

Proposed Plan Change 14 outcome

Otago region | April 2022

Summary of operative provisions

Plan Change 14' (Shannon Farm) (PC14) was a proposed private plan change (i.e a change sought to the District Plan that was not initiated by the Council) to enable rural lifestyle development to occur on an approximately 142ha area of land on Ripponvale Road, Cromwell.

- The plan change was notified in November 2019, and heard by an Independent Hearing Panel who released their decision in May 2021, to decline the proposed plan change.
- This decision was appealed by the requestors of the plan change to the Environment Court. A number of parties, including HortNZ joined as an 'interested party'.
- Mediation was held in October 2021. Revisions to the proposal meant that parties reached an agreement - i.e the appeal did not proceed to an Environment Court hearing, the appeal was instead resolved by 'consent notice', and as a result PC14 will proceed.
- While HortNZ opposed PC14 in the Council-level process (and joined the appeal in the same light), HortNZ's primary objective was to ensure that any decision on PC14 adequately assessed the effects in relation to highly productive land, reverse sensitivity on orchards and higher-level policy direction. HortNZ took a position of not being obstructive to progress at mediation if agreement could be reached between the Council and requestor.

Summary of approved 'PC14'

PC14 rezones approximately 142ha land on Ripponvale Road to enable rural lifestyle development (in accordance with a structure plan), within a new zone "Rural Resource Area (5)". The plan change requires subdivision and development to be undertaken in general accordance with the Structure Plan - which was amended throughout the process. Any more than 160 residential allotments is a non-complying activity.

These changes will be reflected in the Central Otago District Plan.

In summary, PC14:

- Extends the Pisa Range Outstanding Natural Landscape (ONL) overlay, and providing public access to this area.
- Includes requirements to upgrade Ripponvale Road and for a pedestrian and cycle underpass under State Highway 6, to connect Ripponvale Road with the Cromwell township.
- Includes 29ha of horticultural development (as an extension to an existing cherry orchard).
- Additional soil mapping was undertaken (identification of Waenga 5 soils) and as a result a new area over approximately 25ha - Rural Lifestyle Production Area - located in these areas to prioritise productive use/retention of these soils. There are

conditions requiring planting for productive use, and subdivision to less than 4ha is non-complying.

- No complaints covenants will be applied throughout the plan change area.
- The Structure Plan layout was amended to address landscape effects from development and includes some 'no build areas' as well as landscaping/amenity plantings.
- There are specific minimum lot size requirements (which vary depending on the area in the site - larger lots are located on the outer edges of the zone), requirements for acoustic insulation, setbacks for buildings (typically yards of 6m or 10m) and a 30m setback from Ripponvale Road and 25m for sites that adjoin the Rural Resource Area zone boundary.
- The objectives seek to avoid urban forms of subdivision and development (i.e a focus on rural living activities) and to manage reverse sensitivity and landscape effects.