
SECTION 11 NOTIFICATION SUMMARY

SHANNON FARM RESIDENTIAL AND COMMERCIAL EXTENSION

Rippon Holdings Limited and Rippon
Investments Limited

Our Reference: JW22058

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1 OVERVIEW

The following is a consolidated summary of consultation and correspondence records as it relates to the Shannon Farm Residential and Commercial Extension Fast Track Referral Application as required by s11(1) of the Fast Track Approvals Act 2024 (FTAA):

Appendix [D1]	Summary table of consultation and outcome of consultation
Appendix [D2]	Project Summary Report as distributed to all relevant parties pursuant to s11(1) of the FTAA
Appendix [D3]	Correspondence with Otago Regional Council
Appendix [D4]	Correspondence with from Te Runanga o Ngai Tahu
Appendix [D5]	Correspondence with Shane Ellison on behalf of • Te Rūnanga o Moeraki • Hokonui Rūnanga • Kāti Huirapa Rūnaka ki Puketeraki • Te Rūnanga o Ōtākou
Appendix [D6]	Correspondence with Department of Conservation
Appendix [D7]	Correspondence with Waka Kotahi New Zealand Transport Agency
Appendix [D8]	Correspondence with Central Otago District Council

APPENDIX [D1] - Summary table of consultation and outcome of consultation

Section 11 FTAA requirements	Authority	Summary of Consultation details – s13(k)(i)	How consultation informed project – s13(k)(ii)
(i) the relevant local authorities; and	Otago Regional Council	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. Letter received from ORC on 11 May 2026 detailing potential relevant issues, planning requirements, and potential environmental effects that may require consideration in the preparation of the application. The letter also outlined some compliance matters which were promptly resolved. Refer to Appendix [D3] for correspondence details.	Consultation with ORC has informed the project through: • Identification of consent requirements under the Regional Water, Waste, and Air Plans. It is noted that ORC have identified the following potential air discharge requirements which will be determined through the substantive application: ○ 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. • Guidance on information needed to enable suitable assessments ahead of the Substantive Application. • Clarification of the assessments and technical information to be included within the Substantive Application. This Planning Report includes further detail and information responding to the matters raised by ORC. Further technical assessments, draft consent conditions, and updated design details will be shared with ORC as the project design progresses.
	Central Otago District Council	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. A Council wide meeting was held on 21 April 2026 with Council staff including: • Council three waters Manager and Team,	• Confirmation of next steps required to determine infrastructure feasibility. Council also advised timings associated with modelling and technical reviews associated with the infrastructure assessment. • Advice from Parks and Reserves was taken on board in light of providing

		• Council's Parks and Reserves Manager • Council's Planning and Policy Manager • Council's Engineering Team. Refer to Appendix [D8] for correspondence details.	connectivity from the development Site to the adjacent recreation reserve. • Consideration of how reverse sensitivity effects between the industrial precinct and residential precinct would be managed.
(ii) any relevant iwi authorities, hapū, and Treaty settlement entities, including— (A) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements; and (B) the tangata whenua of any area within the project area that is a taiāpure-local fishery, a mātaítai reserve, or an area that is subject to bylaws or regulations made under Part 9 of the Fisheries Act 1996; and	Te Runanga o Ngai Tahu (iwi authority)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. Email and letter received from Te Runanga o Ngai Tahu on 14 May 2026 confirming that Te Runanga o Ngai Tahu defers to Papatipu Rūnanga to provide feedback. The letter confirms that the appropriate entities have been engaged with and to maintain engagement and provide sufficient detail, about the project, to enable them to provide a response that is able to fully inform the application. Refer to Appendix [D4] for correspondence details.	Ongoing consultation with Te Runanga o Ngai Tahu will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.
	Aukaha (Entity owned by Papatipu Rūnanga)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. No response received	Ongoing consultation with Aukaha will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.
	Te Ao Marama (Entity owned by Papatipu Rūnanga)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. No response received	Ongoing consultation with Te Ao Marama will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.

	Te Rūnanga o Awarua (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. No response received	Ongoing consultation with Te Rūnanga o Awarua will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.
	Komiti (Entity owned by Papatipu Rūnanga)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet.	Online meeting held with Shane Ellison on 29 April 2026 on behalf of: • Te Rūnanga o Moeraki • Hokonui Rūnanga • Kāti Huirapa Rūnaka ki Puketeraki • Te Rūnanga o Ōtākou
	Te Rūnanga o Moeraki (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet.	
	Hokonui Rūnanga (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet.	
	Kāti Huirapa Rūnaka ki Puketeraki (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet.	Agreement has been signed confirming cost recovery of which if application is referred, a more thorough review by Runanga/Runaka will be undertaken.
	Te Rūnanga o Ōtākou (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet.	No specific request/changes were obtained at this stage although the applicant will continue to work with the relevant parties throughout the process.
	Te Rūnanga o Ōraka-Aparima (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. No response received	Refer to correspondence in Appendix [D5] .
	Waihōpai Rūnaka (Papatipu Rūnanga – Treaty settlement entity)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. No response received	Ongoing consultation with Te Rūnanga o Ōraka-Aparima will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.
			Ongoing consultation with Waihōpai Rūnaka will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.

(iii) the relevant administering agencies; and	Ministry for the Environment (MFE)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. No response received from MFE.	Ongoing consultation with MFE will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.
	Department of Conservation (DOC)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet. Request for completion of DOC's specified Fast Track Approval form and preliminary questions received on 22 April 2026 (from Emma Fahey). Response to DOC with completed form and response to preliminary questions sent back on 24 April 2026. Email and letter received from DOC on 15 May 2026. The letter summarises the key project details provided to DOC in the Project Summary and seeks that further engagement is recommended prior to lodging a substantive application if the project progresses as this would allow DOC to give more focused feedback on the application. DOC also seeks for a full ecological assessment, including assessment of the actual and potential effects on vegetation, freshwater, and fauna including lizards and avifauna to be conducted. Refer to Appendix [D6] for correspondence details.	Ongoing consultation with DOC in accordance with their letter from 15 May 2026 will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.
	Waka Kotahi New Zealand Transport Agency (NZTA)	Initial contact made on 13/04/2026 through providing a project summary overview and invitation to meet.	Ongoing consultation with NZTA will occur as progress is made towards the preparation of the substantive, and completion of further technical reports.

		Confirmation of receipt of application received by NZTA on 30 April 2026 and that this application has been forwarded to the Safety Engineer for consideration. No further responses received to date. Refer to Appendix [D7] for correspondence details.	
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APPENDIX [D2] - Project Summary Report as distributed to all relevant parties pursuant to s11(1) of the FTAA

FAST TRACK REFERRAL APPLICATION

PROJECT SUMMARY

Shannon Farm Residential and
Commercial Extension

Our Reference: JW22058

CONTENTS

1	OVERVIEW	3
1.1	OVERVIEW	3
1.2	SITE DESCRIPTION	3
1.3	SURROUNDING ENVIRONMENT	5
2	PROJECT DESCRIPTION	6
2.1	OVERVIEW	6
2.1.1	Cessation of cherry orchard	6
2.1.2	Overall layout	6
2.1.3	Residential subdivision	7
2.1.4	Commercial precinct	7
2.1.5	Parks and reserves	7
2.1.6	Roading and transport	8
2.1.7	Infrastructure and three waters	8
2.1.8	Earthworks	9
2.1.9	Staging	9
3	RELEVANT PLANNING MATTERS	9
3.1	OVERVIEW	9
3.1.1	Central Otago District Plan	10
3.1.2	Otago Regional Plan: Water for Otago	10
3.1.3	Otago Regional Plan: Waste	11
3.1.4	Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011	11
3.1.5	Wildlife Act 1953	11
4	FAST TRACK REFERRAL APPLICATION	11
4.1	Information to be produced	11
4.2	Preliminary assessment of effects on the environment	12
4.2.1	Landscape Assessment	12
4.2.2	Urban Design	13
4.2.3	Infrastructure Assessment	14
4.2.4	Economic Assessment	15
4.2.5	Retail distribution effects	16
4.2.6	Transport Assessment	16
4.2.7	Productive capacity Assessment	16
4.2.8	Ecological Assessment	17
4.2.9	Natural Hazards Assessment	18
4.2.10	Iwi and cultural effects	19
4.2.11	Contaminated land	19
5	NEXT STEPS	19

APPENDICES

Appendix [A] Masterplan

1 OVERVIEW

1.1 OVERVIEW

Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) are preparing an application for referral under the Fast-track Approvals Act 2024 (**FTAA**) for statutory approvals associated with a comprehensively master-planned, residential and commercial extension to the Shannon Farm development, in Cromwell.

The proposal, referred to as the “**Shannon Farm Residential and Commercial Extension**”, will consist of the following:

- A staged subdivision of land for residential development for approximately 750 residential Lots at a range of densities;
- Approximately 5.6 hectares of light industrial commercial land;
- Approximately 2.7 hectares of retail land;
- An interconnected network of landscaped parks and green corridors, integrated with stormwater and flood management systems; and
- Associated bulk earthworks, access, and supporting infrastructure.

The development will be carried out by Infinity Investment Group on behalf of RHL&RIL¹. Infinity Investment Group is a proven developer of over 25 years’ experience in land development who has delivered over 4,000 residential sections to date and has extensive expertise in the design and implementation of master planned communities throughout the Canterbury and Southern Lakes regions.

The proposal is anticipated to deliver substantial economic and social benefits, contributing to both immediate economic activity and the long-term growth of Cromwell. It will provide housing capacity across a range of typologies, helping to meet forecast demand and improve housing affordability by increasing market responsiveness and competition. In addition, the commercial precinct will enable a range of business activities to establish locally, supporting employment growth and economic resilience.

This summary document provides information regarding the site and background, a description of the proposal, high-level commentary on the relevant planning and consenting requirements, and a preliminary summary of potential effects. It has been prepared to accompany initial notice of an intended referral application under section 11 of the FTAA, in order to provide notified parties with an understanding of the proposal and enable feedback that will inform the proposal moving forward. If the project is accepted for referred status, further information will become available as technical reports are advanced, and the substantive application is prepared.

1.2 SITE DESCRIPTION

The subject site (the **Site**) is located on the north-western edge of Cromwell, within the Central Otago District. It sits at the junction of State Highway 6 and Ripponvale Road, directly across the road from the Medium Density Residential Zone of the Cromwell

¹ Infinity Investment Limited is part owner of RHL&RIL.

township. The site is approximately 1,200 metres from Cromwell's town centre. An aerial image detailing the Site location is as follows:

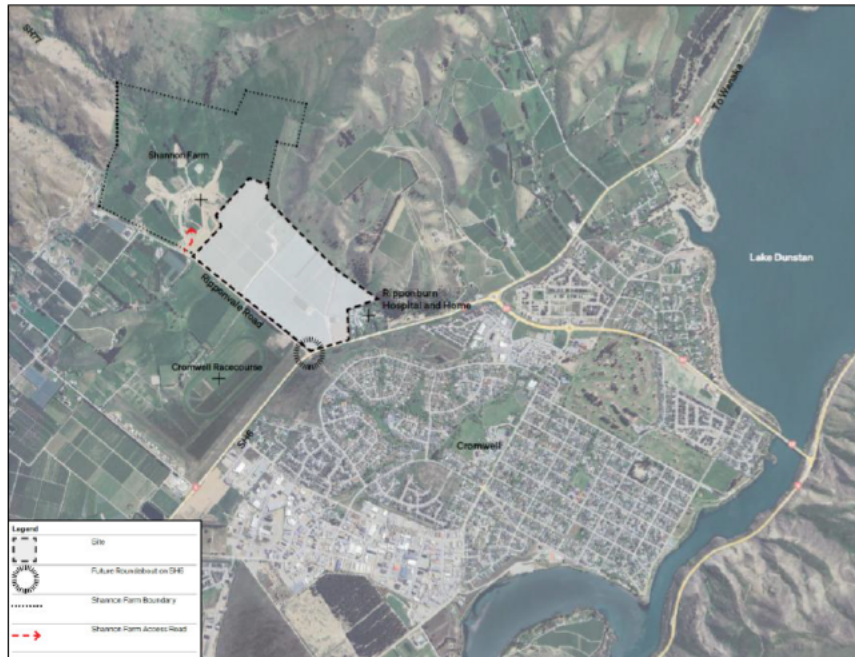


Figure 1: Aerial image detailing location of subject site relative to the Cromwell township.

The Site spans an area of approximately 70 hectares of contiguous land, legally described as follows:

- Lot 2, 4 Deposited Plan 420009 held in Record of Title 476974 (2.68 hectares);
- Lot 1, 3 Deposited Plan 420009 held in Record of Title 476973 (6.00 hectares);
- Lot 1 Deposited Plan 344529 held in Record of Title 182714 (8.00 hectares);
- Lot 2 Deposited Plan 344529 held in Record of Title 182715 (8.00 hectares);
- Lot 3 Deposited Plan 344529 held in Record of Title 182716 (8.00 hectares);
- Lot 4 Deposited Plan 344529 held in Record of Title 182717 (8.00 hectares); and
- Lot 1000 DP 61599 held in Record of Title 1233739 (233.18 hectares)

The Site has been the subject of an intensive cherry orchard, progressively established over the site since 2001. The Site is predominantly planted, with approximately 62.4 hectares of cherries, of which 38 hectares is covered with 6-metre-tall protective netting. The Site also contains two irrigation ponds, operational buildings and workers accommodation. No indigenous vegetation communities were recorded across the site.

Topographically, the Site is generally flat to gently sloping from northwest to southeast, with elevations ranging from a maximum elevation of 260 masl to a minimum of 218 masl. There are no natural freshwater bodies on the site.

Under the Central Otago District Plan, the Site is predominantly zoned **Rural Resource Area**, with a small portion of land towards the east located within the subzone of the Rural Resource Area as **Rural Residential Notation** (outlined in red). The Site is not subject to

any Heritage and Culture, or Landscape notations². In addition, the ArchSite database does not record any archaeological sites within the Site.

The Central Otago District Plan does not identify any natural hazards affecting the Site. The Otago Regional Council Natural Hazard Database identifies the Site as low to none liquefaction risk (A Domain), and records the presence of dormant alluvial fans and floodwater dominated alluvial fans.

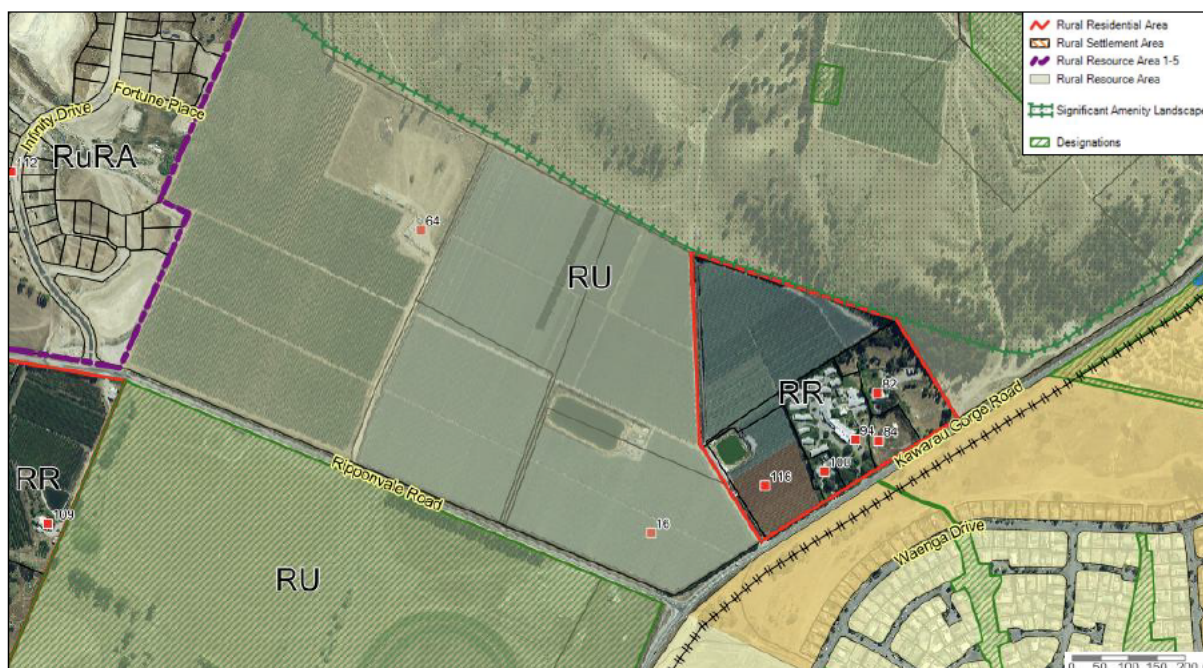


Figure 2: Extract of CODC District Plan map.

1.3 SURROUNDING ENVIRONMENT

The surrounding environment is characterised by a range of land uses and activities.

To the west of the Site is the Shannon Farm rural residential subdivision, which is consented for up to 160 residential allotments and is currently under development. This development involves the establishment of a pedestrian walkway along Ripponvale Road and adjacent to the Site, which will connect to a new underpass to be installed (as a requirement for the Shannon Farm development) under State Highway 6 (SH6), providing pedestrian connectivity to the wider Cromwell township.

The southern extent of the Site is bordered by Ripponvale Road, with the Cromwell Racecourse and a small area of the Aerodrome Reserve located on the opposite side of the road. The eastern extent is bordered by SH6, with the existing urban area (zoned Medium Density Residential) of Cromwell located on the other side of the highway. The Ripponburn Rest Home is adjacent on the eastern boundary of the Site.

The northern extent of the Site is bordered by a private rural landholding comprised of approximately 107 hectares of predominantly low intensity dryland grazing. The land is

² In terms of the Central Otago District Planning maps.

characterised by a terrace riser and identified as a Significant Amenity Landscape in the District Plan (depicted by  in Figure 2 above).

2 PROJECT DESCRIPTION

2.1 OVERVIEW

RHL&RIL are seeking approval under the FTAA to enable development of a master-planned urban community on the Site. The proposal provides for a mix of residential, retail, and light industrial development, supported by open space, blue-green networks, and local transport connections as is described in detail as follows:

2.1.1 Cessation of cherry orchard

Based on the declining performance of the cherry business and industry generally since 2019, the decision was made to cease full operation of the orchard, effective from 31 March 2026.

2.1.2 Overall layout

The overall development layout is detailed within the Masterplan attached in **Appendix [A]**, an extract of which is included below.

The proposal seeks to provide for a commercial precinct (consisting of both a light industrial and retailing precinct) near the south-eastern corner of the Site adjacent to the intersection of SH6 and Ripponvale Road. The balance of the Site would be developed for residential purposes (of varying densities) with associated greenways, stormwater catchments and roading.

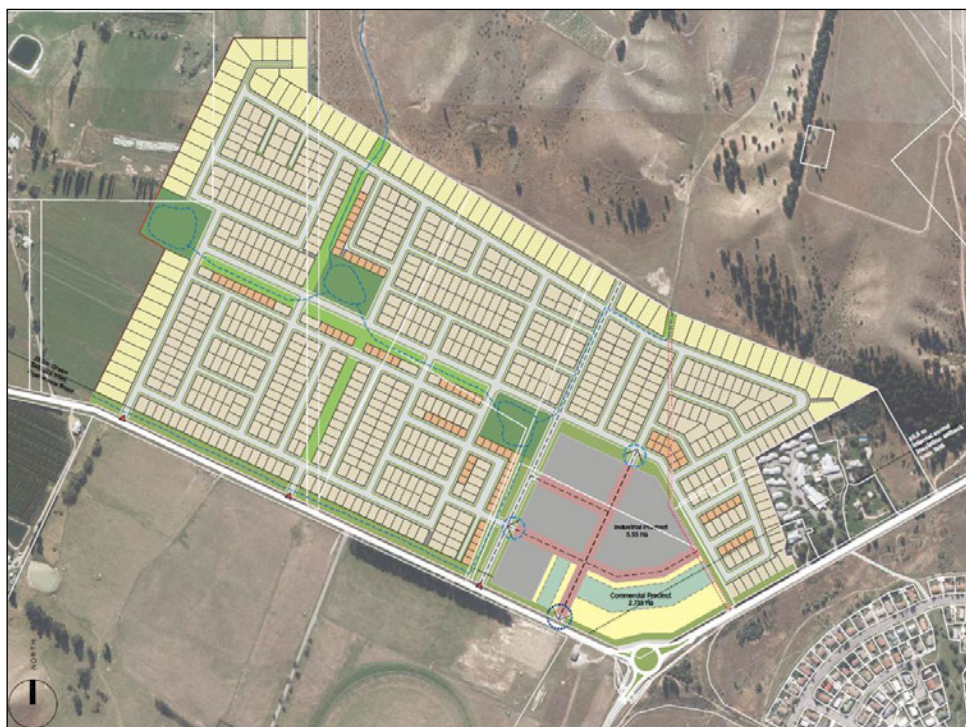


Figure 3: Overall indicative masterplan layout.

2.1.3 Residential subdivision

In terms of the residential aspects of the proposal, three different typologies are promoted, consistent with the existing residential densities in the Central Otago District Plan (these being, Large Lot Residential, Low Density, and Medium Density). The indicative masterplan is divided up as follows:

- Approximately 80 “Large Lot Residential” allotments located along the northern and western fringes of the Site with a minimum lot size of 1,000m²;
- Approximately 581 “Low Density Residential” allotments located internally of the Site, with a minimum lot size of 400m²;
- Approximately 94 “Medium Density Residential” Allotments located along key reserve networks, with a minimum lot size of 200m².

The subdivision will be implemented in stages.

2.1.4 Commercial precinct

The proposal seeks to establish a commercial precinct in the south-easternmost corner of the site and positioned on the primary movement spine of the site. The commercial precinct will consist of a combination of light industrial (approximately 5.6 hectares) and retail (approximately 2.7 hectares).

This precinct will form a local centre providing services and amenities for the future residents of the subdivision and the wider Cromwell community generally. Future, separate resource consents will be sought for the development of specific buildings once specific commercial tenancies have been confirmed.

2.1.5 Parks and reserves

The proposal incorporates a cohesive blue-green network that forms the structural backbone of the neighbourhood. A series of centrally located parks create a clear recreational spine aligned with key east–west movement routes, while interconnected green corridors follow natural land contours which will integrate with stormwater and flood management systems.

Along Ripponvale Road, a 20 metre wide landscaped buffer performs multiple roles. It provides screening for the residential and commercial area, visual amenity for the development when viewed from the road and the shared walking and cycling path to be constructed as part of the Shannon Farm development, and accommodates the existing stormwater channel that conveys water from higher ground above Ripponvale Road. The width of this buffer allows for appropriate planting, safe conveyance of stormwater and an enhanced green edge that defines the interface between the new neighbourhood and the surrounding landscape.

Along the south-eastern boundary of the site adjoining the State Highway (SH6), it is proposed to establish a 10m wide landscape buffer. The landscape buffer will incorporate some gentle mounding and exotic trees to provide a park-like edge. There will be a 20m building setback from the SH6 boundary within the commercial area. There will be a 15m building setback from the SH6 boundary adjacent to the residential zone.

There will be no defined, landscaped separation between the Site and Ripponburn Home and Hospital (**Ripponburn**), beyond what exists within the Ripponburn site itself. There will be approximately 21 LDRZ lots along the Site/Ripponburn interface replacing the horticultural working landscape with residential development.

2.1.6 Roading and transport

The proposal includes the establishment of an internal roading network designed to integrate with the wider transport network. The roading layout will be developed in general accordance with Council standards and the relevant Code of Practice, ensuring appropriate levels of safety, functionality, and connectivity for future residents and users. The proposal will seek to close an existing access onto SH6, consolidating all traffic to Ripponvale Road.

Beyond the Site, it is proposed to establish a roundabout at the Ripponvale Road/SH6 intersection. Initial considerations of the roundabout design indicate that it could be accommodated entirely within the existing designation and additional land from the Site. It is otherwise anticipated that traffic generated from the Site can be safely and efficiently accommodated within the existing network.

As previously noted, the Shannon Farm rural lifestyle development requires provision of a shared walking and cycleway along Ripponvale Road adjacent to the Site, and an underpass under SH6 to connect to the existing urban area of Cromwell.

2.1.7 Infrastructure and three waters

Assessments for potable water, wastewater, and stormwater servicing of the proposed development are underway. The intended method of service is by connection to the Central Otago District Council (CODC) networks, which will require various upgrades to surrounding infrastructure to enable servicing of the full development:

- **Potable Water Supply and Distribution:** Initial information obtained to date indicates a generally favourable potable water servicing position for the development via Council's reticulated network. The Cromwell water take is currently consented to abstract up to 18,000 m³ per day, with estimated current demand well below this threshold. Forecast demand is expected to increase over time; however, there remains sufficient headroom within the existing consented capacity in the medium term. An upgrade to the DN100 watermain along State Highway 6 has been identified as required, which is undersized to adequately service the development. Upgrading this main will likely be required to enable a direct and efficient connection to the DN525 trunk main supplying the area. Subject to these targeted upgrades, no significant limitations have been identified in relation to bulk water supply or treatment capacity at this stage.
- **Wastewater Collection and Treatment:** Wastewater is intended to be conveyed and discharged via Council's reticulated network. Appropriate upsizing of pipes can be achieved and further expansion of membrane treatment capacity at the WWTP are anticipated to accommodate long-term growth. Overall, while upgrade requirements exist, they are considered manageable through a combination of planned upgrades and operational measures, including staged connections or demand management approaches.

- **Stormwater Conveyance and Management:** All existing flow paths will be integrated into a coordinated system comprising open flood channels, piped conveyance, and landscaped detention areas. Green spaces distributed throughout the development are designed to function as part of an integrated internal drainage network. While soakage is expected to contribute to the final design, a conservative approach has been adopted at this stage, allowing for piped outfalls with detention to ensure system resilience. Downstream conveyance is proposed via a conceptual trunk pipeline extending from the site to Council's stormwater infrastructure via McNulty Road. Preliminary hydraulic assessments indicate that suitable gradients and flow velocities can be achieved to meet design requirements, although further detailed design will be required to confirm alignment and resolve service conflicts. Basic flood modelling undertaken using TUFLOW software supports the proposed stormwater strategy and provides an understanding of flood behaviour across the development.

2.1.8 Earthworks

Site wide bulk earthworks will be necessary for the purposes of establishing the internal roading network, flow paths, infrastructure and general site development works. All works will be undertaken in accordance with an Environmental Management Plan detailing appropriate sediment and erosion control measures, stormwater management and general site controls, as typical with large scale developments.

2.1.9 Staging

It is proposed to implement the development over a series of stages. The specific staging and sequencing programme will be determined once further detailed design around the infrastructure has been confirmed.

3 RELEVANT PLANNING MATTERS

3.1 OVERVIEW

The proposal will require several resource consents and approvals including, but not limited to, approvals under the following statutory documents:

- Central Otago District Plan;
- Otago Regional Plan: Water for Otago;
- Otago Regional Plan: Waste Plan
- Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
- Wildlife Act 1953

A summary of the relevant resource consents that have been identified at this stage are identified below, noting that the design remains a work in progress, with the final design outcomes, technical expert reporting and advice, and development methodology ultimately determining the final consenting requirements. As such, the below is to be treated as an evolving suite of resource consents required:

3.1.1 Central Otago District Plan

3.1.1.1 Subdivision

Subdivision consent is required to authorise the staged subdivision of land in the Rural Resource Area for residential and commercial purposes.

3.1.1.2 Land use consent

Land use consents will be required to:

- Enable residential activities to occur on each of the proposed residential allotments recognising that the underlying zoning remains either Rural Resource Area or Rural Residential Notation.
- Enable a suite of departures from the development standards prescribed to the Rural Resource Area including, but not limited to:
 - Internal setbacks
 - Road setbacks
 - Separation distances
 - Exterior colours;
 - Skyline breaches.
- Enable a suite of commercial activities to occur (including retailing) within the proposed commercial precincts that would otherwise represent a departure from the commercial activities permitted in the Rural Resource Area and Rural Residential Notation.
- Enable bulk earthworks across the site.
- To enable a departure to the various transport related matters including the location of vehicle crossings from intersections, parking and manoeuvring.
- Enable consents for signage.

3.1.2 Otago Regional Plan: Water for Otago

A suite of consents will be required under the Otago Regional Plan: Water for Otago, including, but not limited to, the following:

- To authorise bulk residential earthworks across the site.
- To authorise the discharge of stormwater and contaminants to land and water as it relates to earthworks.
- To authorise the diversion of water associated with construction works and the provision of new stormwater channels.

- The construction of culverts, if required.

3.1.3 Otago Regional Plan: Waste

A suite of consents will be required under the Otago Regional Plan: Waste, including, but not limited to, the following:

- To enable earthworks and site disturbances to occur on contaminated land (areas identified as having had HAIL³ activities occur).

3.1.4 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The proposal will require consideration under the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NES-CS) for the following:

- A controlled activity for a change in land use from horticultural to residential and commercial.
- Consideration for soil disturbance of potentially contaminated soils.

3.1.5 Wildlife Act 1953

The proposal requires approval under section 53 of the Wildlife Act 1953 for the handling or incidental harm of indigenous lizards that may be present within the site.

4 FAST TRACK REFERRAL APPLICATION

RHL&RIL are currently preparing the referral application, with design consideration ongoing, informed by technical expert reporting that is in process.

4.1 Information to be produced

The referral application will be accompanied by further specialist information and reporting, albeit on a high level commensurate with the referral phase under the FTAA.

In this respect, the following expert specialist reports have been commissioned and will be provided as part of the referral application:

- Overall masterplan
- Landscape and Urban Design Concept
- Landscape and Urban Design Assessment
- Infrastructure Assessment
- Economic Assessment
- Transport Assessment
- Productive Land Assessment
- Ecological Assessment
- Natural Hazards Assessment

³ Hazardous Activity and Industries Lits.

- Contaminated Land Assessment

It is noted that subject to acceptance of referral under the FTAA, further detailed technical reports will be commissioned, with these informing the ultimate detailed design, mitigation and potential conditions of resource consent within the substantive application.

4.2 Preliminary assessment of effects on the environment

While technical assessment is ongoing, a summary of the assessments undertaken to date is provided below.

4.2.1 Landscape Assessment

Preliminary landscape advice confirms that the proposal will result in a fundamental change to the character of the Site, transitioning from its current working horticultural use to a mixed residential and commercial environment with a clearly urban form and character.

This shift is reflective of the evolving character of the Cromwell Basin. In particular, the Site is positioned between two distinct zones to the west and east, which effectively separate it from the wider Rural Resource Area. To the west, the Rural Resource Area (5) sub-zone is currently undergoing transformation through the Shannon Farm residential subdivision. In addition, land immediately across the highway to the east is zoned Medium Density Residential and, while not yet developed, anticipates urban development at densities of approximately 200m² per site.

In this context, the proposed change in character is not unexpected, but rather aligns with the established and anticipated pattern of urbanisation in the surrounding environment.

While the proposal introduces new built form and removes the working horticultural character of the Site, the development is generally compatible with the receiving environment and represents a logical and coherent extension of the settlement pattern between the established Cromwell township and the consented and anticipated rural residential lifestyle character of Shannon Farm. The development of the Site effectively infills the remaining land between these two distinct residential areas. The Site's gentle topography, proximity to existing and anticipated residential development and accessibility to key transport corridors make it both a rational and pragmatic location for development in the Basin.

From viewpoints within 1km of the Site the proposal will result in a loss of horticultural character and amenity values. Effects from further afield will be largely contained and moderated by distance, topography, and the existing environment. The highest levels of effect will be experienced in close proximity to the Site, particularly along SH6 and Ripponvale Road, where the change in character and increased visual complexity will be most apparent. However, within these locations, the proposal will read as a coherent and well-defined extension of Cromwell's urban edge. Backdropped by the terraced landform and with no skyline breach, the proposal will not diminish the legibility of the ONLs or SAL and effectively infills the Cromwell valley floor which is characterised by the wider Cromwell urban area. From mid to long-range viewpoints, the proposal becomes an incremental addition to the existing pattern of development characterising Cromwell.

The proposal will contribute to the ongoing urbanisation of the Cromwell Basin and consolidation of Cromwell as an evolving township. A proposed landscape strategy that

suitably avoids and mitigates adverse landscape effects is in progress and will include extensive landscape buffers between the Site and the respective road facing boundaries, internalised indigenous planting strategies that doubles as habitat for skinks, the provision of streetscape designs and stormwater greenways. On this basis, the proposal is considered acceptable from a preliminary landscape and visual perspective.

4.2.2 Urban Design

A preliminary urban design assessment concludes that the proposed masterplan demonstrates strong alignment with the New Zealand Urban Design Protocol's Seven Cs and the relevant provisions of the Central Otago District Plan, delivering a well-integrated and high-quality urban environment. A preliminary assessment of the Seven Cs is as follows:

- The development responds effectively to its context, establishing a clear rural–urban interface and integrating with Cromwell's landscape and settlement pattern.
- A strong character is achieved through landscape-led design, green buffers, and street layouts that reflect the town's rural identity.
- The proposal provides a high degree of choice, with a diverse range of residential typologies and supporting commercial and industrial areas that will enable local employment opportunities to help create a more convenient and self-sustaining community.
- Well-defined connections are created through a legible road hierarchy, active transport links, and integration with surrounding development, promoting accessibility and walkability. The site also benefits from the extensive pedestrian linkages associated with the Shannon Farm development through the establishment of a pedestrian walkway (along Ripponvale Road) and underpass under SH6, providing a direct linkage to the existing Cromwell urban centre.
- Creativity is evident in the use of green corridors and stormwater systems as key structuring elements, enhancing both amenity and environmental performance.
- A clear commitment to custodianship is demonstrated through sustainable design responses, including the provision of green corridors and parks that will protect view shafts and enable landscape planting that supports Cromwell's character. The green corridors and planting typology will enable a habitat corridor with positive ecological values along with periphery planting/landscape buffers to sensitively manage the interface with rural and rural residential neighbours.
- Finally, collaboration is embedded in the design with the plan explicitly shows "Connection with Future neighbourhood Subdivision Developments", inviting coordinated planning with adjoining landowners and Council. The masterplan will create opportunities for community projects and collaborative placemaking, consistent with principles promoting an attractive, lively and socially connected Cromwell.

Overall, the masterplan delivers a cohesive, resilient, and place-responsive neighbourhood that supports Cromwell's long-term growth while achieving positive urban design outcomes.

4.2.3 Infrastructure Assessment

The Site benefits from recently upgraded Council wastewater and water reticulation located along the full extent of the Ripponvale Road boundary, as a result of development upgrades associated with the Shannon Farm development.

Ongoing preliminary assessments of the potable water, wastewater, and stormwater associated with the proposed development are underway. These assessments have identified a number of existing infrastructure upgrade requirements within the Central Otago District Council (CODC) networks, together with opportunities to service the development with various upgrades to surrounding Infrastructure.

Potable Water Supply and Distribution

As identified earlier, the initial information obtained to date indicates a generally favourable servicing position for potable water including sufficient availability of supply via Council's existing consents. Localised upgrade requirements will be required to the DN100 watermain along State Highway 6 to enable a direct and efficient connection to the DN525 trunk main supplying the area. Subject to these targeted upgrades, no significant limitations have been identified in relation to bulk water supply or treatment capacity at this stage.

Wastewater Collection and Treatment

In relation to wastewater infrastructure the initial information obtained suggests several capacity upgrade requirements within the existing system, including known limitations in pipes towards the Cromwell Industrial area. However, the primary upgrade requirement relates to the capacity of the Cromwell Wastewater Treatment Plant (WWTP).

Current operations indicate that nitrogen discharge concentrations are approaching consented limits set by the Otago Regional Council (ORC). While the consent permits concentrations of up to 60 mg/L (subject to a daily load cap), recent growth trends suggest that these limits may be reached earlier than previously anticipated, potentially around 2026–2027. Planned upgrades to the WWTP, as outlined in CODC's Long Term Plan, are expected to address these constraints.

Further expansion of membrane treatment capacity at the WWTP are anticipated to accommodate long-term growth. Overall, while upgrade requirements exist, they are considered manageable through a combination of planned upgrades and operational measures, including staged connections or demand management approaches.

Stormwater Conveyance and Management

Stormwater management has been a central component of the master planning process and has been progressed the furthest of all three waters. The site is influenced by five overland flow paths (OFPs), which, if unmanaged, would traverse the site as a combination of sheet flow and channelised flow. The proposed masterplan integrates these flow paths into a coordinated system comprising open flood channels, piped conveyance, and landscaped detention areas. Green spaces distributed throughout the development are designed to

function as part of an integrated internal drainage network. While soakage is expected to contribute to the final design, a conservative approach has been adopted at this stage, allowing for piped outfalls with detention to ensure system resilience.

Downstream conveyance is proposed via a conceptual trunk pipeline extending from the site to Council's existing stormwater infrastructure via McNulty Road. Preliminary hydraulic assessments indicate that suitable gradients and flow velocities can be achieved to meet design requirements, further detailed design will confirm final alignment. Basic flood modelling undertaken using TUFLOW software supports the proposed stormwater strategy and provides an understanding of how any stormwater related risk will be managed across the development.

In considering the requirement for infrastructure upgrades, the proposal will be staged over a number of years, enabling capacity improvements to be delivered progressively ahead of demand from each stage of development. This staged approach ensures that infrastructure provision can be aligned with growth, allowing sufficient time for upgrades to be planned and implemented prior to connections being required.

Infrastructure summary

Furthermore, the development will be subject to Development Contributions in accordance with Council's current Development Contributions Policy, ensuring that the costs of any necessary infrastructure upgrades are appropriately funded by the developer.

4.2.4 Economic Assessment

Based on growth projection scenarios from 2018 to 2048, Cromwell's population has grown strongly over an extended period, more than trebling from 3,510 in 1996 to 10,910 in mid-2025. The proposed development is underpinned by strong projected population growth in Cromwell, which is expected to significantly outpace the wider district and reinforces the town's role as a key growth node. In response, the proposal delivers substantial short-term economic benefits through the planning, development and construction phase, estimated to include employment for approximately 285 full-time workers over an eight-year period, \$196 million in wages and salaries, and an estimated \$328 million contribution to GDP.

Over the longer term, the development provides a significant uplift in housing supply through approximately 755 new dwellings, helping to address projected demand and improve housing affordability by increasing market responsiveness and competition. This is particularly important given ongoing affordability pressures within the district. The proposal also supports a diverse range of housing typologies, contributing to a well-functioning urban environment.

In addition, the provision of light industrial and retail land enables a range of business activities to establish locally, supporting economic resilience and employment opportunities. The projected growth in Cromwell's retail demand indicates capacity for around 24,300 m² of additional core retail floorspace by 2048 under a medium growth scenario, rising to around 29,700 m² under a high scenario. The proposal would assist in meeting this identified demand. Overall, the proposal generates substantial economic and social benefits, supporting both immediate economic activity and the long-term growth, functionality, and affordability of Cromwell.

4.2.5 Retail distribution effects

The town centre's critical mass, including its anchor tenants and overall vitality, is expected to be maintained. Furthermore, to the extent that the proposed retail activity captures spending currently occurring outside the wider Cromwell area, rather than displacing existing town centre trade, any potential adverse effects are further mitigated. Overall, the risk to the ongoing health and function of the town centre is considered low.

Recognising the demand for retailing floor area as assessed, the preliminary assessment is that the proposed retail area is unlikely to generate significant adverse retail distribution effects on the Cromwell town centre. While some diversion of spending or limited retailer relocation cannot be entirely ruled out, the commercial realities of relocation, particularly the high upfront costs and uncertain long-term revenue gains, mean that widespread movement of existing town centre retailers is unlikely.

4.2.6 Transport Assessment

The proposal will involve an increase in traffic across the immediate and wider roading networks. Preliminary advice is that a roundabout at the Ripponvale Road /SH6 intersection will be required to facilitate access to and from the development. It is otherwise anticipated that the additional traffic can be safely and efficiently accommodated within the existing roading network noting that this proposal seeks to close the existing Crossing Place/access located along the State Highway already, which is expected to improve traffic safety. The development will enjoy good connectivity for active modes of transport via the Ripponvale Road shared walking and cycleway path and SH6 underpass, being provided as part of the existing Shannon Farm development.

4.2.7 Productive capacity Assessment

The Otago Regional Council's Operative Regional Policy Statement 2019 (ORPS) and Proposed Regional Policy Statement 2021 (PRPS) include policies directed toward the protection of highly productive soils and the retention of land for rural production activities that support the social and economic wellbeing of rural communities. Similarly, the Central Otago District Plan (CODP) seeks to safeguard the soil resource for the needs of present and future generations. A preliminary productive land assessment has considered these issues.

With respect to soil capability, the site's soils are generally suitable for horticulture where reliable irrigation is available. In the absence of irrigation, their use is largely limited to extensive pastoral farming.

The New Zealand Land Resource Inventory (NZLRI) indicates that the majority of the site (with the exception of a small area in the south-eastern corner) comprises Land Use Capability (LUC) Class 3 soils. Regionally, this land class is relatively widespread, with approximately 335,364 hectares identified within Otago.

Notwithstanding this classification, recent amendments to the National Policy Statement for Highly Productive Land (NPS-HPL), specifically clause 3.5(7)(b)(iii), provide that LUC 3 land subject to a resource consent application for subdivision, use, or development (other than rural lifestyle) lodged after commencement is excluded from the interim definition of highly

productive land for the purposes of the NPS. As this proposal constitutes such an application, the NPS-HPL is not considered to apply in this instance.

Irrespective of both the soil classification and the applicability of the NPS-HPL, the assessment concludes that the loss of productive land associated with the proposal is negligible in the regional context. This is when considered against the substantial extent of comparable soils, including over 200,000 hectares of similar soil types and 335,364 hectares of LUC 3 land across Otago.

Furthermore, the soils present on the site are not identified as having any special or unique productive characteristics. They are semi-arid in nature, typically dry for much of the growing season, and reliant on irrigation to achieve high productivity. While nutrient levels are relatively high, limitations include salt accumulation in the subsoil, moderate water-holding capacity, high structural vulnerability, and a high potential for nitrogen leaching. Physically, the soils are derived from alluvial deposits and are generally well-drained, with loam textures in the topsoil and subsoil, and underlying gravel layers at depth. While capable of supporting productive land uses under irrigation, these characteristics do not elevate the soils to a level that would warrant special protection in terms of their productive capacity. Overall, the proposal will not result in the loss of soils with significant or special productive value, nor will it materially compromise the availability of productive land within the district or region.

In terms of the contribution to social, economic and cultural wellbeing, cherry production on the Site has ceased following the 2025/26 season due to sustained financial losses. These losses have been driven by a combination of increasingly variable climatic conditions, declining and volatile market returns, and rising input costs.

While there were periods (from 2015 to 2018) that delivered favourable conditions, this was short-lived. Since then, increasing climatic volatility has negatively impacted both the quantity and quality of production. At the same time, rapid expansion of cherry production in New Zealand, coupled with substantial growth in Chile's export capacity, has led to oversupply in key Asian markets and sustained downward pressure on prices.

This global and domestic market shift has significantly reduced profitability across the industry, with indications that recovery is unlikely in the near term. The combined effects of production uncertainty, falling prices, and increasing costs have rendered cherry growing on the site economically unviable.

The decision to cease production reflects broader industry distress, evidenced by multiple orchard closures, liquidations, and sales within the region. Overall, the data demonstrates that continued cherry production is no longer financially sustainable under current and foreseeable conditions.

4.2.8 Ecological Assessment

The Site is highly modified. The entire Site is comprised of exotic vegetation with no vegetation communities containing indigenous plant species. Much of the vegetation present on site has been deliberately planted and is not naturally occurring. As a result, the clearance of vegetation to enable the proposal will not result in a loss of indigenous vegetation or habitats.

Fauna values are limited by the intensive management regime and lack of indigenous habitat. The site provides limited and generally low-quality foraging habitat for some native birds. No breeding habitat for indigenous avifauna was identified. Avifauna observed were predominantly common and widespread species typical of modified rural environments, including exotic passerines and a small number of native birds such as paradise shelduck and welcome swallow. Species not observed but identified by desktop assessment as having a moderate or greater likelihood of occurrence include the eastern falcon and silvereye.

Loss of terrestrial habitat will reduce foraging habitat for some avifauna species. Given the limited ecological value of habitat present and the availability of similar or higher-quality habitat in the surrounding landscape, and the proposed development is unlikely to result in any measurable impact on the local or regional distribution or population size of the eastern falcon or silvereye. Landscape planting within proposed green spaces is expected to improve post-development habitat diversity and connectivity, softening the transition between developed and undeveloped areas.

Targeted lizard surveys have confirmed the presence of McCann's skink, a not-threatened indigenous lizard species. Skinks were recorded at low densities in areas of exotic grassland and orchard margins. No evidence of other lizard species was detected. Earthworks and vegetation clearance will directly affect areas occupied by McCann's skink. While this species is not threatened, it is protected under the Wildlife Act, and disturbance effects are therefore managed on a compliance basis rather than due to ecological significance. A Wildlife Act permit will be required for disturbance/salvage of this species.

4.2.9 Natural Hazards Assessment

Preliminary natural hazard advice identifies that the development site is subject to a range of manageable natural hazard risks, with no significant constraints to development provided appropriate design and mitigation measures are implemented.

Alluvial fan features are present across the site; however, these are assessed as largely dormant historic landforms with no evidence of recent activity. While shallow overland flow and sheet flooding may occur during intense rainfall events, these risks can be effectively mitigated through appropriate stormwater design, including engineered channels, swales, and soakage systems integrated into the subdivision layout.

In terms of seismic risk, while a nearby fault structure (Smallburn monocline) is identified, the long recurrence interval and low level of surface expression mean it poses a low constraint to typical residential development. The primary seismic risk is associated with the distant Alpine Fault, which may generate strong ground shaking; however, this is a regional risk that can be appropriately managed through standard building design in accordance with relevant codes.

No significant landslide hazards have been identified within the site, and while geotechnical design will be required to ensure site stability during earthworks, the overall risk is low. Similarly, liquefaction risk is considered low due to the deep groundwater table across the site.

Overall, preliminary hazard assessment concludes that natural hazard risks are either low or can be effectively mitigated through standard engineering and design responses, and do not represent a barrier to the proposed development.

4.2.10 Iwi and cultural effects

The site is not identified in the District Plan as containing any wāhi tapu or nohoaka sites. Furthermore, it has been extensively modified over time through horticultural activities, reducing the likelihood of intact cultural features remaining.

Notwithstanding this, and in accordance with best practice, it is proposed that an accidental discovery protocol be included as a condition of consent and incorporated within the Environmental Management Plan. This will ensure that appropriate procedures are followed should any previously unidentified wāhi tapu or kōiwi be encountered during site works.

4.2.11 Contaminated land

A combined Preliminary and Detailed Site Investigation has been undertaken. This has concluded that historical and modern orchard activities have resulted in elevated copper and zinc concentrations across much of the site, consistent with long-term spray use. It is highly unlikely that contaminants in soil would pose a risk to human health under the proposed land use, and wide spread remediation for human health is not required. Ecological risks, particularly phytotoxicity from high copper concentrations, will require consideration during landscape design, soil reuse, and earthworks planning

5 NEXT STEPS

RHL&RIL welcomes feedback on the project, and is happy to meet to discuss or clarify matters. In this respect, the key points of contact for further engagement is noted below.

CONTACT DETAILS:

Jake Woodward (Director/Resource Management Consultant, JPW Consulting Ltd):

s 9(2)(a)

s 9(2)(a)

PO Box 190, Cromwell, 9345

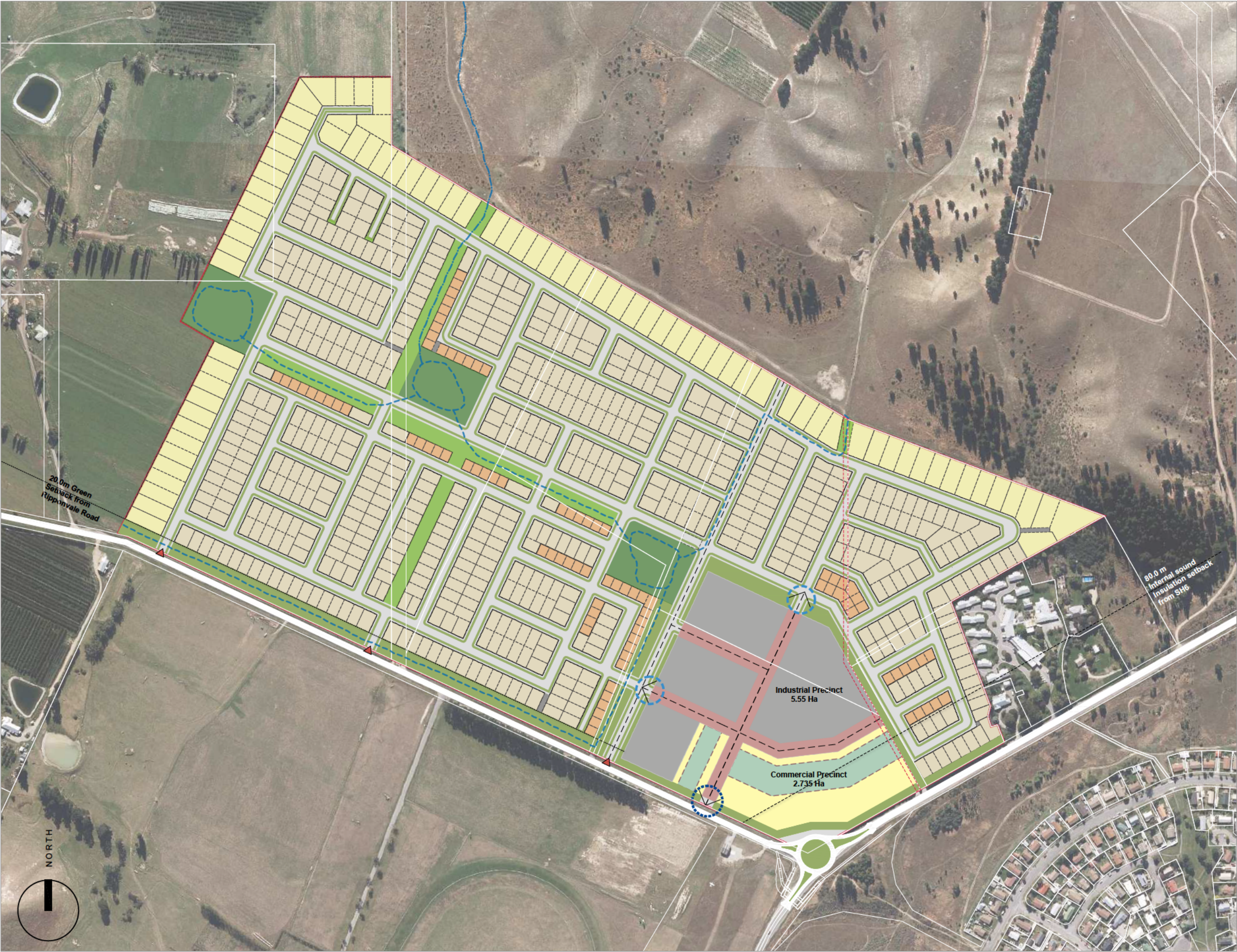
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PO Box 190
Cromwell, 9342
jakewoodward.co.nz



JakeWoodward
RESOURCE MANAGEMENT PLANNER



INDICATIVE MASTERPLAN

LEGEND

- SITE BOUNDARY
- RETAIL PRECINCT
- LIGHT INDUSTRIAL PRECINCT
- BUSINESS ZONE INDICATIVE ROADS
- GREEN BUFFER
- OPEN GREEN SPACE /GREEN CONNECTIONS
- NEIGHBOURHOOD PARK
- LARGE LOTS-1000 sqm (80 LOTS)
- LOW DENSITY- 400 sqm (581 LOTS)
- MEDIUM DENSITY- 200 sqm (94 LOTS)
- INDICATIVE RETAIL BUILT FORM
- EXISTING ACCESS TO PROPERTY AT Part Section 48 Block III Cromwell SD
- FLOOD CHANNELS/ STORM WATER MANAGEMENT AREAS
- RURAL URBAN GATEWAY
- CONNECTION WITH NEIGHBOURHOOD SUB DIVISION DEVELOPMENTS
- ENTRY/EXIT TO RESIDENTIAL PRECINCT

Note: All cadastral property line are shown in white colour (source- LINZ)

RMM

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+64 27 250 0500
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ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

INDICATIVE MASTERPLAN SHANNON FARM RESIDENTIAL AND COMMERCIAL EXTENSION, KAWARAU GORGE ROAD, CROMWELL.

JOB No.	24197
SCALE	1:5000@ A3
DATE	02/04/2026
DESIGNED	RMM
DRAWN	VSB
CHECKED	TM
STATUS	DRAFT
DRAWING No.	REVISION
M 1.0	0
SERIES	
1 of 1	

13 April 2026

Our Reference: JW22058

Aukaha
PO Box 446,
Dunedin, 9054

via email only: consents@aukaha.co.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
5. We record that this notice has been provided to the following:
 - a. Te Rūnanga o Ngāi Tahu
 - b. Aukaha
 - c. Te Ao Mārama Inc.
 - d. Komiti
 - e. Te Rūnanga o Awarua
 - f. Te Rūnanga o Moeraki
 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
 - i. Te Rūnanga o Ōraka-Aparima
 - j. Te Rūnanga o Ōtākou
 - k. Waihōpai Rūnaka
6. We would be happy to take any guidance on preferred points of contact for ongoing engagement.

7. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.
8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Central Otago District Council
PO Box 122,
Alexandra,
9340

via email only: resource.consents@codc.govt.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a relevant local authority under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
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6. We otherwise look forward to discussing this project with you further at our meeting on 21 April 2026.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Department of Conservation
PO Box 10420,
Wellington 6143

via email only: fasttrackapplicationenquiries@doc.govt.nz; fast-track@doc.govt.nz;

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as an administering agency under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
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Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Hokonui Rūnanga
140 Charlton Road,
PO Box 114,
Gore 9740

via email only: hokonui.office@ngaitahu.iwi.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a Treaty settlement entity under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
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Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Kāti Huirapa Rūnaka ki Puketeraki
Counter Delivery,
Karitane Post Centre,
Karitane, 9440

via email only: office@tro.org.nz; Suzanne Ellison - Rūnaka Manager -
manager@puketeraki.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

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s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Komiti

via email only: s 9(2)(a) s 9(2)(a) s 9(2)(a)
s 9(2)(a)

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
5. We record that this notice has been provided to the following:
 - a. Te Rūnanga o Ngāi Tahu
 - b. Aukaha
 - c. Te Ao Mārama Inc.
 - d. Komiti
 - e. Te Rūnanga o Awarua
 - f. Te Rūnanga o Moeraki
 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
 - i. Te Rūnanga o Ōraka-Aparima
 - j. Te Rūnanga o Ōtākou
 - k. Waihōpai Rūnaka

6. We would be happy to take any guidance on preferred points of contact for ongoing engagement.
7. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.
8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Ministry for the Environment
Level 2, 335 Lincoln Rd
East Building,
Addington,
Christchurch 8024

via email only: info@mfe.govt.nz; adminagencyftaa@mfe.govt.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as an administering agency under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
5. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.

6. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Otago Regional Council
Private Bag 1954
Dunedin 9054
New Zealand

Via email only: consent.fasttrack@orc.govt.nz, consents.applications@orc.govt.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a relevant local authority under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
5. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.

6. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

New Zealand Transport Agency

Via email only: consents@nzta.govt.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to advise that RHL&RIL intend to make an application for referral under the Fast Track Approvals Act 2024 (**FTAA**) for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. Although NZTA is not a party for whom notification is required under section 11, given the Project's proximity to State Highway 6 and requirements for upgrades to enable the development, RHL&RIL also welcome any comments from NZTA. We would be grateful if those comments could be provided in accordance with the timeframes for parties requiring notification, that is by 12 May 2026.
5. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.

6. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Te Ao Marama Inc.
98 Yarrow Street,
Invercargill 9810

via email only: office@tami.maori.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
5. We record that this notice has been provided to the following:
 - a. Te Rūnanga o Ngāi Tahu
 - b. Aukaha
 - c. Te Ao Mārama Inc.
 - d. Komiti
 - e. Te Rūnanga o Awarua
 - f. Te Rūnanga o Moeraki
 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
 - i. Te Rūnanga o Ōraka-Aparima
 - j. Te Rūnanga o Ōtākou
 - k. Waihōpai Rūnaka
6. We would be happy to take any guidance on preferred points of contact for ongoing engagement.

7. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.
8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Te Rūnanga o Awarua
PO Box 19
Bluff 9842

via email only: office@awaruarunaka.iwi.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a Treaty settlement entity under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
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 - d. Komiti
 - e. Te Rūnanga o Awarua
 - f. Te Rūnanga o Moeraki
 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
 - i. Te Rūnanga o Ōraka-Aparima
 - j. Te Rūnanga o Ōtākou
 - k. Waihōpai Rūnaka

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7. As you will be aware, a referral application is an initial threshold application to determine whether a Project may be pursued through the FTAA. If the Project is referred, preparation of the substantive application will involve further detailed technical assessment. Further engagement with stakeholders will also occur as part of preparation of the substantive application.
8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Te Rūnanga o Moeraki
Tenby Street,
Moeraki, RD2,
Palmerston, 9482,
Otago

via email only: moeraki.runanga@ngaitahu.iwi.nz; office@tro.org.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a Treaty settlement entity under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
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 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
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8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Te Rūnanga o Ngāi Tahu
Te Whare o Te Waipounamu,
15 Show Place,
Addington,
Christchurch 8024

via email only: info@ngaitahu.iwi.nz; ttw@ngaitahu.iwi.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as an iwi authority under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
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 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
 - i. Te Rūnanga o Ōraka-Aparima
 - j. Te Rūnanga o Ōtākou
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8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Te Rūnanga o Ōraka-Aparima
175 Palmerston Street
Riverton 9822

via email only: office@orakaaparima.org.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a Treaty settlement entity under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
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8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Te Rūnanga o Ōtākou
45 Tamatea Rd,
R.D.2 Otakou,
Dunedin 9077

via email only: office@tro.org.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a Treaty settlement entity under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
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 - g. Hokonui Rūnanga
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8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

13 April 2026

Our Reference: JW22058

Waihōpai Rūnaka
PO Box 7017,
South Invercargill,
Invercargill 9844

via email only: info@waihopai.org.nz; office@awaruarunaka.iwi.nz

RE: Shannon Farm Residential and Commercial Extension Fast Track Application

1. We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, in your capacity as a Treaty settlement entity under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.
2. The Shannon Farm Residential and Commercial Extension Project relates to development of land located on the corner of State Highway 6 and Ripponvale Road, adjacent to the Shannon Farm rural lifestyle development that is currently under construction.
3. The Shannon Farm Residential and Commercial Extension Project involves a master-planned development that would comprise of approximately 755 residential lots, 2.7 hectares of retail land and 5.5ha of industrial land. Further details of the Project, including a description of the site, the intended development, anticipated approvals to be sought under the FTAA, and the preliminary findings from in-progress assessments of effects, are contained in the **attached** Project Summary.
4. Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. RHL&RIL therefore welcome any comments or identification of matters that are of interest to you by 12 May 2026.
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 - g. Hokonui Rūnanga
 - h. Kāti Huirapa Rūnaka ki Puketeraki
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 - j. Te Rūnanga o Ōtākou
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8. If you have any questions about the Project or this letter in the meantime, please contact me.

Yours sincerely,



Jake Woodward
Resource Management Planner

s 9(2)(a)
PO Box 190
Cromwell, 9342

s 9(2)(a)

s 9(2)(a)

Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:26 pm
To: info@mfe.govt.nz; adminagencyftaa@mfe.govt.nz
Subject: MFE - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Ministry for the Environment.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward
Resource Management Planner
E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 5:30 pm
To: 'consents@nzta.govt.nz'
Subject: NZTA - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; NZTA.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you that RHL&RIL intend to make an application for referral under the Fast Track Approvals Act 2024 (**FTAA**), for the Shannon Farm Residential and Commercial Extension Project.

Section 11 of the FTAA requires that applicants for referral provide notice of an intended referral application to specified parties. Those parties have 20 working days to provide a response to the applicant. Although NZTA is not a party for whom notification is required under section 11, given the Project's proximity to State Highway 6 and requirements for upgrades to enable the development, RHL&RIL also welcome any comments from NZTA. We would be grateful if those comments could be provided in accordance with the timeframes for parties requiring notification, that is by 12 May 2026.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:29 pm
To: 'consent.fasttrack@orc.govt.nz'; Consents Applications
Subject: ORC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Notification Otago Regional Council.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:54 pm
To: 'office@tami.maori.nz'
Subject: Te Ao Marama - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Te Ao Marama.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward
Resource Management Planner
E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:52 pm
To: office@awaruarunaka.iwi.nz
Subject: Te Rūnanga o Awarua - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:51 pm
To: 'moeraki.runanga@ngaitahu.iwi.nz'; office@tro.org.nz
Subject: Te Rūnanga o Moeraki - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Te Rūnanga o Moeraki.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:56 pm
To: 'info@ngaitahu.iwi.nz'; 'ttw@ngaitahu.iwi.nz'
Subject: Te Runanga o Ngai Tahu - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Te Runanga o Ngai Tahu.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:41 pm
To: 'office@orakaaparima.org.nz'
Subject: Te Rūnanga o Ōraka-Aparima - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Te Rūnanga o Ōraka-Aparima.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward
Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:40 pm
To: office@tro.org.nz
Subject: Te Runanga o Otakou - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Te Rūnanga o Ōtākou.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward
Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:55 pm
To: Aukaha Consents
Subject: Aukaha - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Aukaha.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:28 pm
To: Resource Consents
Subject: CODC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Central Otago District Council.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:25 pm
To: 'fasttrackapplicationenquiries@doc.govt.nz'; 'fast-track@doc.govt.nz'
Subject: DOC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: Department of Conservation.pdf; JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; DOC form - notification-of-fast-track-pre-lodgement.docx

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward
Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:50 pm
To: 'hokonui.office@ngaitahu.iwi.nz'
Subject: Hokonui Rūnanga - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Hokonui Rūnanga.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:43 pm
To: 'office@tro.org.nz'; 'manager@puketeraki.nz'
Subject: Kāti Huirapa Rūnaka ki Puketeraki - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Kāti Huirapa Rūnaka ki Puketeraki.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Jake Woodward

From: Jake Woodward
Sent: Monday, 13 April 2026 4:53 pm
To: s 9(2)(a) s 9(2)(a) s 9(2)(a)
s 9(2)(a)
Subject: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell
Attachments: JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf; Komiti.pdf

Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward
Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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APPENDIX [D3] - Correspondence with Otago Regional Council

Jake Woodward

From: Jake Woodward
Sent: Tuesday, 12 May 2026 9:52 am
To: Brodie Costello
Cc: s 9(2)(a) Consent Fast Track
Subject: RE: Fast-track pre-application in our system - RM26.203 - Shannon Farm

Morning Bordie

Thanks for your feedback on behalf of ORC. I will look to incorporate this information into the referral application accordingly.

Regards

Jake Woodward
Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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From: Brodie Costello s 9(2)(a)
Sent: Monday, 11 May 2026 9:50 am
To: Jake Woodward s 9(2)(a)
Cc: s 9(2)(a); Consent Fast Track <consent.fasttrack@orc.govt.nz>
Subject: RE: Fast-track pre-application in our system - RM26.203 - Shannon Farm

Good morning Jake and Paul,

Please see the attached letter, outlining Council's feedback on the preliminary information you provided as part of the S.11 notification for your Fast-Track application.

Happy to answer any further questions.

Thanks,
Brodie.



Brodie Costello

Senior Consents Planner

Consents

s 9(2)(a)

From: Jake Woodward s 9(2)(a)
Sent: Thursday, 16 April 2026 3:41 pm
To: Brodie Costello s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Fast-track pre-application in our system - RM26.203 - Shannon Farm

[Caution: External Email] This email originated from outside ORC. Do not click links or open attachments unless you trust the sender and know the content is safe. Use the Phish Alert Button to report this email if you think it is suspicious.

Thanks Brodie,

We will standby for comments.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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From: Brodie Costello s 9(2)(a)
Sent: Thursday, 16 April 2026 3:40 pm
To: Jake Woodward s 9(2)(a)
Cc: s 9(2)(a)
Subject: RE: Fast-track pre-application in our system - RM26.203 - Shannon Farm

Good afternoon Jake and Paul,

Thanks for the S.11 notification and for providing your preliminary documents.

ORC staff will assess your preliminary proposal and provide high level feedback that will help you further prepare your application, covering any issues, planning requirements, and potential environmental effects that we consider are of relevance.

Will be in touch.

Thanks,
Brodie.



Brodie Costello

Senior Consents Planner

Consents

s 9(2)(a) | s 9(2)(a)

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From: Consent Fast Track <consent.fasttrack@orc.govt.nz>

Sent: Wednesday, 15 April 2026 2:38 pm

To: s 9(2)(a)

Cc: s 9(2)(a)

Subject: Fast-track pre-application in our system - RM26.203 - Shannon Farm

Kia ora Jake,

Thank you for completing a Fast-track pre-application form for the **Shannon Farm Residential and Commercial Extension** project at Cromwell, by Rippon Holdings Limited and Rippon Investments Limited.

Your fast-track pre-application has now been recorded in our system. The pre-application number is **RM26.203**, and it has been allocated to **Brodie Costello**, Senior Consents Planner.

Brodie will get in touch with you regarding next steps.

30 minutes of work carried out by the assigned planner is free of charge. The remaining work is charged at the relevant staff member's hourly rate in accordance with the fees and charges schedule which can be found [here](#). Pre-application invoices are sent by our Finance team, with interim invoices being sent at the end of each month when the balance owing is greater than \$1000 (ex GST), and a final invoice being issued when your pre-application number is closed. Your pre-application number will remain open for the duration of the Fast-track application process, until a decision has been made on the substantive application and final consents granted.

More information about our role in the Fast-track process can be found on our website at:

<https://www.orc.govt.nz/consents-and-compliance/fast-track-consents/>

If you have any questions, please don't hesitate to get in touch.

Kā mihi,
Hannah



Consent Fast Track

consent.fasttrack@orc.govt.nz

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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

APPENDIX [D4] - Correspondence with Te Runanga o Ngai Tahu

Jake Woodward

From: Jake Woodward
Sent: Thursday, 14 May 2026 10:42 am
To: Deidre Francis
Cc: Te Ao Marama Office; consents@aukaha.co.nz
Subject: RE: Shannon Farm Reference JW22058

Kia ora Deidre,

Thank you for your letter. We will continue to engage with the relevant Rūnanga and Regional Entities as progress with the application is made.

In the meantime, if you do have any other questions, please feel free to reach out to me directly.

Regards

Jake Woodward
Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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From: Deidre Francis s 9(2)(a)
Sent: Thursday, 14 May 2026 9:35 am
To: Jake Woodward s 9(2)(a)
Cc: Te Ao Marama Office <office@tami.maori.nz>; consents@aukaha.co.nz
Subject: Shannon Farm Reference JW22058

Kia ora Jake

Our response to your letter dated 13 April 2026, is attached. If you have any questions about our response, please contact me. Your first point of contact, for this application, should be with Papatipu Rūnanga.

The Rūnanga and Regional Entities you have listed in paragraph 5 are the appropriate contacts for your application. If Papatipu Rūnanga want you to engage further with Te Rūnanga, they will advise you.

Ngā mihi
Deidre

Deidre Francis | Senior Environmental Advisor - Planning – Te Ao Turoa (Strategy & Environment)



Te Rūnanga o NGĀI TAHU

Mō tātou, ā, mō kā uri ā muri ake nei - for us and our children after us

 Whakaarohia a Papatūānuku i mua i te tānga mai i tēnei īmēra.
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Te Rūnanga o NGĀI TAHU

14 May 2026

Jake Woodward
Resource Management Planner

s 9(2)(a)

Reference: JW22058

Kia ora Jake

RE: Shannon Farm Residential and Commercial Extension Fast-track Application

Te Rūnanga o Ngāi Tahu (**Te Rūnanga**) provides this response regarding your proposal for a Residential and Commercial Extension Project to develop land located on the corner of State Highway 6 and Ripponvale Road, under the Fast-track Approvals Act 2024 (**FTAA**), in response to your letter dated 13 April 2026.

For this application, Te Runanga defers to Papatipu Rūnanga to provide feedback. We request that they are provided with sufficient detail, about the project, to enable them to provide a response that is able to fully inform the application.

Te Rūnanga is the statutorily recognised representative tribal body of Ngāi Tahu Whānui, as provided by section 15 of the Te Rūnanga o Ngāi Tahu Act 1996. Te Rūnanga encompasses five hapū, Kāti Kuri, Ngāti Irakehu, Kāti Huirapa, Ngāi Te Ruahikihiki, Ngāi Tūāhuriri and 18 Papatipu Rūnanga, who uphold the mana whenua and mana moana of their respective rohe.

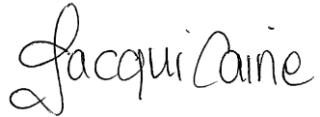
Notwithstanding its statutory status as the representative voice of Ngāi Tahu whānui “for all purposes”, Te Rūnanga accepts and respects the right of Papatipu Rūnanga to make their own comments. We emphasise that Papatipu Rūnanga are distinct treaty settlement entities in their own right, (as defined in s4 of the FTAA) with their own mandates, responsibilities, cultural knowledge, and decision-making structures. Engagement with Te Rūnanga does not replace or diminish the appropriateness for you, as the applicant, to undertake robust, early, and meaningful consultation with each of the Papatipu Rūnanga whose takiwā and interests intersect with the project area and the wider environment.

We note that you have recorded that you have sent notice of your proposal to Aukaha, Te Ao Marama Inc and the seven Papatipu Rūnanga who have shared interests across the proposed development. We are unsure who the “Komiti” is, referred to in point d paragraph 5 of your letter,

Te Rūnanga o Ngāi Tahu
15 Show Place, Addington, Christchurch 8024
PO Box 13-046, Christchurch, New Zealand
Phone + 64 3 366 4344, 0800 KAI TAHU
Email: info@ngaitahu.iwi.nz
Website: www.ngaitahu.iwi.nz

but the Rūnanga and Regional Entities you have listed in paragraph 5 are the appropriate contacts for your application. If Papatipu Rūnanga want you to engage further with Te Rūnanga, they will advise you.

Ngā mihi

A handwritten signature in black ink that reads "Jacqui Caine". The script is cursive and fluid.

Jacqui Caine
Group Head, Strategy & Environment
Te Rūnanga o Ngāi Tahu

Address for Service;
Deidre Francis
Senior Environmental Advisor – Te Ao Tūroa
Email: TTW@ngaitahu.iwi.nz
Phone: s 9(2)(a) [REDACTED]

Cc: Aukaha and Te Ao Marama Inc.

APPENDIX [D5] - Correspondence with Shane Ellison

Jake Woodward

From: Shane Ellison s 9(2)(a)
Sent: Wednesday, 13 May 2026 2:15 pm
To: Jerome O'Sullivan
Cc: Paul Croft; Sarah Eveleigh; Jake Woodward
Subject: RE: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Thanks Jerome.

It may take a week to collate all the relevant signatures at my end.

Nā, Shane

From: Jerome O'Sullivan s 9(2)(a)
Sent: Wednesday, 13 May 2026 8:29 am
To: Shane Ellison s 9(2)(a)
Cc: Paul Croft s 9(2)(a) Sarah Eveleigh s 9(2)(a) External - Jake Woodward s 9(2)(a)
Subject: RE: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

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Good morning Shane,

Please find attached the signed Process Agreement Form for signing at your end.

Kind Regards

Jerome O'Sullivan

From: Shane Ellison s 9(2)(a)
Sent: Tuesday, 12 May 2026 5:46 AM
To: Jerome O'Sullivan s 9(2)(a)
Cc: Paul Croft s 9(2)(a) Sarah Eveleigh s 9(2)(a) External - Jake Woodward s 9(2)(a)
Subject: RE: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Kia ora Jerome

We are comfortable with the proposed changes. Please go ahead and arrange for execution.

Kā mihi

Shane

From: Jerome O'Sullivan s 9(2)(a)
Sent: Monday, 11 May 2026 10:25 am
To: Shane Ellison s 9(2)(a)
Cc: Paul Croft s 9(2)(a) Sarah Eveleigh s 9(2)(a) External - Jake Woodward

s 9(2)(a)

Subject: RE: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

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Kia ora Shane,

We have made a couple of changes to your draft document, which are outlined in red. If you are ok with these changes, we will arrange signed at our end before sending through to you to do the same.

Kind Regards

Jerome O'Sullivan
Development Manager
(Commercial)



Infinity Investment Group Holdings Ltd
PO Box 390
Wanaka 9343
New Zealand

Main: s 9(2)(a)
Mob: s 9(2)(a)

Email: s 9(2)(a)
Web: www.infinitywanaka.com



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From: Shane Ellison s 9(2)(a)
Sent: Wednesday, 29 April 2026 9:57 am
To: Jake Woodward s 9(2)(a) Paul Croft s 9(2)(a)
Subject: FW: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Kia ora kōrua

Thanks for your time this morning.

As noted, please see attached a draft of a standard Process Agreement we seek to put in place with all Applicants.

Please let me know any questions or whether you want to get back together to discuss any elements of it.

Kā mihi

Shane

From: Rennae Hopkins s 9(2)(a)
Sent: Wednesday, 15 April 2026 9:44 am
To: Shane Ellison s 9(2)(a)
Subject: RE: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Kia ora Shane

Draft process agreement attached.

Ngā mihi
Rennae

Rennae Hopkins | Legal Counsel | Te Rūnanga o Ngāi Tahu

Te Whare o Te Waipounamu | 15 Show Place | Addington | PO Box 13 046 | Christchurch 8024 | Aotearoa

s 9(2)(a) s 9(2)(a)

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From: Shane Ellison s 9(2)(a)
Sent: Wednesday, 15 April 2026 8:00 a.m.
To: Rennae Hopkins s 9(2)(a)
Subject: FW: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Caution: This is an EXTERNAL email. Please consider safe cyber security practices.

Kia ora Rennae

Please see attached and below email from Jake Woodward. Would you mind drafting a Process Agreement between Rippon Holdings Limited and Moeraki, Ōtakou, Puketeraki and Hokonui please?

Ka mihi

Shane

From: Jake Woodward s 9(2)(a)
Sent: Monday, 13 April 2026 4:53 pm
To: Shane Ellison s 9(2)(a) Brett Ellison s 9(2)(a) s 9(2)(a)
s 9(2)(a)
Subject: Komiti - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

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Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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APPENDIX [D6] - Correspondence with Department of Conservation

Jake Woodward

From: Jake Woodward
Sent: Friday, 15 May 2026 2:11 pm
To: 'FastTrackApplicationEnquiries'
Cc: Paul Croft
Subject: RE: DOC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Thanks Grace

We will look to consider all of DOC's comments and points if the application is referred, and provide the necessary information under the Substantive Application.

In the meantime, please feel free to contact me directly if you have any questions.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

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From: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Sent: Friday, 15 May 2026 11:48 am
To: Jake Woodward s 9(2)(a) FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Cc: Paul Croft s 9(2)(a)
Subject: RE: DOC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Hi Jake,

Thank you for providing the additional information below.

We have completed a summary in response to your notification. This is to assist with your section 11 requirements. Please find that summary attached.

Ngā mihi,

Grace Masterton (she/her)

On behalf of the Fast-track Applications team

Te Papa Atawhai | Department of Conservation

From: Jake Woodward s 9(2)(a)
Sent: Friday, 24 April 2026 10:54 am
To: Emma Fahey s 9(2)(a) FastTrackApplicationEnquiries
<fasttrackapplicationenquiries@doc.govt.nz>
Cc: Paul Croft s 9(2)(a)
Subject: FW: DOC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

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Hi Emma,

Thanks for your email. Please see **attached** completed form.

Please see comments in response to your questions, below:

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Visit our website: www.jakewoodward.co.nz

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From: Emma Fahey s 9(2)(a)
Sent: Wednesday, 22 April 2026 12:34 pm
To: Jake Woodward s 9(2)(a)
Cc: FastTrackApplicationEnquiries <FastTrackApplicationEnquiries@doc.govt.nz>
Subject: RE: DOC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

Kia ora Jake,

Thank you for engaging with DOC on your Fast-track Approvals application.

Could you please fill out the new customer form, found on our website [here](#).

Fast-track (Cost Recovery) Regulations 2025 and DOCs Fast-track Cost Recovery Policy were published on 7 February 2025. Under the fast-track Cost Recovery regime applicants are required to pay a minimum estimate of costs for DOC's response to pre-lodgement notification. We have attached an initial estimate of minimum costs to this email. [We acknowledge receipt of the initial estimate of costs attached to your email. The completed new customer form is attached.](#)

In the meantime, it would be useful for DOC to have some more information in relation to the fast-track project, in particular:

- Are there any other draft specialist reports / documents that relate specifically to ecology / biodiversity values of the project available?

A high-level ecological assessment is currently being finalised for inclusion in the referral application. In the meantime, a summary of the ecologist's findings is contained at section 4.2.8 of the Project Summary.

- As you have notified of a May lodgement, we have limited time to offer you feedback. Is there a specific part of your application that you would like feedback from DOC?
- The type of approvals that require DoC's involvement that are commonly triggered for projects of this nature and scale;
- Any information that DOC would expect to see clearly addressed or signposted in the Application documentation, based on DoC's experience with similar fast-track referral applications.
- Do you have an indicative date for the lodgement of your substantive application if the current application is referred?
 - Would you like to engage further with DOC before your substantive application is lodged?
- We are currently working toward lodging the referral fast-track application in May. If the application is referred, the timing for lodgement of a substantive application is expected to follow shortly after referral.
- Yes, the Applicant would undertake further engagement with DoC before lodgement of any substantive application.

Any additional information you can provide would be appreciated. There may be further questions that pop up while we assess the draft application you have provided.

We will endeavour to provide a written response to your application before 15 May. Given the level of information, it may be that we respond with more general advice, focusing on:

- Relevant statutory provisions,
- Specific Wildlife Act requirements that are relevant to your proposal,
- Any other risks we identify.

Understood, and that is fine. We appreciate DOC's willingness to provide advice within the available timeframe.

If there is any further information you would like us to consider in our response, please let me know.

Please note, we encourage all applicants to allow at least 4-6 weeks for effective pre-lodgement engagement with DOC.

Ngā mihi,

Emma Fahey (she/her)

Fast-track Project Lead

Te Papa Atawhai | Department of Conservation

Whare Kaupapa Atawhai | Conservation House

From: Jake Woodward s 9(2)(a)

Sent: Monday, 13 April 2026 4:25 pm

To: FastTrackApplicationEnquiries <fasttrackapplicationenquiries@doc.govt.nz>; Fast Track DOC <fast-track@doc.govt.nz>

Subject: DOC - Notification of Fast Track Application - Shannon Farm Residential and Commercial Extension - Cromwell

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Good afternoon,

We are writing to you on behalf of Rippon Holdings Limited and Rippon Investments Limited (**RHL&RIL**) to notify you, under section 11 of the Fast Track Approvals Act 2024 (**FTAA**), that RHL&RIL intend to make an application for referral under the FTAA for the Shannon Farm Residential and Commercial Extension Project.

Please see **attached** letter and supporting information.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



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Fast-Track Pre-Lodgement Notification Response

Purpose - This document provides a response from DOC following notification in writing by an application pre-lodgement.

Project Details

Project name:	Shannon Farm Residential and Commercial Extension
Engagement type:	Pre-lodgement engagement Referral Application
Response sought from DOC:	Summary response within 20 working days – by 15 May
Applicant/agent:	Rippon Holdings Limited and Rippon Investments Limited
Proposal overview:	A master-planned development comprising of approximately 755 residential lots, 2.7 hectares of retail land, and 5.5ha of industrial land.
Location:	Corner of State Highway 6 and Ripponvale Road, Cromwell
Date pre-lodgement request received:	13 April
Documents provided by the applicant	Masterplan Letter notifying DOC of lodgement Project Summary DOC notification form
Summary of pre-lodgement engagement: The applicant sought a response from DOC within 20 working days. DOC requested additional information on 22 April, further information was provided on 24 April. No meetings were held with the applicant. This is a brief response given the information provided and the timeframe requested by the applicant.	
Fast track project lead DOC:	Emma Fahey – Permissions Advisor – Fast Track (National Office)
DOC Permissions/ Approvals Identified by applicant in pre-lodgement request as potentially required:	Authority under Wildlife Act 1953

DOC Commentary on Fast Track approvals and permissions identified:	Wildlife Act Permissions DOC has not been provided with any ecological surveys related to this proposal. DOC has reviewed the ecological summary that was provided in section 4.2.8 of the project summary. It is likely that authorisation under the Wildlife Act 1953 to capture, handle and relocate lizards will be required (and for incidental harm). Surveys will need to be undertaken to confirm the presence or absence of any other protected wildlife to determine if additional approvals are required. Lizard species identified on site: • McCann's skink (Not Threatened) The ecological summary provided in the project summary notes that the following avifauna species may be present on site: • Eastern falcon (Threatened – Nationally vulnerable) • Silvereye (Not Threatened) DOC requests that further information on the potential presence and likely impacts on these species is included in the application. The application for wildlife approval needs to include all the information listed in Schedule 7, Clause 2 (FTTA). Guidance for applying for a wildlife approval under the Fast-track Approvals Act 2024 can be viewed here: Guidance for applying for a wildlife approval guidance-for-applying-for-a-wildlife-approval.pdf DOC considers that adverse effects on conservation values, including indigenous biodiversity, that arise as a result must be appropriately managed. This is of particular importance where the species affected are Threatened or At-Risk and where those effects may be cumulative.
Treaty partners:	In the time available, DOC has not carried out a process to identify Treaty partners with interests relevant to this site. We encourage the applicant to engage directly with relevant Māori groups as required by section 29 of the Act.
Treaty Settlement implications/considerations:	In the time available, DOC has not carried out a process to identify Treaty settlement obligations specifically relevant to this site but notes for the applicant that this will form part of the section 18 report prepared by MFE.
Potential Resource Management Act (RMA) considerations and effects: <i>Note: DOC's role in relation to 53(2)(m)(i) FTAA</i>	Potential issues to consider: No ecological surveys have been provided to DOC at this time. DOC notes that the applicant has indicated the site is dominated by exotic vegetation, however, there may be limited indigenous species that may need to be cleared. If the project is referred, additional information about the values of the site and any impacts of the proposal to habitat and indigenous vegetation will need to be provided as part of the substantive application. It is recommended that any historical ecological surveys are updated to ensure they reflect the current conditions of the site.

	Surveys should be undertaken to confirm the presence or absence of any freshwater species within the project footprint. Appropriate conditions would help mitigate the potential risk from contaminated land runoff impacting on the waterways. The Applicant should be aware of the approval requirements under the Freshwater Fisheries Regulations. The Applicant should be aware that culverts should be designed in accordance with New Zealand fish passage guidelines and that any culverts required may require a complex freshwater fisheries activity approval. The updated Fish Passage Guidelines (Version 2.0) set out best-practice approaches and design standards for providing fish passage: https://niwa.co.nz/freshwater/fish-passage-home/new-zealand-fish-passage-guidelines.
DOC Statutory Planning Document considerations in relation to site (e.g. CGP/CMS/CMP):	The relevant statutory documents for this application include: Conservation General Policy: Policies and plans Otago Conservation Management Strategy Consideration should be given to: - managing any threatened and at-risk species to ensure their persistence and security - maintaining habitat connectivity and water quality of waterways if identified on site
Any specific information requests to applicant(s)/agent for pre-app engagement at this point:	Further engagement is recommended prior to lodging a substantive application if the project progresses as this would allow DOC to give more focused feedback on the application. A full ecological assessment, including assessment of the actual and potential effects on vegetation, freshwater, and fauna including lizards and avifauna should be conducted.
Additional Notes:	While DOC will assist applicants as much as we can when they engage pre-lodgement notification, it is the applicants' responsibility to comply with the FTAA and to ensure they have applied for all permissions they need. Note that a panel will invite the statutory bodies listed in clause 4 of Schedule 7 to comment on the application (NZCA, conservation boards, Fish and Game Council, and Game Animal Council). We encourage applicants to engage with these bodies in advance of filing a substantive application. We would also point the applicant to the following guide when preparing a referral application for lodgement: Referral-application-form-guidance-effective-31-March-2026.pdf

APPENDIX [D7] - Correspondence with Waka Kotahi New Zealand Transport Agency

Jake Woodward

From: Charlotte Niederer s 9(2)(a)
Sent: Thursday, 30 April 2026 10:31 am
To: Jake Woodward
Subject: RE: DO NOT REPLY – Waka Kotahi NZ Transport Agency - A new Environmental Planning request has been logged with Case Ref - Application-2026-0436 CRM:0093204680

Hi Jake,

I am the planner at NZTA that has been allocated this enquiry/application.

I can confirm that I have forwarded the application details through to our Safety Engineer, Network Manager, and Transport Planners for review/comment and once I hear back from them I will let you know.

Please reach out if you have any questions, etc in the meantime.

Regards,

Charlotte Niederer (she/her)

Intermediate Planner

Poutiaki Taiao | Environmental Planning, Te Toki Tārai - System Design

Email: s 9(2)(a)

Cell: s 9(2)(a)

NZ Transport Agency Waka Kotahi

Christchurch, Level 1, BNZ Centre,

120 Hereford Street

PO Box 1479, Christchurch 8022, New Zealand

[Facebook](#) | [Twitter](#) | [LinkedIn](#)



www.nzta.govt.nz

----- Original Message -----

From: Environmental Planning <EnvironmentalPlanning@nzta.govt.nz>;

Received: Mon Apr 20 2026 14:15:53 GMT+1200 (New Zealand Standard Time)

To: Jake Woodward s 9(2)(a)

Subject: DO NOT REPLY – Waka Kotahi NZ Transport Agency - A new Environmental Planning request has been logged with Case Ref - Application-2026-0436 CRM:0093204680

Dear Rippon Holdings Limited and Rippon Investments Limited,

Thank you for your application. Your reference number is: Kawarau Gorge Road, Cromwell

Your application has been assigned to the Environmental Planning Team and you should expect to receive a response within the next 20 working days. If you have any further queries or concerns on this matter, please do not hesitate to contact us via email quoting case ref: Application-2026-0436 or visit our [website](#).

Kind Regards,

Environmental Planning Team

System Design and Delivery

E environmentalplanning@nzta.govt.nz / w <http://www.nzta.govt.nz>

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APPENDIX [D8] - Correspondence with Central Otago District Council

Jake Woodward

From: Jake Woodward
Sent: Wednesday, 15 April 2026 1:25 pm
To: Jane Walker
Cc: Ann Rodgers; Paul Croft
Subject: Shannon Farm Extension Fast Track Meeting - 21 April
Attachments: Council Meeting 21 April 2026 - Meeting Agenda.pdf; JW22058 - Rippon Investments Ltd and Rippon Holdings Ltd - Project Summary - FINAL.pdf; Appendix [A] - Masterplan.pdf

Hi Jane

Following on from your correspondence with James Hadley regarding the proposed Shannon Farm extension meeting next week, please see **attached**:

- A brief agenda for the 21st. Since we only have an hour, we intend to keep it brief.
- A copy of the Project Summary which has been formally issued to Council on Monday this week, outlining the proposal generally, and a copy of the Masterplan.

In physical attendance, will be:

- Myself
- Paul Croft
- James Hadley
- Tony Milne

We will get the rest of our team to tune in online via the Teams Link you have already sent.

Can I leave you to distribute the attached to the other Council attendees?

Let me know if you have any questions.

Regards

Jake Woodward

Resource Management Planner

E: s 9(2)(a) | P: s 9(2)(a)



Jake Woodward
RESOURCE MANAGEMENT PLANNER

Visit our website: www.jakewoodward.co.nz

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Date 21 April 2026

Our Reference: 22058

Shannon Farm Residential and Commercial Extension Fast Track – First Council Meeting

Attendees:	Paul Croft	Infinity Investments
	Jerome O'Sullivan	Development Manager, Infinity Investments
	Sarah Eveleigh	Legal Counsel, Anderson Lloyd
	Jake Woodward	Director (Planner), JPW Consulting Ltd
	James Hadley	Director (Engineering), Hadley
	Jake Allen	Design Manager, Hadley
	Tony Milne	Director (Landscape), Rough Milne Mitchell
	Andy Carr	Director (Transport), Carriageway Consulting
	Ann Rodgers	Policy Manager, CODC
	Julie Muir	Three Waters Manager, CODC
	Quinton Penniall	Planning and Infrastructure Manager, CODC
	Paul Fleet	Roading Manager, CODC
	Walt Denley	CODC
	Fiona Garrett	Planning Manager, CODC
	Stacey Coy	CODC
	Kierie Zeelie	CODC
	Gordon Bailey	CODC

1. Project overview - PC
 - a. Cessation of cherry operations
 - b. Proposed extension to Shannon Farm (residential and commercial)
 - c. Alignment with FTAA
2. Planning overview - JW
3. Masterplan overview - TM
4. Infrastructure overview - JH
 - a. Preliminary water, wastewater and stormwater solutions
 - b. Need for modelling
5. Round table discussion - All

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