

# **PROPOSED PROPOSAL – RESIDENTIAL NEW NEIGHBOURHOOD**

## **SUMMARY OF SUBMISSIONS**



**PROPOSED PROPOSAL  
RESIDENTIAL NEW NEIGHBOURHOOD**

**SUMMARY OF DECISIONS SOUGHT IN SUBMISSIONS**

**INTRODUCTION**

The period for making submissions on the Residential New Neighbourhood proposal closed on 10 November 2015. This is the second stage of the public submission process where people have the opportunity to make further submissions.

Further submissions give the opportunity to either support or oppose the submissions already received. However, further submissions can only be made by a person representing a relevant aspect of the public interest or by a person that has an interest in the plan change that is greater than the interest of the general public. It is not another opportunity to make fresh submissions on the proposal itself, as a further submission can only be in support of or in opposition to a submission already made to the Council (refer to the summary below) .

**THE SUMMARY**

Submitter	Submission No.	Decision No.	Request	Decision Sought	Wishes to be heard?
Luneys Buchanan Limited	01	D1	Amend	Amend the narrative attached to the South Masham Outline Development Plan (Appendix 8.6.5) as follows: 3.DENSITY Across the neighbourhood a density of 15hhs/ha is anticipated. Higher residential densities are expected towards Buchanans Road and the green corridor. The transmission lines and poultry farm <del>will</del> <u>may</u> place restrictions on development which <del>may</del> <u>could</u> limit residential development capacity <u>within the areas identified as being subject to greater development constraints.</u> No compensatory density is required elsewhere within the neighbourhood in these situations.	Yes

Christchurch City Council	<b>02</b>	<b>D1</b>	<b>Amend</b>	Amend Appendix 8.6.4 in accordance with Attachment 1 of submission.	<b>Yes</b>
		<b>D2</b>	<b>Amend</b>	Amend Appendix 8.6.5 in accordance with Attachment 2 of submission to exclude a triangular area in the northwest which falls between the 50dBA airport noise contour shown on Appendix 8.6.5 and the urban boundary shown on Map A to Chapter 6 of the Canterbury Regional Policy Statement.	<b>Yes</b>
		<b>D3</b>	<b>Amend</b>	Amend Appendix 8.6.5 by extending the area in the north west shown as "Residential development area with greater development constraints" eastwards to recognise the potential reverse sensitivity effects arising from odour from the neighbouring poultry farm.	<b>Yes</b>
Fulton Hogan Limited	<b>03</b>	<b>D1</b>	<b>Amend</b>	Amend the Outline Plan Introduction in Appendix 8.6.5 as follows:  <i>Within the vicinity are a number of activities which need to be taken into account in the design of the residential community. A poultry farm is located immediately to the north west. High voltage transmission lines run to the south west and east of the neighbourhood. The Islington substation and National Grid Operating Centre is located on the south side of Roberts Road. <del>A quarry is to be established which will include part of the western edge of the neighbourhood.</del> To the north is Christchurch International Airport and the 50DBA air noise contour forms the western boundary to the neighbourhood. <u>A quarry is to be established which will include part of the western edge of the neighbourhood. Expansion of the current quarry prior to residential development taking place may be appropriate within the residential development area subject to the management of effects on the surrounding residential neighbourhood and</u></i>	<b>Yes</b>

			<i>provided extraction of the aggregate resource and subsequent site redevelopment is practicable and continues to enable future urban development.</i>	
	<b>D2</b>	<b>Amend</b>	Amend Section 3 of the narrative in Appendix 8.6.5 as follows: <i>The transmission lines, quarry, and poultry farm will place restrictions on development which may limit residential development capacity at least in the short term.</i>	<b>Yes</b>
	<b>D3</b>	<b>Amend</b>	Amend Section 8 of the narrative in Appendix 8.6.5 as follows: <i>Development is anticipated to commence from Buchanans Road. <del>The development of the south western area of the neighbourhood will be delayed until quarrying ceases.</del></i> <u><i>Residential development on Lot 5 DP 369835 should be staged to enable the extraction of the underlying aggregate resource and subsequent site redevelopment, providing such redevelopment is practicable and continues to enable future urban development.</i></u> <i>It is recognised that owing to economic considerations, development of Lot 5 DP369835 for residential purposes may not occur within the timeframes specified in the LURP.</i>	<b>Yes</b>
	<b>D4</b>	<b>Amend</b>	Amend Appendix 8.6.5 New Neighbourhood South Masham Outline Development Plan so that the area currently consented for quarrying is included within the “Residential development area with greater development constraints”	<b>Yes</b>
	<b>D5</b>	<b>Amend</b>	Remove Lot 3 DP 9514, Part Lot 4 DP 2934, and Lot 5 DP 369835 from Appendix 8.6.5 New Neighbourhood South Masham Outline Development Plan.	<b>Yes</b>

Orion New Zealand Limited	<b>04</b>	<b>D1</b>	<b>Support</b>	Retain the development requirements in the narrative wording for Appendix 8.6.4, particularly point 2(d) which states: <i>"To help mitigate the impact of the substation in Sparks Road and associated transmission lines, special interface treatments such as deeper lots and boundary planting are required for adjacent properties."</i>	<b>Yes</b>
Danne Mora Holdings Limited	<b>05</b>	<b>D1</b>	<b>Amend</b>	Amend Appendix 8.6.4 North Halswell Outline Development Plan narrative to remove reference to the new Neighbourhood Design Guide.	<b>Yes</b>
		<b>D2</b>	<b>Delete</b>	Delete Section 2b of Appendix 8.6.4 North Halswell Outline Development Plan.	<b>Yes</b>
		<b>D3</b>		Amend Appendix 8.6.4 North Halswell Outline Development Plan narrative Section 3 Density along the following lines: <i>3. Density</i> <i>A density of at least 15hh's/ha is required across the neighbourhood, with variety in density and housing types. Higher density is to be focused within and around the Key Activity Centre. Residential development around the Key Activity Centre is to be of a design and scale which is compatible with commercial development within the Key Activity Centre. Smaller pockets of higher density can be located elsewhere throughout the area, including close to collector roads or where there are open outlooks. The shape of Area 3 coupled with access limitations and its proximity to the substation and power lines may limit its development capacity.</i>	<b>Yes</b>
		<b>D4</b>	<b>Amend</b>	Amend the "indicative stormwater area" notation on Appendix 8.6.4 by adding "(Maximum Area 11.7 7 ha)"	<b>Yes</b>

	<b>D5</b>	<b>Amend</b>	Amend Appendix 8.6.4 by deleting the small narrow portions of the indicative stormwater area along Hendersons Road and Sparks Road.	<b>Yes</b>
	<b>D6</b>	<b>Amend</b>	Amend section 6.a. of the narrative for the North Halswell Outline Development Plan (Appendix 8.6.4) as follows: <i><u>Stormwater discharge to be in accordance with CCC South West Global Discharge Consent CRC120223, alternatively, <del>W</del>within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hours duration.</u></i>	<b>Yes</b>
	<b>D7</b>	<b>Amend</b>	Amend section 6. of the narrative for the North Halswell Outline Development Plan (Appendix 8.6.4) by amending references to Days Stream and Dunbars Stream to read Days Drain and Dunbars Drain	<b>Yes</b>
	<b>D8</b>	<b>Amend</b>	Amend Appendix 8.6.4 by reinstating a reserve in the Exemplar Zone and a green corridor connecting Halswell Road and the indicative stormwater facility through the Exemplar Zone.	<b>Yes</b>
	<b>D9</b>	<b>Amend</b>	Amend section 5.c. of the narrative for the North Halswell Outline Development Plan (Appendix 8.6.4) to read <i>c. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road <u>may be required to providing</u> access to the Key Activity Centre. This may be opposite or off-set from Aidanfield Drive.</i>  to reflect an agreement reached by traffic experts as part of the Stage 1 Commercial hearing that the access point	<b>Yes</b>

			opposite Aidanfield Drive was flexible as to its location and also as to whether it will be required.	
	<b>D10</b>	<b>Amend</b>	<p>Amend sections 5.a. and 5.b. of the narrative for the North Halswell Outline Development Plan (Appendix 8.6.4) to read as follows:</p> <p><i>a. A collector road to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This road <u>needs</u> to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.</i></p> <p><i>b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. <u>This road needs to be capable of accommodating a bus route. The Halswell Road/Augustine Drive <del>This</del> intersection is to be signalised.</u></i></p>	<b>Yes</b>
	<b>D11</b>	<b>Amend</b>	<p>Amend section 5.f. of the narrative for the North Halswell Outline Development Plan (Appendix 8.6.4) to read as follows:</p> <p><i>f. A network of pedestrian/cyclist routes, (which may include a portion of the major cycleway (Quarrymans Trail) within the new neighbourhood and linking to the existing roads surrounding the ODP Area".</i></p>	<b>Yes</b>
	<b>D12</b>	<b>Amend</b>	Make any consequential amendments to the North Halswell Outline Development Plan (Appendix 8.6.4) and the associated narrative that may be appropriate to ensure alignment is achieved with the objectives and policies of Chapter 8	<b>Yes</b>
	<b>D13</b>	<b>Amend</b>	Amend section 1. of the narrative for the North Halswell Outline Development Plan (Appendix 8.6.4) by deleting the word "centred" in the first sentence and inserting "centre".	<b>Yes</b>



Transpower New Zealand Limited	<b>06</b>	<b>D1</b>	<b>Support</b>	Retain the south boundary of the South Masham New Neighbourhood Area as shown on Appendix 8.6.5 excluding the Islington Substation.	<b>Yes</b>
		<b>D2</b>	<b>Amend</b>	Amend Appendix 8.6.5 South Masham Outline Development Plan to clearly identify the Islington-Southbrook A transmission line as part of the National Grid, including a corridor that better indicates the activities anticipated in the vicinity of the national Grid.	<b>Yes</b>
		<b>D3</b>	<b>Add</b>	Add a new non-complying rule that establishes a protective corridor for the National Grid transmission lines in Rule 14.6.2.5 in a similar manner to those agreed in relation to the rest of Proposal 14.	<b>Yes</b>
		<b>D4</b>	<b>Add</b>	Include quarrying activities alongside sensitive activities and buildings in the new non-complying rule in 14.6.2.5.	<b>Yes</b>
		<b>D5</b>	<b>Add</b>	Make further, alternative or consequential amendments as may be necessary to fully give effect to the submission and the National Environmental Standards for Electricity Transmission 2008.	<b>Yes</b>
Oakvale Farm Limited	<b>07</b>	<b>D1</b>	<b>Amend</b>	Amend Appendix 8.6.4 North Halswell Outline Development Plan by deleting " <i>Area 3 Residential Development Area with greater development constraints</i> " and reclassify this land as " <i>Area 2 Residential Development Area</i> ". In all other respects retain the ODP and notations as notified.	<b>Yes</b>
		<b>D2</b>	<b>Amend</b>	Amend the Development Context and Requirements for North Halswell Residential New Neighbourhood to remove or amend proposed provision that increase uncertainty,	<b>Yes</b>

			and are unnecessarily onerous, prescriptive and/ or complicated	
	<b>D3</b>	<b>Amend</b>	Amend the Development Context and Requirements for North Halswell Residential New Neighbourhood as follows: <del>All development is to comply with the relevant Objectives, Policies and Rules of the District Plan. In addition</del> <u>The site specific requirements which must be met by developments in order to achieve compliance with rule [insert reference] are shown on the Outline Development Plan and/or described below. Guidance on a number of these Means of achieving the less tangible requirements are demonstrated is set out in the Christchurch City Council's New Neighbourhood Design Guide.</u>	<b>Yes</b>
	<b>D4</b>	<b>Support</b>	Retain Development Requirements: 1 SENSE OF PLACE (Turangawaewae) as notified.	<b>Yes</b>
	<b>D5</b>	<b>Amend</b>	Amend Development Requirements: 2 INTEGRATION as follows: <b>2 INTEGRATION</b> a. <del>All development is to have a good interface with adjacent roads and the interface is to be</del> <u>which is generally consistent along the length of the road for the development. Along Sparks Road and Halswell Road, where there is to be no direct vehicle access from properties, the neighbourhood is not to turn its back on the road. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the Key Activity Centre. Properties are to front onto Milns Road where possible.</u>	<b>Yes</b>

			<p><i>b. Residential development is to border the Key Activity Centre. It is to be of a design and scale which is compatible with retail development on one side and residential development on the other.</i></p> <p><i>c. <del>There are a number of land owners within this ODP area and a few existing properties. Particular care is needed to ensure that development is coordinated between landowners. Where existing properties are to remain and where the boundary of the RNN abuts properties in the Residential Suburban Zone (Hendersons Road) larger section sizes adjacent to them, greater building setbacks from the boundary and planting buffers may be required.</del></i></p> <p><i>d. To help mitigate the impact of the substation in Sparks Road and associated transmission lines, <del>special</del> interface treatments (such as deeper lots and/or boundary planting) are required for adjacent properties.</i></p>	
	<b>D6</b>	<b>Amend</b>	<p>Amend Development Requirements: 3 DENSITY as follows:</p> <p><b>3. DENSITY</b></p> <p><i>A density of at least 15hh's/ha is required across the neighbourhood, with variety in density and housing types. Higher density is to be focused around the Key Activity Centre. Smaller pockets of higher density can be located throughout the area, this may be close to collector roads or where there are open outlooks. The shape of <del>Area 3</del> <u>the southernmost part of the ODP area, coupled with access limitations and its proximity to the substation and power lines may limit its development capacity, form or layout.</u></i></p>	<b>Yes</b>

	<b>D7</b>	<b>Support</b>	Retain Development Requirements: 4. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES as notified.	<b>Yes</b>
	<b>D8</b>	<b>Amend</b>	<p>Amend Development Requirements: 5. ACCESS AND TRANSPORT as follows:</p> <p><i>5. ACCESS AND TRANSPORT</i></p> <p><i>The following are <del>required</del> to be provided for in the design of a subdivision and/or development <del>by the developer</del>. The costs of physically providing the following will be met by Council through development contributions and/or financial contributions.:</i></p> <p><i>a. A collector road to <u>run from the Halswell Road/Dunbars Road intersection to Sparks Road.</u> <del>connect with the collector road running between Buchanans Road and Yaldhurst Road (Jarnac Boulevard)</del> This road is to be capable of accommodating a bus route.</i></p> <p><i>b. A <u>collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre.</u> This intersection is to be signalised. <del>footpath/cycleway to run from the collector road on the south side of Buchanans Road to Gilberthorpes School.</del></i></p> <p><i>c. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road providing access to the Key Activity Centre. This may be opposite or off-set from Aidanfield Drive.</i></p> <p><i><del>d. Rerouting Milns Road through the southern part of Area 3 to improve the safety of the intersection of Milns Road with Sparks Road.</del></i></p> <p><i><del>e. An fully interconnected local road network across the site that achieves a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services and that provides connections with Hendersons Road and Milnes Road and the new collector roads.</del></i></p>	<b>Yes</b>

			<i>e.f. A network of pedestrian/cyclist routes, including the major cycleway (Quarrymans Trail) within the new neighbourhood and linking the surrounding communities with each other, Halswell Domain, the Key Activity Centre, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.</i>	
	<b>D9</b>	<b>Amend</b>	<p>Amend Development Requirements: 6. STORMWATER as follows:</p> <p>6 STORMWATER</p> <p><del>The following are required to be provided by the developer:</del></p> <p><del>a. Within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.</del></p> <p><i>b. Days Stream and Dunbars Stream shall be naturalised and enlarged to convey a critical two per cent annual exceedance probability storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars Streams shall be realigned to discharge into the future Christchurch City Council stormwater wetland to be constructed at 270 Sparks Road.</i></p> <p><i>c. The developer shall construct first flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.</i></p> <p><del>d. There are known to be springs identified on the Outline Development Plan throughout the neighbourhood, these are to be identified and safeguarded.</del></p> <p><i>e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area. This is the preferred option.</i></p>	<b>Yes</b>

			<p><i>f. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the Outline Development Plan Area, subject to engineering design acceptance from Christchurch City Council. It is expected that any upstream (first flush) treatment basins will discharge directly to the CCC wetland at 270 Sparks Road either via separate pipe system or via Dunbars or Days Streams, with overflow discharging into the detention basins.</i></p> <p><del><i>g. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2 percent annual exceedance probability storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential allotments is required.</i></del></p> <p><del><i>h. Dewatering, land drainage or other interception/diversion of groundwater shall be managed so as to avoid adverse effects on other property and on the environment.</i></del></p>	
	<b>D10</b>	<b>Support</b>	Retain Development Requirements 7. WATER AND WASTEWATER as notified	<b>Yes</b>
	<b>D11</b>	<b>Delete</b>	Delete Development Requirements 8. STAGING <del><i>8. STAGING</i></del> <del><i>a. Except for the Meadowlands Exemplar Zone, development cannot proceed until wastewater infrastructure is constructed. There are no other staging constraints, however, development shall generally proceed from the existing built up area.</i></del>	<b>Yes</b>

Milns Road Farm Limited and Blakesfield Limited	<b>08</b>	<b>D1</b>	<b>Support</b>	Retain the proposed roading layout and stormwater network, including the provision of first flush basins for the southern portion of the North Halswell ODP.	<b>Yes</b>
		<b>D2</b>	<b>Amend</b>	Amend the North Halswell ODP (Appendix 8.6.4) by shifting the reserve shown on the submitters' land to a position shown in Attachment 1 to the submission.	<b>Yes</b>
		<b>D3</b>	<b>Amend</b>	Amend the wording under "Development Requirements" in Appendix 8.6.4 by deleting the last sentence of the first paragraph, which reads " <i>Means of achieving the less tangible requirements are demonstrated in the Christchurch City Council's New Neighbourhood Design Guide</i> ".	<b>Yes</b>
Canterbury Earthquake Recovery Authority for and on behalf of the Crown	<b>09</b>	<b>D1</b>	<b>Support</b>	Retain the access points to Halswell Road as shown in Appendix 8.6.4.	<b>Yes</b>
		<b>D2</b>	<b>Oppose</b>	Delete the introductory section of the narrative (i.e. the text in italics) in Appendix 8.6.4 - Development Context and Requirements.	<b>Yes</b>
		<b>D3</b>	<b>Amend</b>	(a) Amend the introductory paragraph of Appendix 8.6.4 under the heading "Development Requirements" as follows:  <i>All development is to comply with the relevant Objectives, Policies and Rules of the District Plan. In addition, the The site specific requirements which must be met are shown on the Outline Development Plan and/or described below. Means of achieving the less tangible requirement are demonstrated in the Christchurch City Council's New Neighbourhood Design Guide.</i>	<b>Yes</b>

			(b) Retain the narrative under the heading "Development Requirements" except as otherwise requested in this submission.	
	<b>D4</b>	<b>Amend</b>	Amend section 1 of Appendix 8.6.4 - Development Requirements to:  (a) Distinguish between firm requirements and general principles to be followed, and (b) Delete the final sentence to clarify the extent of any requirements to retain trees.	<b>Yes</b>
	<b>D5</b>	<b>Amend</b>	Amend Appendix 8.6.4 - Development Requirements Section 2 Integration to make the extent and nature of development requirement clear.	<b>Yes</b>
	<b>D6</b>	<b>Delete</b>	Amend requirements in Appendix 8.6.4 - Development Requirements Section 2 Integration by deleting the requirement that the development should not "turn its back" on main roads, where this could lead to unintended outcomes for future residents and design of the ODP.	<b>Yes</b>
	<b>D7</b>	<b>Support</b>	Retain Appendix 8.6.4 - Development Requirements Section 5 Access and Transport as notified.	<b>Yes</b>
	<b>D8</b>	<b>Amend</b>	Amend Appendix 8.6.4 - Development Requirements section 6 Stormwater as follows:  (a) Include appropriate subheadings to aid navigation. (b) Delete reference to matters that are adequately covered in subdivision matters for discretion, such as urban design. (c) Reword clauses (d), (e) and (f) as follows: <i>d. <del>There are known to be sSprings throughout the neighbourhood, these are to be identified and safeguarded.</del></i>	<b>Yes</b>



			<p><i>e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area <u>except as described in (f) below. This is the preferred option.</u></i></p> <p><i>f. <del>As an alternative option which will</del> <u>To reduce the overall area of stormwater land required along Spark Road . . .</u></i></p>	
	<b>D9</b>	<b>Support</b>	Retain the road access points as shown in Appendix 8.6.5.	<b>Yes</b>
	<b>D10</b>	<b>Oppose</b>	<p>(a) Delete the introductory section of the narrative (i.e. the text in italics) in Appendix 8.6.5- Development Context and Requirements and</p> <p>(b) Include any specific development requirements from this section in the relevant places under the heading "Development Requirements"</p>	<b>Yes</b>
	<b>D11</b>	<b>Amend</b>	<p>(a) Amend the introductory paragraph under the heading "Development Requirements" in Appendix 8.6.5 as follows:</p> <p><i>All development is to comply with the relevant Objectives, Policies and Rules of the District Plan. In addition, the <u>The</u> site specific requirements which must be met are shown on the Outline Development Plan and/or described below. <del>Means of achieving the less tangible requirement are demonstrated in the Christchurch City Council's New Neighbourhood Design Guide.</del></i></p> <p>(b) Retain the narrative under the heading "Development Requirements" except as otherwise requested in this submission.</p>	<b>Yes</b>
	<b>D12</b>	<b>Oppose</b>	Delete Section 1 of Appendix 8.6.5	<b>Yes</b>

	<b>D13</b>	<b>Amend</b>	Amend Section 3 of Appendix 8.6.5 to read as follows: <i>Across the neighbourhood a density of 15hh's is <del>anticipated</del> must be achieved . . .</i>	<b>Yes</b>
	<b>D14</b>	<b>Support</b>	Retain Section of Appendix 8.6.5 as notified.	<b>Yes</b>
	<b>D15</b>	<b>Amend</b>	Amend the ODP maps and text to more clearly articulate the constraints to development and the anticipated development type in those areas.	<b>Yes</b>

**SUBMITTERS – ADDRESSES FOR SERVICE**

<b>Name</b>	<b>Address 1</b>	<b>Address 2</b>	<b>Address 3</b>	<b>Email</b>	<b>Submission</b>
Luneys Buchanan Limited	c/o Patricia Harte, Davie Lovell-Smith Limited	PO Box 679	Christchurch 8140	patricia.harte@dls.co.nz	01
Christchurch City Council	PO Box 73012	Christchurch 8140		info@dpreview.co.nz	02
Fulton Hogan Limited	c/- Kevin Bligh, Golder Associates (NZ) Limited	PO Box 2281	Christchurch 8140	kbligh@golder.co.nz	03
Orion New Zealand Limited	PO Box 13896	Christchurch 8141		teresa@rmgroup.co.nz	04
Danne Mora Holdings Limited	c/o Patricia Harte, Davie Lovell-Smith Limited	PO Box 679	Christchurch 8140	mark.brown@dls.co.nz	05
Transpower new Zealand Limited	c/-Beca Limited	PO Box 13960	Christchurch 8141	ainsley.mcleod@beca.com	06
Oakvale Farm Limited	c/- Greenwood Roche	PO Box 139	Christchurch 8140	<a href="mailto:lauren@greenwoodroche.com">lauren@greenwoodroche.com</a> ; <a href="mailto:hannah@greenwoodroche.com">hannah@greenwoodroche.com</a>	07
Milns Road Farm Limited and Blakesfield Limited	c/-Julie Comfort, Davie Lovell-Smith Limited	PO Box 679	Christchurch 8140	julie.comfort@dls.co.nz	
Canterbury Earthquake Recovery Authority for and on behalf of the Crown	Private Bag 4999,	Christchurch 8140		<a href="mailto:cedric.carranceja@buddlefindlay.com">cedric.carranceja@buddlefindlay.com</a> ; <a href="mailto:jenna.silcock@buddlefindlay.com">jenna.silcock@buddlefindlay.com</a> ; info@cera.govt.nz	09