

**BEFORE THE ENVIRONMENT COURT  
CHRISTCHURCH REGISTRY**

**I TE KŌTI TAIAO O AOTEAROA  
KI ŌTAUTAHĪ**

**ENV-2025-CHC-**

**IN THE MATTER**

the Resource Management Act 1991

**AND**

an appeal under clause 14(1) of the First  
Schedule of the Act

**BETWEEN**

**WAYNE AND MADELENE GODFREY**

**Appellants**

**WAIMAKARIRI DISTRICT COUNCIL**

**Respondent**

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**NOTICE OF APPEAL TO ENVIRONMENT COURT  
AGAINST DECISION ON PROPOSED PLAN**

**Dated: 20 August 2025**

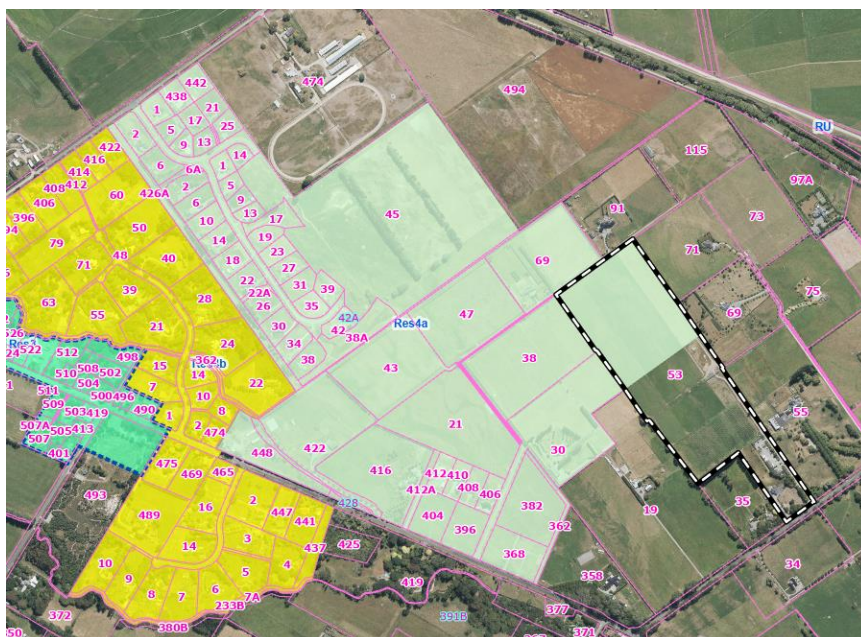
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**Saunders & Co**  
Solicitor: Margo Perpick  
PO Box 18, Christchurch  
027 227 2026 or 03 379 7690  
[margo.perpick@saunders.co.nz](mailto:margo.perpick@saunders.co.nz)

**TO:** The Registrar  
Environment Court  
Christchurch

1. We, **WAYNE AND MADELENE GODFREY**, appeal against a decision (or part of a decision) of the **WAIMAKARIRI DISTRICT COUNCIL** (the **Respondent**) which granted the submission of **MACRAE LAND COMPANY** (**Macrae**) in respect of the Mill Road Development Area and ODP (the **Macrae Submission**) to the Waimakariri District Plan (the **Proposed Plan** or **PDP**).
2. We made a submission on the Proposed Plan, as well as a further submission against the Macrae Submission.
3. We are not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (the **Act**).
4. We are directly affected by an effect of the subject of the appeal that adversely affects the environment.
5. We received notice of the decision on or about 19 June 2025.
6. The decision was made by the Waimakariri District Council.
7. The decision (*or* part of the decision) that we are appealing against is: The part of the Council's decision which accepts the Macrae Submission to extend the Mill Road Development Area and ODP over our land at 53 Threlkelds Road, Ohoka, to provide access from the Mill Road Development to Threlkelds Road, and fails to accept our further submission in opposition to the Macrae Submission (**the Decision**).
8. The reasons for the appeal are as follows:
  - 8.1. The land at 53 Threlkelds Road, Ohoka, is owned by the Godfrey Family Trust. We are trustees of that Trust, along with a trustee company. The location of our land is shown in the snip below from the Operative Waimakariri District Plan:



- 8.2. Macrae lodged a submission and further submissions on the PDP. The Macrae Submission sought (amongst other relief) to “amend the proposed Mill Road ODP to provide a road access from the Mill Road Development Area to Threlkelds Road, and/or to any other surrounding roads.”
- 8.3. The Macrae Submission did not state specifically which part of Threlkelds Road was sought to be accessed, nor did it include a map showing where the proposed access to Threlkelds Road would be located.
- 8.4. Prior to the Council’s Decision, only part of our land at 53 Threlkelds Road had been included in the Mill Road ODP in the Operative Plan, as shown above. Although the Macrae Submission sought to amend the Mill Road ODP, it did not specifically seek any extension of the Mill Road ODP over the part of 53 Threlkelds Road which was not previously included in that ODP.
- 8.5. Macrae made a further submission, in partial support of a submission by Laurie and Pamela Richards. The Richards’ submission sought (amongst other relief) to “amend DEV-MILL-BFS2 to include new standards: (4) The integrity of the Mill Road ODP roading network shall be maintained to enable future subdivision of other land serviced by the roading network in the manner anticipated by the ODP.”

- 8.6. The Macrae Further Submission, in partial support of the Richards' submission, sought to "include a new standard within DEV-MILL-BFS2 relating to the ability of the road network to support future development within the Mill Road Development Area, which is appropriately worded to establish a clear standard."
- 8.7. Neither the Richards' submission, nor the Macrae Further Submission, gave any specific detail of a proposed access to Threlkelds Road, or where it would be located, and nor did they seek any extension of the Mill Road Development Area ODP onto the part of 53 Threlkelds Road which was not previously included in that ODP.
- 8.8. We made a further submission (the **Godfrey Further Submission**), opposing the Macrae's Submission which sought to amend the proposed ODP to provide a road access from the Mill Road Development Area to Threlkelds Road. Although we had been given no notice at that time that Macrae intended to seek that the Mill Road ODP and access be extended over our land at 53 Threlkelds Road, we did not and do not consider that there should be any access from the Mill Road development area to Threlkelds Road, whether over our land, adjacent to our land, or near to our land. Our Further Submission on the Macrae Submission sought that the Macrae Submission be disallowed, because "this provision does not form part of the ODP and without clarification of the intent of request it is unclear if this may have an adverse impact on Threlkelds Road properties."
- 8.9. Because the Macrae Submission was so vague and non-specific, we were not put on notice that Macrae was or would eventually seek to have the access located over our land. The reasonable interpretation of a person reading the Macrae Submission was that Macrae had come to an agreement with another landowner whose land fronts Threlkelds Road, to obtain access over their land. There would be no point in extending the ODP to show access from the Mill Road Development to Threlkelds Road over the land of owners who do not agree to give the legal right of access over their land.

8.10. We oppose there being access from the Mill Road development to Threlkelds Road over the land which we own at 53 Threlkelds Road, and would also have concerns about such access running adjacent to or close to our land. The land at 53 Threlkelds Road was granted a subdivision consent before we purchased it, to create 3 lots. These areas are being used as follows:

- a. On Lot 1, we have our family home, with two private access points off our private lane, a commercial yard which we have established which has three private access entrances off our private lane (all property and infrastructure being protected behind a private security gate) and an equestrian area for our daughter; and
- b. On Lot 2, we operate our farming business from our farm yard, including various livestock gates opening onto the private farm lane that we use to convey stock between gates down our private lane, and there is pumping and irrigation infrastructure as well as sundry machinery and equestrian facilities,
- c. Lot 3 is within the Mill Road ODP area. We purchased this property with the intention develop this block in accordance with the Mill Road ODP as it was prior to the Council's Decision. In the meantime, we are farming cattle on it.

8.11. In summary, we have five private entrances from Lot 1 which have access from the private lane within 200m of the Threlkelds Road frontage. Additionally, Lot 1 and Lot 2 are serviced by a 14m wide private access, which is a proposed easement, which has fencing infrastructure and privacy plantings and was never designed to be established to meet the council specifications for a road.

8.12. All of these uses would be severely adversely affected by having the traffic from the houses in the Mill Road Development Area travelling across our land. The effects we are mainly concerned about include the additional traffic, noise, dust, loss of safety, privacy and security, visual effects and general degradation of amenity values.

- 8.13. The subdivision consent in respect of 53 Threlkelds requires many standards of development to be met, and we have fulfilled most of those, at considerable cost. The property has been designed and developed around the specifications of the subdivision consent.
- 8.14. We have developed the private access and future easement lane which gives access from Threlkelds Road to each of the three lots. The easement lane has only been developed to 4m wide, which is not wide enough for two cars to pass each other, so there are 5 passing bays at required intervals. We have developed five access points from the easement lane onto Lot 1, there are numerous stock access gates, and currently the lane is used to move stock between paddocks and well as for equestrian activities.
- 8.15. The easement lane is not developed to a width or to the other standards that would allow its use as an access road for the Mill Road development. As it is, with farming and land use activities, the lane already gets quite congested at busier times, with people often having to make use of the passing bays.
- 8.16. We would not want the additional traffic going right past our home, business premises, and our daughter's equestrian area. It would create noise, dust, and intrusion of privacy and security, as well as further congestion of the traffic on the easement lane.
- 8.17. At the junction of the easement lane and Threlkelds Road, we have had to install a substantial concrete culvert, at our considerable expense, in order to meet the conditions of the subdivision consent. This culvert is for one way traffic only. There is no facility for south bound traffic turning off Threlkelds Road to get out of the way of through traffic on Threlkelds Road, nor is there any provision for north bound traffic to pull off the road shoulder to turn into the lane. Neither this roading infrastructure nor the property lane were designed for an intersection from the property at 53 Threlkelds Road to Threlkelds Rd itself.
- 8.18. The easement lane down our property has been developed to be a private lane because it is only intended to serve two purposes:

- (a) To service the proposed Lot 2; and
- (b) To allow the District Council to access the stormwater management area (SMA) (as depicted in the ODP plan image).

The current status of the SMA is that the application for this from WDC to ECan has been rejected. Currently, the intention is that stormwater will be dealt with on a case by case basis by using "onsite" methodology. This means there is unlikely to be any need for the easement to reach the back boundary of 53 Threlkelds Road, given that no SMA will be formed.

- 8.19. In addition to a subdivision consent, we also hold a water permit to take water for irrigation. The bore for this water take is located directly underneath the access that has now been shown on the Mill Road ODP. We are not willing to have our established water bore covered over by the access.
- 8.20. This is a consented irrigation well in current use with the intention to retain that consent. We have developed that bore head to meet the subdivision consent requirements. This well is also the domestic supply to Lot 2 when required.
- 8.21. We have already invested a significant amount of capital into our land at 53 Threlkelds Road in reliance upon the access for sections in the Mill Road Development being to Mill Road, through either Kintyre Lane or the Lot 200 access, or both. At the time we purchased 53 Threlkelds Road, and in the time since while we have been developing it, we did not anticipate access from the Mill Road Development to Threlkelds Road, and particularly not across our land.
- 8.22. Appropriate and sufficient provision for access from the Mill Road Development to Mill Road was made when the plan change enabling the development (PC17 to the Operative WDP – "**PC17**") was granted. We understand that access to Threlkelds Road was originally sought as part of PC17, but that was rejected by the Council in its decision. There is no more justification for the Mill Road Development to have access to

Threlkelds Road now than there was at the time of the PC17 Decision. The Mill Road ODP in the Operative Plan is shown below:



8.23. We do understand that, since PC17 was granted, Macrae has sought and been granted certain subdivision consents which may have compromised access from the new lots to Mill Road using Kintyre Lane. However, that is a problem of Macrae's and the Council's making, and does not provide any justification for imposing an access on our land at 53 Threlkelds Road, nor any reason why we should have to suffer the accompanying adverse effects which such an access would create.

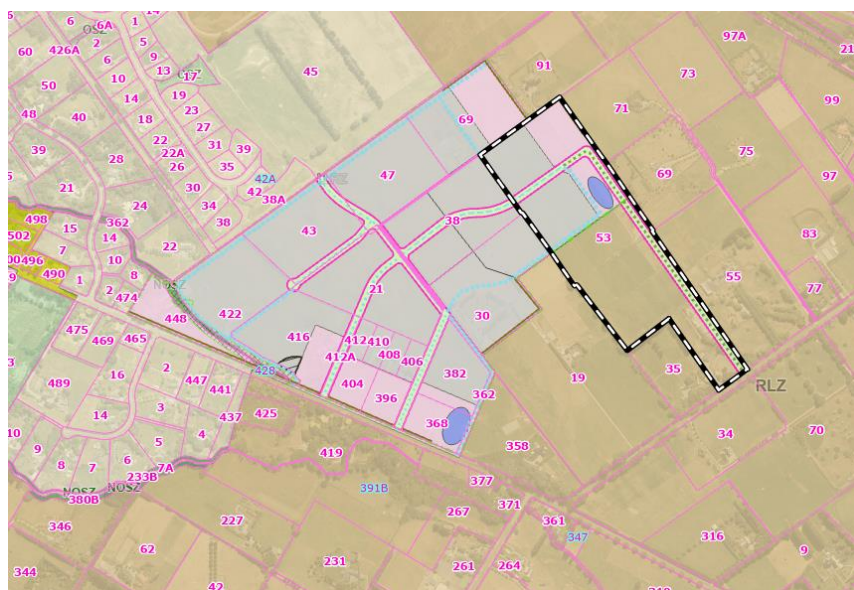
8.24. At any rate, access for the Mill Road Development to Mill Road is also available at the Lot 200 location. There is no need at all for access to Threlkelds Road from the Mill Road Development Area.

8.25. Macrae has never at any time let us know that it would seek legal access over our land, and we certainly have not and would not grant it. It may be that problems (of Macrae's and the Council's making) now exist in relation to the Kintyre Lane access, due to landowners fronting onto Kintyre Lane withholding their consent for access over their land and preventing that



access being used more widely. However, the same issue would arise in relation to access over 53 Threlkelds Road, in that we would not consent to that access being used. The problems which have been created by Macrae and the Council in relation to the Kintyre Lane access cannot and should not be solved by locating access over our land.

8.26. Although neither Macrae's submission nor its further submission on the Richards' submission specifically sought access over our land, nor an extension of the ODP onto the part of our land which was not included in the ODP in the Operative Plan, nevertheless, at the hearing of Macrae's submission, statements were made by Macrae's witnesses and counsel that Macrae sought a new Local Road connecting the rear of the ODP area through 53 Threlkelds Road to Threlkelds Road. After the hearing, Counsel for Macrae filed an amended Mill Road ODP with the Hearing Panel, showing the extension and access over our land. That ODP, which is now included in the Proposed Plan, is shown below:



8.27. We were not given notice of any of these matters. The assessments carried out by witnesses and counsel for Macrae, and by the Council's section 42A report writer, and by the Hearing Panel, gave no consideration at all to any effects on our land or on us of having the access placed on our land. Our Further Submission in opposition was given no consideration by Macrae's witnesses or counsel, or the Council's section 42A report writer, or the Hearing Panel. It appears that either no

decision has been made on our Further Submission, or that it has been implicitly rejected, as the Macrae Submission has been accepted.

8.28. Because the proposed access location was only revealed at and after the hearing, and not in the Macrae Submission and Further Submission, we were not given an opportunity to oppose the location of the access, or provide evidence of our reasons for opposing it. The Council accepted Macrae's submission and evidence, and made a decision which includes the access being located on our land at 53 Threlkelds Road without consulting us or giving any consideration to our position, including the severe adverse effects which we would experience as a result of such access.

8.29. After the hearing of Macrae's submission, we were emailed by the District Council on 8 August 2024, giving us the information that the Macrae evidence and their Counsel's Memorandum with the new ODP were being placed on the Council website. We reviewed those documents and emailed back the same day, informing the Council that:

*We are the landholders of 53 Threlkelds Road, Ohoka...*

*Can you clarify why a proposed access across our property is being entertained by Council.*

*The key points here are:*

1. *The ODP160 does not include access to Threlkelds Road. This would be a deviation from the ODP160.*
2. *The property is private property.*
3. *The proposed easement detailed in RC195205 is not a right of way.*

*We note the submitter acknowledged that "landholder consent would be required" in relation to the proposal. We have received no correspondence or request from the submitter or from the Council.*

It appears that none of this information was taken into account by the Council in its decision-making process.

8.30. The Council hearing was procedurally unfair on the grounds that the Council hearing panel allowed Macrae to introduce evidence, legal

submissions and a new ODP (showing an extension for the access) in support of relief which was not specifically sought in Macrae's Submission or Further Submissions. Neither this material, nor the relief granted, was within the scope of Macrae's Submission or Further Submission.

- 8.31. The decision made by the Council is not within the ambit of Macrae's submission, and is therefore *ultra vires*, as well as substantially incorrect, given the significant adverse effects which we would experience, should the Council's decision stand.
- 8.32. Macrae's Submission did not give parties who would be affected by the granting of the submission proper or sufficient notice of the relief which was being sought. Because of that, the Council's acceptance of the Macrae submission is *ultra vires*.
- 8.33. The Council failed to make a decision on our Godfrey Further Submission, and did not give consideration to the matters raised in that Further Submission, nor to the information which we provided to the Council in respect of the Macrae Submission and our Further Submission. Because of that, the Council's acceptance of the Macrae submission, and implicit rejection of our Further Submission is *ultra vires*.
- 8.34. In making the Decision, the Council was not carrying out its functions so as to achieve the purpose of the RMA.
- 8.35. The Decision does not give effect to the National Policy Statement on Urban Development (**NPS-UD**), including that it would not achieve a well-functioning urban environment.
- 8.36. The Decision does not give effect to the Canterbury Regional Policy Statement (**CRPS**).
- 8.37. The Decision creates a method, being the extended ODP and the access to Threlkelds Road, which does not implement the relevant objectives and policies of the Proposed Plan.
- 8.38. The method, being the extended ODP and the access to Threlkelds Road, is not, having regard to its efficiency and effectiveness, the most

appropriate method for achieving the objectives of the Proposed Plan taking into account:

- (i) The benefits and costs of the proposed method; and
- (ii) The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the method.

9. We seek the following relief:

- 9.1. To reverse the part of the Council's decision which accepted Macrae's Submission and Further Submission, and implicitly rejected our Further Submission in opposition, which extends the previous area of the Mill Road ODP onto the land at 53 Threlkelds Road, and locates an access from the Mill Road development to Threlkelds Road on that extension;
- 9.2. Such other further or consequential relief as may give effect to the concerns raised in this Notice of Appeal; and
- 9.3. Costs against the Waimakariri District Council and against Macrae Land Company Limited, on a solicitor and client basis.

10. We attach the following documents to this notice:

- (a) copies of the Submission and Further Submission of Macrae Land Company Limited, together with a copy of our Further Submission in opposition to the submission by Macrae Land Company Limited;
- (b) a copy of the relevant decision (or part of the decision) of the Council;
- (c) any other documents necessary for an adequate understanding of the appeal, being:
  - (i) CT CB38A/625, the Certificate of Title for 53 Threlkelds Road;
  - (ii) Subdivision Consent RC195209/190918130808; and
  - (iii) Water Permit CRC204715;

- (iv) Emails between Waimakariri District Council and Wayne and Madelene Godfrey dated 8 August 2024.
- (d) a list of names and addresses of persons to be served with a copy of this notice.

**DATED** this 20<sup>th</sup> day of August 2025




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Margo Perpick  
Counsel for the Appellants

**ADDRESS FOR SERVICE OF APPELLANTS:**

Saunders & Co  
Telephone: 027 227 2026 or 03 379 7690  
Email: margo.perpick@saunders.co.nz  
Contact Person: Margo Perpick

**Note to appellant**

You may use this form for any appeal for which you cannot identify a prescribed form.

You must lodge the original and 1 copy of this notice with the Environment Court. The notice must be signed by you or on your behalf. You must pay the filing fee required by regulation 35 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003.

Your right to appeal may be limited by the trade competition provisions in Part 11A of the Resource Management Act 1991.

**Advice to recipients of copy of notice of appeal**

***How to become a party to proceedings***

If you wish to become a party to the appeal, you must,—

- (a) within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with

the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and

- (b) within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (*see* form 38).

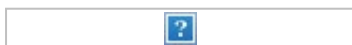
Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

***Advice***

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

**From:** [donotreply@waimakariri.govt.nz](mailto:donotreply@waimakariri.govt.nz)  
**To:** [IM Staff](#)  
**Subject:** Plan Change Further Submission  
**Date:** Monday, 21 November 2022 12:48:20 PM  
**Attachments:** [0.png](#)

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## **SUBMISSION STATEMENT:**

**Proposed Plan Change No.** Housing Intensification / Variation 1

**Submission No. being addressed:** 289

### **Original submitter's name and address:**

L [REDACTED] and P [REDACTED] Richards C/- Adderley Head, PO Box 1751, Christchurch 8140  
Attention: Chris Fowler Chris Fowler

**Your position:** Support

## **YOUR DETAILS:**

**Name:** W [REDACTED] Godfrey

**Organisation name:**

**Address:** [REDACTED]

**Postal address:**

**Phone No.** [REDACTED]

**Fax No.**

**Email:** wayne@godfrey.net.nz

**Wish to be heard?** No

**Heard with others?** Yes

## **YOUR SUBMISSION:**

### **The particular parts of the submission I/we support/oppose are:**

Support The integrity of the Mill Road ODP roading network needs be maintained to enable future subdivision of other land serviced by the roading network in the manner anticipated by the ODP

### **The reasons for my/our support/opposition are:**

Support Properties in this ODP have the potential to become landlocked, which would jeopardise or preclude the subdivision of land designated in the ODP Difficulties that constrain vesting of Kintyre Lane as a public road requires access off Mill Rd as identified in the ODP

**I/we seek that the whole (or part) of the submission be allowed (or disallowed):**

Allowed Allowed in entirety



## Further Submission on Proposed Waimakariri District Plan

*Under Clause 8 of the First Schedule, Resource Management Act 1991*

To: Waimakariri District Council  
By email: developmentplanning@wmk.govt.nz

Submitter: Macrae Land Company Limited (**MLC**)  
Postal address: c/- Anderson Lloyd, Level 3, 70 Gloucester Street Christchurch 8141  
Email: [sarah.eveleigh@al.nz](mailto:sarah.eveleigh@al.nz); [sarah.schulte@al.nz](mailto:sarah.schulte@al.nz)

- 1 MLC made a submission (Submitter #409) on the Proposed Waimakariri District Plan (the **PWDP**) in relation to the Mill Road Development Area.
- 2 MLC is a person who has an interest in the PWDP that is greater than the interest that the general public has as a landowner with property within the Mill Road Development Area which is the subject of the submissions addressed in this further submission.
- 3 This further submission on the PWDP:
  - (a) Supports in part relief sought by Ngaire Wilkinson (Submitter #23.1) and
  - (b) Supports in part and opposes in part relief sought by Laurie and Pamela Richards (Submitter # 289.1);
  - (c) Supports the relief sought by Ministry of Education (Submitter #277.66); and
  - (d) Opposes the relief sought by Reece Stuart MacDonald (Submitter #308)as specified and for the reasons set out in **Appendix 1**, attached.
- 4 In addition to the specific reasons set out in Appendix 1, the relief sought by MLC in this further submission:
  - (a) will promote sustainable management of resources and achieve the purpose and principles of the Resource Management Act 1991 (RMA);
  - (b) represents the most appropriate way to achieve the objectives of the PWDP in terms of section 32 RMA;
  - (c) will assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA) including the integrated management of the effects of the use, development, or protection of land;
  - (d) will give effect to the National Policy Statement for Urban Development; and
  - (e) will give effect to the Canterbury Regional Policy Statement.

- 5 MLC wishes to be heard in support of its further submission, and will consider presenting a joint case with others presenting similar submissions.

A handwritten signature in black ink, appearing to read 'S Schulte'.

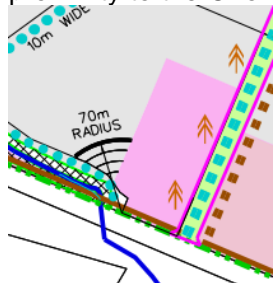
Macrae Land Company Limited  
Signed by its duly authorised agents  
Anderson Lloyd  
Per: **Sarah Eveleigh / Sarah Schulte**

## Appendix 1

<b>This further submission is in relation to the original submission of:</b>	<b>The particular parts of the original submission I/we support/oppose are:</b>	<b>My/our position on the original submission is:</b>	<b>The reason for my/our support/opposition to the original submission are:</b>	<b>Allow or disallow the original submission (in full or in part)</b>	<b>Precise details of the submission to be allowed / disallowed – decision sought:</b>
Ngaire Wilkinson #23.1	Amend the built form standards for site density (DEV-MILL-BFS1) and the ODP to provide that the Area B achieves a minimum lot size of 2,500m <sup>2</sup> and an average allotment area of not less than 4,000m <sup>2</sup> .	Support	<p>This is consistent with MLC's submission that there is no reason to distinguish the lot sizes within the Mill Road Development Area from the rest of the LLRZ (as provided for in SUB-1).</p> <p>Similar minimum lot sizes are provided for across Ohoka, including within the adjacent Bradleys Road Development Area.</p> <p>The lower average allotment area will enable efficient development of the Mill Road Development Area.</p>	Allow	Amend the built form standards for site density (DEV-MILL-BFS1) and the ODP to provide that the Area B achieves a minimum lot size of 2,500m <sup>2</sup> and an average allotment area of not less than 4,000m <sup>2</sup> .

Laurie and Pamela Richards #289.1	Amend DEV-MILL-BFS2 to include new standards:  (4) <u>The integrity of the Mill Road ODP roading network shall be maintained to enable future subdivision of other land serviced by the roading network in the manner anticipated by the ODP.</u>	Support in part	MLC supports the intent of a new standard to maintain the integrity of the Mill Road ODP roading network to enable future development, subject to amendments to better clarify the requirements of the standard.  The proposed wording ("integrity... shall be protected") is insufficiently clear to enable objective and unambiguous assessment of what the standard requires and whether it is met. MLC considers amendment is required to confirm the specific requirements of the standard.  For example, if the intent is to ensure that any accessways formed in the location of ODP roads are consistent with the District Plan standard for a local road that will support all development which is to connect to that road, that is what the standard should require.	Allow in part - with amendment	Include a new standard within DEV-MILL-BFS2 relating to the ability of the road network to support future development within the Mill Road Development Area, which is appropriately worded to establish a clear standard.
	Amend DEV-MILL-BFS2 to include new standards:  (5) <u>Any subdivision application shall include the written approval of any other land owners within the Mill Road ODP where the application may</u>	Oppose	MLC opposes the inclusion of this requirement for written approval. The Resource Management Act 1991 ( <b>RMA</b> ) already prescribes tests for identification of affected parties. If this amendment is allowed there is potential for uncertainty regarding the extent to which this	Disallow	Disallow this submission point in its entirety.

	<p><u>adversely affect the land owner's ability to service future residential development of their land in the manner anticipated by the ODP.</u></p> <p>Amend DEV-MILL-BFS2 to include an Advice Note: <u>Notification: An application for a non-complying activity under DEV-MILLBFS2 (4) and (5) this rule is precluded from being publicly notified, but may be limited notified, including to other land owners within the Mill Road ODP who might be adversely affected by the application</u></p>		<p>standard (which requires written approval "where the application may adversely affect the land owner's ability to service future residential development of their land") is different from the test for affected parties under the RMA.</p>		
<p>Reece Stuart MacDonald #308.1 #308.2</p>	<p>Delete the potential Character Street with Landscaping and Planting provisions from DEV-MILL-APP1 if Kintyre Lane is not formed as a Public Road.</p> <p>Delete the potential Primary Pedestrian and Cycle Route if Kintyre Lane is not formed as a Public Road.</p> <p>Amend DEV-MILL R1 so that the activity status when compliance is not</p>	<p>Oppose</p>	<p>The Potential Street shown on the ODP is necessary to enable development of the Mill Road Development Area. The ownership of Kintyre Lane currently prevents this being formed as Public Road or otherwise being used to access any new allotments.</p> <p>The matters raised in the submission (design of the submitters' property and maintenance of the submitters hedging) are not matters that</p>	<p>Disallow</p>	<p>Disallow this submission point in its entirety.</p>

	achieved is non-complying.		<p>should affect the use of adjoining property</p> <p>MLC opposes the amendment to the activity status where R1 is not achieved. Non-complying status is unnecessary and is inconsistent with the approach taken to other development areas.</p>		
Reece Stuart MacDonald #308.3	Amend DEV-MILL-BFS2 (item 3) to require provision for a road connection to the lands to the north in the location identified on DEV-MILL-APP1 only in the event that Kintyre Lane is formed as a Public Road.	Oppose	The ownership of Kintyre Lane currently prevents this being formed as Public Road or otherwise being used to access any new allotments. The amendment sought will prevent further development across the majority of the Mill Road Development Area.	Disallow	Disallow this submission point in its entirety.
Ministry of Education #277.66	Amend DEV-MILL-BFS3 to clarify location of Area C (building restriction area)	Support	<p>Area 3 is shown on the ODP in the operative District Plan, in proximity to the Ohoka Stream:</p>  <p>Area C recognises and protects vegetation in this location and should be reinstated in the Mill Road ODP.</p>	Allow	Identify Area C in DEV-MILL-APP1 – Mill Road Ohoka ODP (as referred to in DEV-MILL-BFS3) in the same location as currently identified in the operative District Plan - Mill Road ODP.

## Submission on Proposed Waimakariri District Plan

*Under Clause 6 of the First Schedule, Resource Management Act 1991*

To: Waimakariri District Council  
By email: developmentplanning@wmk.govt.nz

Submitter: Macrae Land Company Limited (**MLC**)  
Postal address: c/- Anderson Lloyd, Level 3, 70 Gloucester Street Christchurch 8141  
Email: sarah.schulte@al.nz

- 1 This is a submission on the Proposed Waimakariri District Plan (**the PWDP**).
- 2 MLC could not gain a trade competition advantage through this submission.
- 3 This submission relates to all provisions applying to the Mill Road Development Area.

### Background

- 4 MLC owns land located at Mill Road, Ohoka (the **Property**), shown below, and legally identified as:
  - (a) Lot 4 DP 380990 (5.23 hectares);
  - (b) Lot 12 DP 380990 (4.94 hectares);
  - (c) Lot 200 DP 558754 (2.05 hectares).



- 5 The PWDP proposes that the Property is within the Mill Road Development Area and is zoned Large Lot Residential Zone. The Mill Road Development Area provisions include an Outline Development Plan (**ODP**) and a number of site specific activity rules and built form standards.
- 6 The proposed zoning and Mill Road Development Area provisions largely roll over previous operative Waimakariri District Plan provisions for the Mill Road ODP area.

- 7 The Mill Road ODP area was originally introduced through a private plan change. This resulted in a detailed ODP and a number of site specific zone rules. Of relevance to this submission, those provisions included:
- (a) Two different density areas, with minimum lot sizes of 4,000sqm or 1 hectare, together with a requirement for an average lot size of 5,000sqm and a maximum of 81 lots within the ODP area;
  - (b) A requirement for a single road connection to Mill Road, to be provided at one of two alternative locations. The first option was Kintyre Lane, which is an existing formed lane but has ownership and property rights issues which currently create an impediment to it becoming a legal road. The alternative was a new connection, to the west of Kintyre Lane;
  - (c) ODP notations identifying "character streets with landscaping and planting provisions". The landscaping and planting provisions were originally guided by more detailed ODP layers, however these layers were not adopted (and expressly rejected) by the decision on the plan change request. As a result, there is no guidance in the operative District Plan as to the requirements for the "character streets with landscaping and planting provisions" notations on the ODP.
  - (d) Requirements for 10m building setbacks and tree planting within the setbacks, generally located along the Mill Road, and on parts of the north and east boundaries with adjacent rural zoned land.
- 8 Following approval of the plan change, development within the Mill Road ODP area has been impeded by challenges in confirming and providing a single road connecting to Mill Road, particularly as the Kintyre Lane alternative has not been available. Ambiguity in the plan provisions has created additional challenges to further development within the ODP area.

## Submission

- 9 MLC seeks amendments to the PWDP provisions applying to the Mill Road Development Area to enable the efficient development of this area, including by ensuring there is clarity in the applicable provisions.
- 10 Since the plan change was approved there have been a number of changes in the Ohoka area, with an increase in residential development in a traditionally rural area. As such, a number of the provisions rolled over for the Mill Road Development Area create constraints or additional costs to development which are no longer being necessary or appropriate to manage effects.
- 11 MLC seeks that a number of the MILL provisions be amended. The amendments sought, and the reasons for those amendments, are as follows:

Changes sought	Reasons
Amend the built form standards for site density (DEV-MILL-BFS1) and the ODP to provide that the Area A minimum lot size is 5,000m <sup>2</sup> and the Area B minimum lot size is 2,500m <sup>2</sup> .	<p>There is no reason to distinguish the lot sizes within the Mill Road Development Area from the rest of the LLRZ (as provided for in SUB-1). Similar minimum lot sizes are provided for across Ohoka, including within the adjacent Bradleys Road Development Area.</p> <p>The submission does not seek to amend the average lot size of 5,000m<sup>2</sup> or the maximum</p>



	of 81 allotments across the Mill Road Development Area. Accordingly, the change will not increase overall density across the Development Area.
Amend the ODP to remove the Area A density area in the centre of the Mill Road Development Area, and replace this with the Area B density area.	Retention of Area A density in the centre of the site results in the inefficient use of land and is not necessary to manage the effects of rural residential development.
Delete reference to "character street with landscaping and planting" on the ODP	<p>There is no direction in the ODP or PWDP as to what is required by this notation. The notation is considered unnecessary and it is noted that there is no similar requirement in the adjacent Bradleys Road Development Area.</p> <p>The submission does not propose amendments to the requirement for building setbacks or tree planting along identified boundaries, including Mill Road, so the Development Area will continue to present a landscaped frontage.</p>
Amend the proposed ODP to provide a road access from the Mill Road Development Area to Threlkelds Road, and/or to any other surrounding roads.	This would provide an alternative to the Mill Road connection and would better enable development throughout the Mill Road Development Area.

- 12 In addition, MLC submits that the current drafting of the PWDP lacks clarity as to the dual application of the LLRZ and MILL provisions, and does not contain confirmation that the MILL provisions prevail in the event that the provisions are inconsistent (for example, in relation to site density). MLC seeks such amendments as necessary to confirm that the LLRZ provisions apply, except where inconsistent with the MILL provisions.
- 13 In addition to the reasons provided above, the proposed changes will also:
- (a) assist the Council in carrying out its statutory duties under the Resource Management Act 1991 (RMA) including the integrated management of the effects of the use, development, or protection of land;
  - (b) give effect to the National Policy Statement for Urban Development;
  - (c) give effect to the Canterbury Regional Policy Statement;
  - (d) meet the requirements of section 32 of the RMA; and
  - (e) promote the sustainable management of natural and physical resources in accordance with Part 2 of the RMA, and in particular the efficient use of natural and physical resources.

### Decision Sought

14 MLC seek the following decision from the Waimakariri District Council:

- (a) that the provisions in the PWDP be amended as set out in paragraphs 11 and 12 of this submission; and
- (b) such other relief as may be required to give effect to this submission, including alternative, further or consequential amendments to objectives, policies, rules and definitions of the PWDP that address the matters raised by MLC.

15 MLC wish to be heard in support of its submission, and will consider presenting a joint case with others presenting similar submissions.



Macrae Land Company Limited  
Signed by its duly authorised agents  
Anderson Lloyd  
Per: **Sarah Eveleigh / Sarah Schulte**

42. Turning to the Allaway and Larsen submission, the s42A report author recommended rejecting this zoning request on the basis that no technical information was provided in respect to servicing and hazard constraints. He highlighted in his report that the property *“was previously considered in the RRDS and was excluded from inclusion as it was outside of the infrastructure boundary and could potentially foreclose the ability of Rangiora to expand out to the west.”* In his reply report, Mr Buckley noted his agreement, in part, with Ms Ashton’s assessment of the NPS-UD and suggested that we consider the option of extending the LLRZ Overlay across the property, for which there was scope within the submission.
43. The Panel is not comfortable with this approach given the site’s strategic location on the boundary of Rangiora. While it is currently outside the infrastructure boundary, further investigation may identify this site as more suitable for higher density urban development as opposed to low density, large lot residential development. We recommend that a more strategic approach be taken to the future use of this land. At this point in time, however, we recommend the submission be rejected.

#### **MILL - Mill Road, Ōhoka Development Area**

44. The submissions we address here are from the following Mill Road properties owners at Ōhoka:
- MacRae Land Company<sup>12</sup>
  - Ngaire Wilkinson<sup>13</sup>
  - Laurie and Pamela Richards,<sup>14</sup> and
  - Reece Macdonald<sup>15</sup>.
45. These submitters sought changes to the MILL - Mill Road Ōhoka Development Area provisions and ODP (created under PC17) as opposed to a new zoning. In summary, changes sought were as follows:
- Replace Density Area A located within the centre of the ODP area, specifically over 38 Kintyre Lane, with Density Area B. This would enable allotments within the centre of the ODP area to be a minimum size of 2,500m<sup>2</sup> (as discussed further below), rather than 1ha.
  - Reduce the minimum allotment size for Density Area B from 4,000m<sup>2</sup> to 2,500m<sup>2</sup>. No changes are proposed to the maximum number of allotments (81) or minimum allotment size for Density Area A (1ha) or the minimum average allotment size (5,000m<sup>2</sup>).
  - Remove "character street with landscaping & planting provisions" from the MILL provisions.
  - Provide a new Local Road with potential primary pedestrian and cycle route connecting from the rear of the ODP area through 53 Threlkelds Road to Threlkelds Road.

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<sup>12</sup> 409.1 to 409.3

<sup>13</sup> 23.1

<sup>14</sup> 289.1, 289.2 and 289.3

<sup>15</sup> 308.1 – 308.3

46. The s42A report author recommended that the submissions be rejected (except for the Macdonald submission<sup>16</sup> in relation to the internal road issue) because of concerns with the change in density in relation to stormwater and flood hazard management; changes to residential character; and design of the new access.
47. The planner for MacRae Land Company, Ms Winter, addressed these issues in her evidence. In relation to concern with the minimum lot size, she noted that the submitter no longer proposes to reduce the 1ha minimum allotment size for Density A, while the provisions of the current ODP would be upheld because the maximum number of allotments (81) and the minimum average allotment size (5,000m<sup>2</sup>) would remain unchanged. MCL's landscape architect, Mr Head, considered the density change to be 'neutral' because the numbers of dwellings, the primary generator of potentially adverse visual effects, would be no different than what is currently provided. Council's landscape peer reviewer, Mr Read, essentially agreed with this.
48. Mr Head also supported the removal of the street tree character requirements from a landscape and visual impact perspective. Council's landscape architect did not support the deletion of these provisions, considering they should remain given they were initially supported and/or approved by Council at the time. However, Counsel for MCL, Ms Eveleigh, outlined the history of PC17 in relation to this notation, which she submitted does not support its retention.
49. Ms Winter also considered it necessary to retain Lot 200 as a Local Road given that Kintyre Lane is unable to become a public road due to legal impediments. MCL's traffic engineer, Mr Carr, supported both Lot 200 and a Threlkelds Road connection from a traffic safety and efficiency perspective. Council's traffic expert, Mr Binder, did not have any concerns with Mr Carr's conclusions in this regard.
50. With respect to the concern raised in relation to hazards, Ms Eveleigh noted that it is not proposing to increase the overall density of the Development Area. In MCL's view, the redistribution of density will provide flexibility to reduce density in areas subject to overland flow paths. This becomes a matter of design, which will be addressed at subdivision.
51. In his reply report, the s42A report author remained concerned with how the flood risk will be managed with a change in density. He noted that Ōhoka has existing drainage issues and is subject to regular flooding and groundwater resurgence. With respect to the roading change proposed, he changed his position on that, considering the impacts are likely to be less than minor. He also discussed the removal of the character trees provisions, and preferred Mr Binder's view that the implementation of these provisions would have "positive traffic safety outcomes regardless of the ultimate interpretation of this requirement."
52. Overall, the Panel favours the evidence of MacRae Land Company in relation to this matter. We acknowledge that overall density will not in fact change and, as a

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<sup>16</sup> 308.3

consequence, there will be no more dwellings within this area than already provided for the current ODP. While we understand the concern of the s42A report author in relation to overland flow paths and resurgence issues, we agree with MacRae Land Company that this can be appropriately managed through the natural hazard provisions of the PDP and the subdivision consent process. The evidence from the JWS<sup>17</sup> in relation to the resurgence issue is that there are methods to manage it, and these methods were not used in the areas where it is currently a problem.

53. We also accept that it is necessary to amend the roading layout of the current ODP, given the legal issues with Kintyre Lane. We note that Mr Carr and Mr Binder agreed on this.
54. We also accept Ms Eveleigh's explanation in relation to the 'character street with landscaping and planting provisions' and agree with Mr Head's view that internal plantings will maintain an appropriate level of amenity. The s42A report author implied from Mr Binder's comments that the road carriageway would somehow be narrowed but having reviewed the evidence presented, we cannot see how this would be the case. Mr Binder merely noted that he was aware of some research that suggested carriageway trees have some positive traffic related effects. Mr Carr did respond to this in his supplementary evidence. He assessed the research on this matter and concluded it is not particularly persuasive. We agree.
55. As consequence, we recommend accepting the submission of MacRae Land Company, Ngaire Wilkinson and Laurie and Pamela Richards. We further recommend that the submission of Reece Macdonald be rejected.
56. The amended MILL – Mill Road Ōhoka Development Area provisions, including the ODP, are attached at Appendix 2.

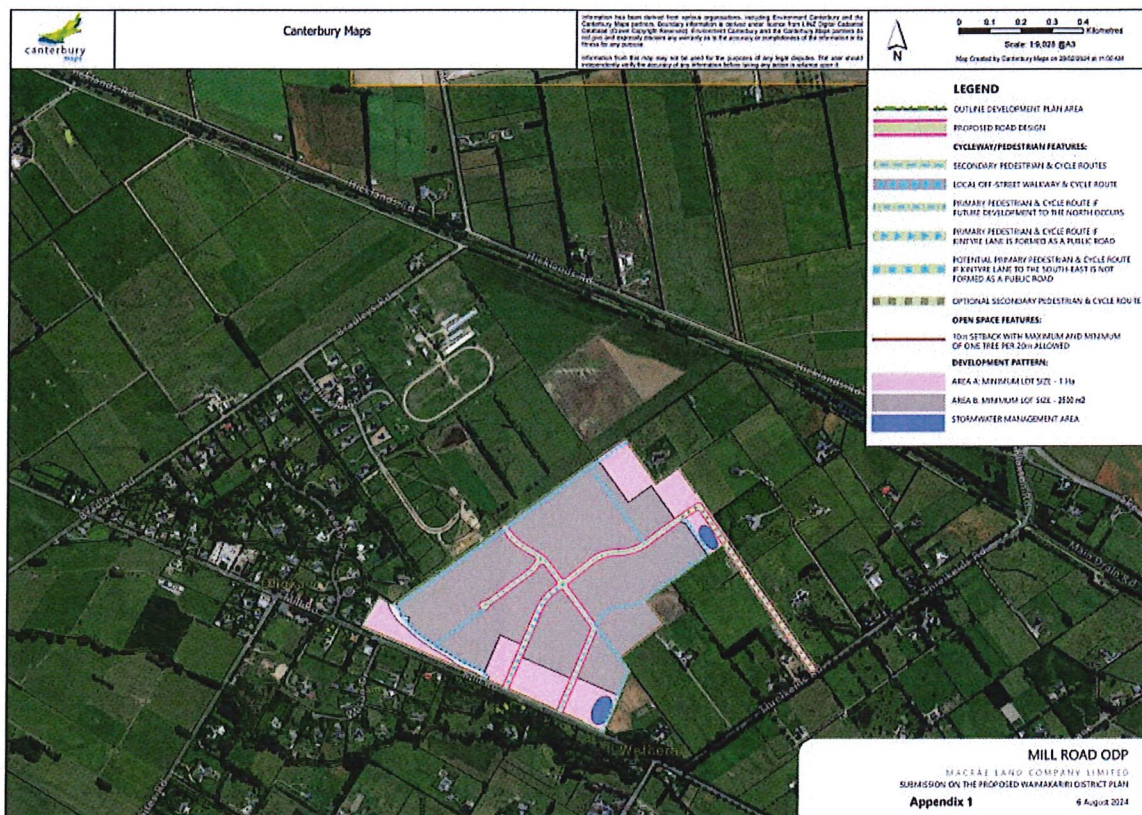
#### **Zoning Requests in the Swannanoa/Mandeville area**

57. Overall, we agree with the s42A report author's recommendations to reject the rezoning requests in the Swannanoa/Mandeville area. While we are adopting an exceptions approach to reporting, we consider it is nevertheless appropriate to provide additional commentary in relation to these rezoning requests, given the significant amount of evidence and legal submissions we heard.
58. The relevant submissions are set out in the table below:

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<sup>17</sup> Joint Witness Statement – Stream 12C/12D Stormwater Expert Conferencing

## Appendix – Amended Mill Road ODP DEV-MILL-APP1 – Mill Road Ohoka ODP







OUTLINE DEVELOPMENT  
PLAN AREA

EXISTING ROAD

LOCAL ROAD

PROPOSED ROAD DESIGN

CYCLEWAY/PEDESTRIAN FEATURES:

SECONDARY PEDESTRIAN & CYCLE ROUTES.

LOCAL OFF-STREET WALKWAY & CYCLE ROUTE.

PRIMARY PEDESTRIAN & CYCLE ROUTE  
IF FUTURE DEVELOPMENT TO THE NORTH  
OCCURS.

PRIMARY PEDESTRIAN & CYCLE ROUTE  
IF KINTYRE LANE IS FORMED AS A  
PUBLIC ROAD.

POTENTIAL PRIMARY PEDESTRIAN & CYCLE ROUTE  
IF KINTYRE LANE TO THE SOUTH-EAST IS NOT  
FORMED AS A PUBLIC ROAD.

OPEN SPACE FEATURES:

CHARACTER STREET WITH LANDSCAPING & PLANTING  
PROVISIONS IF KINTYRE LANE IS FORMED AS A PUBLIC ROAD.

POTENTIAL CHARACTER STREET WITH LANDSCAPING  
& PLANTING PROVISIONS IF KINTYRE LANE TO THE  
SOUTH-EAST IS NOT FORMED AS A PUBLIC ROAD.

10m SETBACK WITH MAXIMUM AND MINIMUM OF ONE TREE  
PER 20m ALLOWED.

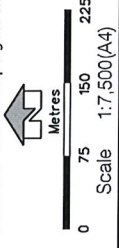
CHARACTER STREETS WITH LANDSCAPING & PLANTING PROVISIONS.  
DEVELOPMENT PATTERN

AREA A: MINIMUM LOT SIZE = 1ha

AREA B: MINIMUM LOT SIZE = 4000m<sup>2</sup>

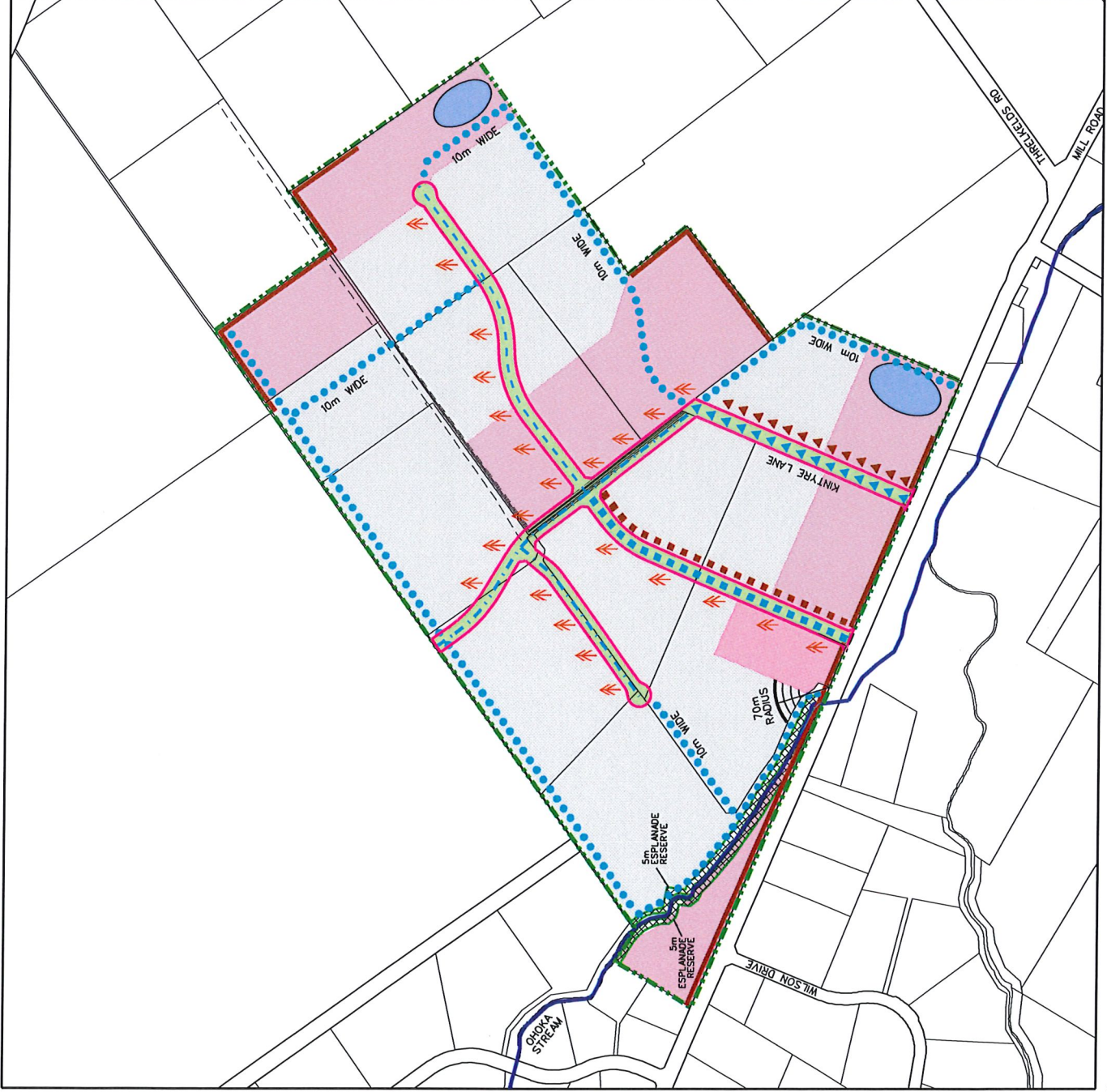
AREA C: NO BUILD AREA

NOTE:  
Disclaimer - refer to map legend sheet



Mill Road, Ohoka  
Outline Development Plan

160





**RECORD OF TITLE**  
**UNDER LAND TRANSFER ACT 2017**  
**FREEHOLD**  
**Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB38A/625**  
**Land Registration District** **Canterbury**  
**Date Issued** 13 January 1994

**Prior References**  
CB27F/833

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**Estate** Fee Simple  
**Area** 15.1930 hectares more or less  
**Legal Description** Part Lot 2 Deposited Plan 48289

**Registered Owners**

Wayne Upton Willoughby Godfrey, Madelene Angela Godfrey and New Zealand Trustee Services (Management) Limited

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**Interests**

52385 (89 D 527) Deed of Easement in regard to a drain fronting Threlkelds Road and passing through the within land - 23.5.1878 at 12.00 pm

A90757.5 Easement Certificate specifying the following easements - 13.1.1994 at 10.40 am

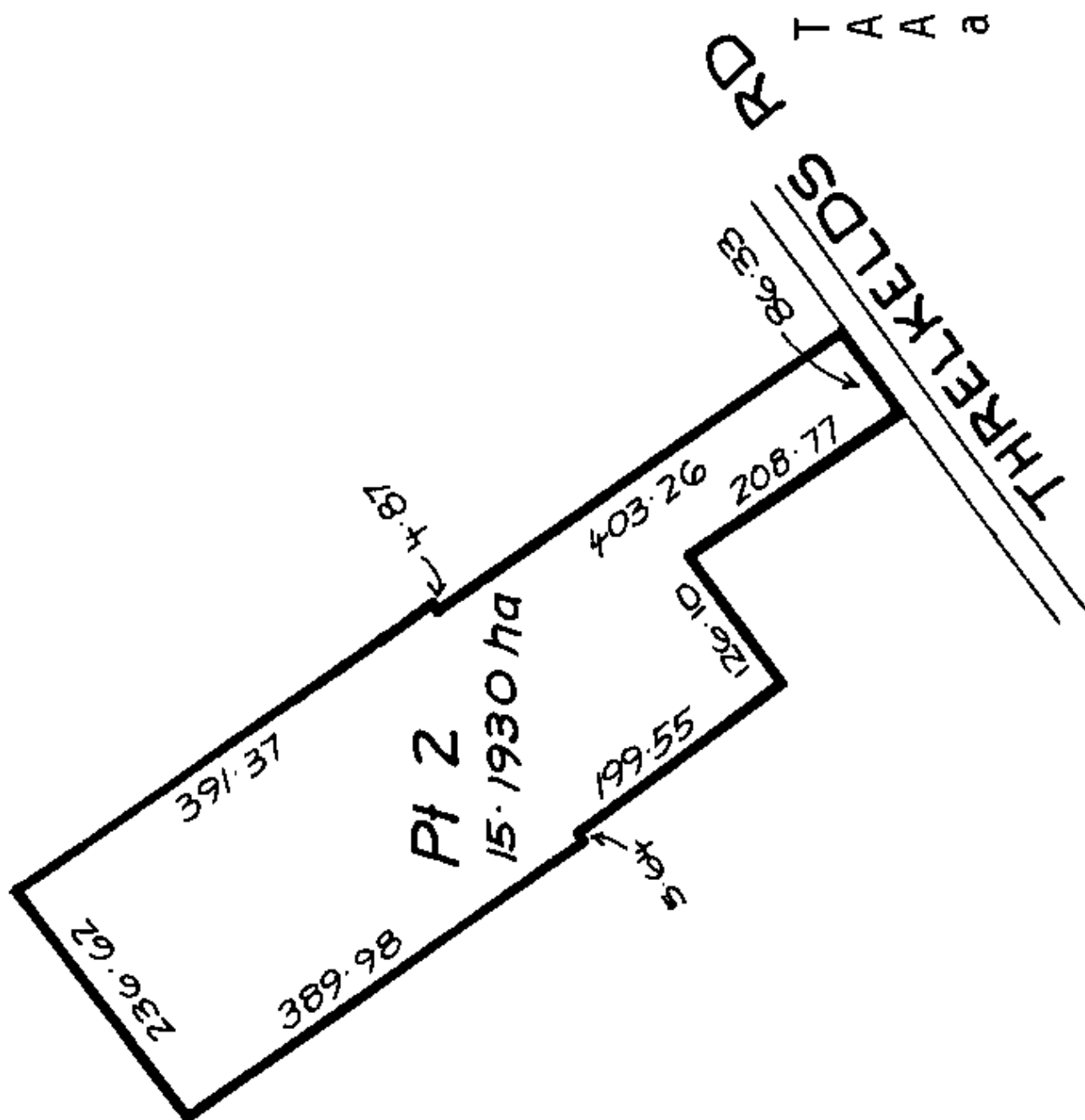
Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to convey	Lot 1 Deposited Plan	-	Part Lot 2 Deposited	
water and electric	64859 - CT CB38A/624		Plan 48289 - herein	
power				

The easements specified in Easement Certificate A90757.5 when created will be subject to Section 243(a) Resource Management Act 1991

11659237.3 Mortgage to ANZ Bank New Zealand Limited - 24.1.2020 at 2:33 pm



Waimakariri District



3A/625

Our Reference: RC195209 / 190918130808  
Valuation Reference: 21740-615-00

18 September 2019

Graeme George Armstrong & Stella June Armstrong  
C/- Davis Ogilvie & Partners Limited  
PO Box 589  
**CHRISTCHURCH 8140**

Dear Sir/Madam

**DECISION ON RESOURCE CONSENT APPLICATION  
GRAEME GEORGE & STELLA JUNE ARMSTRONG - 53 THRELKELDS ROAD, OHOKA**

Please find enclosed a copy of the decision reached by the Planning Manager under delegated authority from the Council on the above application.

We also enclose information relating to rights of appeal, lapsing of consent (where applicable), and other legal requirements.

Yours faithfully



Kate Bonifacio  
**RESOURCE MANAGEMENT PLANNER**

Encl

CC:  
G G Armstrong & S J Armstrong  
53 Threlkelds Road  
RD 2  
Kaiapoi 7692

**WAIMAKARIRI DISTRICT COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of an application lodged by **Graeme George & Stella June Armstrong** for a resource consent under Section 88 of the aforementioned Act.

**APPLICATION**

The applicants sought a resource consent for a three lot rural subdivision.

Proposed Lots 1 and 2 are contained within the Rural Zone and each provided 4.0ha and 4.08 ha respectively, inclusive of the right of way. The boundary between Lots 2 and 3 follows the boundary of the Rural and Residential 4a zones in the District Plan. This enables further development of the 7.11 hectares of land contained within Lot 3, in accordance with the Mill Road Ohoka Outline Development Plan (Map 160).

Lot 1 will not be able to accommodate the required 120m by 120m internal square due to boundary constraints of the existing title and will also be serviced by a non-complying vehicle crossing (separation distance). None of the lots will be able to be serviced with reticulated water or sewer.

**DECISION**

The Planning Manager, on the 18<sup>th</sup> September 2019, approved:

**THAT** pursuant to Section 104B of the Resource Management Act 1991, consent be granted to subdivide Pt Lot 2 DP 48289, at 53 Threlkelds Road, Ohoka, into three lots as a non-complying activity subject to the following conditions which are imposed under Section 108 of the Act:

**1. Application Plans**

- 1.1 The activity shall be carried out in accordance with the attached approved application plans, stamped RC195209.

**2. Standards**

- 2.1 All stages of design and construction shall accord with the Waimakariri District Council Engineering Code of Practice and the latest amendments, where applicable.

- Waimakariri District Council Engineering Code of Practice
- Waimakariri Stormwater By-Law (2011)
- Erosion & Sediment Control Toolbox For Canterbury
- NZS 4404:2010 Land Development and Subdivision Infrastructure
- MOTSAM - Manual of Traffic Signs and Markings

- New Zealand Transport Agency standards
- NZ Drinking Water Standards 2005 (Revised 2018)
- NZ Pipe Inspections Manual AS/NZS 2845.1:2010 Water Supply: Backflow Prevention Devices: Materials, Design and Performance requirements
- New Zealand Industry Standard: Field Testing of backflow prevention devices and verification of air gaps.

### **3. Easements**

- 3.1 All services, including open drains and access ways, serving more than one lot or traversing lots other than those being served and not situated within a public road or proposed public road, shall be protected by easements. All such easements shall be granted and reserved.

### **4. Power and Telephone**

- 4.1 The consent holder shall provide evidence in writing from the relevant service utility provider(s) that existing electrical and telephone reticulation has the capacity to provide service connection to Lot 2. If wired telecommunication reticulation is unavailable or extension of wired reticulation is shown to be cost prohibitive, the consent holder shall provide evidence in writing from a service provider of their choice, that Broadband has capacity to provide a service connection to Lot 2.

### **5. Water Supply**

- 5.1 The consent holder shall supply flow tests demonstrating that a minimum of 2.0m<sup>3</sup> per day can be supplied to each of Lots 1 and 2 from the existing bores located on each Lot.
- 5.2 The Consent Holder shall confirm the water supply to Lots 1 and 2 as potable and shall prove that the water can be readily made potable by recognised and practical treatment methods to the satisfaction of the Council. Water quality tests carried out by an IANZ accredited Laboratory, demonstrating chemical and bacteriological compliance with the Guideline Values (GV) and the Maximum Allowable Values (MAV) published in the "Drinking Water Standards for New Zealand 2005 (Revised 2018)" shall be submitted to the Council. Testing shall be undertaken to the Waimakariri District Council test suite. Samples from the water source shall be taken by an Independent Qualified Person (IQP) with accreditation of Unit Standard 17890: to undertake sampling and testing procedures for water treatment.
- 5.3 The existing well on proposed Lot 1 shall be upgraded in accordance with the following minimum requirements:
- The bore head shall be encased by a concrete pad of 100mm minimum thickness which shall project a minimum of 300mm from the perimeter of the bore casing. The concrete pad shall be formed so as to shed water away from the bore casing and terminate flush with the surrounding ground level. Concrete placed shall be a minimum 20 MP a strength at 28 days.
  - The bore head shall be capped and all penetrations sealed so as to prevent contaminants entering the bore and underlying ground water.
  - A sample point and back-flow preventer shall be installed on the bore riser so as to prevent contaminants siphoning back into the bore and underlying ground water.

5.4 Prior to the establishment of a dwelling on Lot 2 the existing well shall be upgraded in accordance with the following minimum requirements:

- The bore head shall be encased by a concrete pad of 100mm minimum thickness which shall project a minimum of 300mm from the perimeter of the bore casing. The concrete pad shall be formed so as to shed water away from the bore casing and terminate flush with the surrounding ground level. Concrete placed shall be a minimum 20 MPA strength at 28 days.
- The bore head shall be capped and all penetrations sealed so as to prevent contaminants entering the bore and underlying ground water.
- A sample point and back-flow preventer shall be installed on the bore riser so as to prevent contaminants siphoning back into the bore and underlying ground water.

5.5 Condition 5.4 as it applies to Lot 2 shall be subject to a consent notice, pursuant to Section 221 of the Resource Management Act 1991 and shall register on the certificate of title for Lot 2.

## **6. Finished Floor Levels**

6.1 The property owner shall ensure that the minimum floor level of any dwelling erected on proposed Lot 1 and 2 is set a minimum of 300 mm above the Waimakariri District Council mapped 200 year (0.5% AEP) flood level and is located outside of medium flood hazard (blue) mapped flood areas.

6.2 Condition 6.1 shall be subject to a consent notice, pursuant to Section 221 of the Resource Management Act 1991 to register on the certificate of title for Lots 1 and 2.

## **7. Flooding**

7.1 Existing overland flow paths shall be retained and shall not be blocked, reshaped or redirected.

## **8. Vehicle Crossing**

8.1 The vehicle crossing to the right of way serving Lot 1 and 2 shall be formed and sealed to accord with the requirements of the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-217 Issue D. The crossing shall be located within easement A road frontage with culvert/bridge installed across the Threlkelds Road Drain. The existing vehicle access and bridge shall be removed.

8.2 The Consent Holder shall provide a design report, including supporting calculations, engineering plans and specifications which sizes the required bridge/culvert access traversing the existing open stormwater drain for Council approval. The design shall be certified by a Chartered Professional Engineer and a Producer Statement - Design (PS1), report and plans (if applicable) shall be submitted to Council for approval, in writing, prior to works commencing.

8.3 The Consent Holder shall install handrails/safety barriers, with a minimum height of 1100mm, on either side of the access where it crosses the stormwater channel. The handrails/safety barriers shall be designed and

installed in accordance with the Compliance Document for New Zealand Building Code Clause F4 Safety from Falling - Third Edition.

- 8.4 The Consent Holder shall Clegg Hammer test the access prior to sealing. A measured Clegg Impact Value of at least 25 for footpaths and residential crossings shall be obtained to assure adequate compaction and pavement strength prior to sealing. Documentation shall be supplied to Council confirming the test results obtained.

**9. Traffic Management Plan**

- 9.1 The consent holder shall submit for approval a Traffic Management Plan detailing traffic control works (including sketch layout and control signs). This shall be submitted prior to work commencing in any road reserve. Management shall be to Level 1, as described in the NZTA Code of Practice for Temporary Traffic Management.

**10. Environmental Management**

- 10.1 The Consent Holder shall take measures to control silt contaminated stormwater at all times during the installation of the bridge/culvert and vehicle crossing. Details of the proposed controls shall be included in an Erosion and Sediment Control Plan (ESCP) to be submitted to Council for approval in writing, prior to works.

**11. Right of Way**

- 11.1 The right of way serving Lots 1 to 3 shall be constructed to accord with the Waimakariri District Council Engineering Code of Practice Standard Drawing 600-273 Issue C. Passing bays shall be installed at 90 metre intervals.

**12. Development Restriction – Lot 3**

- 12.1 No further subdivision or development shall take place, or any building established on proposed Lot 3 until services (electricity, telecommunications, stormwater, water and sewer) have been provided to this allotment.
- 12.2 Condition 3.2 as applies to Lot 3 shall be subject to a consent notice, pursuant to section 221 of the Resource Management Act 1991 and shall register on the certificate of title for Lot 3.

**13. Conditions Auditing**

- 13.1 The Council, on an actual cost basis, shall audit compliance with the conditions of consent by both site inspections and checking of associated documentation to ensure the work is completed in accordance with the approved plans and specifications and to the Council's standards. The Council will undertake inspections and checking.
- 13.2 The consent holder shall notify Council at least one working day prior to commencing various stages of the works. This is to enable audit inspections required by the consent to be performed.
- 13.3 The minimum level of inspection shall be as follows:

**Access and Right of Ways**

- On completion of excavation to sub-grade;
- Following compaction of base course prior to final surfacing.

#### Whole Works

- Prior to issue of a Conditions Certificate under Section 224(c) of the Resource Management Act 1991.

13.4 Where repeat inspections are required because of faulty workmanship or work not being ready contrary to the receipt of a notification, such inspections will be carried out on the same charging basis as the normal inspections.

#### **14. Works Condition**

14.1 A completion of conditions certificate under Section 224(c) of the Resource Management Act 1991 will not be issued until conditions 1 to 13 above have been met to the satisfaction of the Waimakariri District Council, at the expense of the consent holder.

### **ADVICE NOTES**

- (a) The Consent Holder is advised that Traffic Management Plan forms can be sourced from Council Service Centres or on-line at:  
<https://www.waimakariri.govt.nz/home>
- (b) Soil infiltration testing will be required at Building Consent stage to confirm that soakage is achievable given that the property is in a low and lowest soil infiltration area. If soakage is not achievable then other options to achieve stormwater neutrality in a 1 in 10 year event will need to be implemented. This may include the requirement for stormwater detention ponds, swales or on site stormwater detention tanks.
- (c) Prior to any future dwelling being established on proposed Lot 2 the property owner will be required to install an onsite sewage disposal system. A discharge consent may be required from Environment Canterbury.
- (d) Test results submitted to Council to satisfy Condition 5.2 of the Consent shall identify the property address and well numbers (if available) from which the water samples were taken. Furthermore, the qualification(s) of the Independent Qualified Person IQP who undertook the sampling shall be presented with the test results. This information is to be provided with the 224(c) application and is required to demonstrate compliance. Council's list of test parameters and the required detection limits have can be found on our website.  
<https://www.waimakariri.govt.nz/services/water-services/water-supply/drinking-water-testing>
- (e) The requirement for power and telephone to be confirmed as having capacity to service the subdivision does not guarantee that power or telephone connections are provided to potential allotments. On rural lots, the service authorities will not install submains to individual lots until the location of the house site is determined. Prospective purchasers of these lots should be advised to contact the relevant service authorities to ascertain the likely costs of servicing any specific lots to the purchaser's requirements.
- (f) Prior to construction of a dwelling the applicant will be required to provide



evidence of the building site being able to support building loads and not subject to material damage due to any erosion, falling debris, subsidence, slippage or inundation.

- (g) The Erosion & Sediment control Toolbox for Canterbury can be found on the ECan website link [<http://esccanterbury.co.nz/>](http://esccanterbury.co.nz/)
- (h) The Consent Holder shall be advised that development contributions apply to this subdivision and that these will be levied in accordance with the Council's Development Contributions Policy. Development Contributions will be advised in a letter separate to the resource consent decision. Payment of development contributions is required prior to the completion of the 224(c) process, under Section 208 of the Local Government Act 2002.
- (i) The Consent Holder is advised that requirements and conditions listed are a statement of the Council's minimum standards. Where the consent holder proposes higher standards or more acceptable alternatives these shall be submitted to the Council in writing for approval.

### **REASONS FOR DECISION**

Pursuant to Section 113 of the Act the Council was satisfied that:

- No parties are considered to be adversely affected by the proposal as the rural character and amenity will be upheld and provision has been made for future development of the residential 4a zoned land.
- The environmental effects will be less than minor as the subdivision will not adversely affect the amenity or character of the area, and the fundamental requirement of 1 per 4ha dwelling density will be achieved for the rural zoned portion of the application and the portion of the site zoned Residential 4a can be further developed as anticipated in accordance with its zoning under the ODP Map 160.
- The proposal is overall in accordance with the Objectives and Policies of the District Plan.

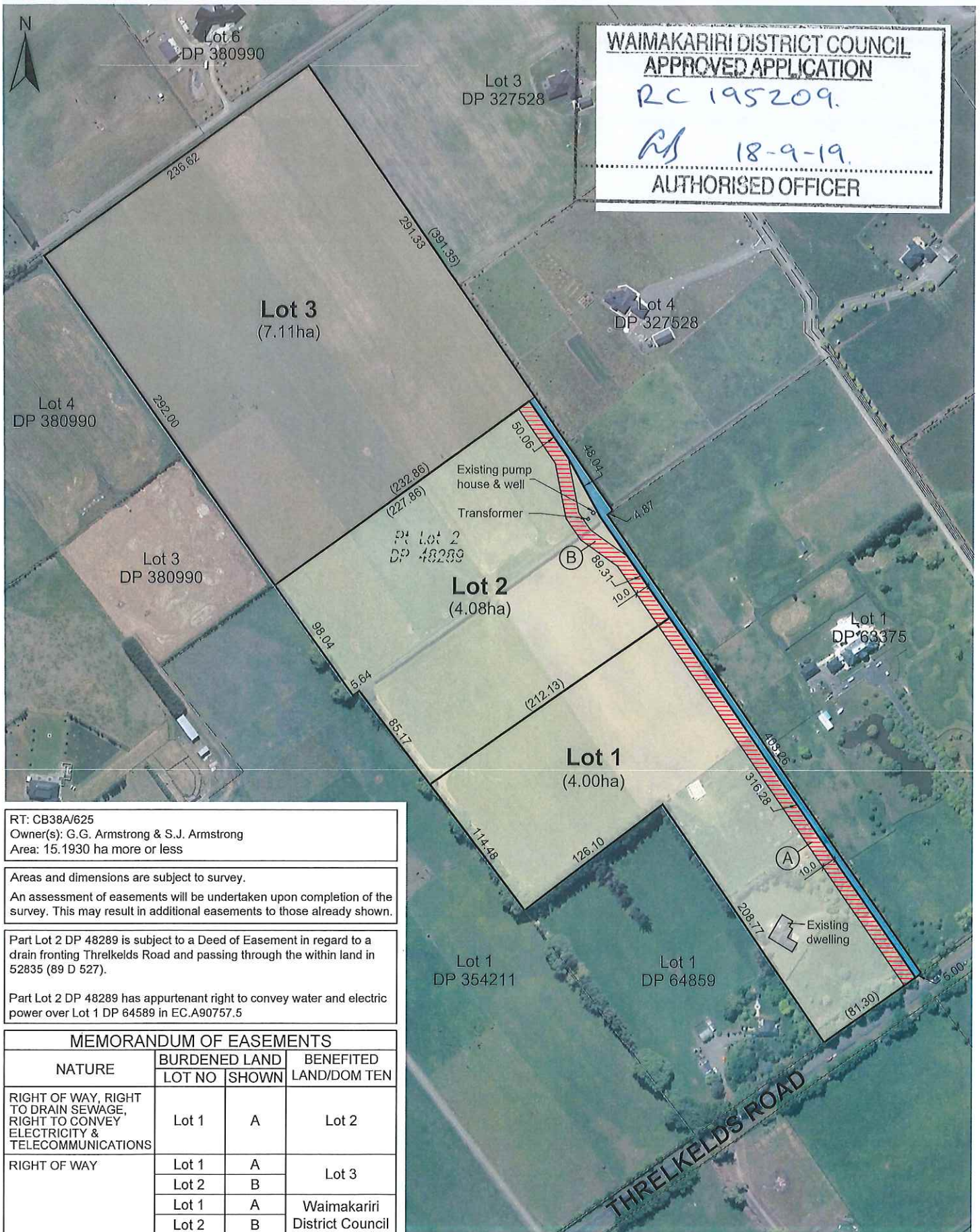
DATED at Rangiora this 18th Day of September 2019

*Kate Bonifacio*

---

SIGNED by Kate Bonifacio  
**RESOURCE MANAGEMENT PLANNER**





CAD ref: 38903 scheme plan.dwg

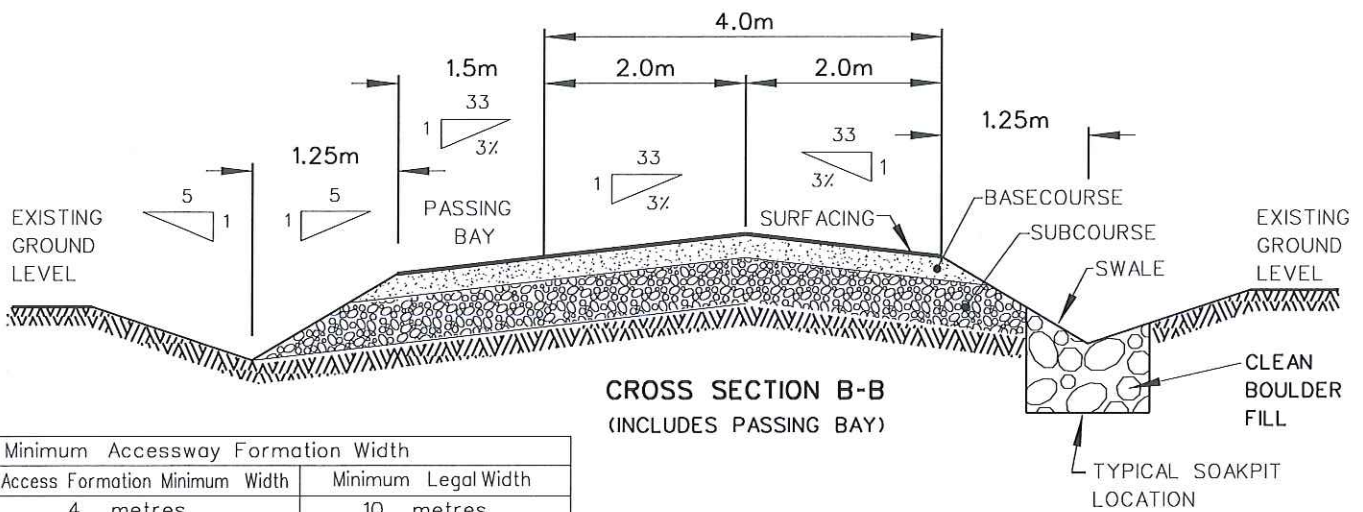
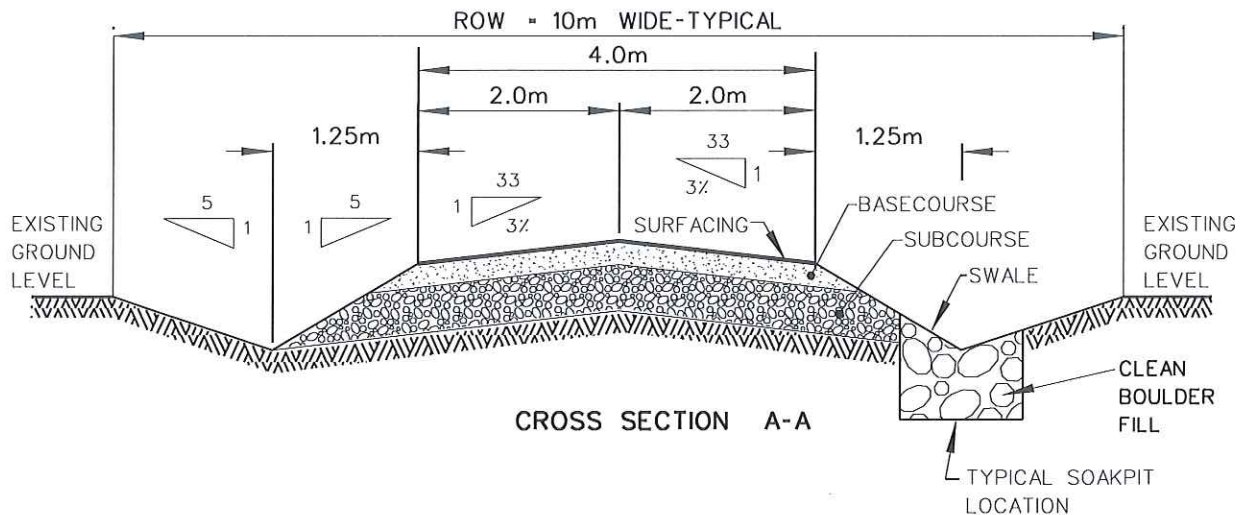
## Proposed Subdivision of Part Lot 2 DP 48289

A	07/19	Scheme Plan	RB
/ issue	/ date	/ reason	/ approved

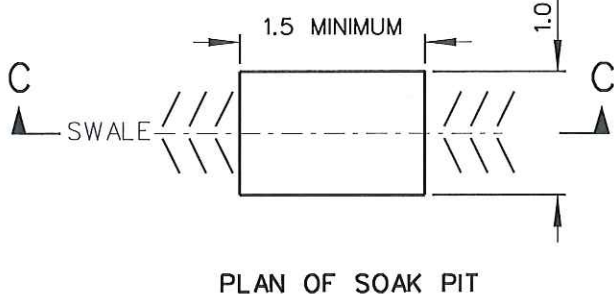
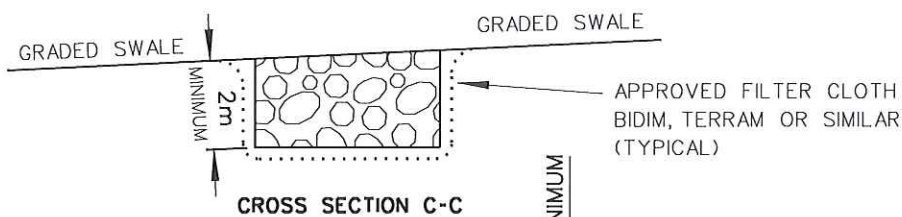
/ design MM/RG	/ drawn RG	/ QA check MM	/ dwg 300
/ scale @ A3 1:2500	/ date 06/19	/ file 38903	/ issue A



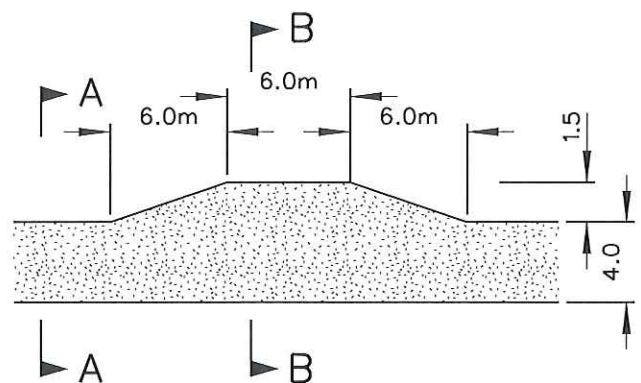
- NOTES**
1. Surfacing : Single coat hot bitumen and grade 4 chip or 50mm AP20 running course.
  2. Basecourse : Minimum of 100mm TNZ M/4 AP40.
  3. Subcourse : Minimum of 150mm TNZ M/5 AP65.



Minimum Accessway Formation Width	
Access Formation Minimum Width	Minimum Legal Width
4 metres	10 metres

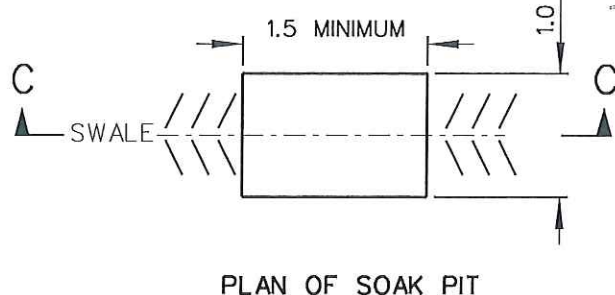
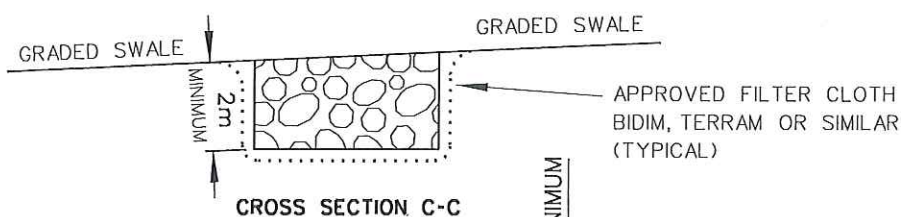
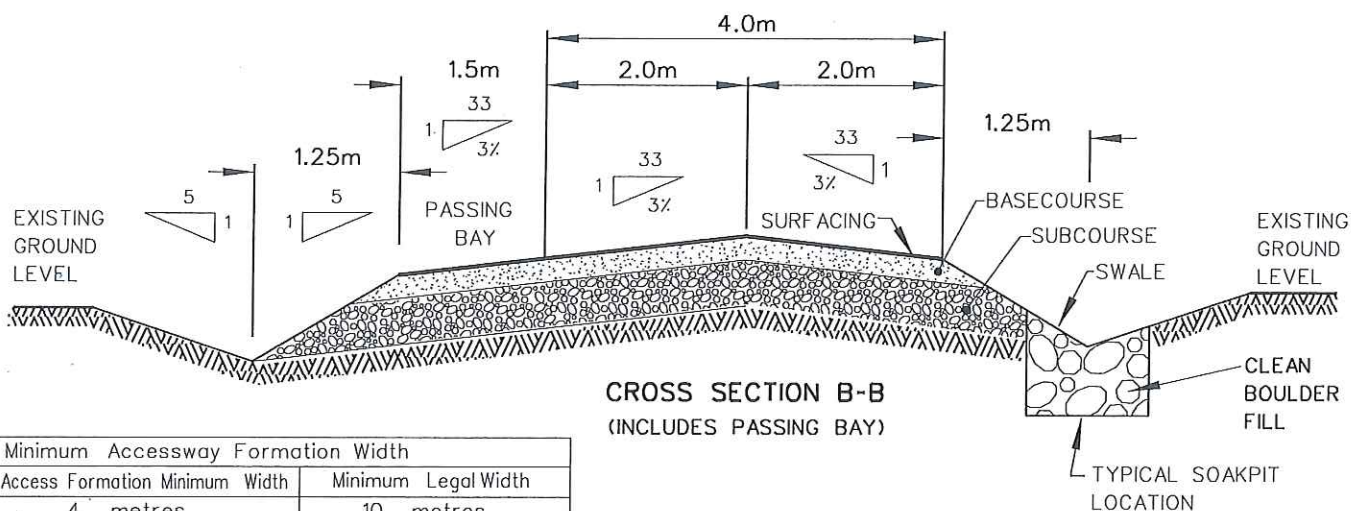
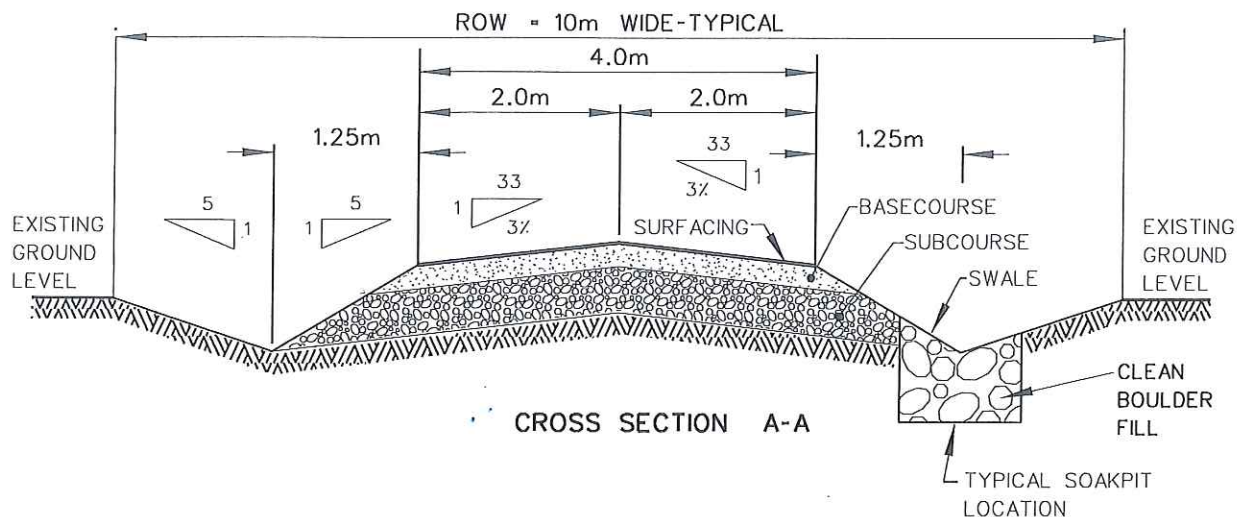


Soak Pits shall be installed where appropriate. Spacing of Soak Pits shall not be greater than 100m intervals and should be installed in all low points of swales. The minimum depth of Soak Pits is 2.0m.

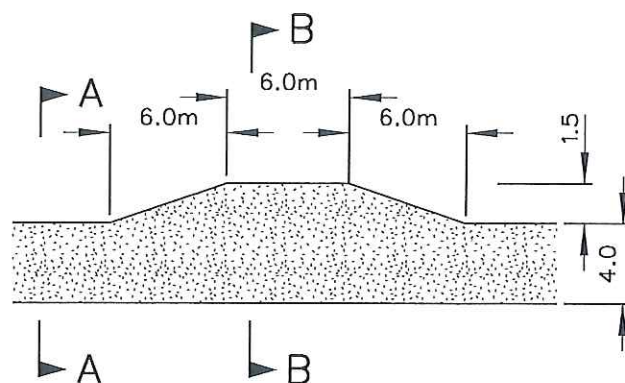


Where the length of the ROW exceeds 100m and there are 2 or more lots serviced by the ROW then Passing Bays shall be installed at not more than 90m intervals.

- NOTES**
1. Surfacing : Single coat hot bitumen and grade 4 chip or 50mm AP20 running course.
  2. Basecourse : Minimum of 100mm TNZ M/4 AP40.
  3. Subcourse : Minimum of 150mm TNZ M/5 AP65.

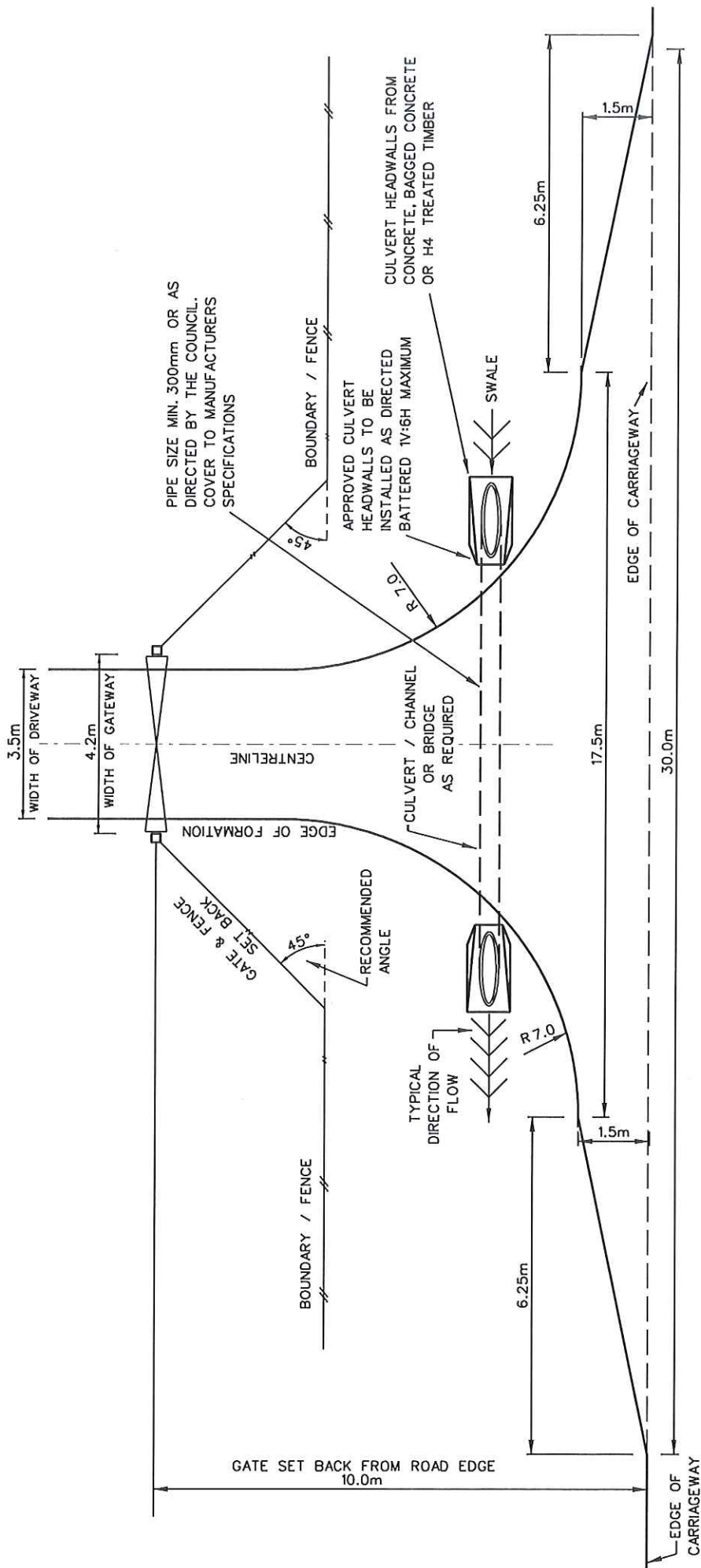


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Where the length of the ROW exceeds 100m and there are 2 or more lots serviced by the ROW then Passing Bays shall be installed at not more than 90m intervals.





### MINIMUM FORMATION STANDARDS

The formation shall extend down to a suitable subgrade which shall be free of organic material. As a minimum requirement, the formation shall comprise of a 150 mm compacted layer of screened river run sub base (AP65) overlaid with a 100 millimeter compacted layer of crushed base course (AP40).

The top surfacing course shall be applied as follows:

- (a) Where the adjacent road formation is sealed, the entrance formation shall be overlaid with a coat of chip seal consisting of hot bitumen sprayed at a rate of 1.8 litres / square metre and Grade 4 chip.
- (b) Where the adjacent road formation is metalled, the new entrance formation shall be overlaid with AP20 running course.
- (c) Clay stabilised metalcourse will not be approved in the road reserve.

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## RESOURCE CONSENT CRC204715

*Pursuant to Section 104 of the Resource Management Act 1991*

### The Canterbury Regional Council (known as Environment Canterbury)

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GRANTS TO:	Madelene Angela Godfrey, Wayne Upton Willoughby Godfrey
A WATER PERMIT (S14):	To take and use groundwater.
COMMENCEMENT DATE:	03 Jun 2020
EXPIRY DATE:	13 Feb 2037
LOCATION:	53 Threlkelds Road, OHOKA

---

#### **SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1 Whenever the flow in the Cust Main Drain, as estimated by the Canterbury Regional Council from measurements at the Threlkelds Road site, at or about map reference NZMS 260 M35:783-606, for any period ending at noon is:
  - a. Either:
    - (i) 920 litres per second or greater; or
    - (ii) Equal to or greater than the sum of 230 litres per second plus the total abstractions authorised by permits which come within the category of "A" permits as defined by the Waimakariri River Regional Plan; or
    - (iii) Greater than 230 litres per second and less than 920 litres per second and all water permit holders who are subject to same minimum flow restriction as is set out in (c), are adhering to a water sharing regime that restricts the total rate of abstraction from the Cust Main Drain whenever the flow is at or above 230 litres per second; then the maximum rate at which water is taken from bore M35/4858, 150 millimetres diameter and 13.7 metres deep, during the next 24 hours, shall not exceed 11.25 litres per second, with a total volume not exceeding 8,384 cubic metres in the period of 11 consecutive days.
  - b. Greater than 230 litres per second and less than 930 litres per second, except where (a) (ii) or (iii) applies, the maximum rate of take during the next 24 hours shall be equal to the rate shown on the vertical axis on the attached graph that corresponds to that flow on the horizontal axis, by reference to the diagonal line.
  - c. At or less than 230 litres per second, then the maximum rate at which water is taken from bore M35/4858, 150 millimetres diameter and 13.7 metres deep, during the next 24 hours, shall not exceed 6.4 litres per second, with a volume not exceeding 4,769 cubic metres in any period of 11 consecutive days.
- 2 Water shall be used only for irrigation, as described in the application, on the area of land shown on the accompanying plan CRC990867.
- 3 The consent holder shall, within 12 months of the commencement of this consent, install, or provide for the installation of:

- a. An easily accessible straight pipe, of a length at least 15 times the diameter of the pipe, or
  - b. A water flow measurement device which will measure the rate at which water is taken to within an accuracy of 10 percent as part of the pump outlet plumbing or within the mainline distribution system.
- 4 The consent holder shall take all practicable steps to:
  - (a) Ensure that the volume of water used for irrigation does not exceed that required for the soil to reach field capacity; and
  - (b) Avoid leakage from pipes and structures; and
  - (c) Avoid the use of water onto non-productive land such as impermeable surfaces and river or stream riparian strips.
- 5 If required by notice in writing by Canterbury Regional Council measurements of the rate of abstraction to within an accuracy of 10 percent shall be taken for the period specified and the measurements of the hours of abstraction shall also be recorded. A copy of the records shall be provided to the Canterbury Regional Council in accordance with the requirement.
- 6 The taking of water in terms of this permit shall cease for a period of up to 48 hours on notice from the Canterbury Regional Council, to allow measurement of the flow in the Cust Main Drain.
- 7 The Canterbury Regional Council may, once per year, on any of the last five working days June each year, serve notice of its intention to review the conditions of this consent for the purposes of dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

**Issued at Christchurch on 5 June 2020**

Canterbury Regional Council



Plan CRC90867  
Armstrong



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Scale: 1:10,000  
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aerial photography and is not  
guaranteed to be accurate.  
The City of Armstrong is not  
responsible for any errors or  
omissions.

Land Parcels

Wells

0

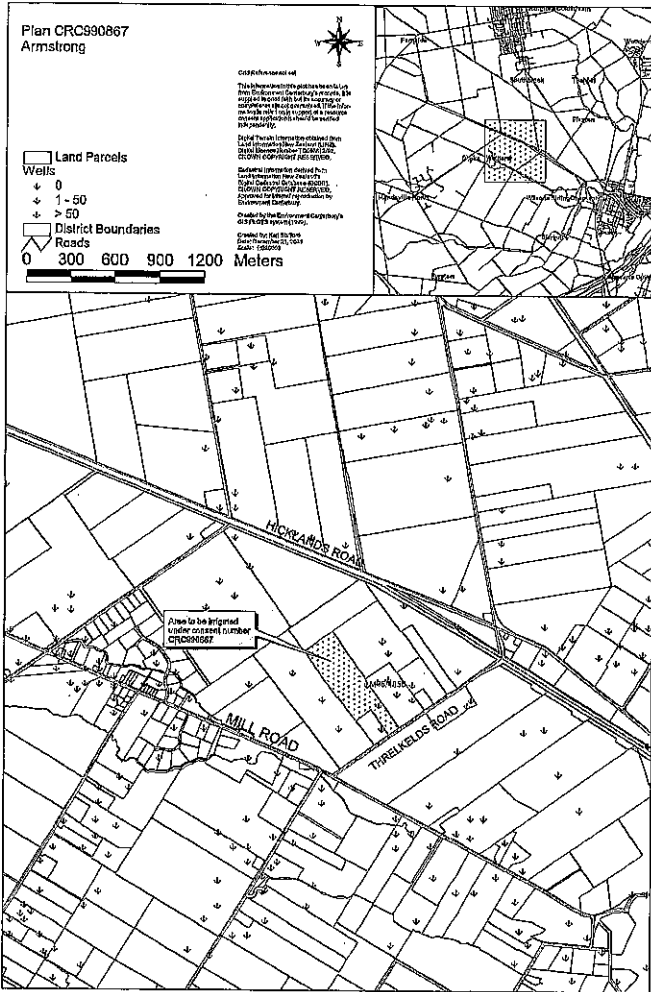
1-50

> 50

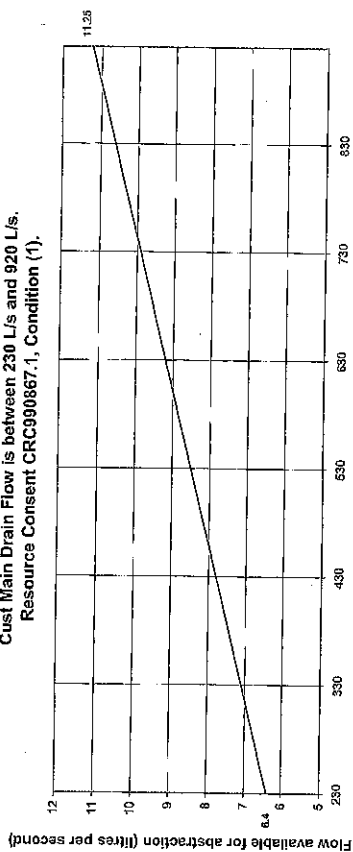
District Boundaries

Roads

0 300 600 900 1200 Meters



Maximum Allowable Abstraction Rates when the  
Cust Main Drain Flow is between 230 L/s and 920 L/s.  
Resource Consent CRC90867.1, Condition (1).



Flow in Cust Main Drain above the minimum flow calculated as if there was no take occurring as measured by the  
Canterbury Regional Council (litres per second).



## Wayne Godfrey

---

**From:** Wayne Godfrey  
**Sent:** Thursday, 8 August 2024 2:06 pm  
**To:** Audrey Benbrook  
**Cc:** Madelene Godfrey  
**Subject:** RE: SUBMITTERS STREAM 12C MEMORANDUM OF COUNSEL ON BEHALF EVIDENCE 9 SUBMITTER 409 FS 113 MACRAE LAND FURTHER INFORMATION REQUESTED BY PANEL SARAH EVELEIGH

Hi Audrey,

I am the landholder of 53 Threlkelds Road Ohoka.

We noted that there was a submission to Council that Council entertained at the District Plan review.

Can you clarify why a proposed access across my property is being entertained by Council.

The key points here are:

1. The ODP160 does not include access to Threlkelds Road. This would be a deviation from the ODP160
2. The property is private property
3. The proposed easement detailed in RC195205 is not a right of way

We note the submitter acknowledged that "landholder consent would be required" in relation to the proposal. We have received no correspondence or requests from the submitter or from Council.

Look forward to your response 😊

Regards,

Wayne Godfrey B.Sc, M.Appl.Sc (Env Mgmt)  
Godfrey Pest Management Ltd  
PO Box 108 Rangiora 7440  
07 232 6791  
[wayne@godfrey.net.nz](mailto:wayne@godfrey.net.nz)

**Godfrey**  
Pest Management  
LIMITED

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**From:** Audrey Benbrook <audrey.benbrook@wmk.govt.nz>  
**Sent:** Thursday, August 8, 2024 11:53 AM  
**Subject:** SUBMITTERS STREAM 12C MEMORANDUM OF COUNSEL ON BEHALF EVIDENCE 9 SUBMITTER 409 FS 113 MACRAE LAND FURTHER INFORMATION REQUESTED BY PANEL SARAH EVELEIGH

The attached is for your information and will be placed on the Proposed District Plan Hearings page in two places:

1. [Submitter Memos to the Commissioners](#)
2. [Stream 12C Evidence](#)

Regards, Audrey

**Audrey Benbrook | Development Planning Administrator**  
Development Planning Unit

**Phone:** 0800 965 468 (0800 WMK GOV)

**Mobile:** +64 27 245 7283

**DDI:** +64 3 266 9161



[waimakariri.govt.nz](http://waimakariri.govt.nz)

## **Names and addresses of submitters on the Proposed Waimakariri District Plan**

Submission numbers	Submitters	Email
2	SUBMISSION WITHDRAWN	
3	Angus Robertson Mechanical Limited Attention: Seamus Robertson	<a href="mailto:seamus@rollform.co.nz">seamus@rollform.co.nz</a>
4	Waikura Community Development Trust Attention: Heather Woods	<a href="mailto:hjwoods@gmail.com">hjwoods@gmail.com</a>
5	D Tillman	<a href="mailto:david@mfree.co.nz">david@mfree.co.nz</a>
6	Kaiapoi North School Attention: Jason Miles	<a href="mailto:jason.m@kaiapoinorth.school.nz">jason.m@kaiapoinorth.school.nz</a>
7	J Herschell	<a href="mailto:jesseryanherschell@gmail.com">jesseryanherschell@gmail.com</a>
8	A Mcallister	<a href="mailto:amac.nz1@gmail.com">amac.nz1@gmail.com</a>
9	H O'Donnell	<a href="mailto:hayden@cfslimited.co.nz">hayden@cfslimited.co.nz</a>
11	K Braden	<a href="mailto:bradk1@xtra.co.nz">bradk1@xtra.co.nz</a>
12	W Dyer	<a href="mailto:whgr@xtra.co.nz">whgr@xtra.co.nz</a>
13	G Murphy	<a href="mailto:gregmurphy@outlook.co.nz">gregmurphy@outlook.co.nz</a>
14	E Camm	<a href="mailto:watts-camm@xtra.co.nz">watts-camm@xtra.co.nz</a>
15	N Fairbairn	<a href="mailto:nicandy@xtra.co.nz">nicandy@xtra.co.nz</a>
16	D Kingi - Patterson	<a href="mailto:greenmoonstudio@outlook.com">greenmoonstudio@outlook.com</a>
17	J Reuben	<a href="mailto:jonathon.reuben2011@gmail.com">jonathon.reuben2011@gmail.com</a>
18	B Giles	<a href="mailto:giles.fam@xtra.co.nz">giles.fam@xtra.co.nz</a>
19	D Kettle	<a href="mailto:totallsuccess@gmail.com">totallsuccess@gmail.com</a>
20	P Ducray	<a href="mailto:ducrays@xtra.co.nz">ducrays@xtra.co.nz</a>
21	M Ermerins	<a href="mailto:mpermerins@gmail.com">mpermerins@gmail.com</a>
22	S James	<a href="mailto:jamessco@gmail.com">jamessco@gmail.com</a>
23	N Wilkinson	<a href="mailto:wilkies@gmail.com">wilkies@gmail.com</a>
24	J Larsen	<a href="mailto:johnlarsen64@outlook.com">johnlarsen64@outlook.com</a>
26	M Richardson	<a href="mailto:marichardson@scorch.co.nz">marichardson@scorch.co.nz</a>

28	C Tikao	<a href="mailto:claytikao@gmail.com">claytikao@gmail.com</a>
29	J Herschell	<a href="mailto:jesseryanherschell@gmail.com">jesseryanherschell@gmail.com</a>
30	N Cassidy	<a href="mailto:cassfam.nc@gmail.com">cassfam.nc@gmail.com</a>
31	D Waive	<a href="mailto:darren.waive73@gmail.com">darren.waive73@gmail.com</a>
32	P and L Anderson	<a href="mailto:peteandlizzy@gmail.com">peteandlizzy@gmail.com</a>
33	S Glen-Osborne	<a href="mailto:Sglenosborne@gmail.com">Sglenosborne@gmail.com</a>
34	G Glen	<a href="mailto:georgiaglen@hotmail.co.nz">georgiaglen@hotmail.co.nz</a>
35	E Reeve and H Matthews	<a href="mailto:ehreeve@gmail.com">ehreeve@gmail.com</a>
36	J Gregory	<a href="mailto:gregory.ja@gmail.com">gregory.ja@gmail.com</a>
37	J Tapp	<a href="mailto:jamie_tapp@windowslive.com">jamie_tapp@windowslive.com</a>
38	R Appleyard	<a href="mailto:appleyard@xtra.co.nz">appleyard@xtra.co.nz</a>
39	W Smith	<a href="mailto:winstonsmithnz@gmail.com">winstonsmithnz@gmail.com</a>
41	Fulton Hogan C/- Tonkin Taylor Attention: Tim Ensor	<a href="mailto:tensor@tonkintaylor.co.nz">tensor@tonkintaylor.co.nz</a>
42	M Spencer-Bower	<a href="mailto:claxby@xtra.co.nz">claxby@xtra.co.nz</a>
43	F Endacott	<a href="mailto:endacott.f.j@outlook.com">endacott.f.j@outlook.com</a>
44	S Endacott	<a href="mailto:shane@cnzbuild.co.nz">shane@cnzbuild.co.nz</a>
45	Minister of Police - Zak Sun C/- WSP Attention: George Enersen	<a href="mailto:george.enersen@wsp.com">george.enersen@wsp.com</a>
46	Woodstock Quarries Limited Attention: Darryn Shepherd	<a href="mailto:darryn@wql.co.nz">darryn@wql.co.nz</a>
47	T Walmsley	<a href="mailto:Trevor.Walmsley@xtra.co.nz">Trevor.Walmsley@xtra.co.nz</a>
48	Ashley Industrial Services Attention: Ken Fletcher	<a href="mailto:hands@ais.co.nz">hands@ais.co.nz</a>
51	D Cockburn	<a href="mailto:dougal.cockram@garycockram.co.nz">dougal.cockram@garycockram.co.nz</a>
52	Ara Poutama Aotearoa The Department of Corrections Attention: Andrea Millar	<a href="mailto:andrea.millar@corrections.govt.nz">andrea.millar@corrections.govt.nz</a>
53	G and S Brown	<a href="mailto:graham@gcb.co.nz">graham@gcb.co.nz</a>

54	B Lennox	<a href="mailto:btr.lennox@gmail.com">btr.lennox@gmail.com</a>
57	B and A Glubb C/- Saunders and Co Lawyers Attention: Chris Fowler	<a href="mailto:chris.fowler@saunders.co.nz">chris.fowler@saunders.co.nz</a>
58	B and S Andersen	<a href="mailto:mrsandy.sa@gmail.com">mrsandy.sa@gmail.com</a>
59	C and L Qian	<a href="mailto:kaikoura191@gmail.com">kaikoura191@gmail.com</a>
60	J Norton	<a href="mailto:julie.comfort@dls.co.nz">julie.comfort@dls.co.nz</a>
61	North Canterbury Clay Target Association Attention: Haydn Porritt	<a href="mailto:secretary@nccta.nz">secretary@nccta.nz</a>
62	Chorus New Zealand Limited, Spark New Zealand Trading Limited, Vodafone New Zealand Limited C/- Incite Attention: Chris Horne	<a href="mailto:chris@incite.co.nz">chris@incite.co.nz</a>
63	B Rule	<a href="mailto:b.rule@xtra.co.nz">b.rule@xtra.co.nz</a>
64	C Rossiter	<a href="mailto:tauntonfarm@xtra.co.nz">tauntonfarm@xtra.co.nz</a>
65	B Shield	<a href="mailto:jbshield@gmail.com">jbshield@gmail.com</a>
66	P Novell	<a href="mailto:philippanovell@yahoo.co.uk">philippanovell@yahoo.co.uk</a>
67	C & J Rose	<a href="mailto:jennychrisrose@hotmail.com">jennychrisrose@hotmail.com</a>
68	Canterbury District Health Board Attention: Edward Griffiths	<a href="mailto:andrew.willis@planningmatters.co.nz">andrew.willis@planningmatters.co.nz</a>
69	G Maxwell	<a href="mailto:geoff@maxval.co.nz">geoff@maxval.co.nz</a>
70	Kyleston Farms Ltd Attention: Marguerite Galloway	<a href="mailto:tractors@xtra.co.nz">tractors@xtra.co.nz</a>
72	I and M Stephenson	<a href="mailto:marg_ian@kinect.co.nz">marg_ian@kinect.co.nz</a>
73	Y and M Webb	<a href="mailto:silenus277@gmail.com">silenus277@gmail.com</a>
74	P Curgenvan	<a href="mailto:paul.r.curgenvan@outlook.com">paul.r.curgenvan@outlook.com</a>
75	J Jolly	<a href="mailto:team.jolly5@gmail.com">team.jolly5@gmail.com</a>
77	East West Developments Limited Grant Attention: Grant Johnston	<a href="mailto:grant.johnston@trulinecivil.com">grant.johnston@trulinecivil.com</a>
78	N Watherston	<a href="mailto:nickyjameswatherston@hotmail.com">nickyjameswatherston@hotmail.com</a>

79	D Lamont	Not applicable
80	D Revell	<a href="mailto:dawndrev@gmail.com">dawndrev@gmail.com</a>
81	A Charles	<a href="mailto:allangcharles@gmail.com">allangcharles@gmail.com</a>
82	R Howard	<a href="mailto:amrahoward@xtra.co.nz">amrahoward@xtra.co.nz</a>
83	N kuru	<a href="mailto:neihana.kuru@xtra.co.nz">neihana.kuru@xtra.co.nz</a>
84	G Cheetham	<a href="mailto:glennch80@yahoo.co.nz">glennch80@yahoo.co.nz</a>
85	D Guthrie	<a href="mailto:douglasguthrie64@gmail.com">douglasguthrie64@gmail.com</a>
86	S George	<a href="mailto:shirleymgeorge@gmail.com">shirleymgeorge@gmail.com</a>
87	R Woolley	<a href="mailto:woolleyr39@gmail.com">woolleyr39@gmail.com</a>
88	P Zimmerman	<a href="mailto:maxxi20@hotmail.com">maxxi20@hotmail.com</a>
89	J Waller	<a href="mailto:johnwaller@scorch.co.nz">johnwaller@scorch.co.nz</a>
90	K Ashby	<a href="mailto:w_ashbyfamily@slingshot.co.nz">w_ashbyfamily@slingshot.co.nz</a>
91	J De Lange	<a href="mailto:jdelange@icloud.com">jdelange@icloud.com</a>
92	D Hurley	<a href="mailto:damonhurley@hotmail.com">damonhurley@hotmail.com</a>
93	G Welch	<a href="mailto:george.welch.builder@gmail.com">george.welch.builder@gmail.com</a>
94	F Rose	106 Sutherland Drive, Kaiapoi 7630
95	R Mather	<a href="mailto:rjmpegasus2011@gmail.com">rjmpegasus2011@gmail.com</a>
96	D Whitfield	<a href="mailto:david.whitfield@terracat.co.nz">david.whitfield@terracat.co.nz</a>
97	M and B Fane	<a href="mailto:bevo.fane@xtra.co.nz">bevo.fane@xtra.co.nz</a>
98	Keswick Farm Dairies Limited C/- Planz Consultants Attention: Andrew Ross	<a href="mailto:chch@planzconsultants.co.nz">chch@planzconsultants.co.nz</a>
99	K Fletcher	<a href="mailto:kfletcher.mediator@xtra.co.nz">kfletcher.mediator@xtra.co.nz</a>
100	J Stephens	<a href="mailto:viewhilldeer@gmail.com">viewhilldeer@gmail.com</a>
101	Borcoskie M J & R M C/- Charlie Brown	<a href="mailto:charlie@rhodes.co.nz">charlie@rhodes.co.nz</a>
102	M J Borcoskie Family Trust C/- Charlie Brown	<a href="mailto:charlie@rhodes.co.nz">charlie@rhodes.co.nz</a>
103	M and J Cotter	<a href="mailto:jennychrisrose@hotmail.com">jennychrisrose@hotmail.com</a>

104	J Elvidge	Not applicable
105	M Jarvis and D O'Neill-Kerr	<a href="mailto:oneillkerrfamily@xtra.co.nz">oneillkerrfamily@xtra.co.nz</a>
106	Northern A and P Association Attention: Graeme Green	<a href="mailto:graeme@activerefrig.co.nz">graeme@activerefrig.co.nz</a>
107	C and P Jarman	<a href="mailto:jarmancp@gmail.com">jarmancp@gmail.com</a>
108	S Davison	<a href="mailto:tony.davison@babbage.co.nz">tony.davison@babbage.co.nz</a>
109	N Thorp	<a href="mailto:nick.thorp@yahoo.com">nick.thorp@yahoo.com</a>
110	R, A, J and K Williams	<a href="mailto:silverstreamlifestyle@gmail.com">silverstreamlifestyle@gmail.com</a>
111	CA and GJ McKeever	<a href="mailto:candg.mckeever@gmail.com">candg.mckeever@gmail.com</a>
112	K Reid and J Patterson	<a href="mailto:jspbuiders7717@gmail.com">jspbuilders7717@gmail.com</a>
113	Te Kohaka o Tuhaitara Trust	<a href="mailto:enquiries@tuhaitarapark.org.nz">enquiries@tuhaitarapark.org.nz</a>
114	J Renwick	Not applicable
115	L Vernel	<a href="mailto:info@alpinejetthrills.co.nz">info@alpinejetthrills.co.nz</a>
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81	FS Templeton Group	<a href="mailto:designapproval@templetongroup.co.nz">designapproval@templetongroup.co.nz</a>
82	FS Rolleston Industrial Developments Ltd; Carter Group Property; CSI Property Ltd	<a href="mailto:jo.appleyard@chapmantripp.com">jo.appleyard@chapmantripp.com</a> <a href="mailto:lucy.forrester@chapmantripp.com">lucy.forrester@chapmantripp.com</a>
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84	FS Ohoka Residents Association	<a href="mailto:ohokaresidentsassociation@gmail.com">ohokaresidentsassociation@gmail.com</a>
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