



TOWNPLANNING GROUP

Our Ref: 2078-18

29 May 2019

David Campbell
Planning Manager
PO Box 122
ALEXANDRA 9340

VIA EMAIL: David.Campbell@codc.govt.nz

Dear Sir/Madam,

SHANNON FARM, PRIVATE PLAN CHANGE REQUEST TO THE CENTRAL OTAGO DISTRICT COUNCIL

NZ Cherry Corp (Leyser) LP Limited requests a change to the Operative Central Otago District Plan in relation to their land, Shannon Farm, located at Ripponvale Road, Cromwell.

Overview of the Private Plan Change Request

This private plan change will introduce to the District Plan a new Rural Resource Area (Rural Resource Area (5)) to enable the comprehensive and integrated development of a rural lifestyle community of up to 160 lots. The Plan Change will also facilitate the expansion of the NZ Cherry Corp orchard which is to set aside approximately 29 hectares for horticultural development and the proposal also provides greater protection of the Pisa Range hill country areas through the expansion of the Outstanding Natural Landscape with provision for public access through this area for recreation purposes.

The amendments proposed to the District Plan by the Private Plan Change are the inclusion of the Rural Resource Area (5) on Planning Maps 44 and 51 with an associated change to the Planning Maps Legend, and the insertions of the relevant planning provisions in Sections 4 and 19 of the Central Otago District Plan.

The documentation submitted to Council for consideration includes the Plan Change Request, the proposed change (the amendments to the District Plan), an assessment of effects, the evaluation under section 32 of the RMA and the technical reports in support of the Private Plan Change request.

The technical reports which comprise the Private Plan Change demonstrate that there are no impediments to the proposed development and that the property is ideally suited to be developed as a rural lifestyle community. We welcome a peer review of these reports as part of Council's consideration of this Private Plan Change Request.

The development of the NZ Cherry Corp land will deliver benefits, not only to its future residents, but also to the existing community of Cromwell. Detailed below are four of the benefits which will occur as a result of the development of the property.

- Rezoning an area of land in this location to provide for a greater density of development will provide an opportunity to meet the future growth demand for rural lifestyle land within the Cromwell Ward. By rezoning an area of land which is capable of absorbing a greater density of development and at a mix of densities ensures that land subdivision within the area can be undertaken in a strategic and coordinated way rather than an ad hoc way.
- The private plan change seeks to expand the Pisa Range ONL to include further areas of visual significance and protect them from inappropriate subdivision and development. Public access is to be provided by walking tracks over this area of land thereby benefitting the community and providing for their recreation.
- The plan change will also secure horticultural planting of the Horticultural Area. The expansion of the cherry orchard businesses which is required through the proposed rule provisions results in a more intensive productive use than presently undertaken on the site.
- The development of the site for rural lifestyle purposes has the potential to result in job creation associated with site works and building as does the expansion of the horticultural area.

The address for service of NZ Cherry Corp (Leyser) LP Limited (the Requestor) is:

NZ Cherry Corp (Leyser) LP Limited
c/- Town Planning Group
PO Box 2559
Queenstown 9349

Email: brett@townplanning.co.nz

NZ Cherry Corp requests that the lodgement fee for this Private Plan Change request is invoiced directly to:

NZ Cherry Corp Limited (Leyser) LP Limited
c/- Iain Weir
Infinity Investment Group Holdings Ltd
PO Box 390
Wanaka 9343

We would welcome the opportunity to meet with you to discuss the Private Plan Change request in greater detail.

Yours faithfully,



Brett Giddens

Director
Town Planning Group (NZ) Ltd

