redistribution of lots across stages does not alter the number, size, or layout of allotments, nor does it affect the timing triggers for infrastructure and open space delivery (e.g. underpass and trail network). The relevant thresholds under the existing conditions remain unchanged.

Visual, landscape, and residential amenity effects have been previously assessed under RC220396 and RC220396V1 and are not materially affected by the staging variation. No

changes are proposed to the planting schedule or amenity edge design, and all relevant conditions relating to landscaping, lighting, and building design remain in place.

The potential for adverse amenity or cumulative effects is assessed as nil.

Reserve Delivery and Amenity Edge Timing

The variation does not propose any changes to the location, size, or function of the approved reserves (Lots 3000 and 3001), nor does it amend the conditions requiring their vesting or associated amenity edge planting. While the residential lot configuration within Stages 12 to 14 has been adjusted, the reserves themselves remain in their original stages — Lot 3001 in Stage 12, and Lot 3000 in Stage 13.

A detailed comparison of the previous and revised staging plans confirms that the key residential lots that interface directly with each reserve remain within the relevant stage. The delivery of each reserve, together with its associated planting or landscaping treatment, remains appropriately timed in relation to the release of surrounding residential allotments.

On that basis, I am satisfied that the revised staging does not result in any delay or misalignment in the delivery of public open space or amenity buffers, and that the associated effects are *de minimus*.

Conclusion

The proposed variation is administrative in nature and confined to the reordering of staging for a consented subdivision. It does not alter the physical development or introduce any new elements requiring reassessment.

Subject to continued compliance with existing consent conditions, the effects of the proposed variation on the environment are considered to be *de minimis*.

NOTIFICATION ASSESSMENT

Public Notification

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application is for a discretionary activity and public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no rules or national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor for the reasons set out above.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the change of conditions which makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application is for a discretionary activity and limited notification is not precluded.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- The proposal falls into the 'any other activity' category. The effects of the proposal on persons are assessed below.

Affected Persons

Section 127(4)(b) of the Resource Management Act 1991 directs Council to only consider the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determining affected parties. No parties were considered to be affected by the granting of the consent, and no written approvals have been submitted with this application. No parties are considered to be affected by the proposed change of conditions because the environmental effects of the proposal are internalised within the site boundaries, and/or are limited to effects on parties that are less than minor.

Section 127(4)(a) of the Resource Management Act 1991 also directs the Council to consider whether any submitters on the original application could be adversely affected by the variation. The original application was processed non-notified, and accordingly there are no submitters who could be adversely affected by the variation.

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

OVERALL NOTIFICATION RECOMMENDATION

In accordance with the assessment outlined above notification is not required.

SUBSTANTIVE DECISION ASSESSMENT

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposal have been assessed and outlined above. The variation will not result in a fundamentally different activity or one having materially different adverse effects. It is considered that the adverse effects on the environment arising from the proposal are less than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The variation raises no new issues in terms of the objectives and policies of the District Plan or any other relevant planning documents.

Part 2

Based on the findings above, it is evident that the proposal satisfies Part 2 of the Resource Management Act 1991.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant the variation to the resource consent under delegated authority, in accordance with sections 104 and 127(1) of the Resource Management Act 1991.



Oli Monthule-McIntosh
Consultant Planner

Date: 21 May 2025

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Central Otago District Council, I accordingly approve the granting of the variation to the resource consent:



Tanya Copeland
TEAM LEADER – PLANNING / PLANNING MANAGER

Date: 23 May 2025

Consent Type: Variation to Land Use/Subdivision Consent

Consent Number: 220396 as varied by 220396V1 & 220396v2

Purpose: Change to conditions 1 and 2 of RC220396 in the rural resource area

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]

Subdivision Conditions:

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
 - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision E
 - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision E
 - Shannon Farm Development Staging Sheets 016 and 017 Revision ~~EE~~
 - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision E
 - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision ~~B~~ C
 - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision A
 - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision A
 - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision A
 - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision Aas amended by the following conditions
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	12 <u>5</u>	2006	3001
13	55-66 & 414 50-70	13 <u>21</u>	2007 & 2008	3000
14	67-74, 1004 & 415 71-74 & 1004	10 <u>4</u>	2008	-
15	76-80 & 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	8 <u>12</u>	2012	-
12	50-54,303-307, 412 & 413	12	2006	3001
13	55-66 & 414	13	2007	3000
14	67-74, 1004 & 415	10	2008	-

15	76-80 & 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	8	2012	-
20	407, 408, 201-208 & 416-420	15	2013	-
21	410, 411, 421-425, 501-504 & 600	10	2014	-
22	703	1	-	-
23	705	1	-	-
24	1001	1	-	-

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 1002, 1003 and 1004 hereon be held in the same record of title (See CSN Request 1837327)

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 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 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".
 - 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 to 4, 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".
 - 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.
- 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.

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 Council's 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

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.

Note: The Councils preference is for gravity wastewater systems. Pumped systems will only be accepted when there is not a viable gravity wastewater solution.

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 allotments ~~s 47 and~~ 48 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:
 - 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, 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 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.

Financial Contribution

- ee) 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 1-99, 201-208, 301-310, 401-425, 501-504 and 600 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, 201 to 208, 301 to 310, 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 allotments ~~s-47~~ and 48 shall be maintained by the landowner.
 - k) There shall be no buildings (excluding fences and retaining structures) located within the “no build” area on allotments 201 – 203, 416 – 420, 421 – 425, 401, 402, 501, 504 and 600.

- l) 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) 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.

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 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.

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 \$509,128.21, \$412,165.07 and \$225,696.68 (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



Jessie Dick

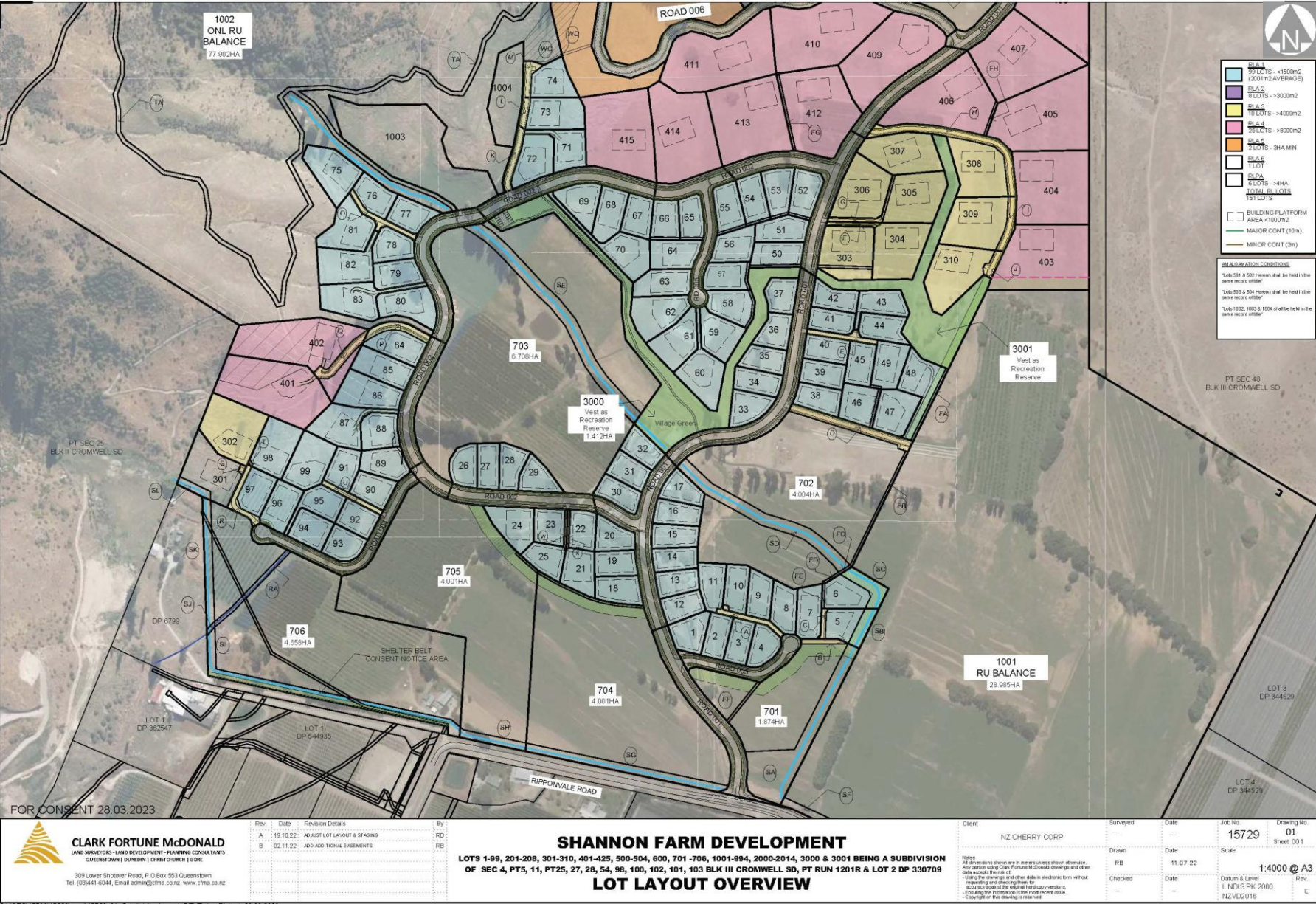
PLANNING SUPPORT OFFICER

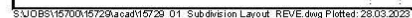
Conditions 21(s), 22(j) and 23 corrected pursuant to Section 133A of the Resource Management Act 1991. Original decision dated 13 September 2023

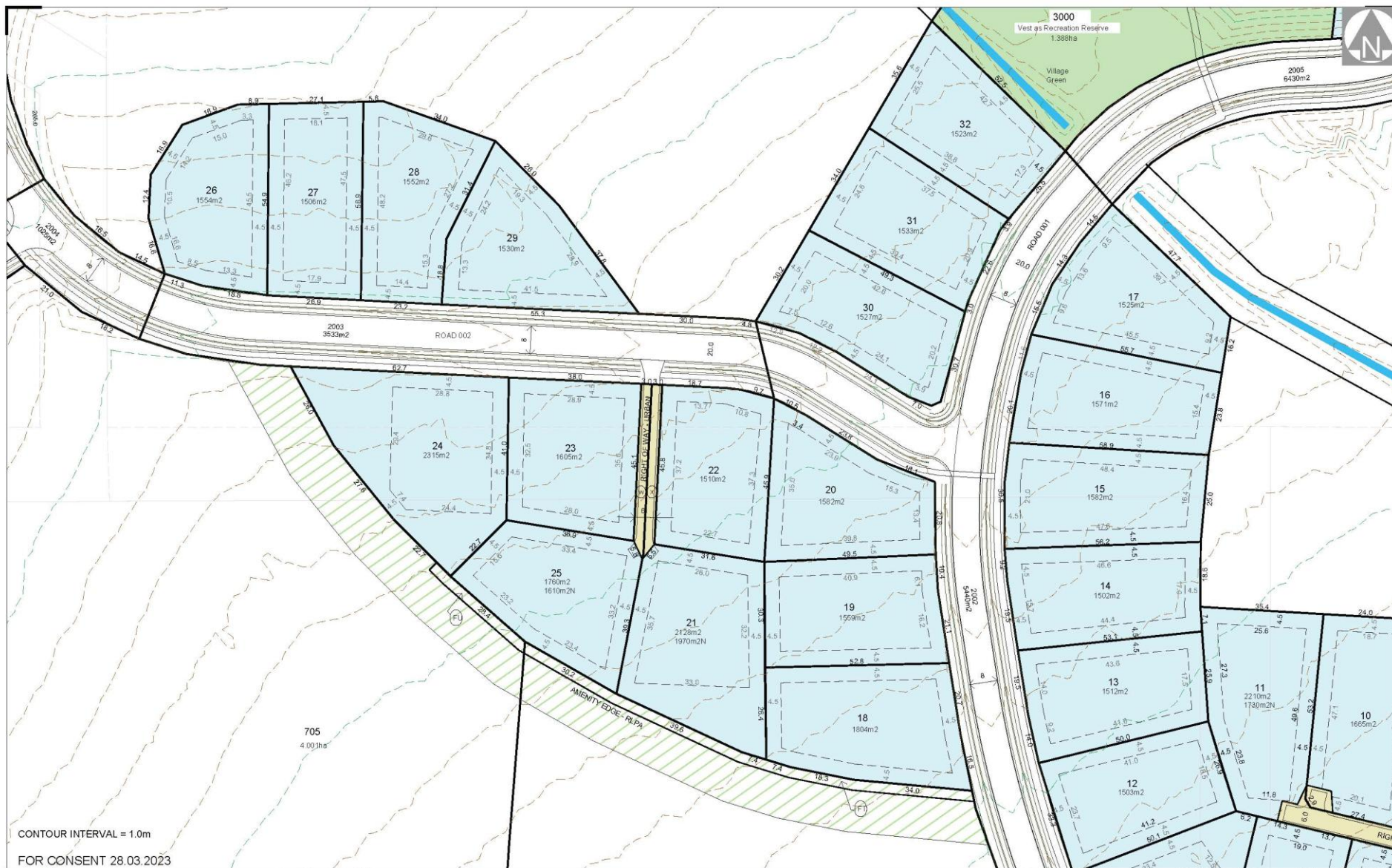
Conditions 1 and 15 amended, and new Condition 21(aa) added, pursuant to Section 127(1) of the Resource Management Act 1991

Conditions 1 and 2 amended, pursuant to Section 127(1) of the Resource Management Act

Appendix One: Approved Plan/s for RC220396V1 (scanned image(s), not to scale)







CONTOUR INTERVAL = 1.0m
FOR CONSENT 28.03.2023



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

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Rev	Date	Revision Details	By

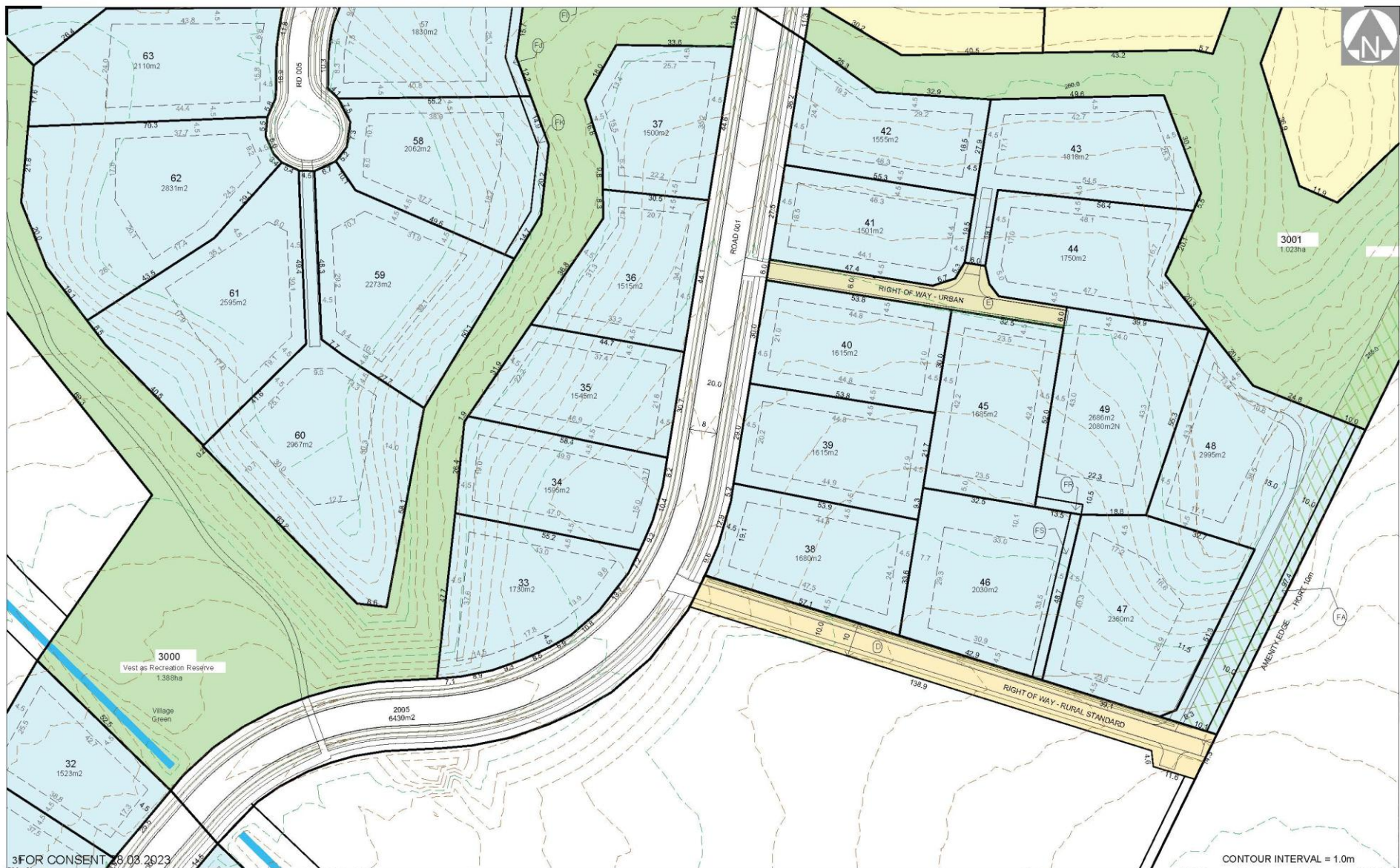
SHANNON FARM DEVELOPMENT

LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 BEING A SUBDIVISION
OF SEC 4, PTS, 11, PT25, 27, 28, 34, 98, 100, 102, 101, 103 BLK III CROMWELL SD, PT RUN 1201R & LOT 2 DP 330709

LOT LAYOUT OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Job No	15729	Drawing No	01
Drawn	RB	Date	11.07.22	Scale	-	Sheet	004
Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev	-
					NZVD2016		E

Notes:
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- Accurately repeating the original hard copy version.
- Ensuring the information is the most recent issue.
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3 FOR CONSENT 28.03.2023

CONTOUR INTERVAL = 1.0m



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | GORE

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SHANNON FARM DEVELOPMENT

LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client	NZ CHERRY CORP		
Surveyed	-	Date	-
Drawn	RB	Date	11.07.22
Checked	-	Date	-

Notes:
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Rev.	Date	Revision Details	By

Job No: 15729

Scale: 1:1 @ A3

Datum & Level: LINDS PK 2000

NZVD2016

Drawing No: 01

Sheet 005

Rev: E



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Rev.	Date	Revision Details	By
1	28.03.2023	Subdivision Layout	REVE

SHANNON FARM DEVELOPMENT
LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	—	Sheet	007	1:1 @ A3	Rev.
Checked	—	Date	—	Datum & Level	—	Rev.	—	—	—
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Datum & Level: LINDIS PK 2000 NZVD2016									



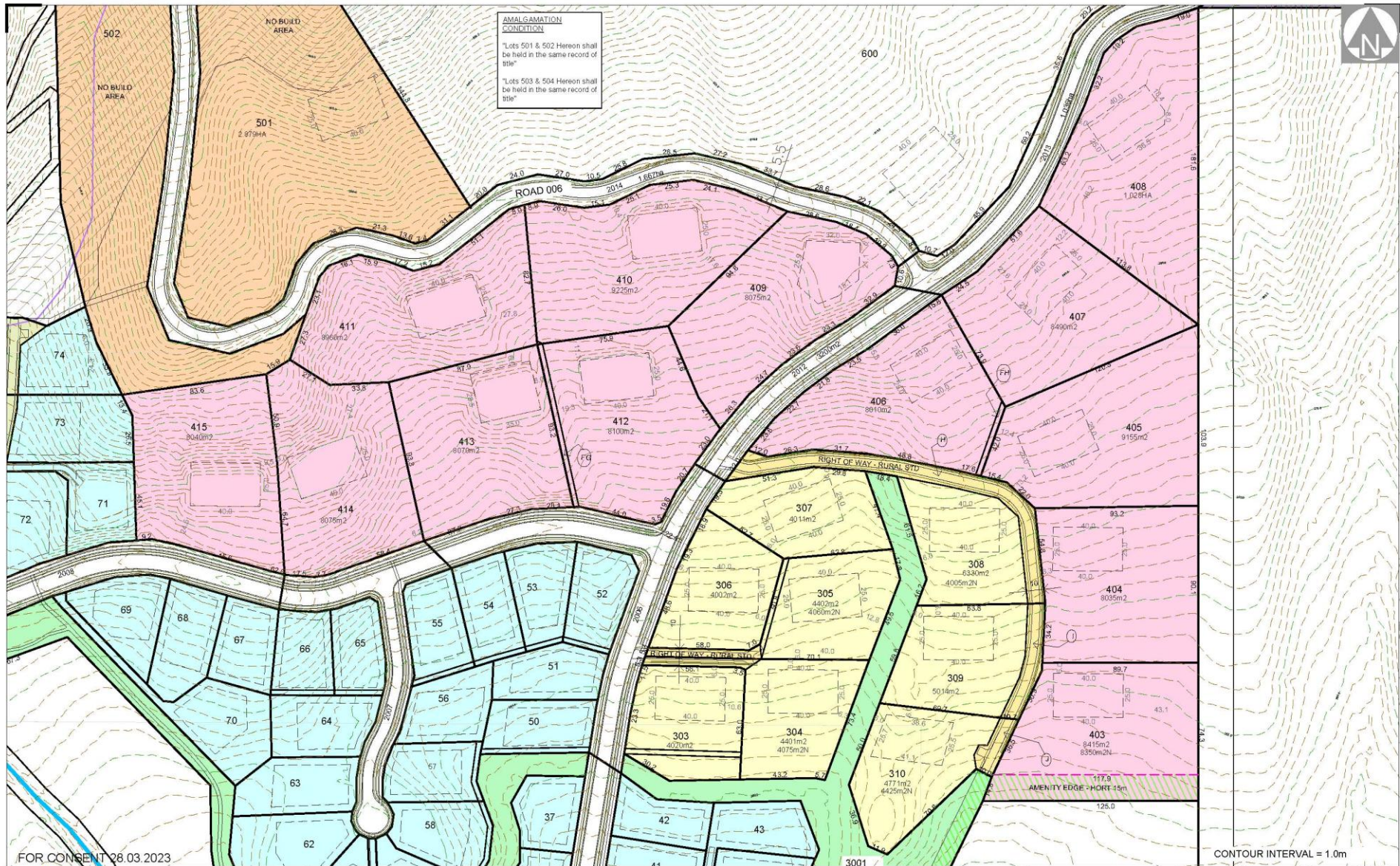
FOR CONSENT 28.03.2023

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LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701 -706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client	Surveyed	Date	Job No	Drawing No
NZ CHERRY CORP	—	—	15729	01
				Sheet 008
Notes: All dimensions shown are in meters unless shown otherwise. Any person using this Civils Plan must acknowledge drawings and other data accurate to the extent of: — Using the drawings and other data in electronic form without reworking and checking them for accuracy against the original hard copy versions. — Ensuring the information is the most recent issue. — Covering up this drawing in electronic form.				
	Drawn	Date	Scale	
	RB	11 07 22		1:1 @ A3
	Checked	Date	Datum & Level	Rev.
			LINDIS PK 2000	E
			NZVD2016	



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Rev.	Date	Revision Details	By
0	22.12.22	Add no build area to lots 503 & 502	RB

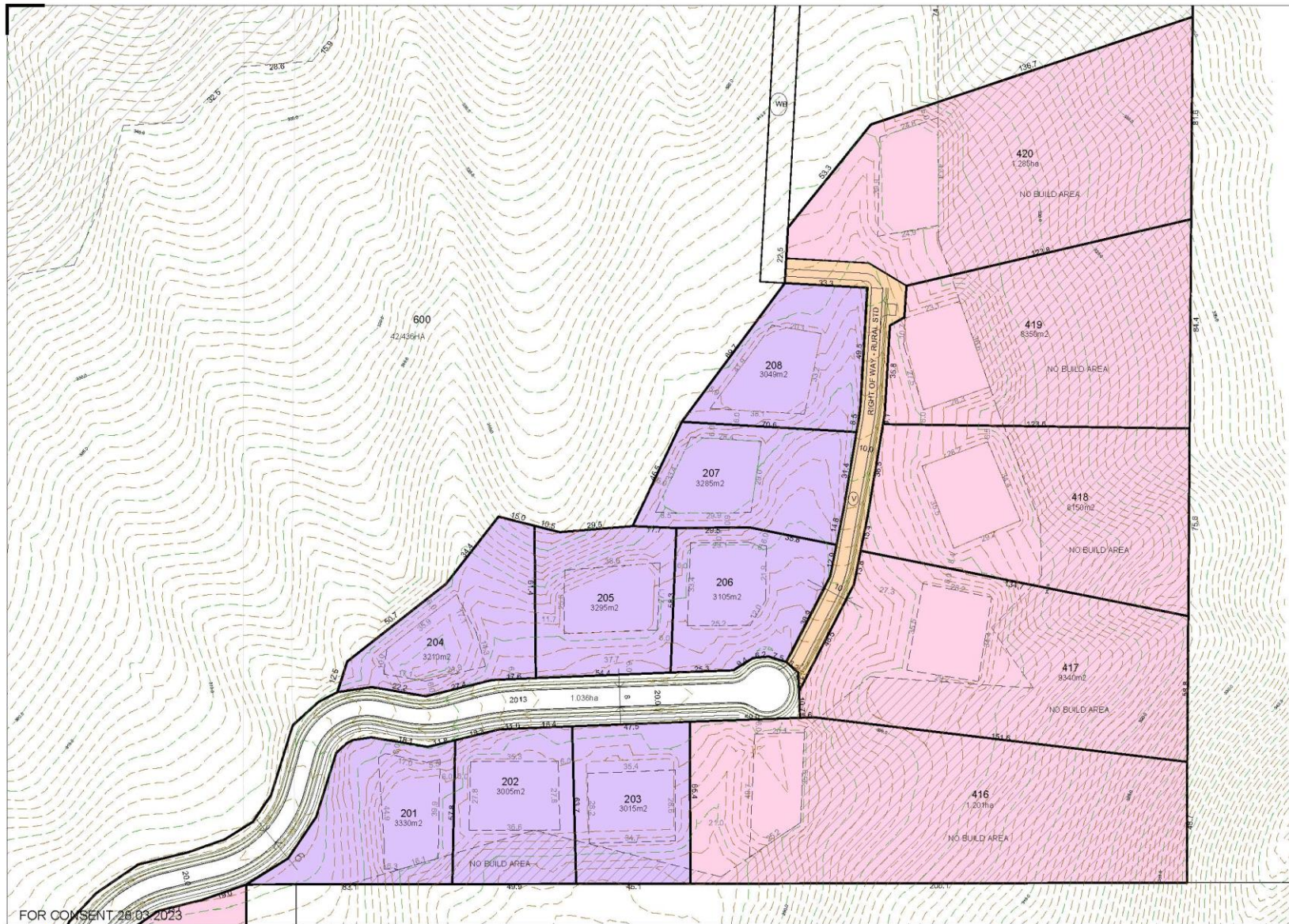
SHANNON FARM DEVELOPMENT

LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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 OVERVIEW

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No	15729	Drawing No	01
Drawn	RB	Date	11.07.22	Scale	—	Sheet	011		
Checked	—	Date	—	Datum & Level	—	Rev.	—		
					—		LINDIS PK 2000		E
					—		NZVD2016		

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CONTOUR INTERVAL = 1.0m



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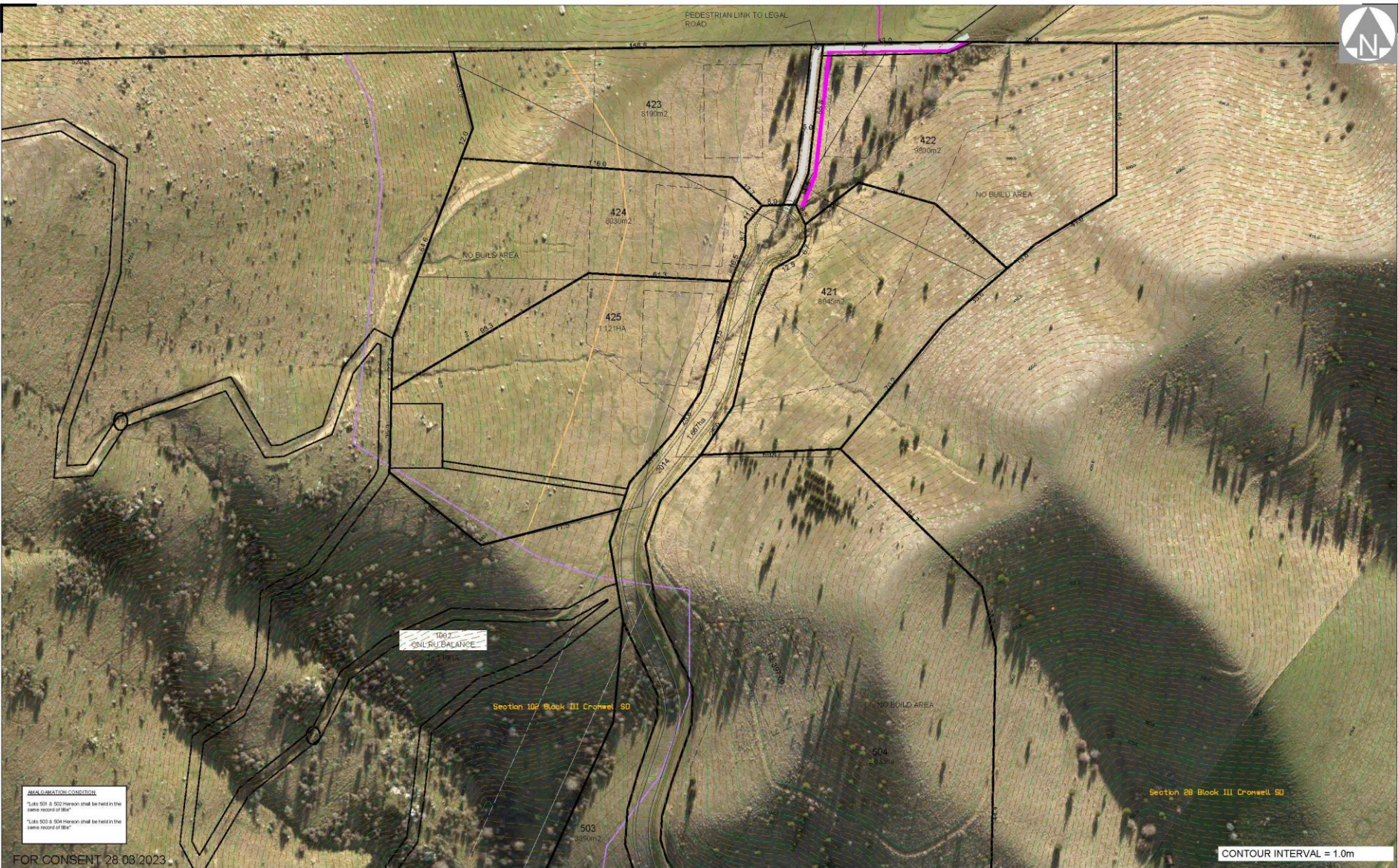
Rev.	Date	Revision Details	By

SHANNON FARM DEVELOPMENT

LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
		Drawn	RB	Date	11.07.22	Scale	—	Sheet	012
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. - Accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.								
		Checked	—	Date	—	Datum & Level	LINDS PK 2000	Rev.	E
							NZVD2016		



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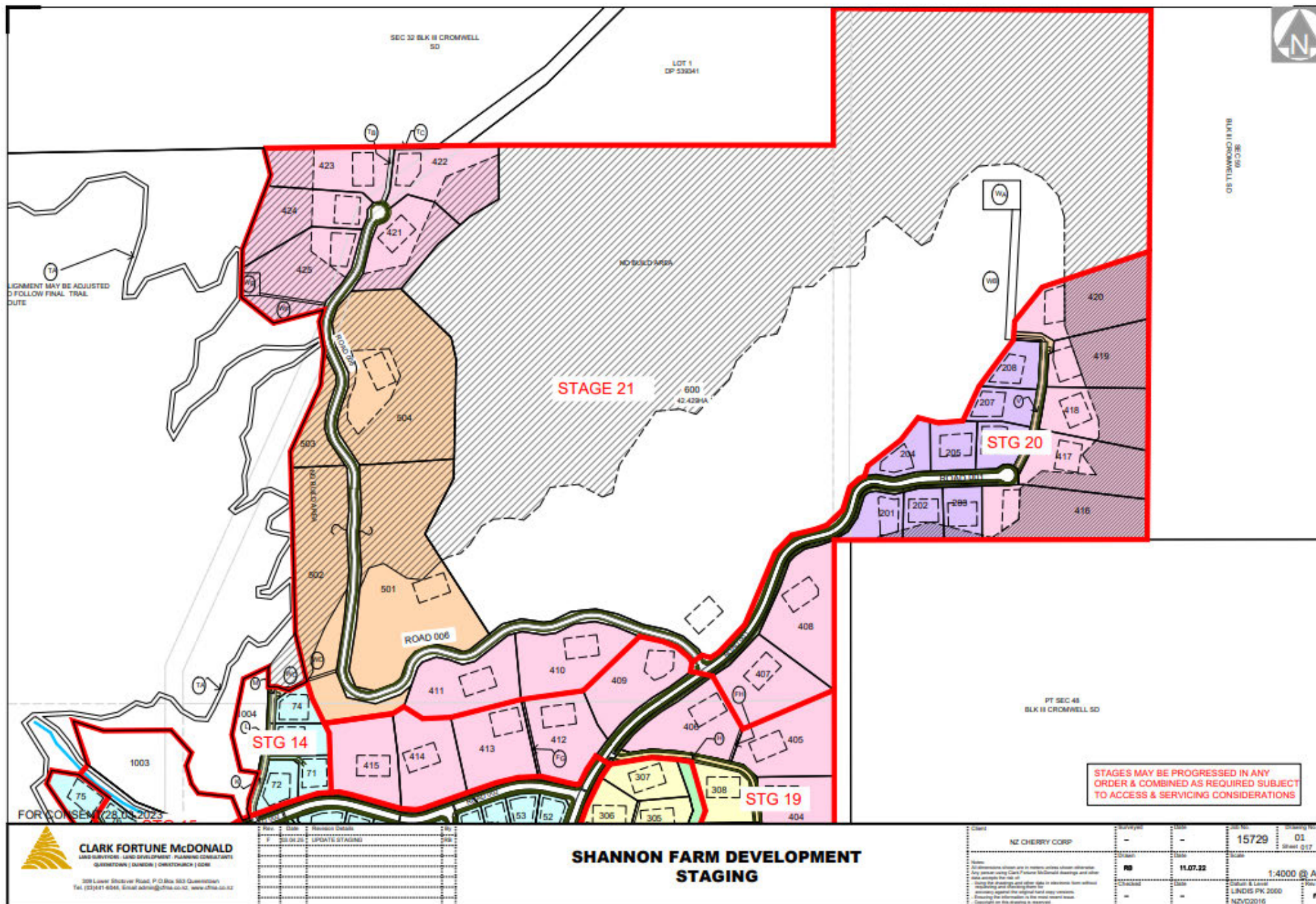
Rev.	Date	Revision Details	By
C	22.12.22	Add RL to lot 504 platform	RB
D	22.12.22	Add no build area to lots 503 & 502	RB

SHANNON FARM DEVELOPMENT
LOTS 1-99, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-994, 2000-2014, 3000 & 3001 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

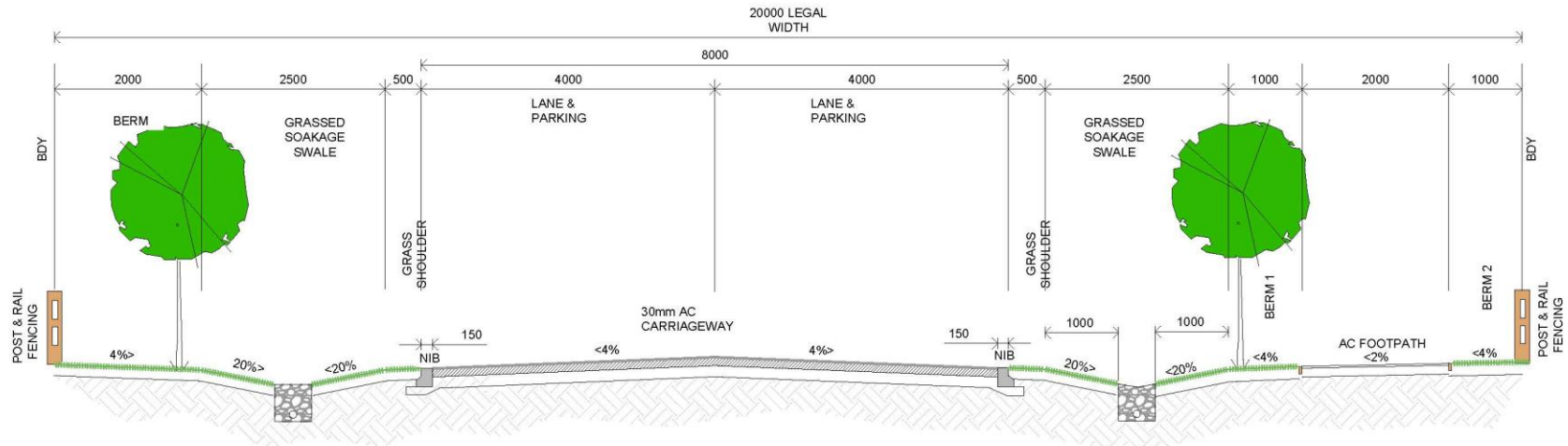
LOT LAYOUT OVERVIEW

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No	15729	Drawing No	01
Drawn	RB	Date	11.07.22	Scale	—	Sheet	013		
Checked	—	Date	—	Datum & Level	LINDIS PK 2000	Rev.	—		E
					NZVD2016				

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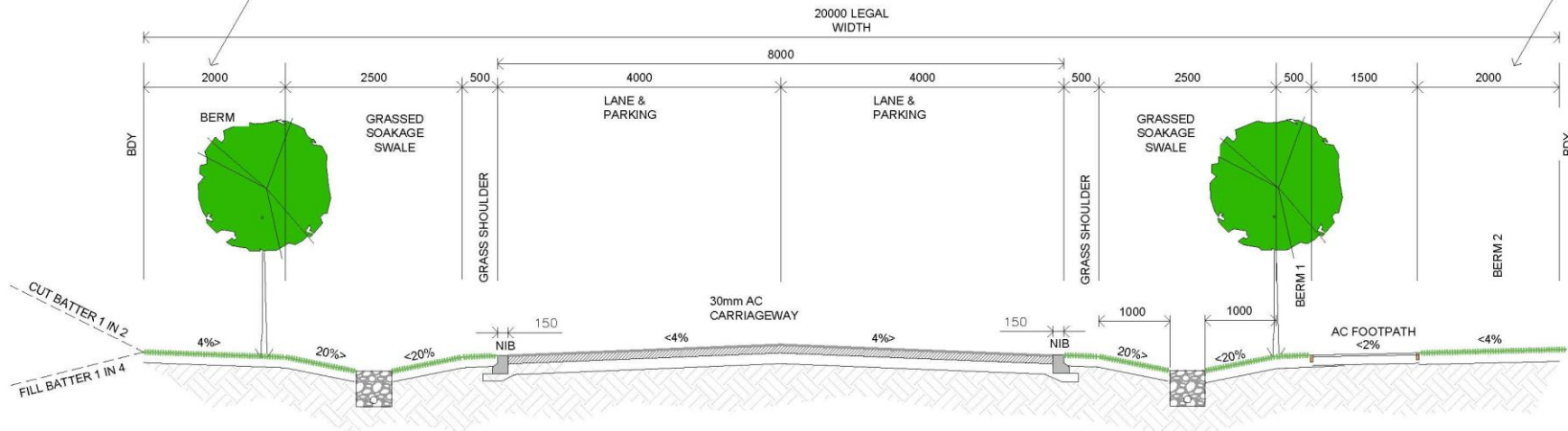
ROAD 001 - ENTRY TO RESERVE - WIDENING FOR PARKING
2 X 2.75m MOVEMENT, 1 X 2.5m PARKING & 1 X 2.0m FOOTPATH



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

ROAD 001 & 002 - RL1 AREAS
2 X 2.75m MOVEMENT, 1 X 2.5m PARKING & 1 X 2.0m FOOTPATH

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



FOR CONSENT 28.03.2023



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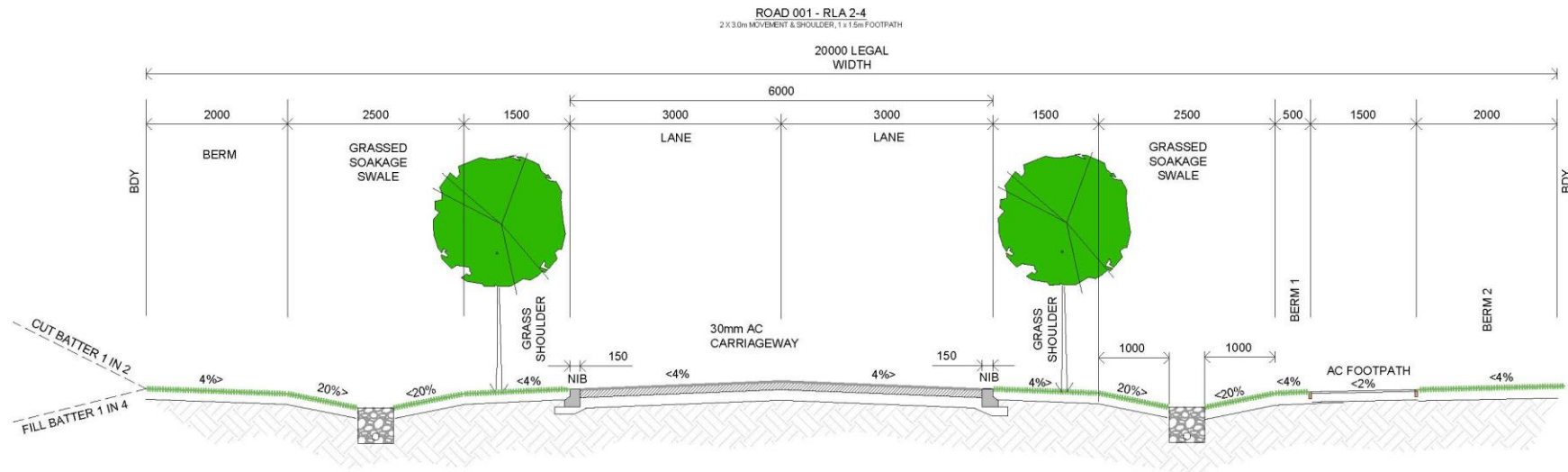
**SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS**

Rev.	Date	Revision Details	By

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	—	Sheet	018		
Checked	—	Date	—	Datum & Level	LINDIS PK 2000	Rev.	—		
					NZVD2016				

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1:60 @ A3



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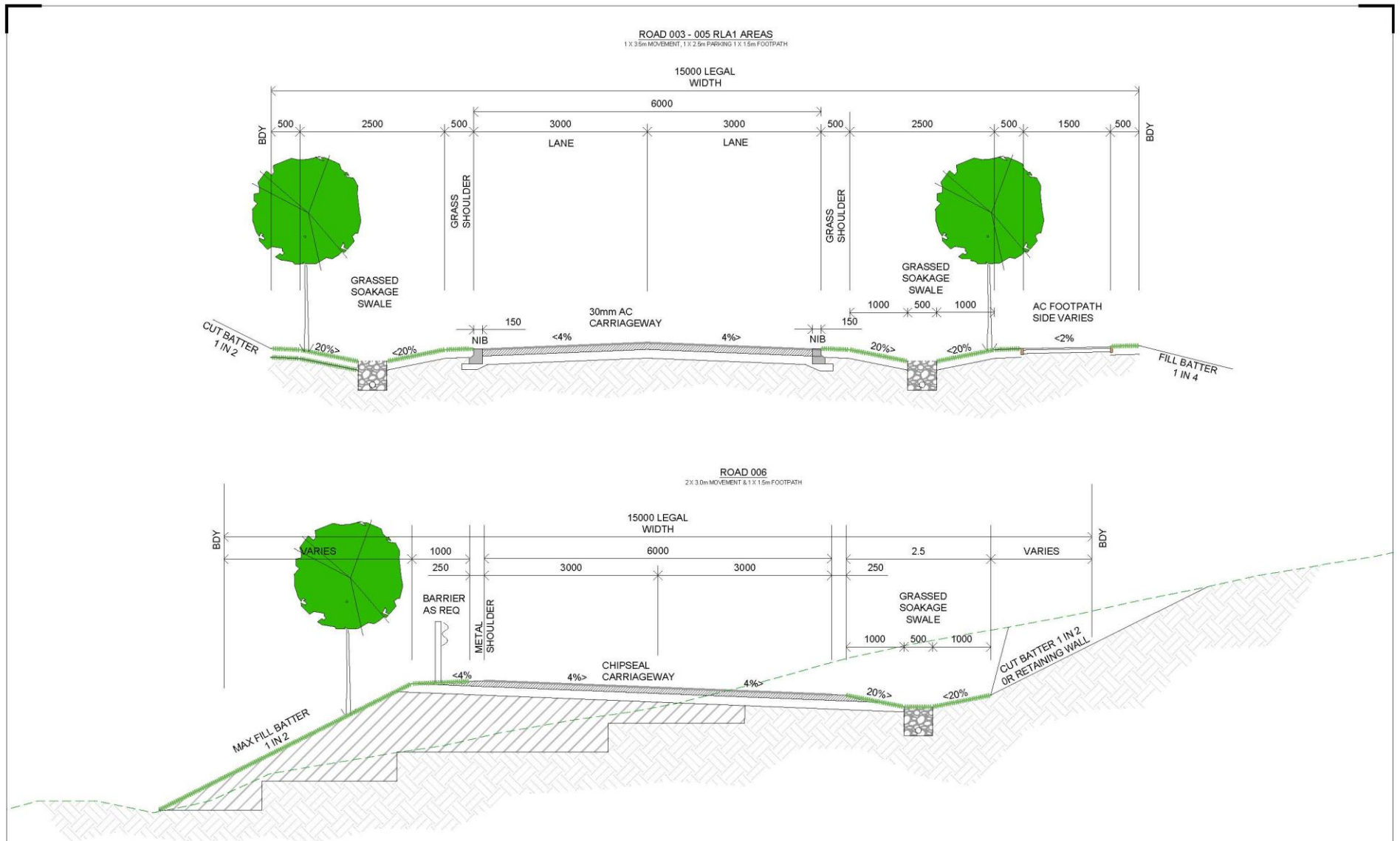
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SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
		Drawn	RB	Date	11.07.22	Scale		Sheet	019
Notes:	All dimensions shown are in metres unless shown otherwise. Any person using Clark Fortune McDonald drawings and/or data accepts the risk of: - Using the drawings and/or data in electronic form without requesting and checking them for accuracy against the original hard copy versions. - Ensuring the information is the most recent issue. - Copyright on this drawing is reserved.								
		Checked	—	Date	—	Datum & Level	LINDIS PK 2000	Rev.	E
							NZVD2016		

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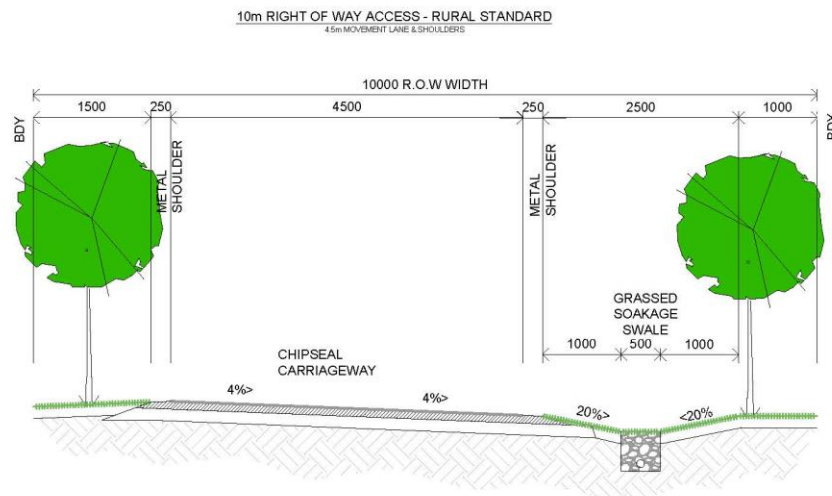
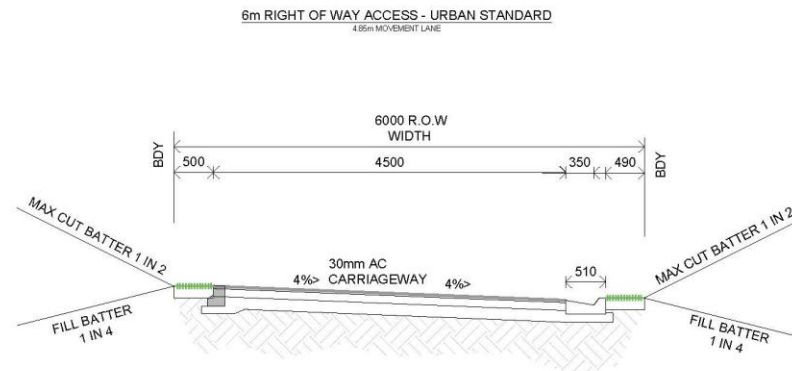
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SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

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

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SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
		Drawn	RB	Date	11.07.22	Scale		Sheet	021
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		Checked	-	Date	-	Datum & Level	LINDIS PK 2000	Rev.	E
							NZVD2016		

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PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED 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 304	Lot 305
	G	Lot 305	Lot 304
	H	Lot 308	Lot 309, 310, 403, 404 & 405
	I	Lot 309	Lot 310, 403 & 404
	J	Lot 310	Lot 403
	K	Lot 71	Lot 73, 74 & 1004
	L	Lot 73	Lot 74 & 1004
	M	Lot 74	Lot 1004
	O	Lot 76	Lot 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
Right to drain sewage	FS	Lot 46	Lot 49 & 45
	FR	Lot 49	Lot 45
	FG	Lot 412	Lot 410 & 411
	FH	Lot 406	Lot 407
	FV G	Lot 305	Lot 307
	FW	Lot 303	Lot 304
	Q	Lot 402	Lot 401
	P	Lot 91	Lot 401 & 402
Right to convey water	U	Lot 92	Lot 96 & 100
	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
Right to convey water (irrigation)	Q	Lot 402	Lot 401
	U	Lot 97	Lot 104
	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	
	A	Lot 11	
	D	Lot 702	
Right to convey water	H	Lot 308	Central Otago District Council
	I	Lot 309	
	J	Lot 310	
	WC	Lot 1002	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	O	Lot 76	
	R	Lot 97	

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
	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	
Right to convey telecommunications	U	Lot 91	Aurora Energy Ltd
	R	Lot 97	
	V	Lot 420	
	W	Lot 25	
	X	Lot 21	
	A	Lot 11	
	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 MAY 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

IDENTIFIED NO BUILD AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

RURAL AMENITY EDGE AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

LOTS 2000 - 2013 SHALL VEST AS ROAD IN THE CENTRAL OTAGO DISTRICT COUNCIL

LOTS 3000 & 3001 SHALL VEST AS RECREATION RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL

RIGHT TO STORE WATER AREA WA MAY VEST AS LOCAL PURPOSE RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL IF REQUIRED.

FOR CONSENT 28.03.2023

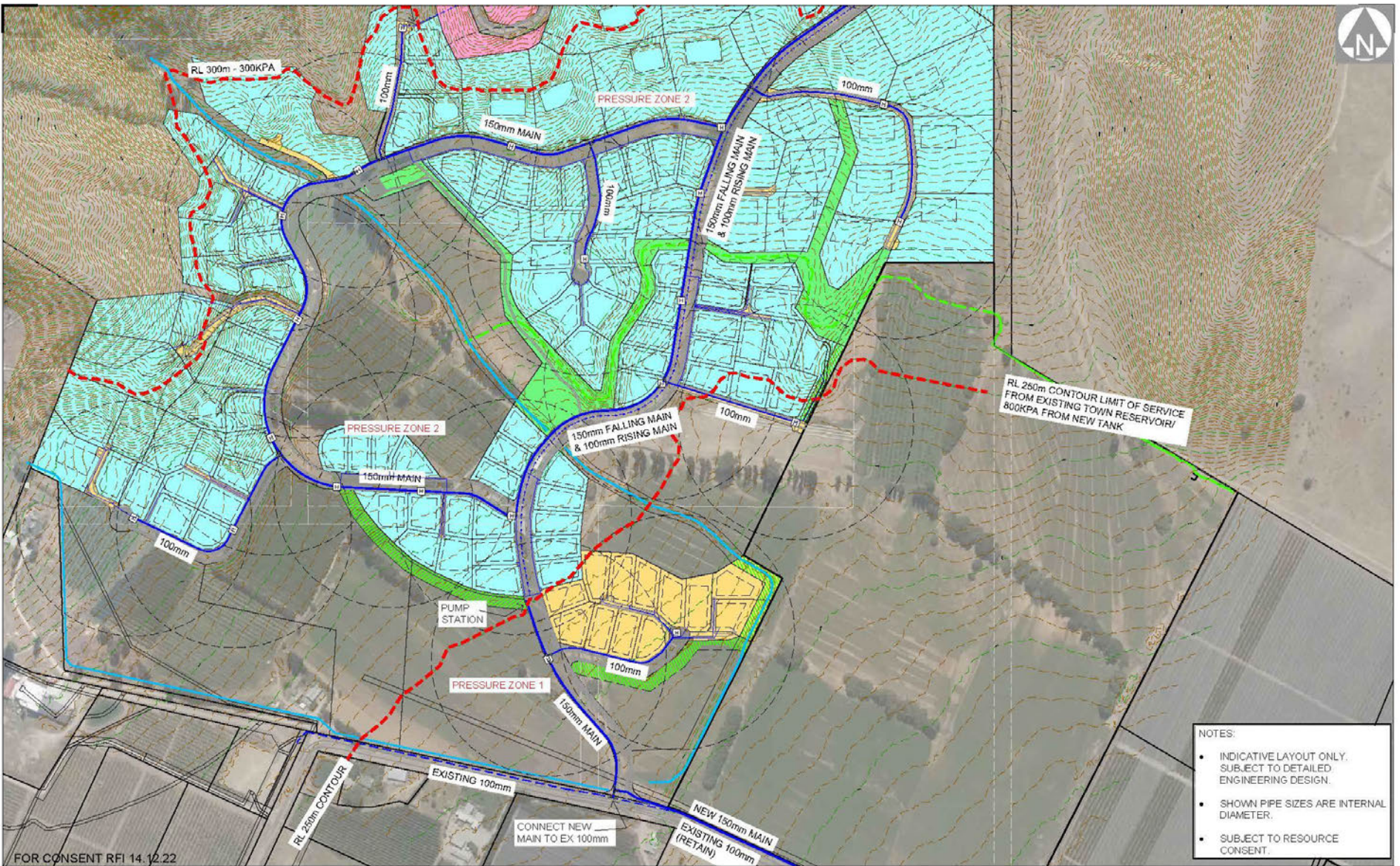


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SHANNON FARM DEVELOPMENT EASEMENT SCHEDULE

Client	NZ CHERRY CORP	Surveyed	—	Date	—	Job No.	15729	Drawing No.	01
		Drawn	RB	Date	11.07.22	Scale		Sheet	023
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 in the drawings is retained.								
		Checked	—	Date	—	Datum & Level	LINDS PK 2000	Rev.	E
							NZVD2016		



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

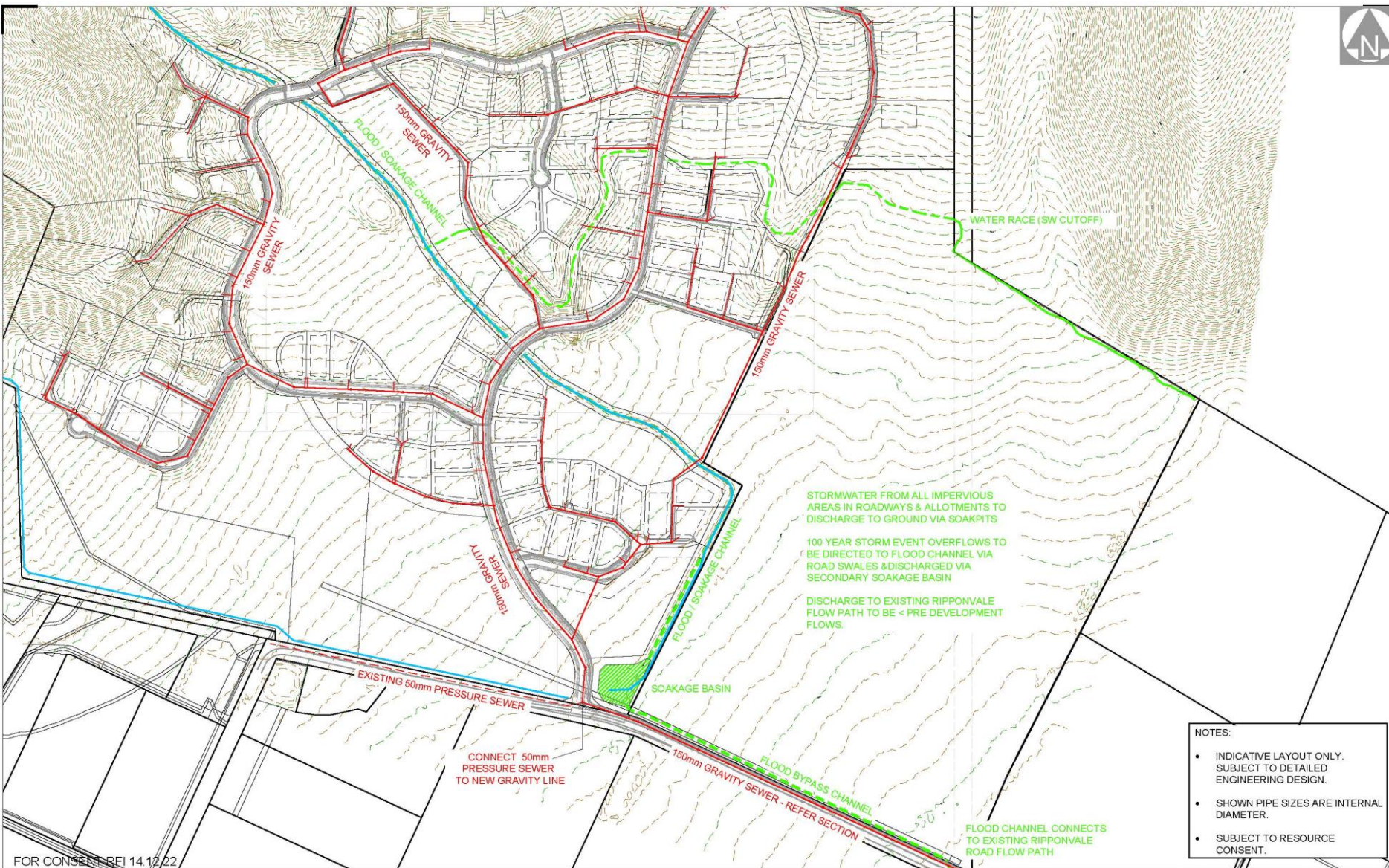
FOR CONSENT RFI 14.12.22

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SHANNON FARM SUBDIVISION WATER RETICULATION OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Job No.	15729	Drawing No.	01
Drawn	HB	Date	11.01.22	Scale	1:2000 001 @ A1	Sheet	001
Checked	-	Date	-	Datum & Level	1:4000 @ A3	Rev.	-
					LINDIS PK 2000		
					NZVD2016		



FOR CONSENT REF 14/12/22



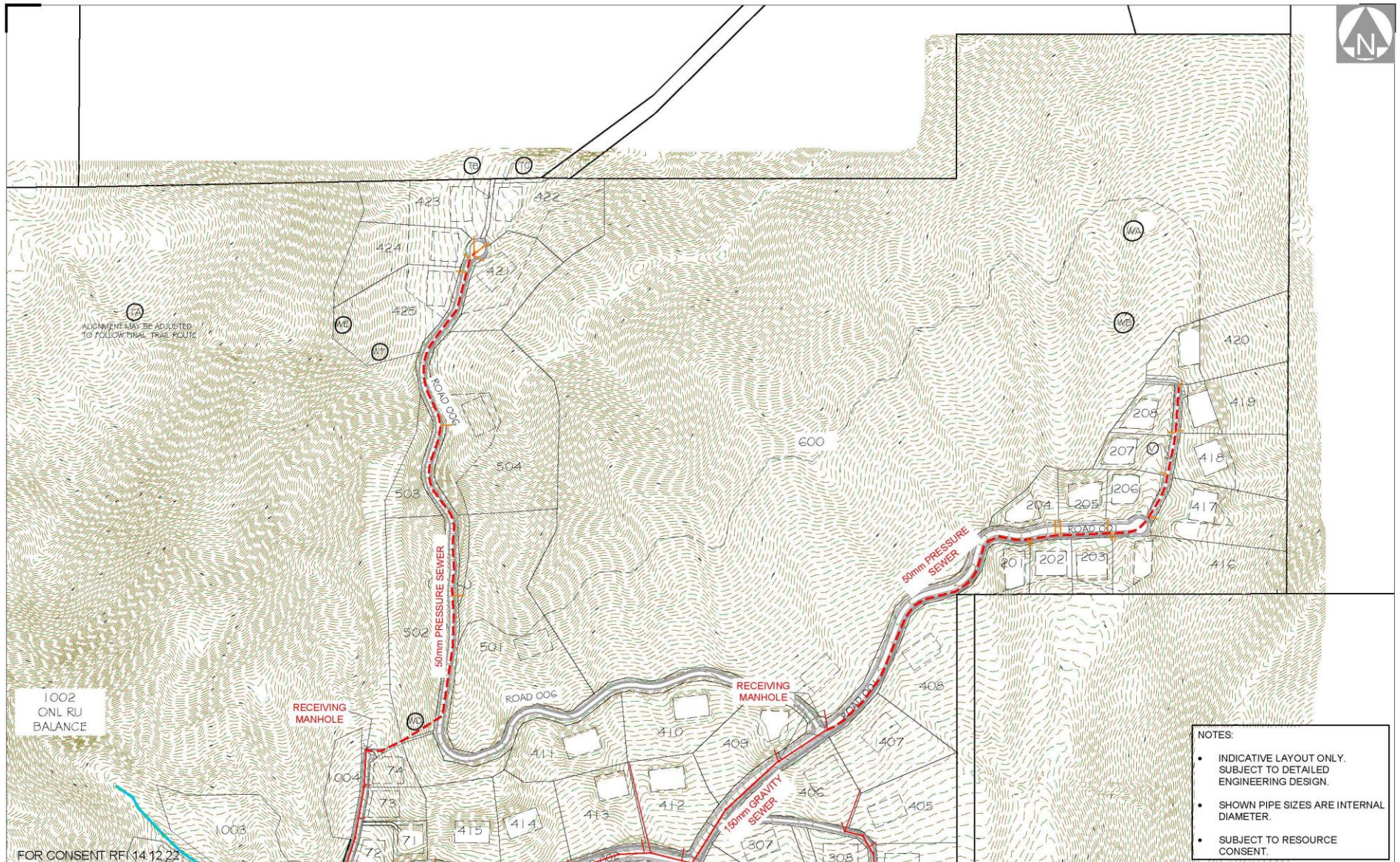
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SHANNON FARM SUBDIVISION WASTEWATER & STORMWATER OVERVIEW

Client	NZ CHERRY CORP		Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
			Drawn	RB	Date	11/07/22	Scale	1:2000.002 @ A1	Sheet	003
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	Copyright in this drawing is reserved.							NZVD2016		

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 - SHOWN PIPE SIZES ARE INTERNAL DIAMETER.
 - SUBJECT TO RESOURCE CONSENT.

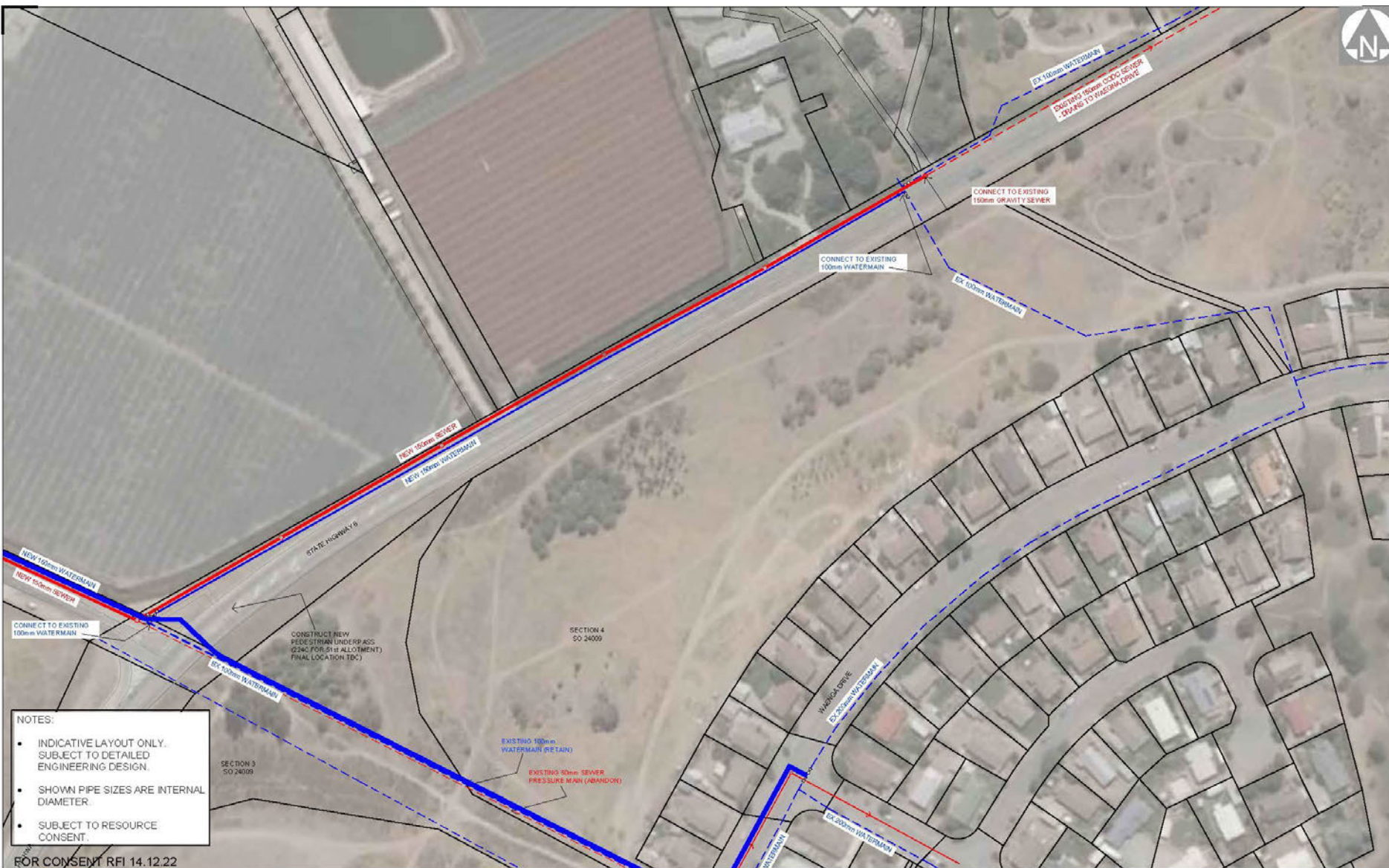
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SHANNON FARM SUBDIVISION WASTEWATER OVERVIEW

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
Drawn	RB	Date	11/07/22	Scale	1:2000 @ A1	Sheet	004		
Checked	-	Date	-	Datum & Level	1:4000 @ A3	Rev			
					LINDIS PK 2000				
					NZVD2016				

Notes:
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Accuracy against the original hard copy versions.
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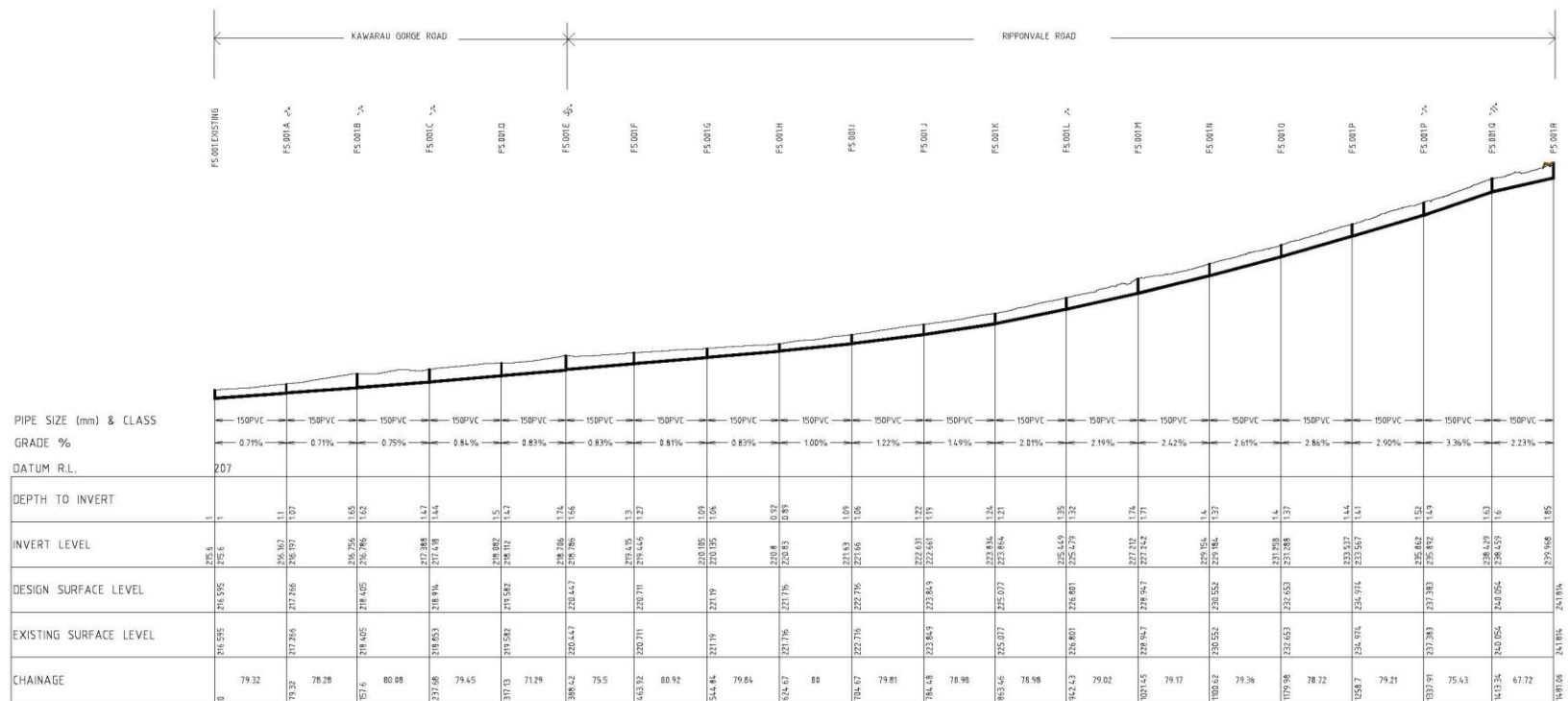


CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUEENSTOWN | DUNEDIN | CHRISTCHURCH | AUCKLAND

300 Lower Shotover Road, P.O. Box 553 Queenstown
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SHANNON FARM SUBDIVISION CONNECTION TO EXISTING SERVICES

Client	NZ CHERRY CORP	Surveyed	-	Job No.	15729	Drawing No.	01
Drawn	HB	Date	11.01.22	Scale	1:750 @ A1	Sheet	005
Checked	-	Date	-	Datum & Level	1:1500 @ A3	Rev.	A
NOTE: All dimensions shown are to centre of road unless otherwise stated. Any changes to the proposed layout must be approved by the relevant authorities. The proposed layout is shown for information only and is not to be used for construction. The proposed layout is subject to change without notice. The proposed layout is not to be used for construction. The proposed layout is subject to change without notice.				Datum & Level LINDIS PK 2000 NZVD2016			



LINE - FS.001

SCALE 1:5000 HZ 1:500 VERT

FOR CONSENT RFI 14.12.22



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SHANNON FARM SUBDIVISION GRAVITY FOUL CONNECTION TO EXISTING MAIN

Client	NZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
Notes:	All dimensions shown are in meters unless otherwise stated. Any person using this drawing must ensure that the data is accurate and correct. Using this drawing and other data in electronic form without recalculating and checking them for accuracy against the original hard copy version. Ensuring the information is the most recent issue. Copyright in this drawing is reserved.	Drawn	RB	Date	11.07.22	Scale	SEE ABOVE	Rev.	A
Checked	-	Date	-	Datum & Level	LINDIS PK 2000				
					NZVD2016				

2842121800
RC250169 and RC220396V4

20 November 2025

New Zealand Cherry Corp (Leyser) LP
C/- JPW Consulting Limited
PO Box 190
Cromwell 9342

Via email

Dear New Zealand Cherry Corp (Leyser) LP

Decision Notification: RC 250169 and RC 220396V4 – 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.

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



Karen Smith
Planning Support Officer



1 Dunorling Street
PO Box 122, Alexandra 9340
New Zealand

03 440 0056

Info@codc.govt.nz
www.codc.govt.nz



CENTRAL OTAGO DISTRICT COUNCIL
DECISION OF HEARINGS PANEL

APPLICATION	RC250169 AND RC220396V4
APPLICANT	NEW ZEALAND CHERRY CORP (LEYSER) LP
ADDRESS	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
ACTIVITY DESCRIPTION	SUBDIVISION AND LAND USE CONSENT FOR A 9 LOT SUBDIVISION IN THE RURAL RESOURCE AREA AND LAND USE CONSENT TO AUTHORISE THE ESTABLISHMENT OF BUILDINGS ON HAZARD PRONE LOTS
ACTIVITY STATUS	NON-COMPLYING ACTIVITY

INTRODUCTION AND PRELIMINARY MATTERS

Resource consent has been sought to subdivide Lots 1003 and 1004 of RC220396 to create nine additional rural lifestyle allotments within Rural Lifestyle Area 1 (RLA1) at 112 and 144 Ripponvale Road, Cromwell, together with associated land-use consent to establish building platforms and enable future dwellings to be established on land identified as being subject to

natural hazard risk. A concurrent application under section 127 of the Resource Management Act 1991 was also lodged, seeking to vary the conditions of RC220396 so that the proposal may ultimately be implemented as an integrated extension of the existing subdivision.

The application was heard by a panel of three commissioners comprising Commissioner Ian Cooney, Commissioner Tracy Paterson, and chaired by Commissioner Neil Gillespie. The hearing was held at the Alexandra Council Chambers on 14 October 2025. Council's reporting planner, Mr Olivier Monthule-McIntosh, attended remotely via Microsoft Teams, while the applicant's planner, Mr Jake Woodward, attended in person along with Paul Croft for the applicant, Jerome O'Sullivan the Project Manager for the applicant and via Microsoft Teams, Barry McDowell from the applicants Geotechnical consultant, Tonkin & Taylor. No submitters or other parties were present.

The hearing was adjourned at the conclusion of the applicant's presentation, pending the provision of a written Right of Reply.

On 22 October 2025, the Panel issued Minute 1 directing their expectation that the right of reply was to be provided by Friday 31st October 2025, to enable deliberations. The Right of Reply was received on 30 October 2025.

In his evidence-in-chief and again in the Right of Reply, Mr Woodward confirmed that the applicant and the reporting planner were generally aligned on the statutory framework, the assessment of effects, and the proposal's consistency with the relevant objectives and policies of the District Plan. He also confirmed that the applicant broadly accepted the conditions recommended in the section 42A report, subject to refinements.

The Right of Reply clarified that several natural hazard mitigation measures recommended by Tonkin & Taylor (T+T) had not been fully captured in earlier draft conditions due to ambiguity in the geotechnical reporting regarding the specific lot numbers to which measures applied. The reply addressed this by explaining T+T's intent, distinguishing between different debris-flow mechanisms, and proposing revised conditions that more precisely secure the required mitigation, accompanied by an updated subdivision layout plan (Appendix A) and revised draft conditions (Appendix B).

The Panel has considered the application, the evidence presented at the hearing, the section 42A report, and the applicant's Right of Reply in reaching this decision.

To avoid unnecessary repetition, we adopt the description of the site and proposal set out in the Section 42A Report prepared by Mr McIntosh, and rely on that description for the purposes of this decision.

OVERVIEW AND ADOPTION OF REPORTING PLANNER'S ASSESSMENT

The Hearing Panel has considered the application, the s42A report prepared by Mr Olivier Monthule-McIntosh, the evidence presented at the hearing, the Minute issued following the adjournment, and the applicant's Right of Reply materials (including the revised condition set and clarifying technical evidence).

The Panel records that Mr Woodward, for the applicant, confirmed at the hearing that he agreed with the statutory framework, effects assessment, and policy analysis in the s42A report, and that the only outstanding matters related to the detailed form and implementation of some natural hazard mitigation conditions.

Except where expressly modified by the evidence presented at the hearing, the Minute process, and the applicant's Right of Reply, the Panel adopts the s42A report in its entirety as forming the basis of its findings under sections 104, 104B and 104D of the Resource Management Act 1991.

The descriptions of the site and proposal contained within the s42A report are also adopted for the purposes of this decision.

MATTERS RESOLVED THROUGH THE HEARING PROCESS

The Panel notes that all outstanding issues raised in the s42A report related solely to natural hazard mitigation and geotechnical condition wording. No disputes remained in relation to landscape, amenity, servicing, transport, plan interpretation, or the applicable legal tests.

During the hearing, the Panel questioned the applicant regarding:

- discrepancies in lot numbering and hazard categories within the geotechnical material,
- the differentiation between two types of debris-flow hazards and associated mitigation,
- the relationship between upslope bunds, secondary flow paths, and building platform formation, and
- whether certain mitigations could appropriately be left to consent notice rather than implemented as part of subdivision works.

At the hearing, the applicant advised that clarification of these matters would be made in their Right of Reply.

The applicant subsequently filed:

- a revised set of conditions (Appendix B),
- corrected and clarified geotechnical evidence (Right of Reply), and
- an updated subdivision plan (Appendix A).

These materials clarified the intended scope of mitigation and resolved discrepancies in the original geotechnical tables and condition cross-references.

The Panel records that Mr McIntosh subsequently confirmed to the Panel that the Right of Reply materials fully resolved all concerns raised in his s42A report and at the hearing, and that he supported the revised condition set provided by the applicant.

The Panel accepts that confirmation.

EFFECTS ON THE ENVIRONMENT (S104(1)(A))

The Panel adopts the effects assessment contained within the s42A report and agrees that:

- the adverse effects of the subdivision and associated land-use components will be no more than minor;
- no individual persons are identified as likely to experience minor or more than minor effects; and
- the proposal remains consistent with the receiving environment anticipated under the PC14 Structure Plan and the existing approvals for Shannon Farm.

The Panel is satisfied that appropriate mitigation is secured through conditions of consent, including those amended through the hearing process.

OBJECTIVES AND POLICIES (S104(1)(B))

The Panel adopts the reporting planner's analysis and agrees that the proposal:

- is consistent with the relevant objectives and policies of the Central Otago District Plan,
- gives effect to the development pattern anticipated by PC14,
- maintains landscape, amenity, and character outcomes for RLA1, and
- appropriately manages natural hazard risk through certified design and construction.

The landscape evidence of Ms Harshy (Boffa Miskell), which was uncontested, supports the conclusion that the minor non-compliance with average lot size is not visually discernible and does not create adverse cumulative effects.

OTHER MATTERS (S104(1)(C)) – PRECEDENT AND PLAN INTEGRITY

The Panel agrees with the s42A report that the proposal triggers non-complying activity status for two reasons:

1. a minor breach of the 2,000 m² average lot size requirement; and
2. the need to recognise Rule 4.7.5(i) relating to building on land subject to natural hazards.

The Panel notes:

- the minor average lot size shortfall (1,989.96 m²) is negligible and occurs within a master-planned structure plan area specifically designed to accommodate up to 160 lots,
- all lots meet the 1,500 m² minimum,
- the proposal does not increase the overall development yield beyond that limit, and
- the natural hazard mitigation measures have now been comprehensively resolved and are appropriately secured by a combination of pre-224C works and consent notices.

Given the above, the Panel considers that:

- approving this application will not set an undesirable precedent,
- the integrity of the District Plan will not be undermined, and
- the proposal represents a logical and anticipated extension of the Shannon Farm development.

SECTION 104D – NON-COMPLYING ACTIVITY “GATEWAY” TEST

The Panel accepts and adopts the reporting planner’s conclusions that the proposal meets both limbs of section 104D:

- Effects limb: adverse effects will be *no more than minor*.
- Policy limb: the proposal is *not contrary* to the objectives and policies of the District Plan.

Accordingly, the Panel may grant consent.

PART 2 OF THE RMA

The Panel agrees that there is nothing in the evidence or the planning framework that would warrant recourse to Part 2 beyond confirming that granting consent appropriately promotes the sustainable management purpose of the Act.

FINDINGS

Having considered all relevant matters under sections 104–104D and Part 2, the Panel finds:

- the actual and potential adverse effects have been appropriately avoided, remedied, or mitigated;
- the proposal remains within the anticipated development yield and urban form established by PC14;
- natural hazard risks can be reduced to an acceptable level through certified design, engineered mitigation, and appropriate conditions; and
- the revised condition set provided in the Right of Reply appropriately addresses all matters raised during the hearing.

DECISION

1. Consent is granted to the proposed activity under delegated authority in accordance with sections 104, 104B and 104D of the Resource Management Act 1991.
2. Consent is granted to the application under section 127 of the Resource Management Act 1991 to amend the conditions of RC220396 as set out below, to give effect to the subdivision authorised by RC250169.
3. No standalone conditions are imposed on RC250169. All necessary requirements to implement this consent are to be incorporated into the amended conditions of RC220396



Neil Gillespie

Hearings Panel Chairperson

Date: 20 November 2025



Consent Type: Subdivision and Land Use Consent

Consent Number: RC 250169

Purpose: Subdivision and land use consent for a 9 lot subdivision in the rural resource area and land use consent to authorise the establishment of buildings on hard prone lots.

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: 11 December 2030, 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 23 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 RC220396V4, or any superseding amendment).

LAND USE CONDITIONS:

2. This consent authorises the establishment of buildings within the building platforms identified for Lots 167 to 175, subject to compliance with the geotechnical, hazard mitigation, and landscape recommendations set out in the Tonkin & Taylor report dated [July 2025] and as incorporated into the amended conditions of RC220396.



Consent Type: Variation to Land Use/Subdivision Consent

Consent Number: 220396 as varied by 220396V1 & 220396V2

Purpose: Change to conditions 1 and 2 of RC220396 in the rural resource area

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]

Subdivision Conditions:

1. The subdivision shall be undertaken in accordance with the plans of subdivision being:
 - Shannon Farm Development Lot Layout Overview Sheets 001 and 002 Revision EG
 - Shannon Farm Development Lot Layout Details Sheets 003 to 013 Revision EG
 - Shannon Farm Development Staging Sheets 016 and 017 Revision EG
 - Shannon Farm Development Typical Road Sections Sheets 018 to 021 Revision EG
 - Shannon Farm Bulk Earthworks Layout Sheets 001 and 002 Revision BGG
 - Shannon Farm Subdivision Water Reticulation Overview Sheets 001 and 002 Revision AG
 - Shannon Farm Subdivision Wastewater and Stormwater Reticulation Overview Sheet 003 Revision AG
 - Shannon Farm Subdivision Wastewater Reticulation Overview Sheet 004 Revision AG
 - Shannon Farm Subdivision Connection to Existing Services Sheet 007 Revision A

as amended by the following conditions
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	12 5	2006	3001
13	55-66 & 414 50-70	13 21	2007 & 2008	3000
14	67-74, 1004 & 415 71-74 & 1004 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	8 12	2012	-

12	50-54,303-307, 412 & 413	12	2006	3001
13	55-66 & 414	13	2007	3000
14	67-74, 1004 & 415	10	2008	-
15	76-80 & 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	8	2012	-
20	407, 408, 201-208 & 416-420	15	2013	-
21	410, 411, 421-425, 501-504 & 600	10	2014	-
22	703	1	-	-
23	705	1	-	-
24	1001	1	-	-

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)

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 Roding 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 Roding 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 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 Roding 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 Roding 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 Roding 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 Roding 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 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" and 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 Roadway 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 to 4, 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".
 - 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.
- 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.

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 Council's 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

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 Rooding 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.

Note: The Councils preference is for gravity wastewater systems. Pumped systems will only be accepted when there is not a viable gravity wastewater solution.

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 allotments ~~s 47 and 48~~ 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:
 - 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, 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 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 Lots 173/174 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 1-99, 167 – 175, 201-208, 301-310, 401-425, 501-504 and 600 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 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 allotments ~~s-47~~ and 48 shall be maintained by the landowner.
 - k) There shall be no buildings (excluding fences and retaining structures) located within the “no build” area on allotments 201 – 203, 416 – 420, 421 – 425, 401, 402, 501, 504 and 600.
 - l) 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) 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

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 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.

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 \$509,128.21, \$412,165.07 and \$225,696.68 (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~~



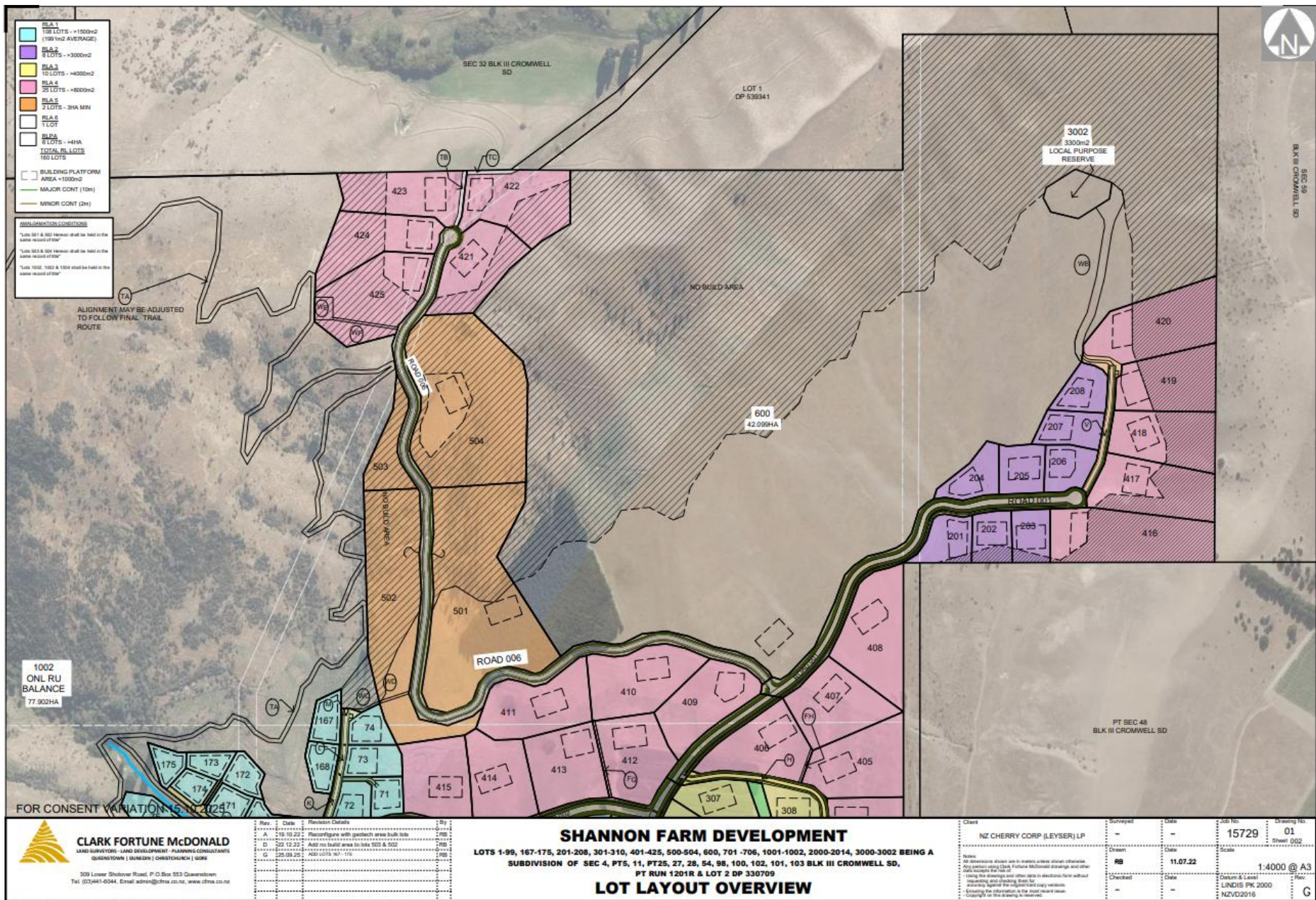
Karen Smith
Planning Support Officer

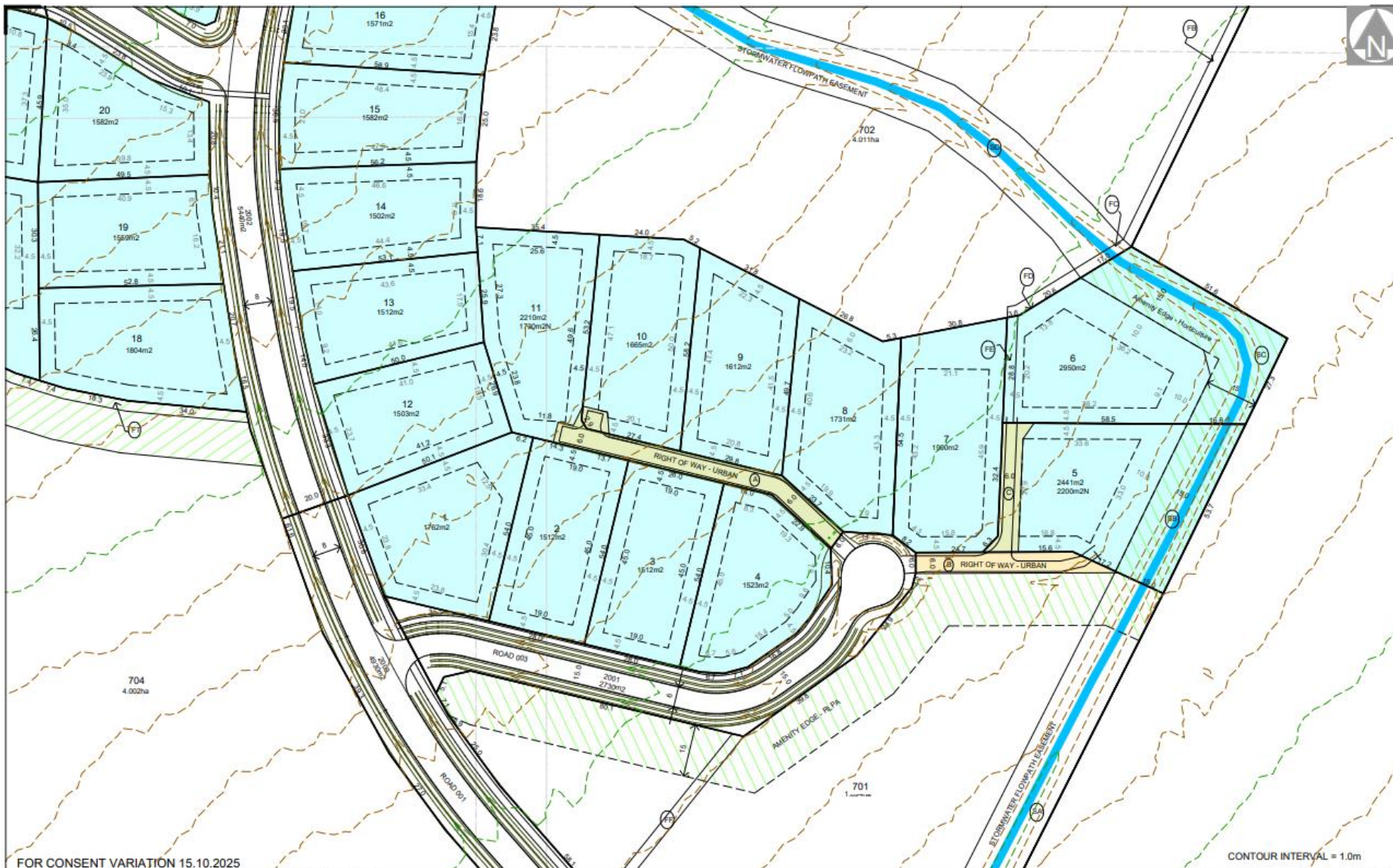
Conditions 21(s), 22(j) and 23 corrected pursuant to Section 133A of the Resource Management Act 1991. Original decision dated 13 September 2023

Conditions 1 and 15 amended, and new Condition 21(aa) added, pursuant to Section 127(1) of the Resource Management Act 1991

Conditions 1 and 2 amended, pursuant to Section 127(1) of the Resource Management Act

Conditions 1, 2, 21, 22 and 25 amended, pursuant to Section 127(1) of the Resource Management Act





FOR CONSENT VARIATION 15.10.2025



CLARK FORTUNE McDONALD
LAND SURVEYORS · LAND DEVELOPMENT · PLANNING CONSULTANTS
QUARTERMASTERS (DUNEDIN) (CHRISTCHURCH) (GORE)

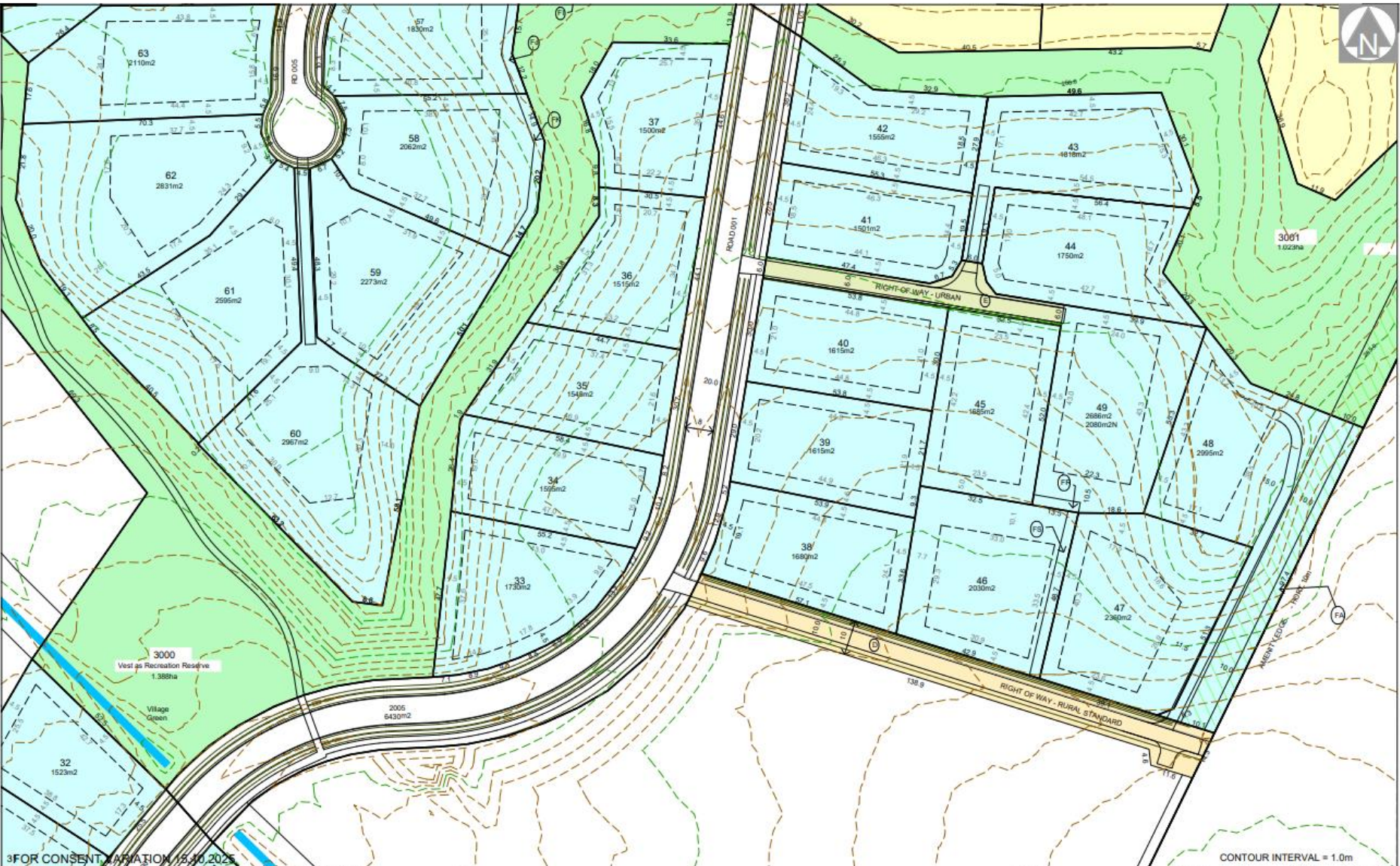
300 Lower Shotover Road, P.O. Box 953 Queenstown
Tel: 03(344) 4044, Email: ash@cfm.co.nz, www.cfm.co.nz

Rev	Date	Revision Details	By
1	25.09.23	ADD LOTS 161-176	CFM

SHANNON FARM DEVELOPMENT
LOTS 1-99, 167-175, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-1002, 2000-2014, 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 DETAILS

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	-	Date	-	Job No	15729	Drawing No	01
Drawn	RB	Scale	-	Date	11.07.22	Sheet	003		
Checked	-	Scale	-	Date	-	Author & Layout	LINDIS PK 2000	Rev	-
Copyright	-	Scale	-	Date	-	Rev	NZVD2016		G



3 FOR CONSENT VARIATION 15/10/2025



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
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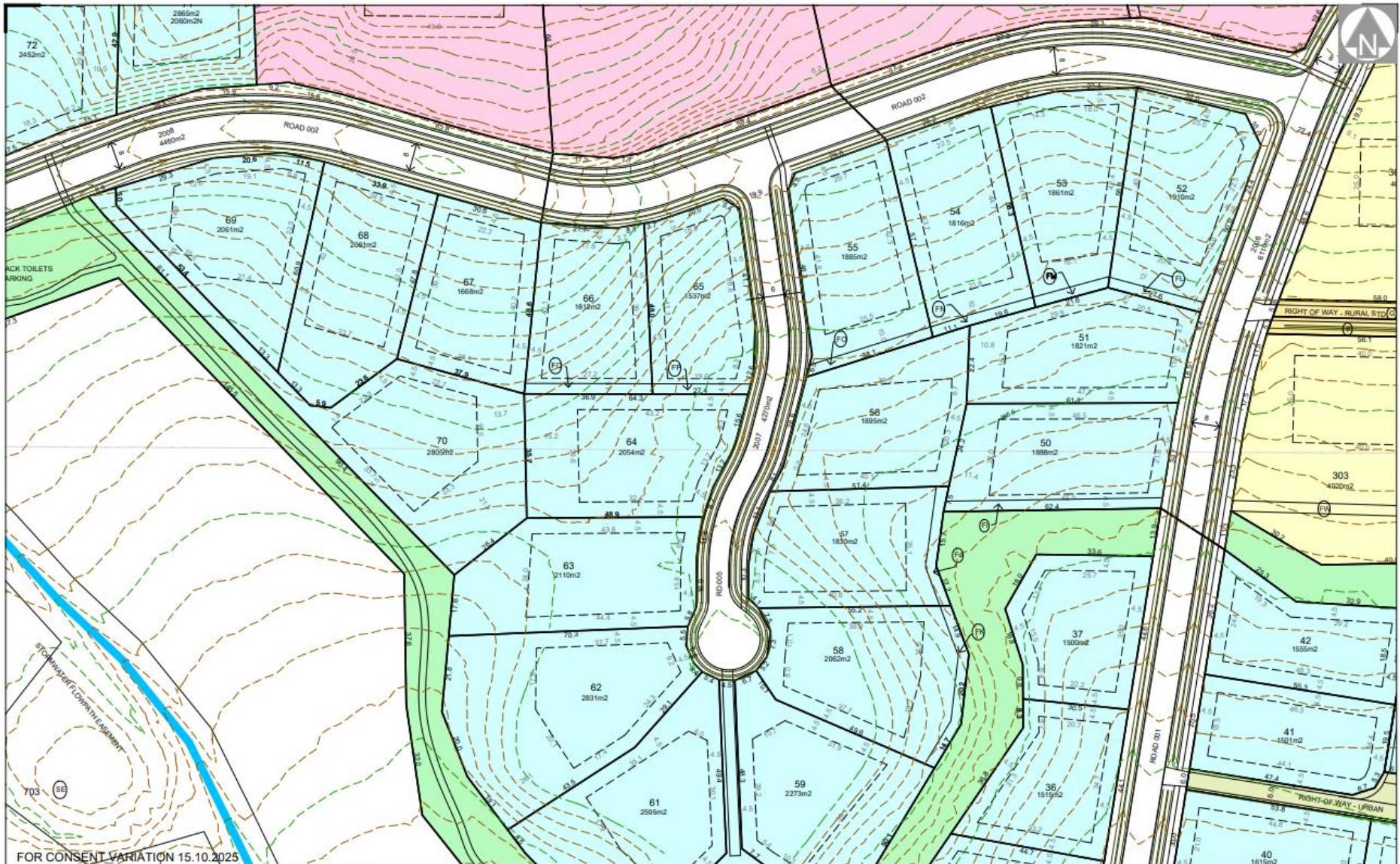
Rev.	Date	Revision Details	By
1	25.09.25	ADD LOTS 167-176	2105
2	11.07.22	REVISED LOTS 167-176	2105

SHANNON FARM DEVELOPMENT
LOTS 1-99, 167-175, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-1002, 2000-2014, 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 330708

LOT LAYOUT OVERVIEW

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	11.07.22	Job No	15729	Drawing No	01
Notes:	All dimensions shown are in metres unless otherwise stated. Any person using Clark Fortune McDonald drawings and other data accepts the risk of: Using the drawings and other data in electronic form without updating and checking them for: Accuracy of the original data used; Accuracy of the data used in the latest revision; Copyright in the drawing in electronic form.	Drawn	RB	Scale	1:1 @ A3	Drawn & Checked	LINDS PK 2000
		Checked		Scale	1:1 @ A3	Drawn & Checked	NEVD2018

CONTOUR INTERVAL = 1.0m



FOR CONSENT VARIATION 15.10.2025



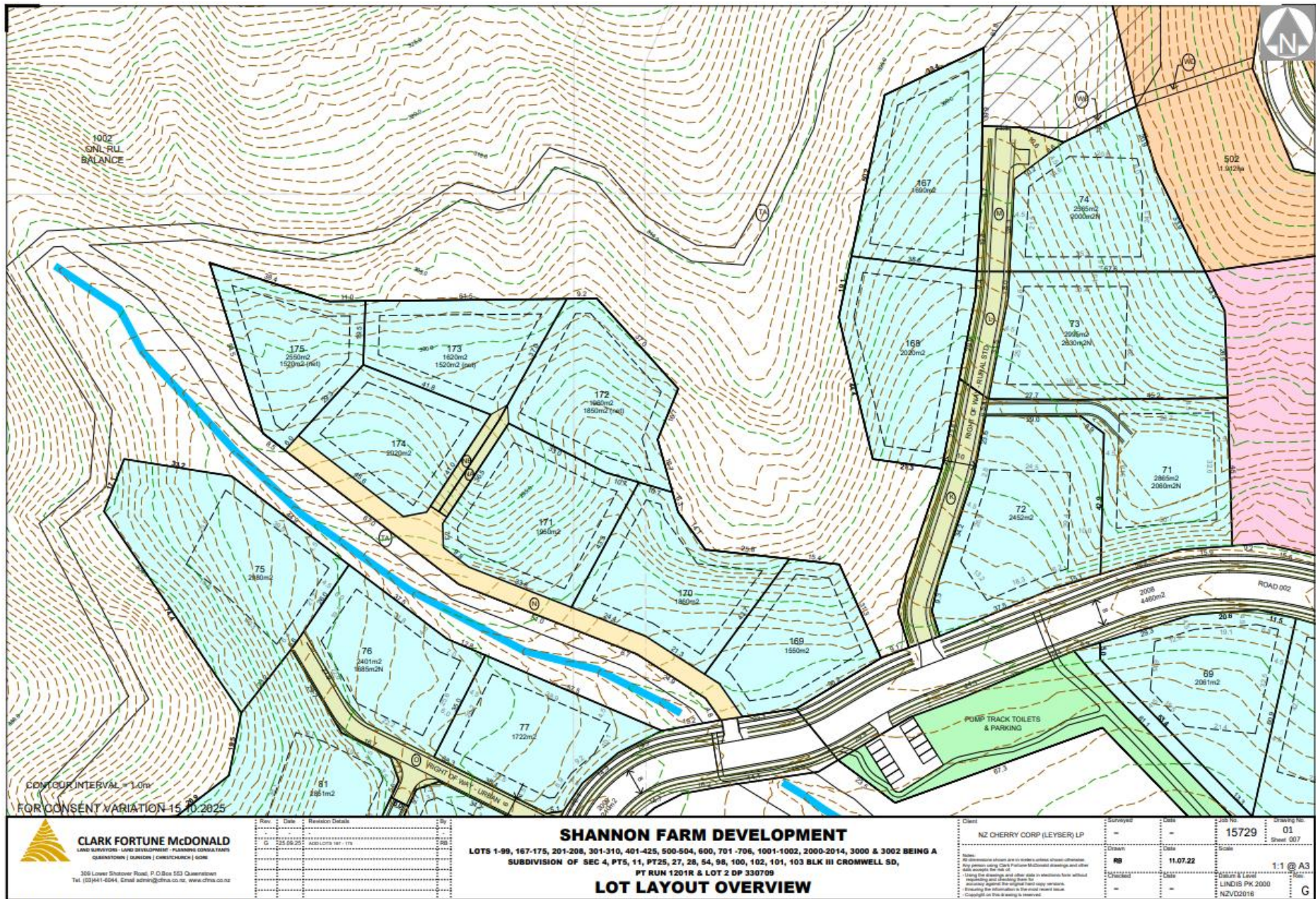
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
CHRISTCHURCH | LINCOLN | DUNEDIN | HAMILTON

300 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 441 6044, Email: admin@cfm.co.nz, www.cfm.co.nz

Rev.	Date	Revision Details	By
1	25.09.25	ASB LOTS 161 - 176	RB

SHANNON FARM DEVELOPMENT
LOTS 1-99, 167-175, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-1002, 2000-2014, 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 OVERVIEW

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
		Drawn	-	Date	-	Scale		Sheet	006
Notes:	All dimensions shown are in meters unless stated otherwise. Any person using this plan must include the date and other data shown on the title. Using the drawings and other data in electronic form without updating and checking them for accuracy against the original hard copy version. Copyright in this drawing is reserved.								
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EDR CONSENT VARIATION 15.10.2025

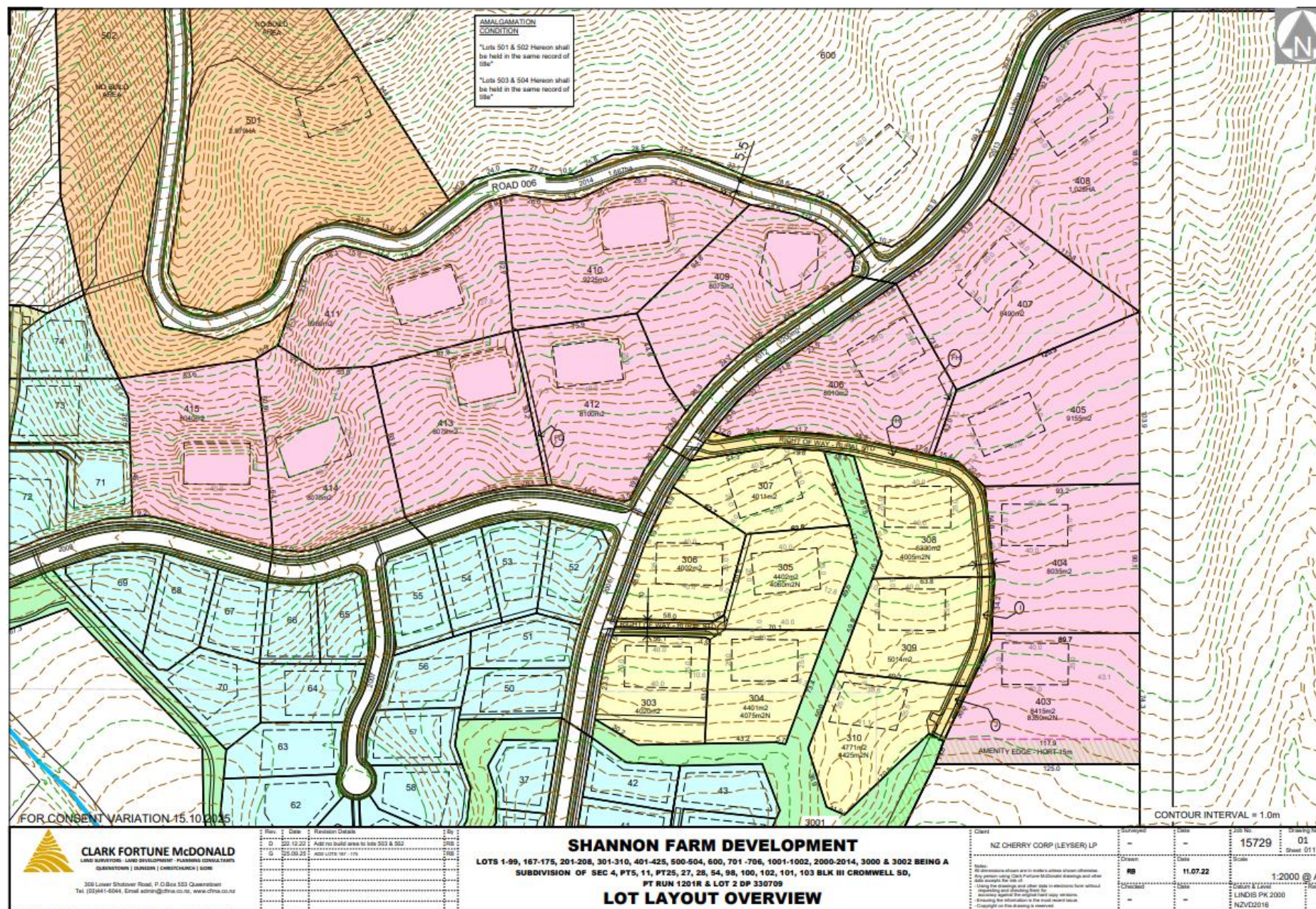
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
(CHRISTCHURCH) (DUNEDIN) (CHRISTCHURCH) (DUNEDIN)
305 Lower Shotover Road, P.O. Box 153, Christchurch
Tel: (03) 461-6544, Email: admin@clfm.co.nz, www.clfm.co.nz

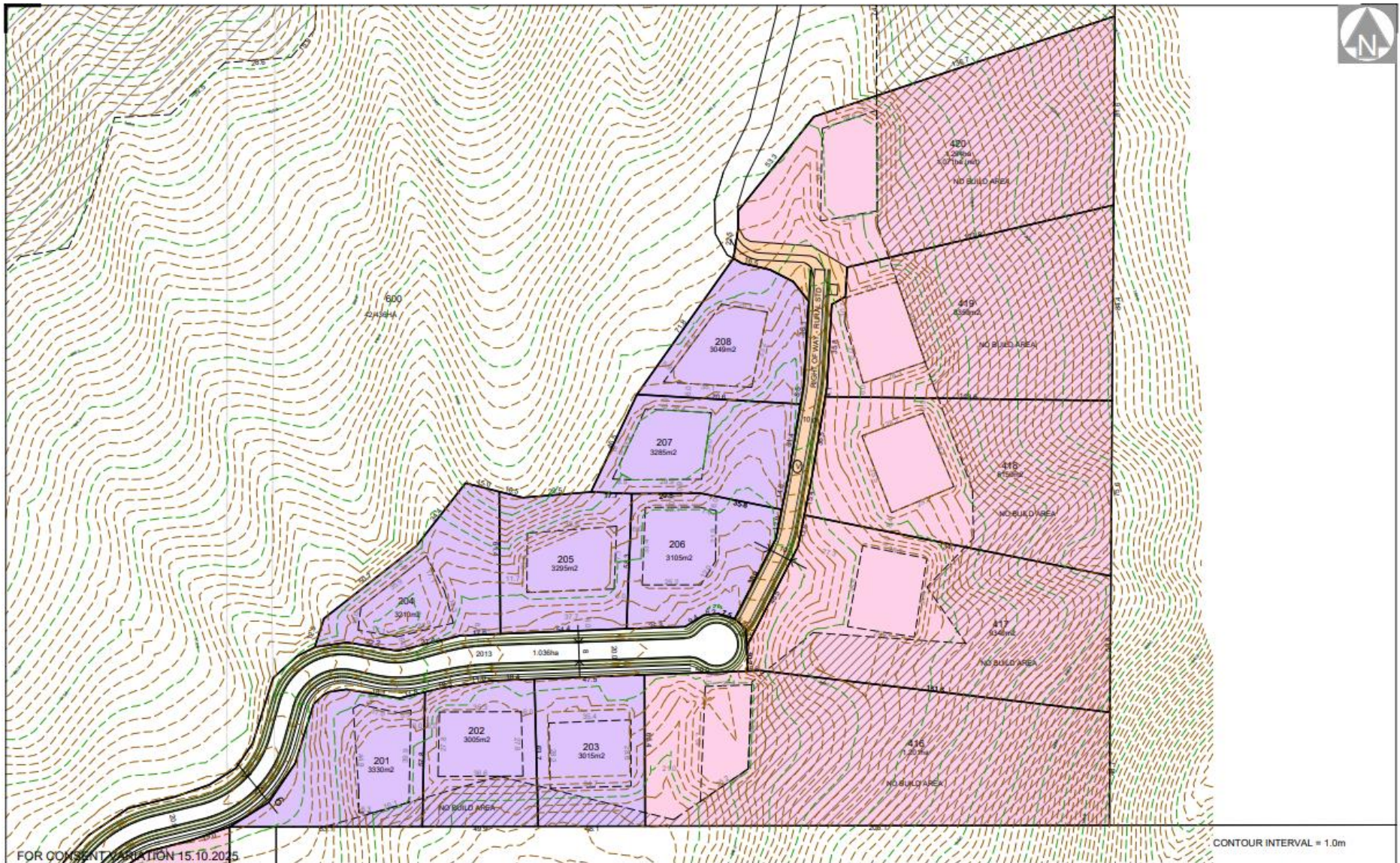
Rev.	Date	Revision Details
1	15.10.2025	400 LOTS 987-175

SHANNON FARM DEVELOPMENT
LOTS 1-99, 167-175, 201-208, 301-310, 401-425, 500-504, 600, 701-706, 1001-1002, 2000-2014, 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 OVERVIEW

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	Date	15729	Drawing No.	01
Drawn	RB	Date	11.07.22	Scale	Sheet	008
Checked		Date				
Approved		Date				
Scale	1:1 @ A3	Author	LINDIS PK 2000	Revision		
Copyright	NZVD2016					

CLF0615100114759-000015729-01 - Shannon Farm Development - EDR CONSENT VARIATION 15.10.2025





CONTOUR INTERVAL = 1.0m



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QUEENSTOWN | DUNEDIN | CHRISTCHURCH | SOME

309 Lower Shotover Road, P.O.Box 553 Queenstown
Tel: (03) 644-6044, Email: admin@cfma.co.nz, www.cfma.co.nz

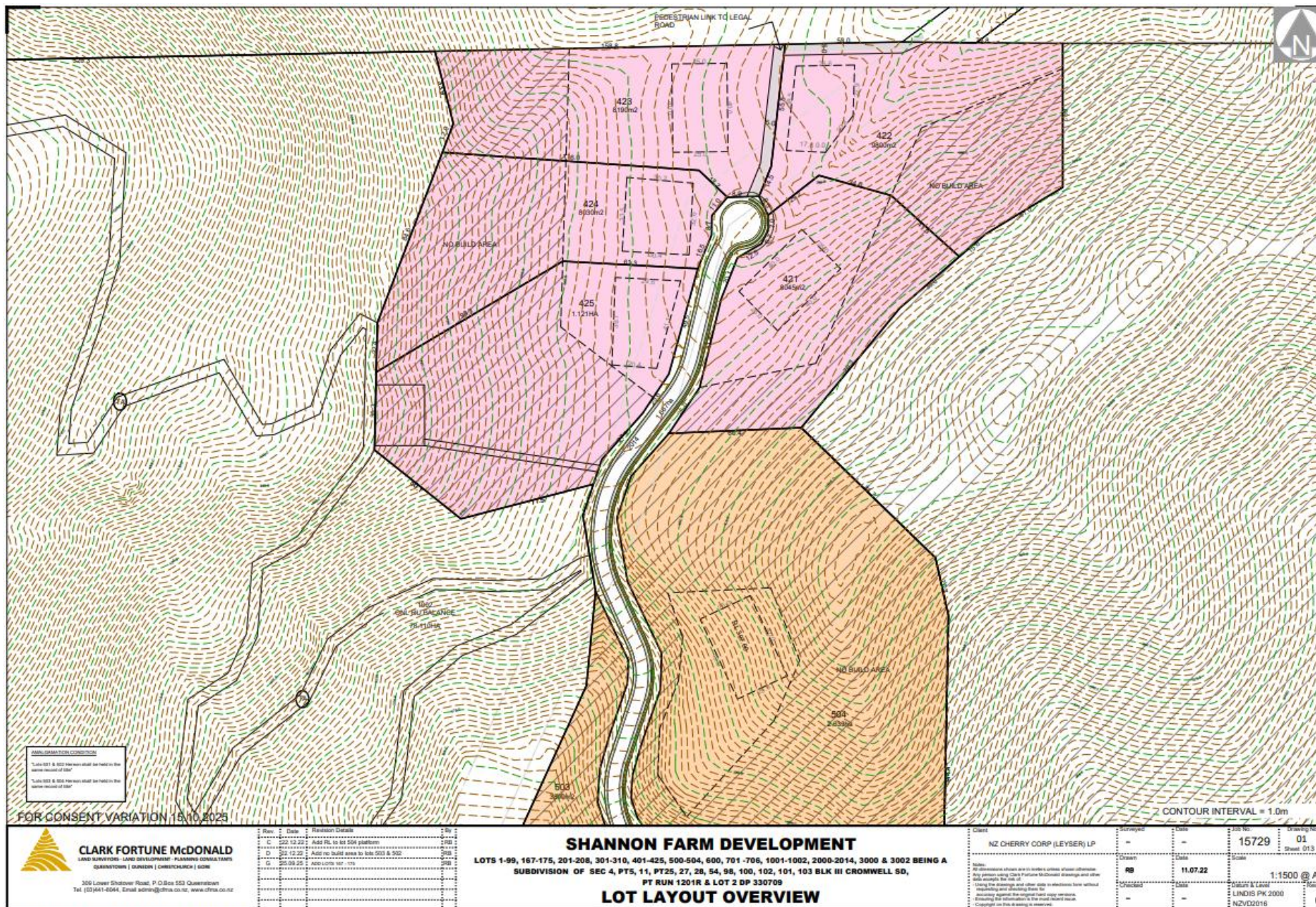
Row	Date	Revision Details	Qty
G	05.09.25	ADD LOTS 167 - 176	16

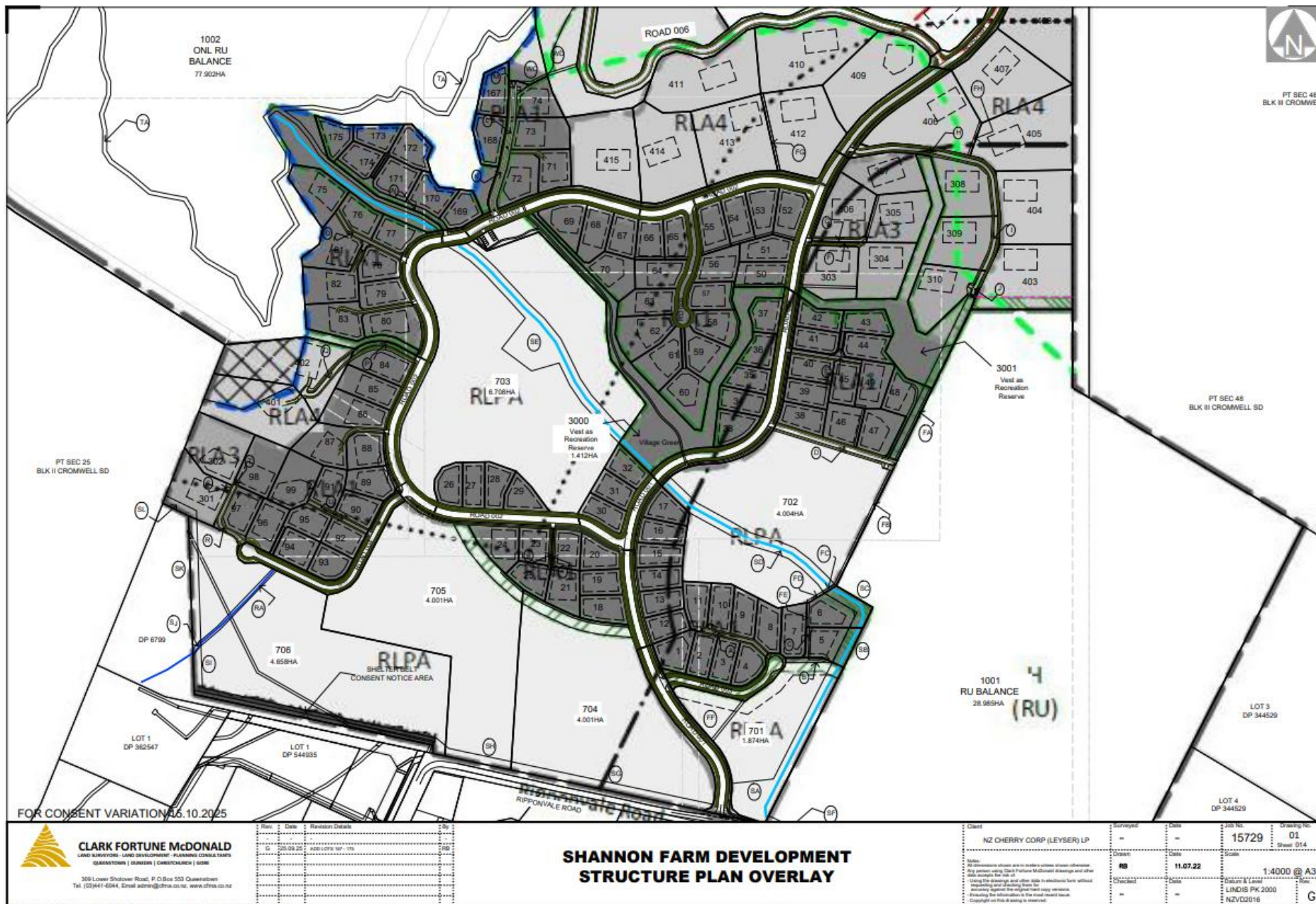
SHANNON FARM DEVELOPMENT

LOTS 1-99, 167-175, 201-208, 301-310, 401-425, 500-504, 600, 701 -706, 1001-1002, 2000-2014, 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 OVERVIEW

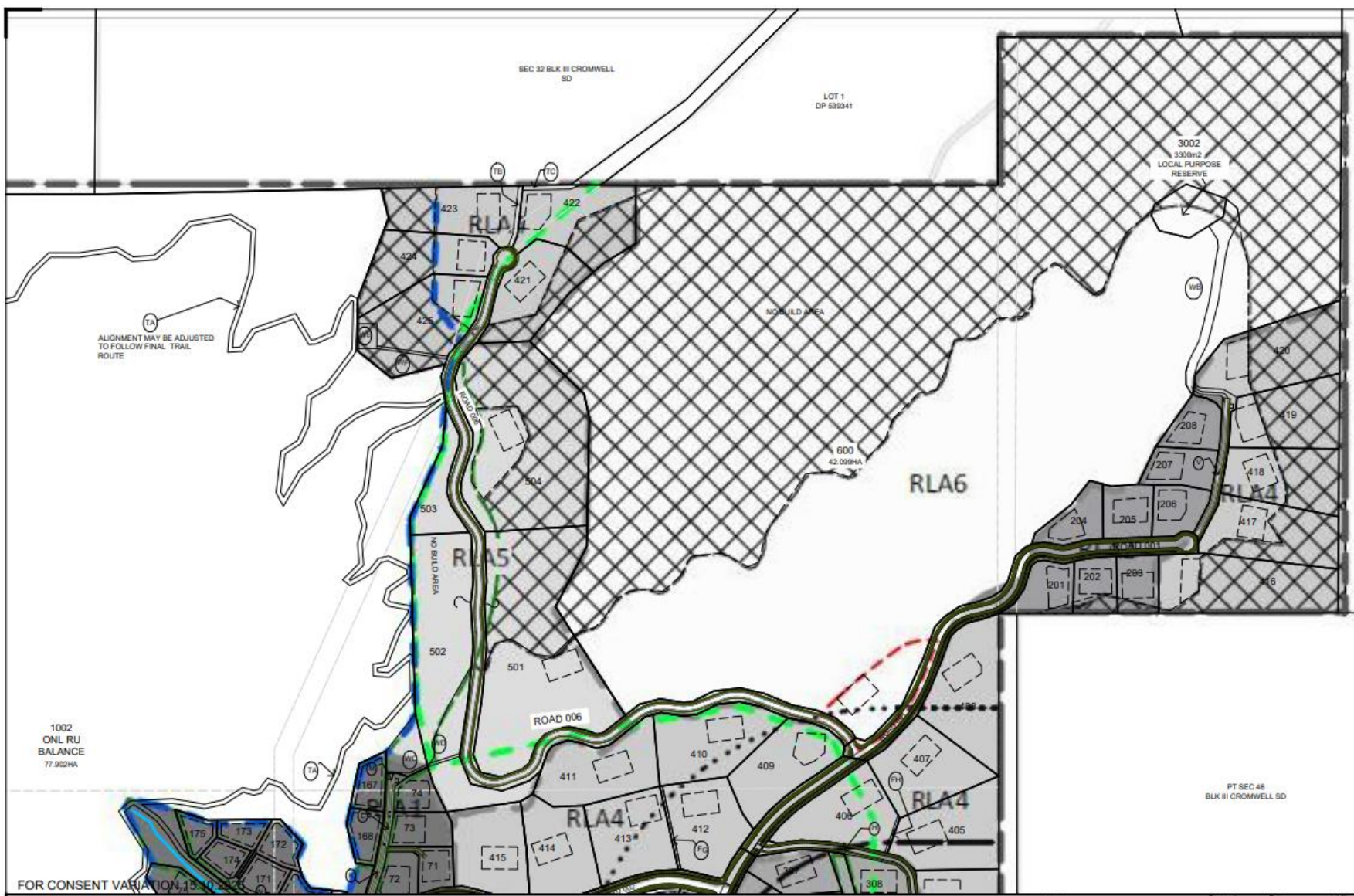
Client	Surveyed	Date	Job No.	Drawing No.
NZ CHERRY CORP (LEYSEY) LP			15729	01
	Drawn		Scale	Sheet 012
Notes: All dimensions shown are to surface unless otherwise specified. This drawing was prepared using AutoCAD 14.0. All dimensions are in feet and inches. The drawing is for informational purposes only and is not to be used for construction. The drawing is for informational purposes only and is not to be used for construction. The drawing is for informational purposes only and is not to be used for construction.	RS	11.07.22	1:1500 @ A3	
	Checked		DATE & SIGNED	DATE
			LINDY PK 2010	
			NZSIP/016	G







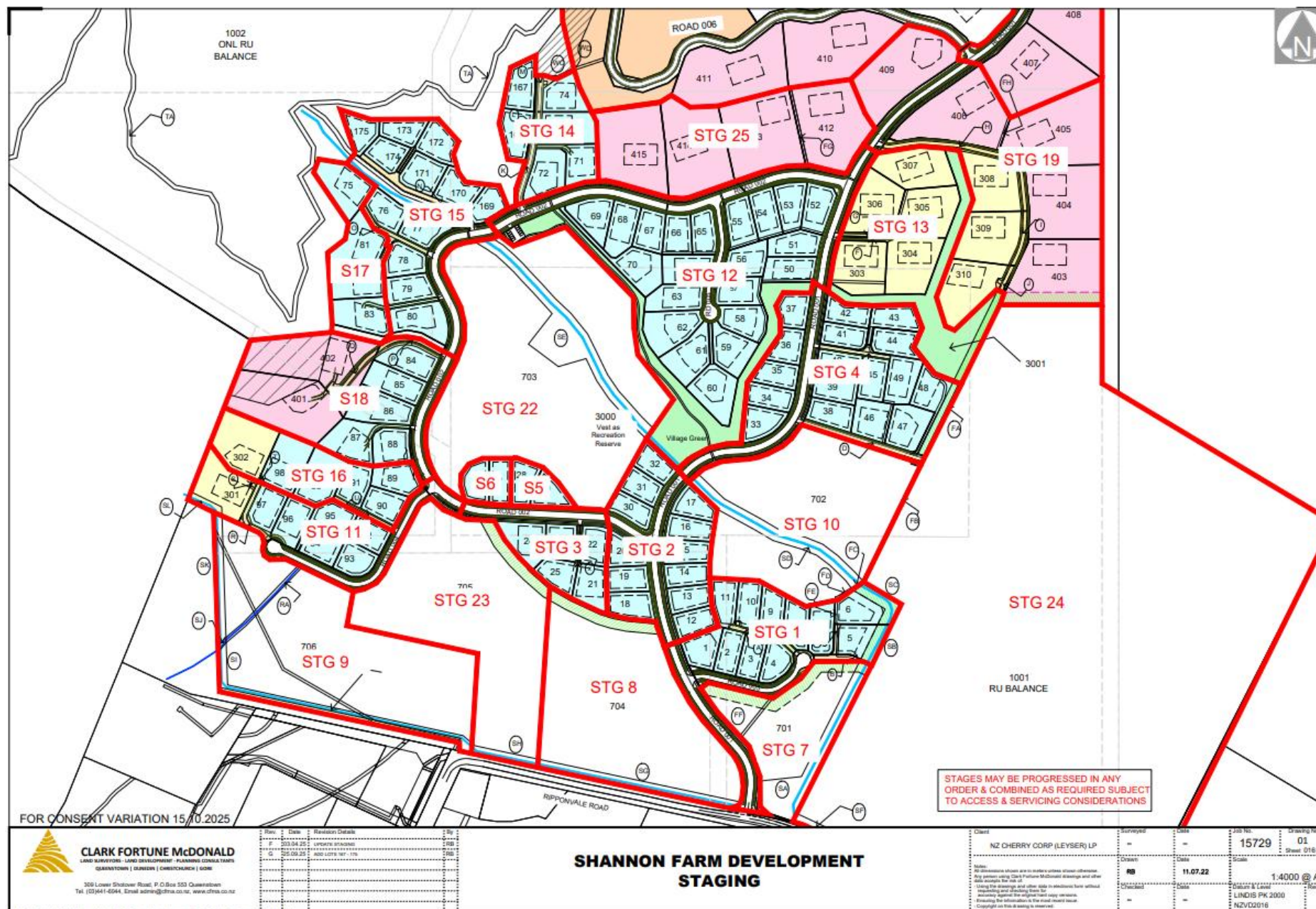
BLK III CROMWELL SD

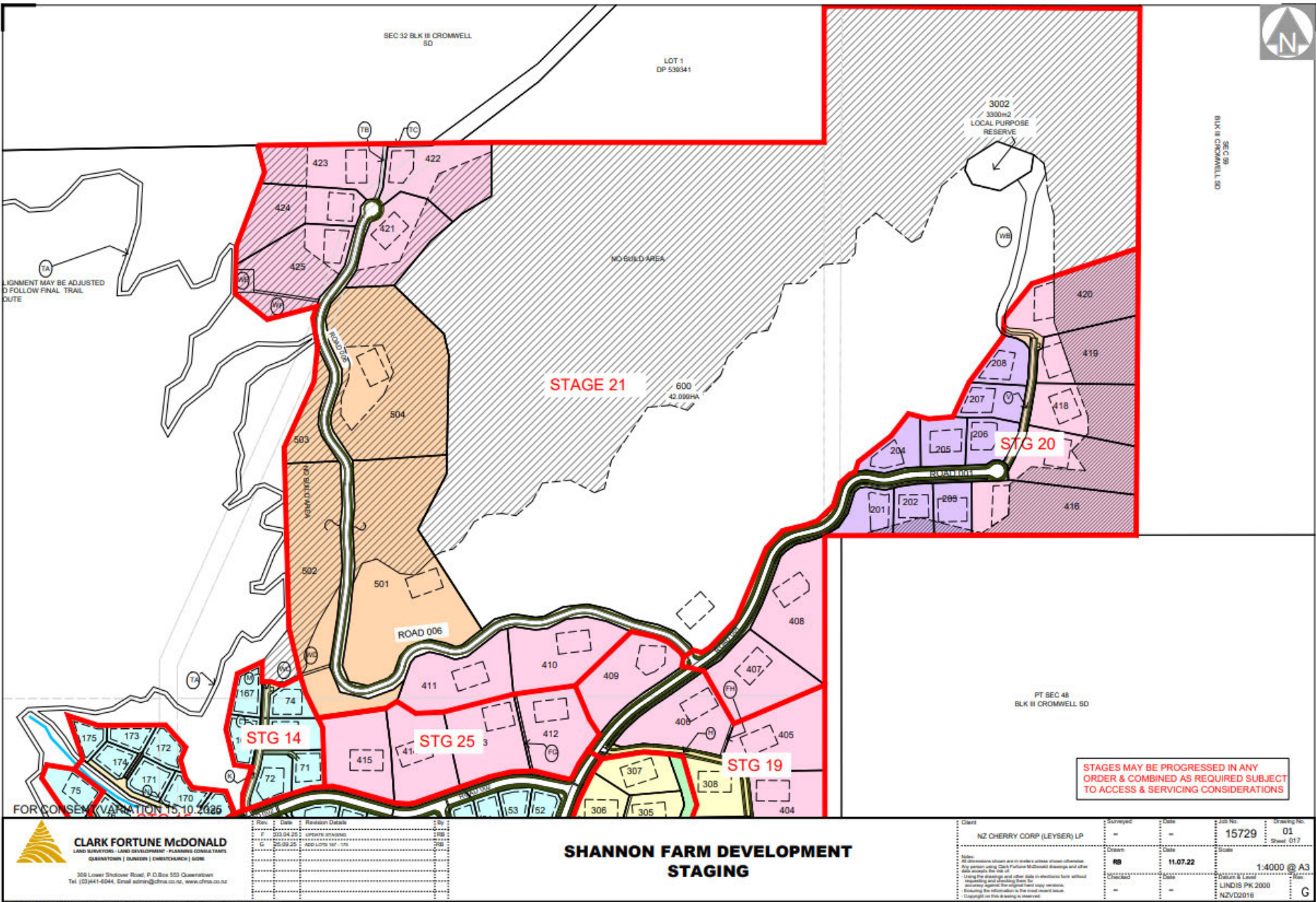


 **CLARK FORTUNE McDONALD**
LAND SURVEYORS · LAND DEVELOPMENT · PLANNING CONSULTANTS
SUBDIVISIONS · QUERIES · CHRISTCHURCH · 8086
359 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 641 4594, Email: admin@cfma.co.nz, www.cfma.co.nz

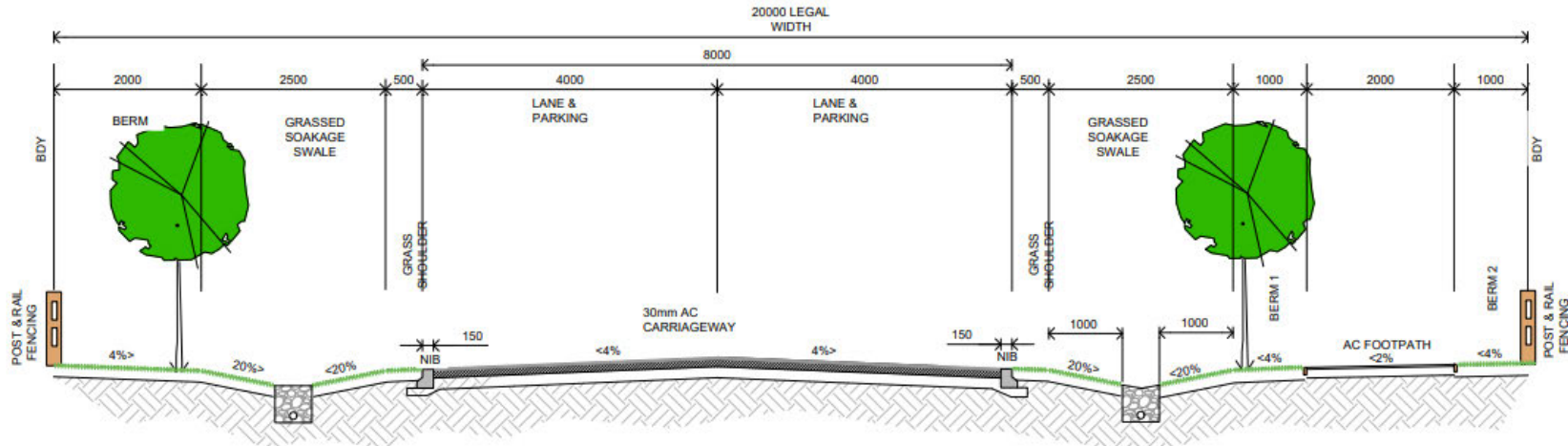
SHANNON FARM DEVELOPMENT STRUCTURE PLAN OVERLAY

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	-	Date	-	Job No	15729	Drawing No	01
Notes:	Any electronic sheets are to be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion. Any paper sheets must be used in order to avoid confusion.								
Drawn	PH	Date	11.07.22	Scale	1:4000 @ A3	Sheet	015	Author	LINDIS PK 2000
Checked	PH	Date	-	Scale	-	Sheet	-	Author	NZVD016
Approved	-	Date	-	Scale	-	Sheet	-	Author	-





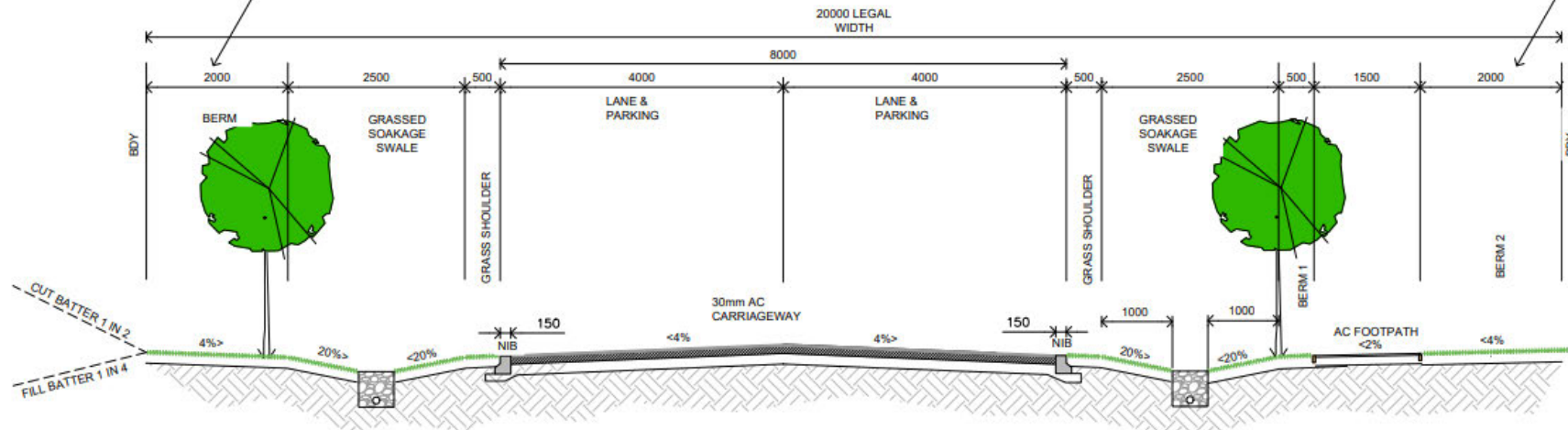
ROAD 001 - ENTRY TO RESERVE - WIDENING FOR PARKING
2 X 2.75m MOVEMENT, 1 X 2.5m PARKING & 1 X 2.5m FOOTPATH



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 2.5m FOOTPATH

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



FOR CONSENT VARIATION 15.10.2025



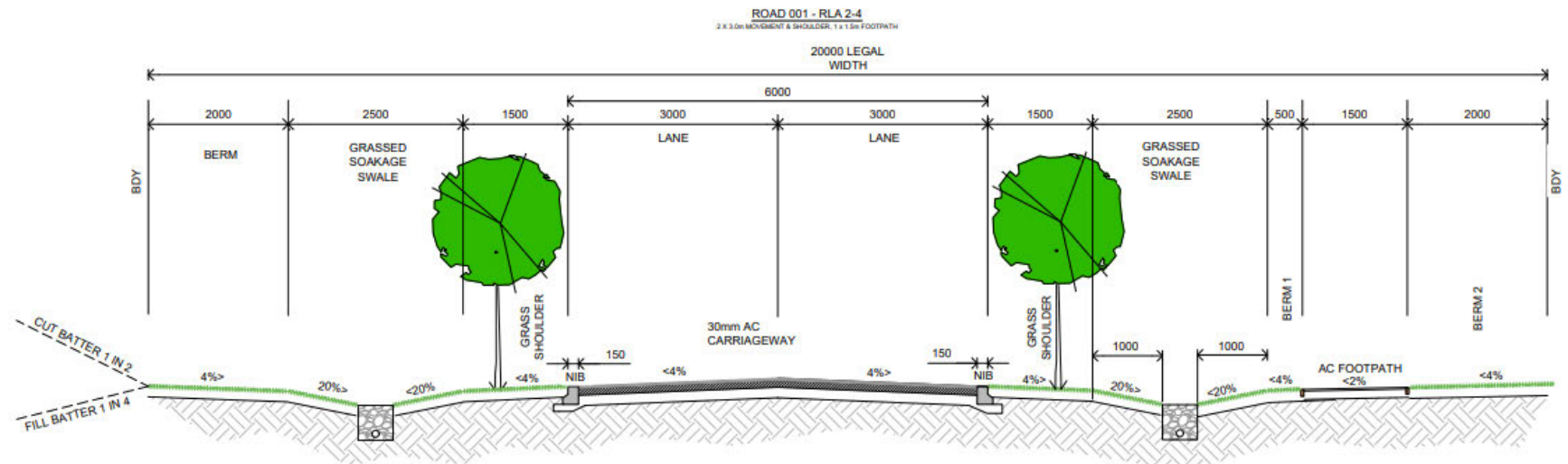
CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUANTOWN (DUNEDIN) (CHRISTCHURCH) (AUCKLAND)

309 Lower Shotover Road, P.O. Box 553 Quantown
Tel: (03) 641 6244, Email: admin@cfm.co.nz, www.cfm.co.nz

Rev	Date	Revision Details	By

**SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS**

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	11.07.22	Drawn	15729	Sheet	01
Notes:	1. Dimensions shown are in meters unless otherwise stated. 2. Any surveying data is subject to the accuracy of the survey data. 3. Using the drawings and other data in electronic form without repeating and checking them for accuracy against the original hard copy version. 4. Copyright in this drawing is reserved.						
Scale	1:60 @ A3	Drawn & Laid	LINDIS PK 2000	Drawn	NZVD2016	Scale	G



FOR CONSENT VARIATION 15.10.2025



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUANTITATIVE | DRAINAGE | CONSTRUCTION | LAYOUT
309 Lower Shidover Road, P.O. Box 553 Quantines
Tel: (03) 641 6544, Email: admin@cfm.co.nz, www.cfm.co.nz

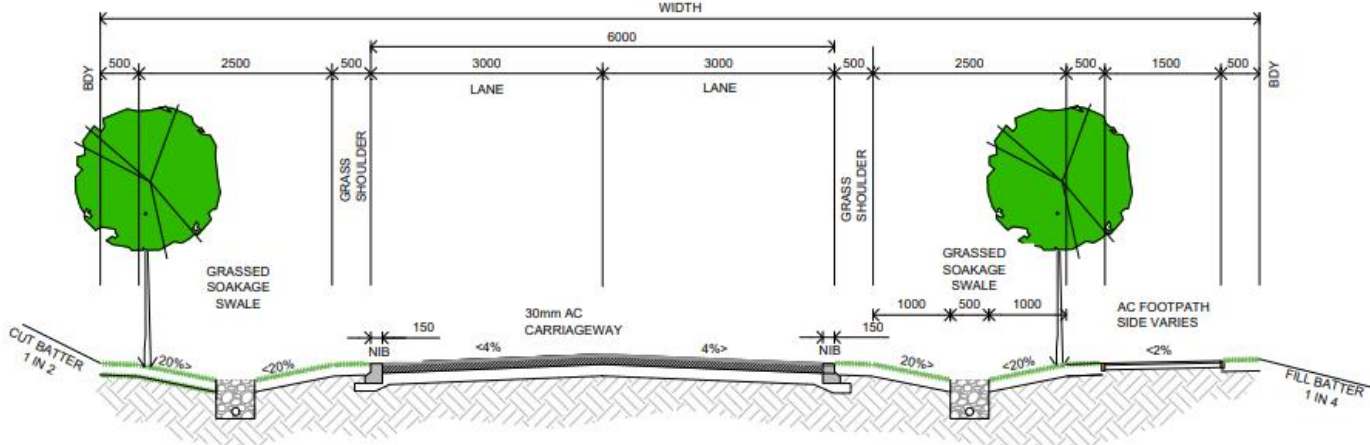
Rev	Date	Revision Details	By

SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

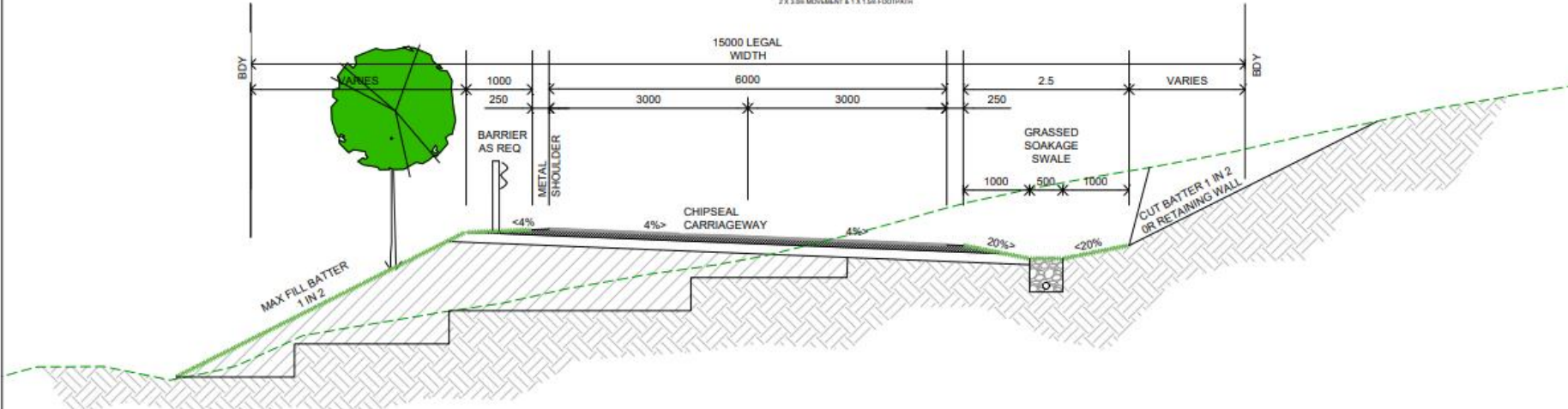
Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	11.07.22	Drawn	15729	Sheet	01
Notes:	1. All dimensions shown are in meters unless otherwise stated. 2. Any person using Clark Fortune McDonald drawings and other data warrants that they will: 3. Use the drawings and other data in electronic form without 4. Reproducing and/or distributing them for 5. Any other purpose than that for which they were intended. 6. Any person using the drawings and other data in electronic form without 7. Reproducing and/or distributing them for 8. Any other purpose than that for which they were intended. 9. Any person using the drawings and other data in electronic form without 10. Reproducing and/or distributing them for 11. Any other purpose than that for which they were intended.						
Drawn	RB	Check	11.07.22	Scale	1:60 @ A3	Drawn & Layout	LINDIS PK 2000
Project	SHANNON FARM	Drawn	11.07.22	Scale	1:60 @ A3	Drawn & Layout	LINDIS PK 2000
Project	SHANNON FARM	Drawn	11.07.22	Scale	1:60 @ A3	Drawn & Layout	LINDIS PK 2000
Project	SHANNON FARM	Drawn	11.07.22	Scale	1:60 @ A3	Drawn & Layout	LINDIS PK 2000
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Project	SHANNON FARM	Drawn	11.07.22	Scale	1:60 @ A3	Drawn & Layout	LINDIS PK 2000
Project	SHANNON FARM	Drawn	11.07.22	Scale	1:60 @ A3	Drawn & Layout	LINDIS PK 2000

SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

+ X 3.5m MOVIECHART + X 3.5m PARKING + X 1.5m FOOTSTAY



2 X 3.0m MOVEMENT & 1 X 1.5m FOOTPRINT



FOR CONSENT VARIATION 15.10.2025



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
CLARKSTOWN | DUNDAS | CHESTNUTCREEK | SCOT

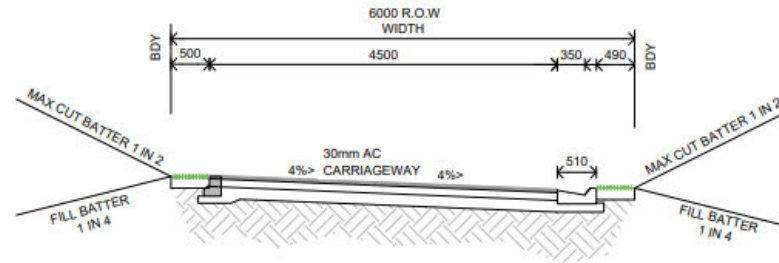
306 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 661-6044. Email: admin@cfma.co.nz, www.cfma.co.nz

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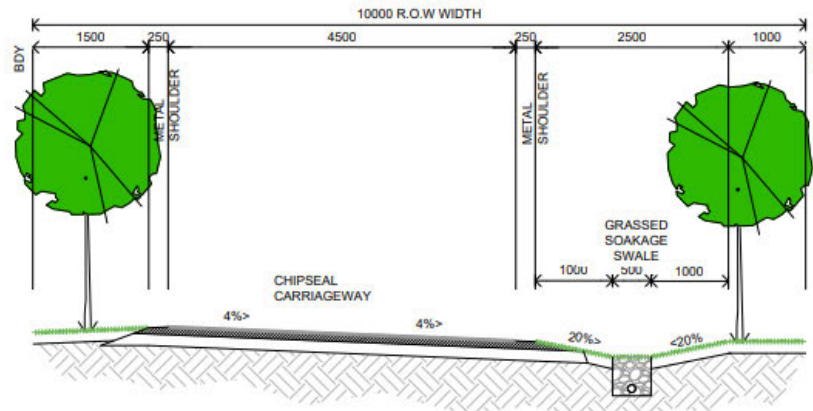
SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS

[illegible]

6m RIGHT OF WAY ACCESS - URBAN STANDARD
4.5m MOVEMENT LANE



10m RIGHT OF WAY ACCESS - RURAL STANDARD
4.5m MOVEMENT LANE & SHOULDER



FOR CONSENT VARIATION 15.10.2025



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUANTOWN | DUNEDIN | CHRISTCHURCH | LONDON

359 Lower Shotover Road, P.O. Box 553 Quantown
Tel: (03) 441-6544, Email: admin@cfm.co.nz, www.cfm.co.nz

**SHANNON FARM DEVELOPMENT
TYPICAL ROAD SECTIONS**

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	11.07.22	Job No	15729	Drawing No	01
Drawn	MB	Scale	1:60 @ A3	Sheet	021		
Check	CFM	Date	11.07.22	Drawn & Level	LINDIS PK 2000		
					NZVD2016		G

SHANNON FARM DEVELOPMENT TYPICAL ROAD SECTIONS 15.10.2025

PROPOSED MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND	BENEFITED 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 304	Lot 305
	G	Lot 305	Lot 304
	H	Lot 308	Lot 309, 310, 403, 404 & 405
	I	Lot 309	Lot 310, 403 & 404
	J	Lot 310	Lot 403
	K	Lot 71	Lot 73, 74 & 1004
	L	Lot 73	Lot 74 & 1004
	M	Lot 74	Lot 1004
	N	Lot 175	Lot 169-174
	NA	Lot 172	Lot 173
	NB	Lot 173	Lot 172
	O	Lot 76	Lot 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
Right to drain sewage	FS	Lot 46	Lot 49 & 45
	FR	Lot 49	Lot 45
	FG	Lot 412	Lot 410 & 411
	FH	Lot 406	Lot 407
	FV G	Lot 305	Lot 307
	FW	Lot 303	Lot 304
Right to convey water	Q	Lot 402	Lot 401
	P	Lot 91	Lot 401 & 402
	U	Lot 92	Lot 96 & 100
	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

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	
	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 46	
	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	
Right to drain water	M	Lot 74	Central Otago District Council
	N	Lot 174	
	O	Lot 76	
	R	Lot 97	
	J	Lot 310	
	I	Lot 309	
	H	Lot 308	
	V	Lot 420	
	SA	Lot 701	
	SB	Lot 5	
	SC	Lot 6	
	FC, SD	Lot 702	
Right to convey water	SE	Lot 703	Central Otago District Council
	SP	Lot 1003	
	SG	Lot 704	
	SH	Lot 705	
	SL, SI, SK	Lot 706	
	SL	Lot 301	
	A	Lot 11	Central Otago District Council
	D	Lot 702	
	H	Lot 308	
	I	Lot 309	
	J	Lot 310	
	WC	Lot 1002	
	K	Lot 71	
	L	Lot 73	
	M	Lot 74	
	N	Lot 174	
	O	Lot 76	
	R	Lot 97	
	V	Lot 420	
	WUB, WVB	Lot 600	
	WE, WIF	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
	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	
	N	Lot 174	
	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 telecommunications	A	Lot 11	Aurora Energy Ltd
	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	
	N	Lot 174	
	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 MAY 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

IDENTIFIED NO BUILD AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

RURAL AMENITY EDGE AREAS SHALL BE SUBJECT TO A CONSENT NOTICE

LOTS 2000 - 2013 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 IN THE CENTRAL OTAGO DISTRICT COUNCIL

RIGHT TO STORE WATER AREA WA MAY VEST AS LOCAL PURPOSE RESERVE IN THE CENTRAL OTAGO DISTRICT COUNCIL IF REQUIRED.

FOR CONSENT VARIATION 15.10.2025



CLARK FORTUNE McDONALD
LAND SURVEYORS, LAND DEVELOPMENT, PLANNING CONSULTANTS
QUAINTOWN | DUNEDIN | CHRISTCHURCH | GORE

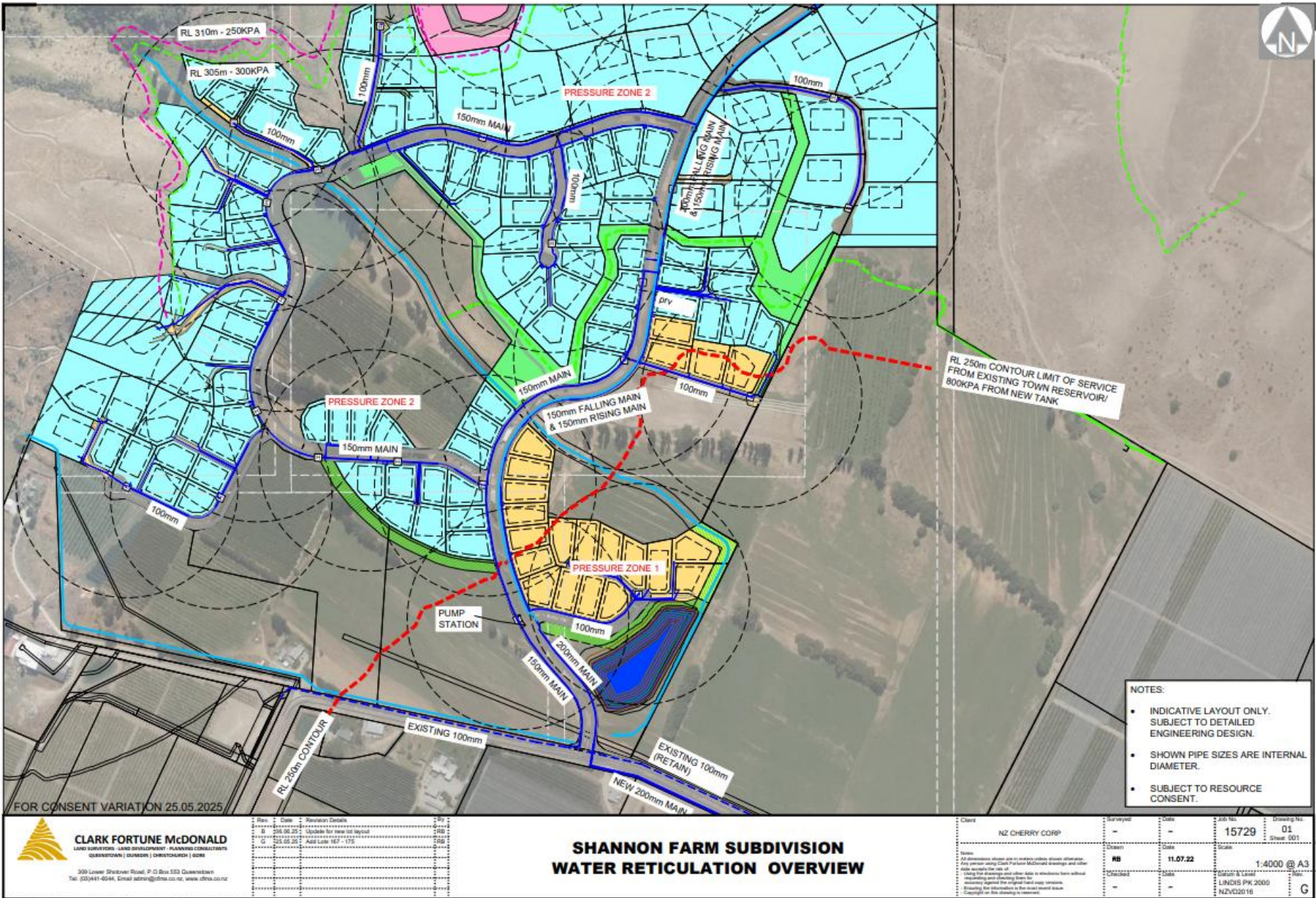
359 Lower Shuter Road, P.O. Box 353 Quaintown
Tel: (03) 641 4544, Email: admin@cfm.co.nz, www.cfm.co.nz

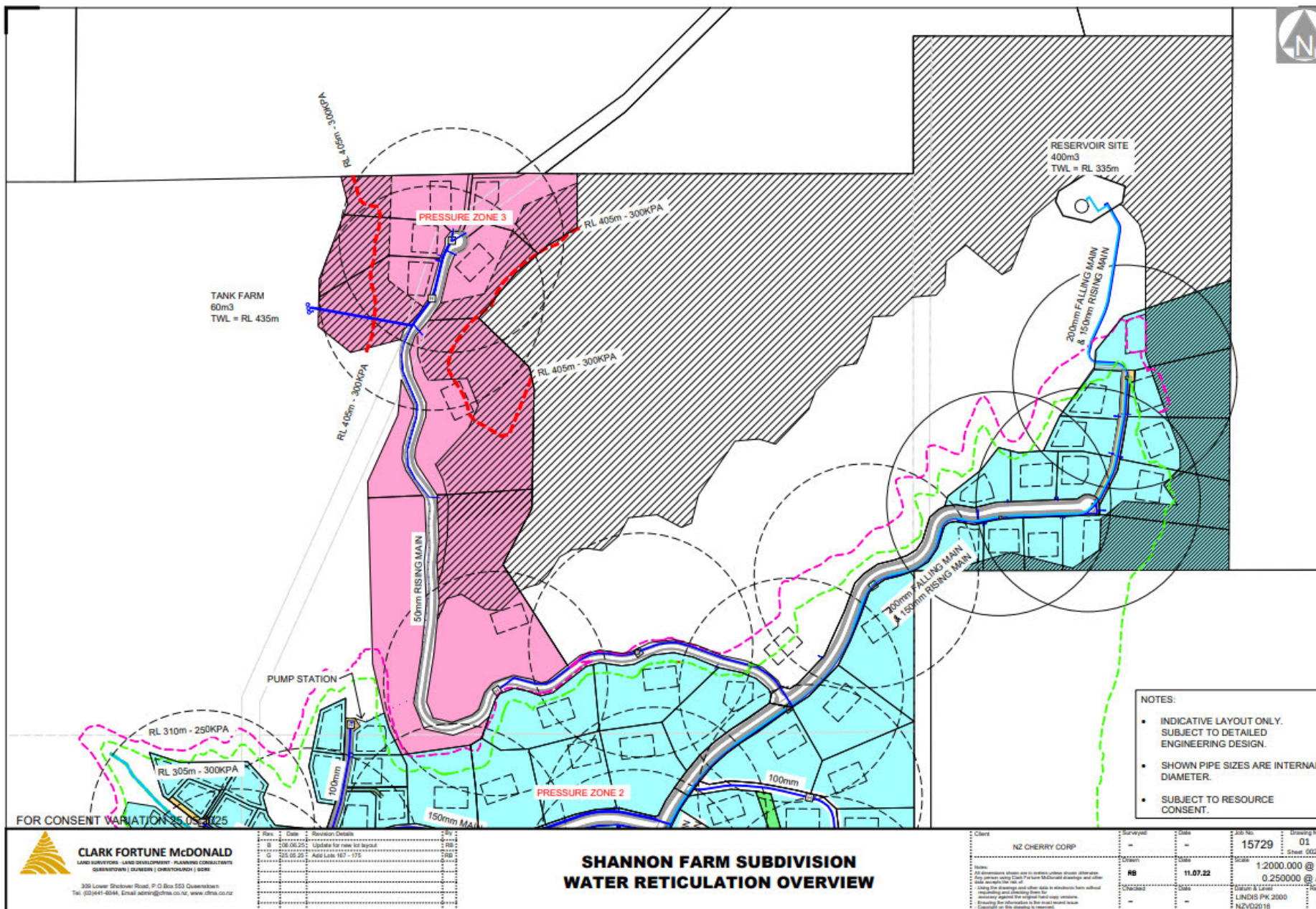
SHANNON FARM DEVELOPMENT EASEMENT SCHEDULE

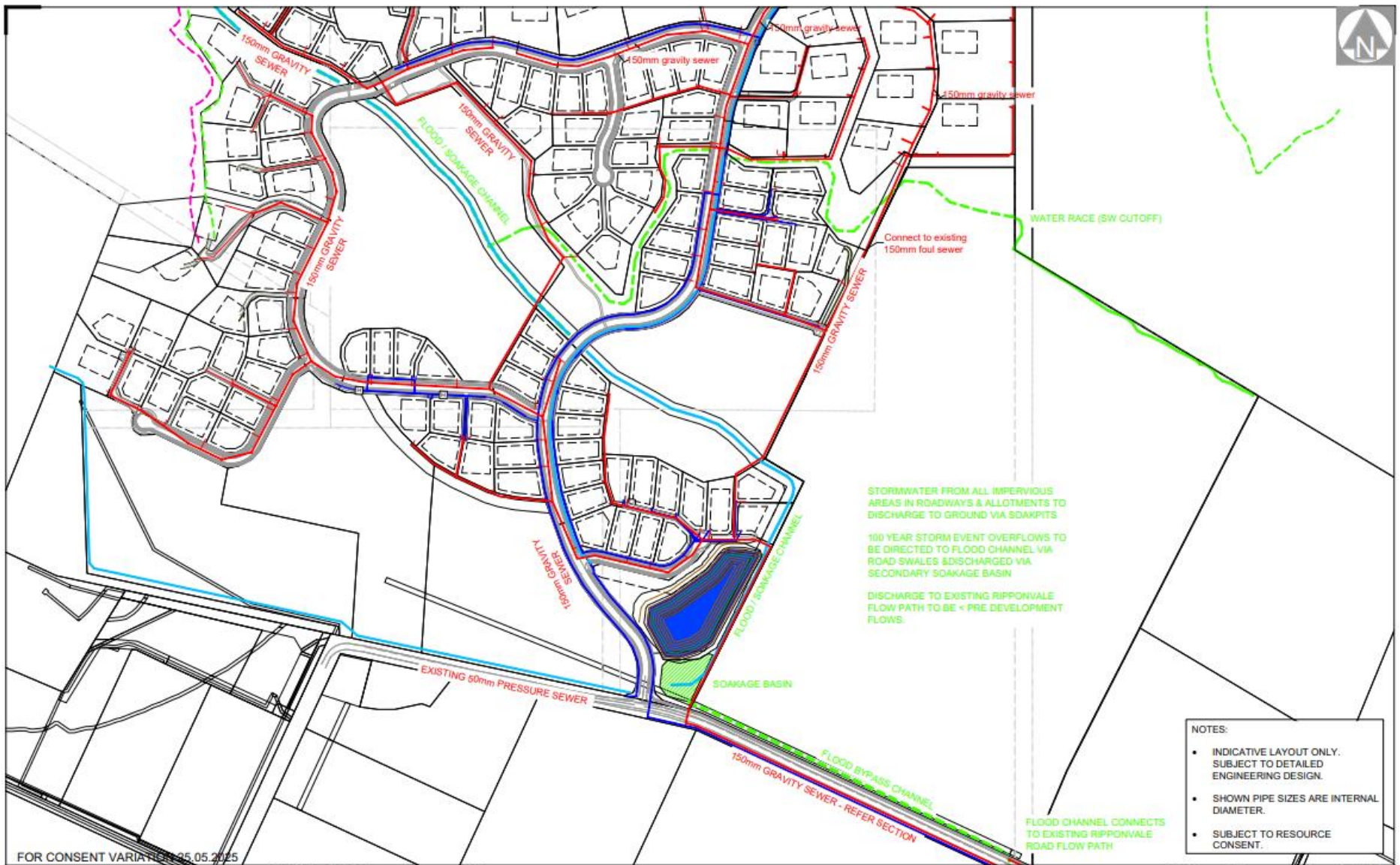
Rev	Date	Revision Details	By
1	25.09.25	UPDATE SCHEDULE FOR ADDITIONAL LOTS	FR

Client	NZ CHERRY CORP (LEYSER) LP	Surveyed	11.07.22	Drawn	01
Notes	Any person using Clark Fortune McDonald drawings and other data warrants the following: 1. Using the drawings and other data in accordance with the intended purpose of the drawings and other data. 2. Noting that the drawings and other data are for information only and do not constitute a contract. 3. Noting that the drawings and other data are for information only and do not constitute a contract. 4. Noting that the drawings and other data are for information only and do not constitute a contract.				
Drawn	FR	Scale	1:1000	Drawn & Issued	01
Check	FR	Scale	1:1000	Drawn & Issued	01
Drawn	FR	Scale	1:1000	Drawn & Issued	01
Check	FR	Scale	1:1000	Drawn & Issued	01

SERVICES LAYOUT PLANS







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

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

FOR CONSENT VARIATION 05.05.2025



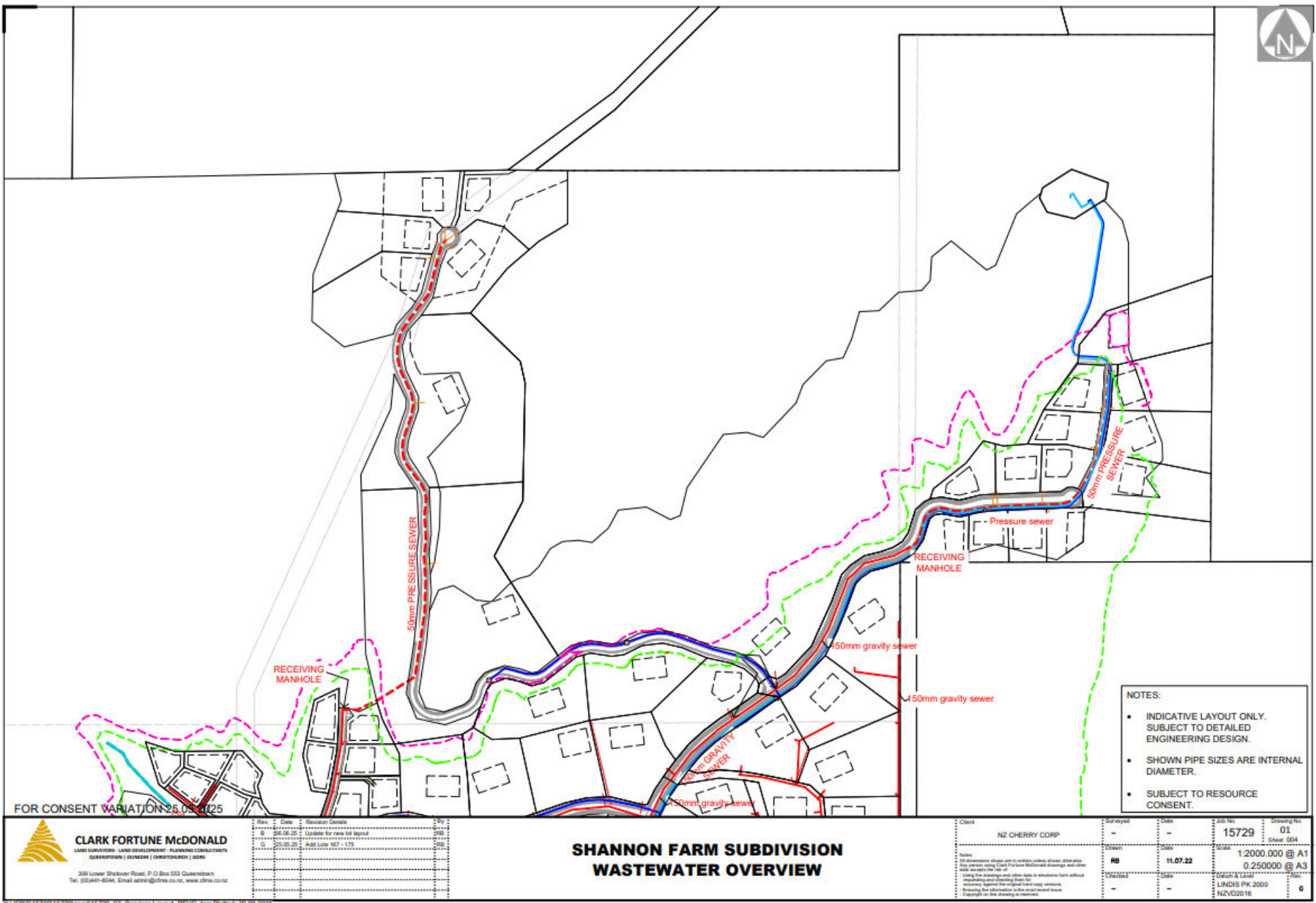
CLARK FORTUNE McDONALD
LAND SURVEYORS | LAND DEVELOPMENT | PLANNING CONSULTANTS
QUARTERTOWN | DUNEDIN | CHRISTCHURCH | GORE

369 Lower Shotover Road, P.O. Box 553, Quarters
Tel: 03 441 6044, Email: admin@cfm.co.nz, www.cfm.co.nz

Rev.	Date	Revision Details	By
1	25.05.2025	Update for new lot layout	RB
2	25.05.2025	Add Lots 167 - 175	RB

SHANNON FARM SUBDIVISION WASTEWATER & STORMWATER OVERVIEW

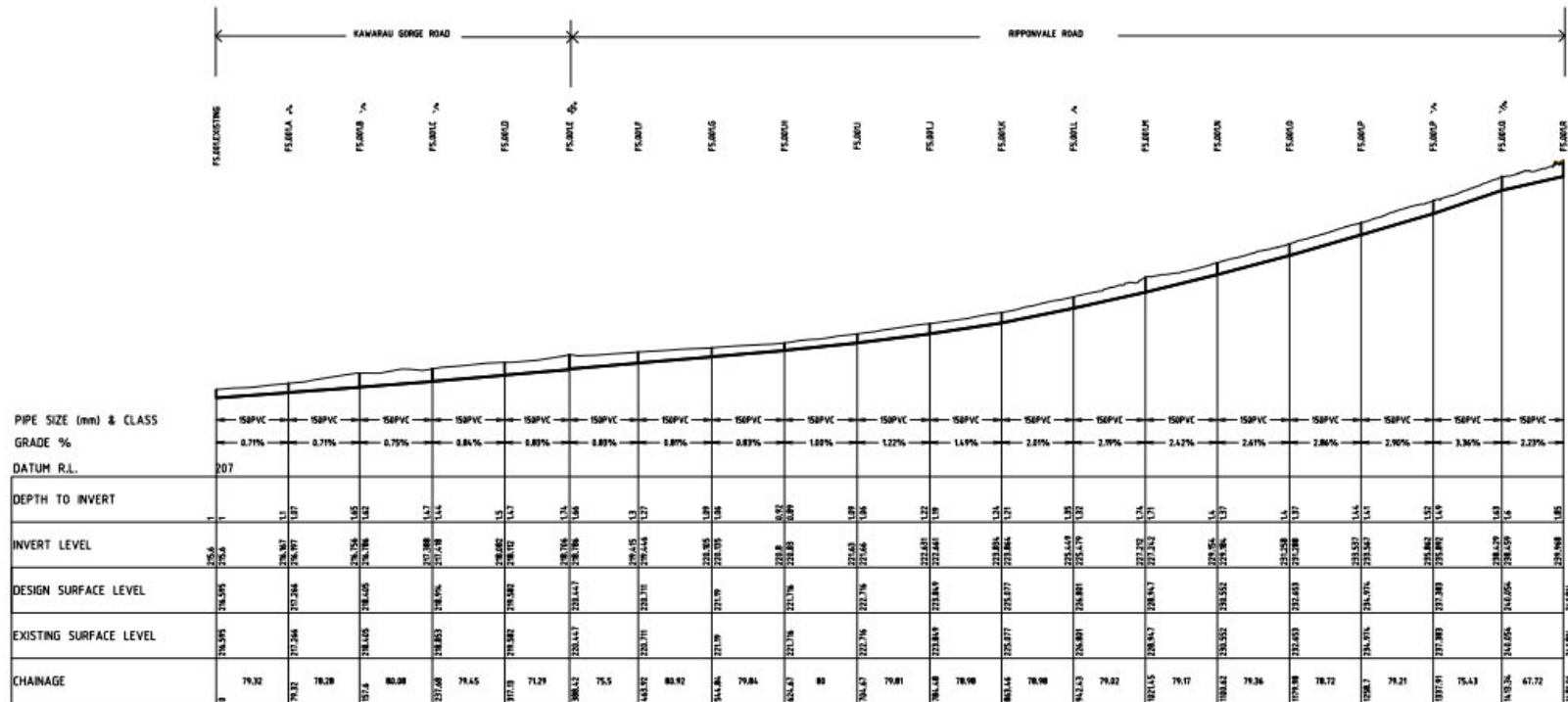
Client	NZ CHERRY CORP	Surveyed	11.07.22	Date	15.07.22	Job No.	15729	Sheet No.	01
Scale	1:2000.002 @ A1	Drawn	RB	Check	RB	Scale	0.250000 @ A3	Drawn	RB
Notes	All dimensions shown are in meters unless otherwise stated. Any errors in this drawing are the responsibility of the client. The client is responsible for ensuring that the information in this drawing is correct. The client is responsible for ensuring that the information in this drawing is correct. The client is responsible for ensuring that the information in this drawing is correct.								
Drawn	RB	Check	RB	Date	11.07.22	Scale	0.250000 @ A3	Drawn	RB
Client	NZ CHERRY CORP	Surveyed	11.07.22	Date	15.07.22	Job No.	15729	Sheet No.	01
Scale	1:2000.002 @ A1	Drawn	RB	Check	RB	Scale	0.250000 @ A3	Drawn	RB
Notes	All dimensions shown are in meters unless otherwise stated. Any errors in this drawing are the responsibility of the client. The client is responsible for ensuring that the information in this drawing is correct. The client is responsible for ensuring that the information in this drawing is correct. The client is responsible for ensuring that the information in this drawing is correct.								
Drawn	RB	Check	RB	Date	11.07.22	Scale	0.250000 @ A3	Drawn	RB
Client	NZ CHERRY CORP	Surveyed	11.07.22	Date	15.07.22	Job No.	15729	Sheet No.	01
Scale	1:2000.002 @ A1	Drawn	RB	Check	RB	Scale	0.250000 @ A3	Drawn	RB
Notes	All dimensions shown are in meters unless otherwise stated. Any errors in this drawing are the responsibility of the client. The client is responsible for ensuring that the information in this drawing is correct. The client is responsible for ensuring that the information in this drawing is correct. The client is responsible for ensuring that the information in this drawing is correct.								
Drawn	RB	Check	RB	Date	11.07.22	Scale	0.250000 @ A3	Drawn	RB



NOTES:

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

 CLARK FORTUNE McDONALD LAND SURVEYORS LAND DEVELOPMENT - PLANNING CONSULTANTS QUINNSVILLE DUNEDIN CHRISTCHURCH GOREA 339 Lower Shotover Road, P.O. Box 553 Queenstown Tel: (03)441-6044, Email: admin@cfm.co.nz, www.cfm.co.nz	Rev. 2 Date: Revision Details 8 24.06.20 : Update for new lot layout 9 25.06.20 : ASB LOW 167 - 175	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497
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LINE - FS.001

SCALE 1:5000 HZ 1:500 VERT

FOR CONSENT VARIATION 25.05.2025



CLARK FORTUNE McDONALD
LAND SURVEYORS - LAND DEVELOPMENT - PLANNING CONSULTANTS
QUANTIFICATION | DESIGN | DRAINAGE | EROSION

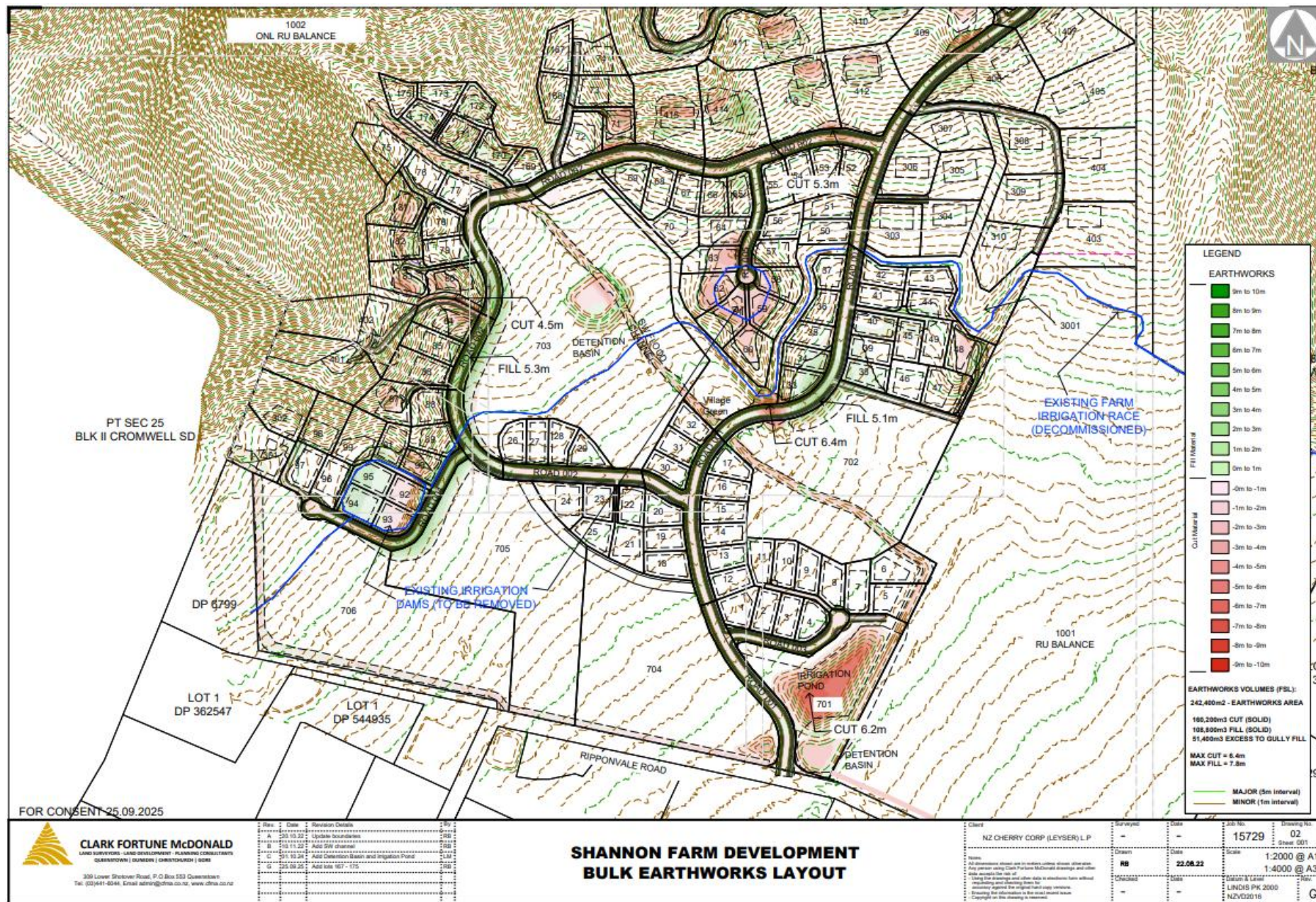
300 Lower Shotover Road, P.O. Box 553 Queenstown
Tel: (03) 641 6044, Email: admin@cfm.co.nz, www.cfm.co.nz

Rev.	Date	Revision Details	By
1	11.07.22	Initial Design	CFM
2	11.07.22	Revised Design	CFM

SHANNON FARM SUBDIVISION GRAVITY FOUL CONNECTION TO EXISTING MAIN

Client	HZ CHERRY CORP	Surveyed	-	Date	-	Job No.	15729	Drawing No.	01
Notes:	All dimensions shown are in metres unless stated 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 recording and checking them for accuracy against the original hard copy version. Drawing for information to the client must retain copyright in the drawing is retained.								
Drawn	RB	Date	11.07.22	Scale	SEE ABOVE	Author & Layout	LINDS P.K. 2000	Rev.	0
Checked	-	Date	-	Scale	-	Rev.	NZV02016	Rev.	0

EARTHWORKS LAYOUT PLANS



Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer a project under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

Please do not use copyright material without the permission of the copyright holder.

All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Shannon Farm Residential and Commercial Extension
---------------------	--

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	Otago Regional Council		
*First name	Joanna		
*Last name	Gilroy		
Postal address	70 Stafford Street Private Bag 1954 Dunedin 9054		
*Contact phone number	s 9(2)(a)	Alternative	0800 474 082
*Email	s 9(2)(a)		

2. Please provide your comments on this application
If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Thank you for your invitation to provide written comments on the application for referral of the Shannon Farm Residential and Commercial Extension Project under the Fast-track Approvals Act 2024. This application was reviewed by elected members delegated to participate in the fast-track process and teams across the Otago Regional Council (ORC).

Please see below comments on this application.

Competing Applications

ORC is not aware of any applications lodged with the Council that would constitute a competing application if a substantive application for the project were lodged.

Existing Resource Consents

ORC confirms there are no existing resource consents issued where sections 124C(1)(c) or 165ZI of the Resource Management Act 1991 (RMA) could apply if the project were to be applied for as a resource consent under the RMA.

Ineligible activities

ORC confirms there are no activities proposed by the applicant that prohibited under its Regional Plans.

Reasons to decline a referral application

ORC is not aware of any reasons to decline a referral application.

Other Matters

Please find attached the additional comments on the referral application from ORC in Appendix 1. These comments reflect ORC's feedback on the referral application and outline several matters to be addressed in a substantive application.

Please also find attached in Appendix 2, ORC's response to the applicant's notification under section 11 of the FTAA.

Appendix 1 - ORC Referral Application Comments

Consent Comments

The Consents Team agree that resource consents are/may be required for activities described in the application, in accordance with the rules of the following Plans and Regulations:

Regional Plan Water for Otago (RPW)

- Residential earthworks
- Discharge of stormwater
- Discharge of contaminants to land/water
- Diversion of water
- Crossings, instream structures, and culverts

Regional Plan: Waste for Otago (RPWaste)

- Disturbance of hazardous wastes at contaminated sites
- Discharge of dust suppressants

Regional Plan: Air for Otago (RPAir)

- Domestic heating appliances and outdoor burning
- Discharges of contaminants to air
- Discharge of fine particles

Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NESFW)

- Culverts

Where the Applicant considers consent is not required for relevant activities, the Applicant will need to confirm how they can meet the requirements of the permitted rules.

Noting that residential earthworks are central to this proposal, ORC expects the following documentation as a minimum if the application progress to a substantive application:

- Detailed earthworks staging plan;
- Environmental Management Plan prepared by a recognised SQEP; and
- Erosion and Sediment Control Plan prepared by a recognised SQEP.

ORC has a range of standard conditions that are typically applied to the consents outlined above. A copy of these standard conditions can be made available.

Transport comments

As the public transport authority for Otago, ORC's responsibilities as per the Land Transport Management Act 2003 include:

- Planning public transport networks
- Designing, procuring and funding public transport services

- Influencing land use via regional policy statements and regional plans developed in accordance with the Resource Management Act 1991

ORC recognises that this project could generate considerable demand on the transport network of Cromwell and surrounds. ORC has assessed the project's alignment with the following strategic planning documents:

- Otago Regional Public Transport Plan 2025-2035 (RPTP)
- Proposed Otago Regional Policy Statement 2021 (pORPS)

Land use and transport integration to enable affordable provision of public transport

ORC's urban form and land use development policies set out our commitment to integrating land use and transport to support the development of well-functioning urban environments, defined in the National Policy Statement for Urban Development 2020 (NPS-UD). The proposed Otago Regional Policy Statement (pORPS), through its *transport system design* (EIT-TRAN-P21), *public transport* (EIT-TRAN-P22), and *urban expansion* (UFD-P4) policies, highlights the importance of land use and transport integration to achieve consolidated, well designed and sustainable urban development.

While the proposed urban form of the development is not sufficiently dense or connected to key destinations (e.g. Cromwell) to enable frequent public transport service provision (15-minute frequency or better), it has the potential to enable less frequent service. The linearity of the internal transport network and the extensive provision of active travel corridors within the development, in the landscape buffer, on Ripponvale Road, and across SH6 to Cromwell via an active travel underpass encourage sustainable transport modes such as walking and cycling within and beyond the site area.

Alignment with future public transport network plans

The RPTP's future regional network aspirations outline intentions for a Cromwell–Queenstown service in the next 6 years and a Cromwell–Wānaka service in 6 to 10 years (both subject to funding and further study).

ORC is currently undertaking an investigation into potential future public transport service between Cromwell and Queenstown via State Highway 6. The investigation is at early stages and does not mean a future service will be in place. If, in future, a service on SH6 was in place, it would become the closest public transport service to the site area.

Infrastructure provision for future public transport

To increase the development's alignment with the pORPS *EIT-TRAN-P20* and *EIT-TRAN-P22* policies on the uptake of public transport, we encourage the applicant to future proof the development to accommodate public transport. In a substantive application we would expect to see a transport analysis include vehicle tracking for a standard large public bus (14.5 metres in length including a front bike rack as per the NZTA Requirements for Urban Buses) on the parkway connector road and primary roads' corridors and intersections. We would also expect an integrated transport assessment to identify locations for potential future bus stops along this indicative route.

Figure 1 offers a possible route for a potential future bus serving the development. This route would enable a large proportion of residents to be within a 400-metre walking catchment of public transport (a widely accepted walking catchment for services with frequencies lower than 15 minutes) and provide connections to the development's key destinations while remaining direct. If future public transport was to serve the development via its internal road network, ORC would expect on-street carparks to be converted to bus stops at select locations. ORC note that such a decision is subject to future study and funding.

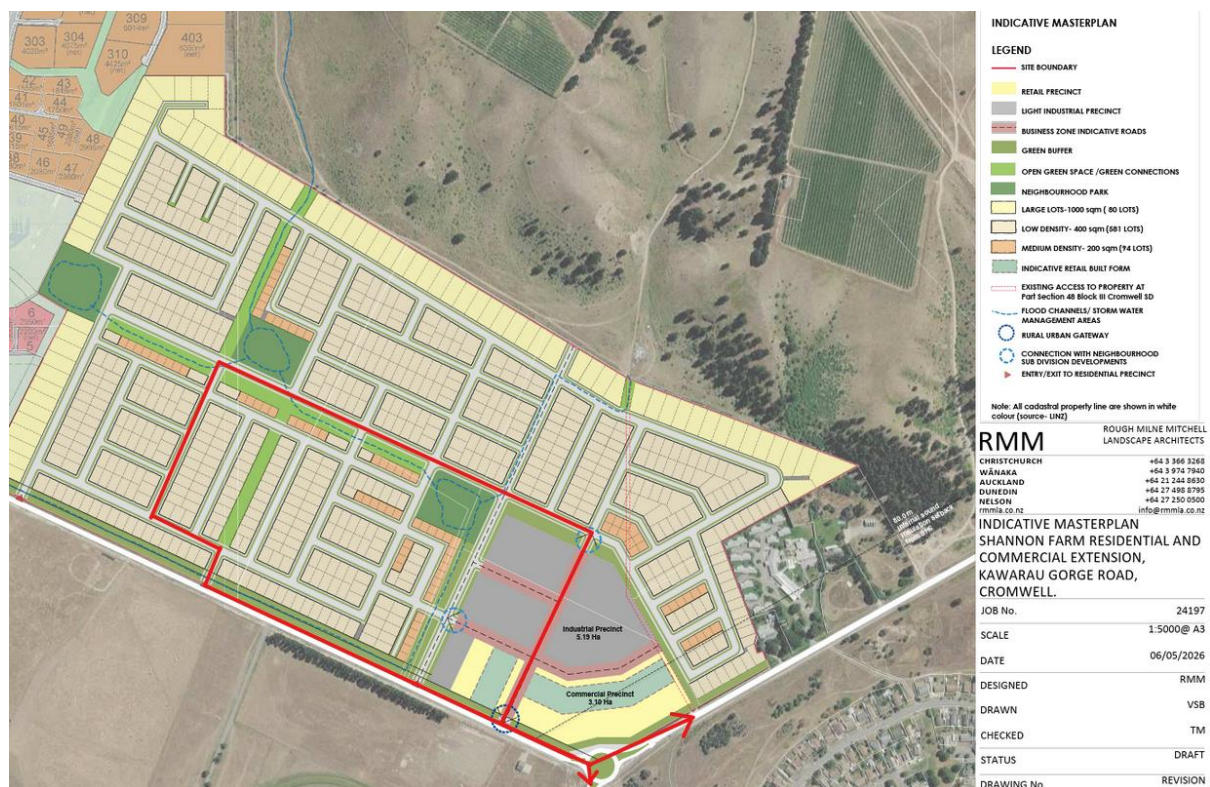


Figure 1: Potential future bus route for the proposed Shannon Farm Residential and Commercial Extension development

Natural Hazards comments

ORC staff have reviewed the application and technical assessments and note the following.

Alluvial fan hazards

The application correctly identifies that the site is characterised as an 'active floodwater-dominated' alluvial fan.). ORC notes however, that-an interpretation of the fan as 'inactive' is incorrect, as the northeastern portion of the proposed development area is classified as "fan recently active" by GNS (2009), where there is the 'Possibility of being reoccupied as location(s) of flooding/sedimentation activity'.

ORC otherwise agree with the assessment including "*The potential for upslope stormwater runoff and overland flows must be accounted for during detailed engineering and civil design for the subdivision.*"

Shallow sheet flooding of relatively short durations can be expected during intense and/or prolonged rainfall from the adjacent hillsides and ephemeral gullies.”

Stormwater assessments

ORC are not providing comments at this time on the technical specifications of the flood hazard/stormwater modelling approach, or the sufficiency of the proposed stormwater design. However, we make general comments here to summarise the assessments completed.

- The applicant has considered a large-magnitude runoff event, using a site-specific flood model (TUFLOW), with inputs of a 5% and 1% AEP 2-hour rainfall event, and including a climate change consideration (RCP 8.5).
- Modelling for this 1% AEP event confirms that prior to any stormwater planning there are potential stormwater flow pathways and ponding areas in and around the site (e.g. Figure 13 in the stormwater memo). The concept stormwater strategy for the site is designed to convey these overland flow pathways through the site in flood channels, or a combination of flood channels and a piped network. It is also identified that bunding or cut-off drains will be required to prevent flooding from the subject site into adjacent properties.

The application assumes that for these relatively small catchments, peak flows will be driven by short-duration, high-intensity rainfall events, with all modelling based on a 2-hour duration event. Flood hazard or stormwater design does not appear to have been assessed for longer-duration (e.g. 24-hour or multi-day) rainfall events this may present a limitation to the assessed flood hazard results or designs. There may be benefit in consideration of potential impacts of additional types of weather event. It is also noted that there is very limited observational data to provide validation of stormwater modelling outputs, being limited to a single rainfall event with a relatively low magnitude

ORC considers that the final stormwater design will need to effectively manage and control runoff rates, and water quality and flooding effects.

Seismic hazards

The applicant identifies the active fault awareness area associated with the Smallburn Monocline of the Pisa Fault Zone as being within the western side of the subdivision area. This fault has an estimated recurrence interval of 22,000 years, a certainty of ‘likely’, and surface form of ‘not expressed’. The application refers to MfE guidelines, and note that building importance category structures 1, 2 and 3 are a permitted activity in FAA for faults with these characteristics. We agree with this assessment, and note that this is also consistent with the recommended actions for new subdivision developed for ECan by [GNS Science \(2015\)](#). This approach taken by ECan to management of active faulting hazards was used as the basis by [ORC \(2025\)](#) in developing fault awareness areas for the Otago region.

Landslide and liquefaction hazards

The applicant assessed the risks to the proposed subdivision from landslides and liquefaction as low, based on the absence of landslide features within the generally flat topography of the

development area and relatively deep groundwater levels. ORC agree with the basis for these assessments.

Risk assessment

The applicant assessed risk levels for all hazards relative to the guidance of the National Policy Statement for Natural hazards (NPS-NH), with alluvial fan hazards and flooding/stormwater runoff being assessed as 'medium' risk. ORC agrees with these assessments, which indicate that site-specific mitigation is required in order to manage the risks due to flooding/stormwater hazards.

11 May 2026

RM26.203

Email: s 9(2)(a)

Dear Jake,

Shannon Farm Residential and Commercial Extension Project – Fast-track Referral Application

Section 11 Notice under Fast-track Approvals Act 2024 – Response from Otago Regional Council

Thank you for your letter dated 13 April 2026 providing notice under Section 11 of the Fast-track Approvals Act 2024 (FTAA) that Rippon Holdings Limited and Rippon Investments Limited will be seeking an approval described in Section 42(4)(a) of the FTAA for the Shannon Farm Residential and Commercial Extension Project. Thank you for further agreeing to a pre-application process, which allows us to fully assess your proposal and provide guidance to help you prepare an application.

Having reviewed the preliminary application and plans you have provided, Council has identified the following relevant issues, planning requirements, and potential environmental effects that you may wish to consider as you prepare your application.

Resource Consents

You have identified that consents will be required under:

- The Regional Plan: Water for Otago (RPW) for:
 - Earthworks for residential developments
 - Discharge of stormwater/contaminants
 - Diversion of water
 - Culverts
- The Regional Plan: Waste for Otago (RPWaste) for:
 - Disturbance of hazardous wastes at contaminated sites

Residential Earthworks

Where permitted Rule 14are.1.1 of the RPW cannot be met, a land use consent under Section 9(2) of the Resource Management Act (RMA) and a discharge consent under Section 15 of the RMA for

residential earthworks are required. Rule 14.5.2.1 of the RPW provides for residential earthworks as a restricted discretionary activity.

Council requires confirmation of where and how much land area and volume will be exposed during the works, along with the extent of compliance with the *Auckland Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region Guidelines Document 2016/005* (GD05) and potential measures that would be used to avoid sediment loss. Any deviations from GD05 needs to be clearly justified and assessed, with supporting evidence from a Suitably Qualified and Experienced Person (SQEP) to support that any deviation from GD05 would achieve erosion and sediment control to an equivalent standard.

Stormwater

Stormwater discharges from reticulated systems and roads are permitted under Rules 12.B.1.8 and 12.B.1.9. Where these criteria cannot be met, a stormwater discharge consent is required under Rule 12.B.3.1 of the RPW. Other discharges

Other discharges of water or contaminants to water or land not captured above are addressed through the 12.C rules of the RPW. Rule 12.C.1.1 provides for the discharge of water or contaminants as a permitted activity, and where the requirements of this rule cannot be met, Rules 12.C.2.1 and 12.C.2.2 provide for discharges as restricted discretionary activity. Discharges that do not meet any of these rules are captured under Rule 12.C.3.2 as a discretionary activity.

The discharge of dust suppressants is managed under the RPWaste. Rule 6.6.2 provides for the discharge of dust suppressants as a permitted activity, and where the requirements of this rule cannot be met, Rule 6.6.3 provides for these as a discretionary activity.

Diversion of water

There is limited information in the Project Summary document around the diversion of water.

The diversion of water can be undertaken as a permitted activity under Rule 12.3.2.1 of the RPW. Where the requirements of this rule cannot be met (i.e., the catchment is larger than 50 hectares), then resource consent as a discretionary activity would be required under Rule 12.3.4.1

There are also permitted activity conditions for diversions of water associated with work on instream structures (RPW Rule 12.3.2.3), discussed below in relation to culverts.

Contaminated land

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES-CS) is administered by the Central Otago District Council (CODC) for your site. However, if the NES requires a resource consent from CODC, you may also need a regional resource consent for the same activity if it is required by section 15 of the RMA or our RPWaste (e.g., for earthworks on contaminated land, the disturbance of land, or the discharge of hazardous waste into air at or from a contaminated site).

Rule 5.6.1 of the RPWaste provides for a variety of activities concerning hazardous wastes at contaminated sites, as a discretionary activity.

Contaminated land matters are discussed in further detail below.

Culverts

There is limited information in the Project Summary around culverts and waterways.

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NESFW) provides for culverts in relation to the bed of a river or connected areas as a permitted activity. Where these conditions are not met, consent is required as a discretionary activity under S.71 of the NESFW.

The RPW provides for crossings, instream structures, and culverts as a permitted activities as follows:

- The erection or placement of any crossing (RPW Rule 13.2.1.7B).
- The use of instream structures (RPW Rule 13.1.1.1).
- Maintaining instream structures (RPW Rules 13.3).
- Diversions of water associated with work on instream structures (RPW Rule 12.3.2.3).
- Remobilisation of bed material when working on instream structures (RPW Rule 13.5.1.3).

Where the permitted activity requirements of these rules cannot be met, consent would be required.

Discharges to air

The Regional Plan: Air for Otago (RPAir) may also apply in regard to discharges to air associated with the activities.

Part of the site at the eastern boundary is contained within Air Zone 1, and there are a range of activities that may require a consent under the RPAir to be undertaken within this area (e.g. domestic heating appliances and outdoor burning).

The discharges of contaminants to air from the sorting, crushing, screening, conveying and storage of powdered or bulk products (including sand and aggregates) can be undertaken as a permitted activity under Rule 16.3.5.2 of the RPAir. Where the requirements of this rule cannot be met, consent would be required under Rule 16.3.5.9 as a discretionary activity.

The discharges of contaminants to air from building and construction activities can be undertaken as a permitted activity under Rule 16.3.13.1 of the RPAir, providing any discharge of smoke, odour, particulate matter or gas is not noxious, dangerous, offensive or objectionable at or beyond the boundary of the property. Where the requirements of this rule cannot be met, consent would be required under Rule 16.3.14.1 as a discretionary activity.

The discharge of fine particles (smaller than 10 microns (PM10)) may require a consent as a discretionary activity under Rule 16.3.15.5, where the discharge is not otherwise provided as a permitted activity under another rule and can meet the requirements of this rule.

Other consenting matters

Council would want to see a comprehensive application package, including but not limited to the following:

- An Assessment of Environmental Effects including a description of proposed activities and detailed assessment of adverse effects on waterbodies, ecological values, other properties, human use or Kāi Tahu values.
- Assessment of the relevant rules, objectives, and policies of the RPW, RPAir, RPWaste, the Otago Regional Policy Statement 2021, iwi management plan/s, and any other applicable national policy statements and/or national environment standards.

Science

The Application notes that approval is required under section 53 of the Wildlife Act 1953 for the handling or incidental harm of indigenous lizards that may be present within the site. Council would want to see copies of the lizard surveys and the information used to identify what species are at the site or nearby, as well as a draft lizard management plan if such a plan has been prepared.

While noting that Wildlife Act approvals are the responsibility of the Department of Conservation, Council would want to confirm that the works are consistent with the provisions of the Otago Regional Policy Statement, particularly in terms of managing indigenous biodiversity.

Compliance

Contaminated land

Council has identified the site as partly containing two HAIL sites: HAIL.01974.01 and HAIL.01974.02, respectively 'Leyser Orchard – Remainder' and 'Leyser Orchard - Workers Accom. 144 Ripponvale'. The former site has not had soil sampling undertaken in the overlap area, so we would deem this as "not investigated". The latter has had targeted sampling, with a 2022 Detailed Site Investigation (DSI) identifying concentrations of contaminants of concern below human health criteria, so we would not expect any further investigations in this area.

Council would want to see a DSI covering the whole proposed site to determine whether the site contains concentrations of contaminants above human health criteria for the applicable land use. We note that the application refers to a '*combined Preliminary and Detailed Site Investigation*' having been undertaken, which has concluded that it is "*highly unlikely that contaminants in soil would pose a risk to human health under the proposed land use, and wide spread remediation is for human health is not required*".

Council would want to see this combined PSI/DSI during the application stage to see:

1. If it is for the proposed area, or whether it is for the historic Shannon Farm site.

2. Whether Council agrees with the conclusions about human health risks and to determine whether remediation is necessary.

Compliance History

Council's Compliance team notes that there was enforcement action taken against New Zealand Cherry Corp (Leyser) LP for the existing development. An Abatement Notice was issued on 27 September 2024, where there was non-compliance with consent conditions or rules requiring works to cease and/or where remediation was required. This Abatement Notice has since been cancelled.

For the existing development, there were issues concerning the following activities:

- Residential earthworks, in particular with the sediment control installation and works not being carried out as per the accepted Environmental Management Plan and Erosion and Sediment Management Plan;
- Works on contaminated lands, with contaminated material not being suitably managed as per the Remedial Action Plan and not being suitably separated from clean soils during stockpiling; and
- The diversion of water and the reclamation of a watercourse, with these activities not being undertaken in accordance with the consents.

Council's expectations would be that the issues identified above would not arise for this proposed development.

If you have any queries or require clarification on the information provided, please contact me on 0800 474 082 or by emailing consent.fasttrack@orc.govt.nz

Yours sincerely,



Brodie Costello
Senior Consents Planner



Alexandra King
Manager Consents/Manager Environmental Delivery Data and Systems

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



26 JUN 2026

Hon. Chris Bishop
Minister for Infrastructure
infrastructure.portfolio@parliament.govt.nz
Parliament Buildings
Private Bag 18041
WELLINGTON 6160

CORTP-8145

Tēnā koe Hon. Bishop

Thank you for your invitation to comment on the fast-track consent application for the Shannon Farm Residential and Commercial Extension in Cromwell. The proposal comprises a master-planned development of approximately 70 hectares, providing around 755 residential lots across a range of densities, together with commercial, light industrial, and supporting infrastructure and open space.

Cromwell is experiencing strong housing demand, driven in part by its proximity to Queenstown and associated affordability pressures. House prices in Central Otago remain high, and Cromwell plays an important role in accommodating population growth and worker demand. The scale of the proposal would provide a significant increase in housing supply alongside commercial land, which would support local employment and help meet projected growth in the district.

The site is largely zoned rural; however, it is located adjacent to the existing Cromwell urban area and nearby residential development, and functions as a logical extension of the township. While the site was not identified as a future growth area in the 2019 Cromwell spatial plan, its proximity to existing urban areas supports a more consolidated pattern of development. The proposal is supported by a master-planned approach, with integrated transport connections and staged infrastructure delivery, although detailed infrastructure and planning matters will require further consideration.

The proposal is expected to deliver positive economic and social benefits, including increased housing capacity and supporting business land. While there are planning considerations associated with zoning and growth alignment, these matters can be worked through at the detailed consenting stage. From the perspective of the Housing Portfolio, I have no objection to this application being referred to the next stage of the fast-track process.

Thank you again for the opportunity to comment.

Mauriora

Hon Tama Potaka
Associate Minister of Housing

Hon Nicola Willis

Minister of Finance
Minister for Economic Growth
Minister for Social Investment



22 June 2026

Hon Chris Bishop
Minister for Infrastructure
Parliament Buildings
Wellington

REQ- 0034455

Dear Chris

Thank you for the opportunity to comment under the Fast-track Approvals Act 2024 on referral applications Out of Scope

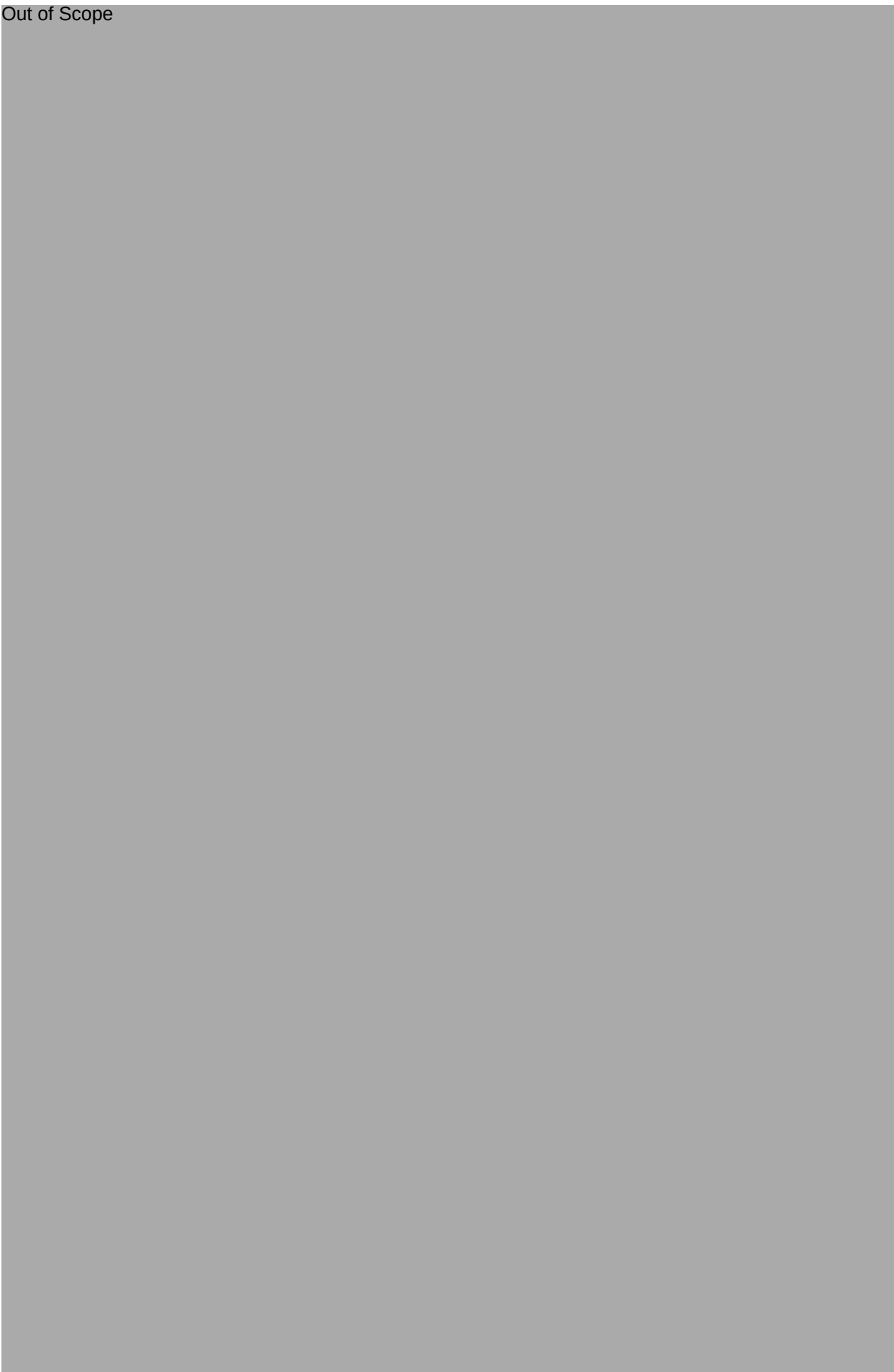
Shannon Farm Residential and Commercial Extension (FTAA-2605-1234). I am providing comment in my capacity as Minister for Economic Growth, focusing on whether these applications are likely to deliver significant economic benefits under section 22(2)(a)(iv) of the Act, based on the information provided during this referral stage of the process.

Out of Scope

Out of Scope



Out of Scope



Shannon Farm Residential and Commercial Extension, FTAA-2605-1234

This application is for a master-planned residential and commercial extension on approximately 70 hectares in Cromwell, Central Otago. The proposal would provide approximately 755 residential lots, 3.1 hectares of retail and mixed-use commercial land, 5.19 hectares of light-industrial land, open space, green corridors and supporting infrastructure.

Based on the economic assessment provided by the applicant, total development costs are estimated at approximately \$614 million. Construction and development activity is estimated to generate \$365 million in GDP, support approximately 2,528 FTE-years of employment over an eight-year development period, including around 93 direct FTEs and 223 indirect FTEs per annum, alongside approximately \$216 million in wages and salaries.

Once fully built, the proposed retail and industrial components are estimated to support approximately 338 FTEs, alongside around \$37 million in annual GDP and approximately \$23 million in annual wages and salaries.

The broader benefits relate to supporting Cromwell's growth through a material increase in housing supply, additional local employment land, and increased local retail and industrial activity. The assessment notes that Cromwell's population has grown from 3,510 in 1996 to 10,910 in mid-2025, and that the proposal would represent a substantial increase in residential development capacity in a high-growth local market.

The applicant's economic assessment indicates that the proposal's benefits would mainly be felt in Cromwell and the wider Otago region. It assumes that 80 per cent of the project's direct and indirect national one-off impacts would occur in Otago.

On this basis, the proposal appears likely to have significant regional economic benefits under section 22(2)(a)(iv) of the FTAA. It may also be relevant to section 22(2)(a)(iii), to the extent that it would increase housing supply, address housing needs and contribute to a well-functioning urban environment in Cromwell.

Yours sincerely



Hon Nicola Willis
Minister for Economic Growth

Hon Tama Potaka

Minister of Conservation
Minister for Māori Crown Relations
Minister for Māori Development
Minister for Whānau Ora
Associate Minister of Housing



29 June 2026

By email: infrastructure.portfolio@parliament.govt.nz

Tēnā koe Minister Bishop,

Invitation to comment on the Shannon Farm Residential and Commercial Extension project under the Fast-track Approvals Act 2024

Thank you for the invitation to comment on the Shannon Farm Residential and Commercial Extension project under section 17 of the Fast-track Approvals Act 2024.

I have considered the application and its alignment with my portfolios as Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development.

I support the application progressing and I encourage the applicant and the panel to have due regard to:

- relevant Treaty settlement legislation and instruments; and
- any feedback received from relevant Māori groups, as set out in the Treaty settlements and other obligations (Section 18) report prepared by the Ministry for the Environment.

Nāku noa, nā

A handwritten signature in blue ink, reading 'Tama Potaka'.

Hon Tama Potaka

Te Minita mō Te Arawhiti me Te Minita Whanaketanga Māori
Minister for Māori Crown Relations: Te Arawhiti and Minister for Māori Development

Your written comments on a project under the Fast-track Approvals Act 2024

Project name	Shannon Farm Residential and Commercial Extension
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name	Department of Conservation		
*First name	Amelia		
*Last name	Wilkinson		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	Fast-track@doc.govt.nz ; s 9(2)(a)		

2. Please provide your comments on this application
Comments follow overleaf.

Manager's signoff



Jenni Fitzgerald

Fast-Track Applications Manager

Date: 25/06/2026

Director-General of Conservation s17 comments

Project name	Shannon Farm Residential and Commercial Extension
Applicant name	Rippon Holdings Limited and Rippon Investments Limited
Application number	FTAA-2605-1234
Project summary details	A master-planned development comprising of approximately 755 residential lots, 2.7 hectares of retail land, and 5.5ha of industrial land near Cromwell. The project site is located on the corner of State Highway 6 and Ripponvale Road and is adjacent to the Shannon Farm rural lifestyle development. The application seeks approval under the Wildlife Act 1953 for handling or incidental harm of indigenous lizard species. This project does not impact any public conservation land.

1 General comment

- 1.1.1 As the project includes an approval under a specified Act for which the Department of Conservation (DOC/the Department) is the administering agency, the Applicant was required to notify DOC in accordance with section 11 of the Fast-track Approvals Act 2024 (FTAA/the Act).
- 1.1.2 The Applicant notified DOC of their intention to lodge the referral application on 13 April 2026. DOC provided a formal pre-lodgement summary to the applicant on 15 May 2026. This feedback is included in the referral application in Appendix D.
- 1.1.3 While DOC does not have sufficient information to determine the level of any actual and potential environmental effects, DOC considers that it is likely that with the appropriate design and conditions, effects can be managed to appropriate levels.
- 1.1.4 DOC is not aware of any reason the Project should not be referred.

2 Minister's decision on referral application

- 2.1.1 FTAA sections 21 and 22 set out matters to be considered in determining whether a referral application should be accepted.
- 2.1.2 DOC notes that other agencies are better placed to comment on most matters, including those in section 22. Comments below are therefore targeted to sections where DOC has specific interests or information relevant to the Minister's decision.
- 2.1.3 For completeness, DOC has considered the criteria for assessing referral applications in section 22 and has not identified anything it considers the Minister should take into account.

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2.1.4 Section 21(3) and (4) set out when the Minister may/must decline a referral application. DOC has considered these criteria and comments as follows:

Section	Criteria	Comments
21(3)(b)	Does the project involve an ineligible activity	DOC has considered sections 5(1) (f), (h), (i), (j) and (k) and has not identified any aspect of the project that would meet the definition.
21(3)(c)	Is there adequate information to inform a decision	DOC considers that there is adequate information to evaluate the Project in terms of a referral decision.
21(4)	Are there any other reasons not specified	DOC has not identified any other reasons why the Project should not be referred.
21(5)(a)	Is the project inconsistent with: • a Treaty settlement; • Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019; • Marine and Coastal Area (Takutai Moana) Act 2011.	The Ngāi Tahu Claims Settlement Act 1998 applies to this area. DOC has not identified any inconsistency with any relevant settlement or other obligation.
21(5)(b)	Would it be more appropriate to deal with the proposed approvals under another Act(s)	DOC has not identified any reason why the Wildlife Approval should not be dealt with under the FTAA.
21(5)(c)	Would the project have significant adverse effects on the environment	No comprehensive ecological surveys have been provided by the applicant. Due to the limited information available, DOC is unable to form a firm position on the adverse effects of the proposed project. However, it is likely that the adverse effects will be able to be managed through appropriate conditions in line with other similar projects.
21(5)(d)	Does the applicant(s) have a poor compliance history under a specified Act	DOC has not identified any issues with the applicant's compliance history under the Wildlife Act 1953.
21(5)(g)	Would a substantive application have any competing applications	No competing applications relating to conservation approval have been identified.

2.1.5 Section 22 sets out the criteria for the Minister for accepting a referral application. DOC has considered these criteria and comments as follows:

Section	Criteria	Comments
22(1)(b)(i)	Would referring the project to the fast-track process facilitate the project, including in a way that is more timely and cost-effective than under normal processes?	A Wildlife Act Approval would generally take approximately 3-4 months to process, this is not significantly longer than the FTAA process is expected to take. However, there may be benefits for the Applicant in terms of consideration being combined with RMA approvals (rather than being advanced by a separate process) and given the different decision-making framework under the FTAA.
22(2)(a)(ix)	Will this project address significant environmental issues?	DOC does not consider that this project will address significant environmental issues.
22(2)(a)(x)	Is the project consistent with local or regional planning document, including spatial strategies?	The Otago Conservation Management Strategy 2016 is not relevant to the FTAA consideration of the Wildlife Act approval. DOC does not consider that the Wildlife Act approval is inconsistent with its planning documents.
22(b)	Any other matters the Minister may consider as relevant?	None identified.

3 Other considerations

- 3.1.1 Given the lack of specific detail in the referral application, DOC considers it would be highly beneficial for the Applicant to engage further with DOC as it relates to any conservation approvals (as well as conservation matters subject to RMA consideration) prior to making any substantive application. Benefits include ensuring information necessary to support decision-making with respect to conservation approvals is included; supporting the management of any actual and potential adverse effects on the environment; and early identification and resolution of any issues.

4 Matters for the Minister to specify (s27)

- 4.1.1 None identified.

UNCLASSIFIED

A handwritten signature in blue ink, appearing to read 'JF', with a stylized flourish at the end.

Jenni Fitzgerald
Fast-Track Applications Manager

Acting pursuant to delegated authority on behalf of the Director-General of Conservation.

Date: 25 June 2026

Note: A copy of the Instrument of Delegation may be inspected at the Director-General's office at Conservation House Whare Kaupapa Atawhai, 18/32 Manners Street, Wellington 6011

Invitation to provide written comments on a project under the Fast Track Approvals Act 2024

You have been invited to provide written comments to the Minister for Infrastructure (the Minister) on an application to refer under the Fast-track Approvals Act 2024 (the Act) to the fast-track process.

Please upload comments directly via the portal by completing this template.

Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

Written comments must be received by MfE, on behalf of the Minister for Infrastructure, no later than the due date.

Important information

Your personal information will be held by MfE and be used in relation to the project application and process. You have the right to access and correct personal information held by MfE.

A copy of your comments, including all personal information, will be provided to the Minister and the applicant.

If you are a corporate entity making comments on this application, your full contact details will be publicly available.

For individuals, your name will be publicly available, but your contact details (phone number, address, and email) will not be publicly available.

A copy of your comments will also be published on the Fast-track website. If you believe any of the information you have provided is confidential or sensitive and should be withheld from publication, please highlight the information concerned and provide an explanation to support your request for withholding it. Your comment and explanation will be decided by the Ministry on whether to withhold the information from publication.

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All information held by MfE is subject to the Official Information Act 1982.

More information on the fast-track approvals process and providing comments can be found at [Process overview](#) | [Fast-track website](#)

Your written comments on a project under the Fast Track Approvals Act 2024

Project name	Shannon Farm Residential and Commercial Extension FTAA-2605-1234
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Before the due date, for assistance on how to respond or about this template or with using the portal, please email contact@fasttrack.govt.nz or phone 0800 FASTRK (0800 327 875).

All sections of this form with an asterisk (*) must be completed.

1. Contact Details			
Please ensure that you have authority to comment on the application on behalf of those named on this form.			
Organisation name (if relevant)	NZ Transport Agency		
*First name	Nicola		
*Last name	Foran		
Postal address			
*Contact phone number	s 9(2)(a)	Alternative	
*Email	environmentalplanning@nzta.govt.nz		

2. Please provide your comments on this application
NZTA thanks the Minister for the opportunity to comment on the referral of this application into the fast track approvals process. NZTA would need to see the substantive application to be able to determine actual impacts on the state highway network, however, notes that the Shannon Farm Residential and Commercial Extension proposal is likely to have significant impacts on the operation of SH6 near Cromwell, due to both the traffic generated by the proposal and the configuration of the intersection proposed by the developer. The current transport assessment does not provide sufficient confidence regarding the scale of these impacts on the surrounding state highway network, including the operation and potential future form of the SH6/Ripponvale Road intersection and surrounding intersections. The comments provided below as part of the review of the transport assessment are intended to ensure that the Integrated Transport Assessment (ITA) submitted with the substantive application provides the level of detail and robustness required to enable a discussion on how the transport effects of the development will be appropriately managed, including the form of any proposed intersection upgrade as part of the development. Impact on the state highway network

- Given the trip distribution scenarios for this application there are expected to be impacts on the State Highway 6 (SH6) and State Highway 8B (SH8/B) intersection. These should be addressed through the ITA lodged with the substantive application.

Strategic Context and Network Role

- The ITA should explicitly identify the state highway classification (e.g. One Network Road Classification) to clarify SH6's function. Additionally, SH6 is not identified as a Limited Access Road in the ITA.
- Greater clarity in the ITA on SH6's role as the primary connection between Cromwell and Wānaka (between SH6/8B and SH6/84), which is a key strategic link within the Central Lakes network would be beneficial.

Traffic Data and Growth Assumptions

- Traffic data is based on 2023 counts, despite more recent (2025) data being available. The assessment should use the latest available data and clearly identify its source.
- The assumed 4.9% p.a. growth rate should be validated against post-COVID data (2024–2026 YTD), where trends are now clearer.

Existing and Future network considerations

- The ITA should consider the impact of this development on the SH6/8B roundabout, given the context of plan change conditions for PC21 at 'Parkburn' where the development is limited to 286 residential lots until a second circulating lane is added to the SH6/8B roundabout to manage the impact to transport network operations.
- More clarity on the status of walking and cycling infrastructure proposed as part of PC14 would be beneficial, including whether this infrastructure will be in place prior to development.

Trip generation assumptions

- The trip generation proposed for the residential aspects of the development are appropriate.
- Industrial trip generation requires further refinement or sensitivity testing, given uncertainty around land use. Supporting evidence (e.g. from the Kaikoura DC Private Plan Change analysis) should be included.
- Use of shopping centre trip generation rates is appropriate at this stage; however:
 - o Alignment of retail peak periods to other demand periods (including weekends) should be clarified; and
 - o In/out split assumptions should be supported with evidence.

Pass-by, linked trips, and internal trip capture

- The 30% pass-by assumption appears high for a fringe location without confirmed tenants. Supporting evidence should be provided, or a lower range (10–25%) adopted (informed by TRICS research report 14/1 Pass-by and diverted trips).

- The 5% internal trip capture assumption is reasonable but would benefit from supporting references and further detail on land use interactions.

Trip Distribution

- The use of the two distribution scenarios in PC14, and from the peer review of the PC14 assessment (proposed by Central Otago District Council (CODC)) is appropriate.
- However, the assumptions used have a major bearing on the traffic volumes generated by the proposal, and volumes on the network vary massively (100-300% change), as such NZTA would want to see further sensitivity testing of the distributions.

Intersection form and design

- The proposed roundabout at SH6/Ripponvale Road is supported but requires clearer justification (e.g. using the NZTA policy planning manual intersection form guidelines or outline the optioneering processes for this intersection form).
- The application should be tied to the shared facilities and underpass on their other development as construction of this has been delayed due to this application on the basis that CODC are wanting to reconsider the location.
- The short left-turn lane assessment uses only one of the PC14 trip distribution scenarios - either justification or inclusion of both scenarios would improve robustness.
- Consideration should be given to a fourth leg connection across SH6 (e.g. to Waenga Drive) to reduce the impact of trips on the state highway network and provide better integration to the local road network.
- Assessment of impacts on the McNulty Rd and SH6/Ripponvale Rd/Pearson Rd intersection is also required as some traffic will travel via these roads to enter Cromwell and go to Queenstown.
- Assessment of impacts on Sargood Rd would also be required.

Capacity Analysis and Level of Service

- LOS F in the PM peak on SH6 is unacceptable as it reflects excessive delays and long queue lengths that significantly disrupt the corridor's function as a key connection between Cromwell and Queenstown. It indicates demand exceeds capacity, resulting in unreliable travel times and reduced network efficiency. This level of congestion falls below Austroads guidance (Level of Service Metrics (for Network Operations Planning)), which identifies LOS C-D as acceptable under congested conditions.
- The scale of change in the level of service (and delay) from a short-left lane (compared to without) is very high, and NZTA would need to see further evidence and testing of this solution (including modelling outputs) as part of the substantive application, before agreeing on the final intersection form.
- For the substantive application, NZTA would want to see the SIDRA outputs of the different traffic distribution and designs. This is to ensure that the analysis of the proposed intersections is aligned with SME advice and NZTA expectations of option analysis.

Staging/Assumptions

- The ITA does not adequately provide information on development staging, or timelines for construction for different parts of the development.
- The assessment is described as a conservative representation of impacts where the output shows a worse picture than expected, however, the assumptions used appear to instead represent a likely scenario of potential future network impacts.

Overall, based on the information provided, NZTA has no concerns with this project being referred into the fast-track approvals process.

NZTA would welcome the opportunity to provide comments on any substantive application in due course.

Note: All comments will be made available to the public and the applicant when the Ministry for the Environment proactively releases advice provided to the Minister for the Environment.

Managers signoffA handwritten signature in blue ink that reads "C Cushman".

Carly Cushman

Date 26 June 2026

26 June 2026

Environmental Protection Authority
Private Bag 63002
WELLINGTON 6140

Email: info@fasttrack.govt.nz

Tēnā koe

REFERRAL – Shannon Farm Residential and Commercial Extension– Response

The Application

Aukaha understands that the Shannon Farm Residential and Commercial Extension Project involves a master-planned development that will comprise approximately 755 residential lots, 3.1ha of retail land and 5.19ha of industrial land on the north-western edge of Cromwell, within the Central Otago District.

Relevant Māori Group – Fast Track Approvals Act 2024

Aukaha is a mana whenua-owned organisation that delivers services across the takiwā of our Kāi Tahu Papatipu Rūnaka shareholders. The relevant Papatipu Rūnaka for this project are:

- Te Rūnanga o Moeraki:
- Kāti Huirapa Rūnaka ki Puketeraki
- Te Rūnanga o Ōtākou
- Hokonui Rūnanga

The interests of Kāi Tahu ki Otago in Tuawhenua (Queenstown Lakes and Central Otago) and along the Mata-au are shared with Ngāi Tahu ki Murihiku.

Aukaha is an entity that has relevant interests in the application as we represent the papatipu rūnaka on environmental and other policy matters in the project area.

Response

Aukaha has reviewed the referral application for the Shannon Farm Residential and Commercial Extension.

If the project is referred, Aukaha notes that preparation of the substantive application will involve further detailed technical assessment and engagement with the Papatipu Rūnaka.

Aukaha reserves its position on the referral of this project. If the project is referred, we will engage with the Papatipu Rūnaka on the cultural impacts of the substantive project.

Please contact Aukaha's Kaiwhakamahere Matua (Senior Planner), Tim Vial, on s 9(2)(a) or at s 9(2)(a) if you require further clarification.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'Cory Neale', with a stylized, flowing script.

Cory Neale
Chief Executive
Aukaha

Feedback Details		
Feedback ID	*	FDB002128V8Z9
Title	*	Shannon Farm Residential Development Referral Application
Regarding		 Kāti Huirapa Rūnaka ki Puketeraki - Shannon Farm Residential and Commercial Extension
Comments		Tēnā koe e te Minitā Kāti Huirapa Rūnaka ki Puketeraki (Puketeraki) is acknowledged as having mana whenua status alongside Te Rūnanga o Moeraki, Te Rūnaka o Ōtākou and Hokonui Rūnanga in the location that is the subject of this referral application. The area has significant cultural significance to Puketeraki being near Te Wairere/Lake Dunstan and wāhi tūpuna. In advance of the submission of the referral application, Puketeraki alongside the Papatipu Rūnanga noted above have entered in a Process Agreement with the Applicant. The Process Agreement is not a relationship agreement but rather a basis for engagement through the remainder of the Fast Track process. With consultation in respect of the proposed substantive application yet to occur including the nature of the project, its effects and the proposed mitigations, Puketeraki has yet to form a view on the merits of the Project. In the interest of an efficient Fast Track Approvals Act process, we would ask the Minister to require that consultation with mana whenua is completed and a cultural impact assessment is finalised before the Applicant submits their substantive application. Nāku noa, nā Shane Ellison

Feedback Details

Feedback ID	* FDB002131P0V0
Title	* Shannon Farm Referral Application
Regarding	 Te Rūnanga o Moeraki - Shannon Farm Residential and Commercial Extension
Comments	Tēnā koe e te Minitā Te Rūnanga o Moeraki (Moeraki) is acknowledged as having mana whenua status alongside Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnaka o Ōtākou and Hokonui Rūnanga (Papatipu Rūnaka) in the location that is the subject of this referral application. The area has significant cultural significance to Moeraki being near Te Wairere/Lake Dunstan and wāhi tūpuna. In advance of the submission of the referral application, Moeraki alongside the Papatipu Rūnaka noted above have entered in a Process Agreement with the Applicant. The Process Agreement is not a relationship agreement but rather a basis for engagement through the remainder of the Fast Track process. With consultation in respect of the proposed substantive application yet to occur including the nature of the project, its effects and the proposed mitigations yet to commence, Moeraki has yet to form a view on the merits of the Project. In the interest of an efficient Fast Track Approvals Act process, we would ask the Minister to require that consultation with mana whenua is completed, and a cultural impact assessment is finalised before the Applicant submits their substantive application. Nāku noa, nā Trevor McGlinchey CEO, Te Rūnanga o Moeraki