

BEFORE THE ENVIRONMENT COURT / I MUA I TE KOOTI TAIAO O AOTEAROA
AT CHRISTCHURCH

ENV - 2018 - CHC -

UNDER the Resource Management Act 1991

AND

IN THE MATTER of an appeal under clause 14(1) of the First Schedule to
the Act

BETWEEN WILLOWRIDGE DEVELOPMENTS LTD

Appellant

DUNEDIN CITY COUNCIL

Respondent

NOTICE OF APPEAL ON BEHALF OF
WILLOWRIDGE DEVELOPMENTS LTD

(12 DECEMBER 2018)

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NOTICE OF APPEAL TO THE ENVIRONMENT COURT AGAINST THE
RESPONDENT'S DECISION ON PROPOSED SECOND GENERATION DUNEDIN
CITY DISTRICT PLAN

TO: THE REGISTRAR
ENVIRONMENT COURT
CHRISTCHURCH

WILLOWRIDGE DEVELOPMENTS LTD (Willowridge) appeals against a decision (Decision) of the Respondent in respect of submissions on the Proposed Second Generation Dunedin City District Plan - Urban Land Supply (Appeal).

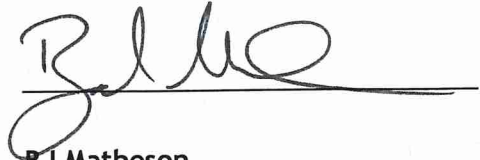
1. The Appellant submitted on the Proposed Second-Generation Dunedin City District Plan - Urban Land Supply (Proposed Plan).
2. The Appellant is affected by the Decision because it is the owner of just over 19.5 ha land directly affected by the Proposed Plan, located at 135 and 145 Doctors Point Road, Waitati (Willowridge land). This is a small area of elevated land, overlooking Blueskin Bay. The Proposed Plan, as notified, zoned the Willowridge land Township and Settlement Zone; the Decision specifies Rural Residential 2 Zone.
3. The Appellant is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (Act).
4. The Appellant received notice of the Decision on 7 November 2018.
5. The Decision was made by the Respondent.
6. The parts of the Decision being appealed comprises those parts relating to the rezoning of the Willowridge land (including the reasons and findings at 3.8.13.3 of the Decision).
7. The reasons for the Appeal are that the Decision will:
 - a. Not promote the sustainable management of natural and physical resources, or the efficient use and development of resources.

- b. Not give effect to the purpose of the Act.
 - c. Not give effect to the provisions of the National Policy Statement - Urban Development Capacity.
 - d. Not be the most appropriate zone for the purposes of section 32 of the Act.
8. More particularly:
- a. Although the Decision accepts that the land is appropriate for residential use, it fails to provide the opportunity to rezone it to an appropriate density and fails to provide for the use of cluster housing.
 - b. Zoning the Willowridge land with a minimum lot size of 3,500m² is an inefficient use of residential land (Decision, [136]).
 - c. Enabling up to 45 lots on the 19.5 ha of Willowridge Land, in cluster form, with large balance lots, together with certain development standards relating to infrastructure is consistent with Policy 2.6.3.1 (Decision, [494], [508]-[509]).
 - d. Providing development in a cluster form with large balance lots will enable an efficient density, while providing for a significant percentage of green space to be retained on the land. This will address visual effects from Blueskin Bay (Decision, [1319]).
 - e. Any concerns about the provision for infrastructure (eg, water, wastewater) required to service the increased density sought could, and should, have been addressed in development standards that would apply to any development on the site.
 - f. Adopting a structure plan approach for development of the Willowridge land would allow an appropriate density to be specified (up to 45 lots), infrastructure concerns to be addressed through site specific development standards, water quality effects (including on Blueskin Bay) to be addressed through use of the larger balance lots, preservation of the coastal margins and the potential provision of access across and through the site.

9. The Appellant seeks the following relief:
 - a. Zone the Willowridge land as Township and Settlement Zone, with a site-specific rule limiting development within the Willowridge land to 45 residential lots with a minimum residential lot size of 1000m², with the remainder of the land not needed for access roads/infrastructure etc to comprise balance open space lots.
 - b. Or, zone the Willowridge Land as Large Lot Residential 2 Zone, provided that there is a site-specific rule allowing the development of no more than 45 residential lots within the Willowridge land, each with a minimum lot size of 1000m², with the remainder of the land not needed for access roads/infrastructure etc to comprise balance open space lots.
 - c. Or, as an alternative to (a) and (b) above, the creation of specific zone to apply to the Willowridge land allowing for clustered residential development on residential lots with a minimum lot size of 1000m², to be developed in combination with larger balance open space lots.
 - d. Or as a further alternative to (a) - (c) above, promulgate rules specific to the Willowridge land that would enable the outcome sought in (a)-(c) above.
 - e. Or as a final alternative to (a) - (d) above, the formulation and inclusion in the District Plan of a structure plan specific to the Willowridge land that would enable the outcome sought in (a)-(c) above.
 - f. Such further or other orders, relief, or consequential amendments that are necessary or appropriate to respond to the grounds of appeal.
 - g. Costs of and incidental to the Appeal.
10. The following documents are attached to this Appeal:
 - a. A copy of the Appellant's submission on the Proposed Plan that is the subject of the Appeal (**Attachment 1**).
 - b. A copy of the Decision (**Attachment 2**).

- c. A list of the names and addresses of those who have been served with a copy of this Appeal (**Attachment 3**).

WILLOWRIDGE DEVELOPMENTS LTD, by its counsel:



Signature:

BJ Matheson

Date:

12 December 2018

Address for Service:

Bal Matheson
Richmond Chambers
PO Box 1008
Shortland Street
Auckland 1140

Telephone:

(09) 600 5510

Email:

matheson@richmondchambers.co.nz

TO: Registrar, Environment Court, Christchurch

AND TO: The Respondent

AND TO: Those people listed in Attachment 3

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.

ATTACHMENT 1
COPY OF APPELLANT'S SUBMISSION



THE PROPOSED
SECOND
GENERATION
DISTRICT PLAN

FURTHER SUBMISSION FORM

This is a further submission in support of, or in opposition to,
a submission on the Proposed Second Generation Dunedin
City District Plan (2GP) for Dunedin, pursuant to Clause 8 of
Schedule 1 of the Resource Management Act 1991.

MAKE YOUR FURTHER SUBMISSION BEFORE 5PM ON FRIDAY, 26 FEBRUARY 2016

Online: www.2gp.dunedin.govt.nz

Email: districtplan@dcc.govt.nz

Post to: Further Submission on 2GP
Dunedin City Council
PO Box 5045, Moray Place
Dunedin 9058

Deliver to: DCC Customer Services Agency
Ground floor
Civic Centre, 50 The Octagon
Dunedin

A copy of your further submission must be served on the original submitter within five working days after it is served on the local authority.

Please note that all further submissions are public information. Your name, contact details and submission will be available to the public and the media. The DCC will only use your information for the purposes of this plan review process.

FURTHER SUBMITTER DETAILS *Fields indicated by an asterisks (*) are mandatory.*

Full name of submitter*: Willowridge Developments Limited

Submitter organisation (if relevant):

Agent name and organisation (if applicable):

Send correspondence to: ☒ Submitter ☐ Agent

Please select the address where you would like correspondence sent to using the tick box:

☐ Postal address* PO Box 170, Dunedin Postcode* 9054

☒ Email address alison@willowridge.co.nz

Phone number* 03 474 9911 Mobile number 021 969 152

The RMA limits the people that can take part in this further submission process to the following categories.

Please select which category you belong to:*

☐ I am a person representing a relevant aspect of the public interest; or

☒ I am a person who has an interest in the proposal that is greater than the interest the general public has.

Specify grounds for saying that you come within the selected category:

Willowridge is the owner the land at 135 and 145 Doctors Point Road, which is the subject of a number of opposing submissions.

HEARINGS

I would like ☒ would not like ☐ to be heard in support of my further submission

If others submitters make a similar submission, I will ☒ will not ☐ consider presenting a joint case with them at a hearing

FURTHER SUBMISSION DETAILS *Fields indicated by an asterisks (*) are mandatory.*

☐ I support ☐ I oppose (please tick one) the submission of*:
(original submitter's name and/or submission number)

See attached

The particular parts of the submission I support (or oppose) are*:
(Specify submission point number or otherwise clearly indicate which parts of the original submission you support or oppose).

See attached

The reasons for my support (or opposition) are*:

See attached

I seek the following decision*: (Explain if you wish the whole (or part [describe part]) of the submission allowed (or disallowed)).

See attached

Signature of person making further submission
(or person authorised to sign on behalf of person making further submission)
(A signature is not required if you make your submission by electronic means.)

Date

DCC 2GP

Willowridge Developments Limited – Further Submissions

Contact: Alison Devlin
Willowridge Developments Limited
PO Box 170
Dunedin

alison@willowridge.co.nz

#	Submitter	Support/ Oppose	Particular Parts of Submission Supported/Opposed	Reasons for Support/Opposition	Relief Sought
36.1	Lee Paterson	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
75.1	Paul Clements	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
101.3	Geraldine Tait	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an	That the submission is rejected.

					efficient and appropriate use of the land.	
129.3	Phil and Jillian Borrie	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
141.1	Christopher Linsell	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
148.1	Frances Ross	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
150	Andrew Borrie	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
165.1	John Kaiser	Oppose	The submission opposing the rezoning of 135 and 145 Doctors	Rezoning 135 and 145 Doctors Point Road to Township and	That the submission is rejected.	

				Point Road to Township and Settlement Zone.	Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	
170.1	Wendy Harrex	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
174.1	Simon Ross	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
179.1	Liz Abbott	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
193.1	Stephen Bourne	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	

203.1	Lucy Wing	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
220.1.7	Hilary Newby	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submission to amend rule 15.5.2.A.i to increase the minimum site area for a residential unit in the Township and Settlement (no DCC Reticulated wastewater) to 10,000m ² .	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area for a residential lot in the Zone from 1,000m ² to 10,000m ² would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.
221.1	James Ross	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
222.1	Jessica Ross	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of	That the submission is rejected.

					the land.	
233.1.7	Gerald Fraser Fitzgerald	Oppose		The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submission to amend rule 15.5.2.A.i to increase the minimum site area for a residential unit in the Township and Settlement (no DCC Reticulated wastewater) to 10,000m ² .	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area for a residential lot in the Zone from 1,000m ² to 10,000m ² would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.
240.1	Blueskin Baywatch Society Inc	Oppose		The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
242.1	Leeann and Colin Thom	Oppose		The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
246.1	Elizabeth Guthrie- Higbee	Oppose		The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.

			Settlement Zone.	existing residential areas and is an efficient and appropriate use of the land.	
248.2	Anthony Parata	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
260.1	Rosemary Penwarden	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
262.1	Jen Rodgers	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
264.1	Campion Read	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
269	Penelope Margaret	Oppose	The submission opposing rezoning	Rezoning land at Doctors Point	That the submission is rejected.

	Hutchins		of land at Doctors Point Road	Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	
273.4	Murray Johnston	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
279.2	Hank U Rebmann	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
282.1	Jamie Heaps	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
298.1	Marie and Graeme Bennett	Support	The submission to retain Township and Settlement Zone at 145 Doctors Point Road and 3 Chelivode Street.	The proposed rezoning to Township and Settlement Zone is an appropriate and efficient and sustainable use of the identified land.	That the submission is accepted.
303.1	Jody Heaps	Oppose	The submission opposing the rezoning of 135 and 145 Doctors	Rezoning 135 and 145 Doctors Point Road to Township and	That the submission is rejected.

			Point Road to Township and Settlement Zone.	Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	
304.1	Greta Bevan	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
306.1	Sue Hensley	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
310.1	Alan John Bevan	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
327.1	Ivan Bassett and Lynda Peppercorn	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.

345.1	Nevil Ian Melvin	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
352.2	Anne and Andrew McLean	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
353.1	Janene Oliver	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
400.7	Laura Dawson	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
401.1	Elizabeth Marie Sumpter	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of	That the submission is rejected.

					the land.	
415.1,3	Stephanie McConnon	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submission to amend rule 15.5.2.A.1 to increase the minimum site area for a residential unit in the Township and Settlement (no DCC Reticulated wastewater) to 10,000m ² .		Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area for a residential lot in the Zone from 1,000m ² to 10,000m ² would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.
436.1	Michael Borrie	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.		Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
467.1	Leonie Rousselot	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.		Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
472.2	Heather Lorraine Fleming	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.		Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.

			Settlement Zone.	existing residential areas and is an efficient and appropriate use of the land.	
474.1	Tom Ross	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
481.1	Eric Hartley Meder	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
486.1	Margaret G Meder	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
511.1	Jenni McLeod	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
520.1	Trisha Geraets	Oppose	The submission opposing the	Rezoning 135 and 145 Doctors	That the submission is rejected.

			rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	
521.1	Sabina Lobitz	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
527.1	Juergen Gnoth	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
533.1	David Borrie	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
536.1	Hagen Bruggemann	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.

545.1	Alexander Ross	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
548.1	Peter Borrie	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
549.1	Bernice Borrie	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
577.1	Stuart Rothwell Strachan	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
598.1	Roger Belton	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.

				efficient and appropriate use of the land.	
645.1	Karen Eve Jacquard	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
678.1,3	Benedict Hugo Fernando Stewart	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submission to amend rule 15.5.2.A.i to increase the minimum site area for a residential unit in the Township and Settlement (no DCC Reticulated wastewater) to 10,000m ² .	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area for a residential lot in the Zone from 1,000m ² to 10,000m ² would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.
694.1	Alasdair Morrison	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
719.1	Edmund Higbee	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate	That the submission is rejected.

			Settlement Zone.	existing residential areas and is an efficient and appropriate use of the land.	
728.1	Dr Andrew Philip Stewart	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
745.1,2	Diana Margaret Struthers	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submission to amend rule 15.5.2.A.i to increase the minimum site area for a residential unit in the Township and Settlement (no DCC Reticulated wastewater) to 10,000m ² .	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area for a residential lot in the Zone from 1,000m ² to 10,000m ² would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.
803.1	David Redshaw	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
808.1	Paul Cardno	Oppose	The submission opposing the	Rezoning 135 and 145 Doctors	That the submission is rejected.

			rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	
831.1	Cathrin Stewart	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
963.2,5,8	Jeanette Trotman	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submissions to amend minimum site area and site coverage for the Township and Settlement Zone (no DCC reticulated wastewater).	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area and decreasing site coverage for residential lots in the Zone would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.
970.2,5,8	Clive Trotman	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submissions to amend minimum site area and site	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.

				coverage for the Township and Settlement Zone (no DCC reticulated wastewater).	Increasing the minimum site area and decreasing site coverage for residential lots in the Zone would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	
971.2	David Littleton	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.	
983.1,4,7,8	Catherine Fitzgerald	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone. The submissions to amend minimum site area and site coverage for the Township and Settlement Zone (no DCC reticulated wastewater).	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land. Increasing the minimum site area and decreasing site coverage for residential lots in the Zone would be an inefficient use of the land resource and would not meet the sustainable management purpose of the Act.	That the submission is rejected.	
1004.3	Anna Marsich	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an	That the submission is rejected.	

				efficient and appropriate use of the land.	
1041.1	The Waitati Beach Society Inc	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
1069.1	Helen Keeling and Morgan Trotter	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
1070.17	Blueskin Resilient Communities Trust	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
1071.130	Kati Huirapa Runaka ki Puketeraki and Te Runanga o Otakou	Oppose	The submission opposing the rezoning of 135 and 145 Doctors Point Road to Township and Settlement Zone.	Rezoning 135 and 145 Doctors Point Road to Township and Settlement Zone will consolidate existing residential areas and is an efficient and appropriate use of the land.	That the submission is rejected.
557	Dunedin Rugby Football Club	Support	The entire submission.	The Recreation Zone provisions identified in the DRFC submission	That the submission is accepted.

				would have an adverse effect on the ability of sports clubs to carry on current activities without the need for resource consent. There is no justification for this impediment for sports club operations.	
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SUBMISSIONS ON DUNEDIN CITY COUNCIL PROPOSED SECOND GENERATION DISTRICT PLAN

Submitter details:

Willowridge Developments Limited
c/- PO Box 170
Dunedin 9054

Contact:

Alison Devlin
Email: alison@willowridge.co.nz
Phone: 03 474 9911/021 969 152

Trade Competition:

Willowridge could not gain an advantage in trade competition through this submission.

Hearing:

Willowridge would like to be heard in support of this submission.

Introduction:

Willowridge owns land at 135 and 145 Doctors Point Road, Waitati. The land is located within the township of Waitati, which is a popular residential area approximately 20km to the north of Dunedin. The site is legally described as Part Section 1 of 4, 1 of 5, Part Section 6 and Part Section 2 of 5 Block 1 North Harbour and Blueskin Survey District comprising 19.5193ha of land.

When Willowridge acquired the land it had historically be used as grazing land but had become overgrown mainly with introduced species, such as gorse. Willowridge cleared the land returning it to grassland while retaining native trees and vegetation. Willowridge has also undertaken additional planting of popular. The property comprises three residential houses and three boat sheds. Willowridge currently uses the land for grazing alpacas and residential purposes.

The 2GP Plan rezones much of Waitati, including the Willowridge land as Township and Settlement Zone.

Submissions:

	Provision	Support/Oppose	Submission	Decision Sought
1	Zoning Maps	Support	Willowridge supports the zoning of Part Section 1 of 4, 1 of 5, Part Section 6 and Part Section 2 of 5 Block 1 North Harbour and Blueskin Survey District as Township and Settlement Zone. The site is approximately 19.5ha of Rural land completely surrounded by residential properties zoned as Residential 5 in the operative District Plan. The surrounding environment is residential in character. While the site is currently used for grazing alpacas (hobby farming) as well as residential use, the limited size and the reverse-sensitivity issues that occur from its location amongst residential property makes it unsuitable for use as a viable farm unit. It is also impossible to run this land in conjunction with other rural farmland to create a viable farm as moving stock around has become impossible with the site completely encompassed by residential activity. Rezoning as Township and Settlement Zone is an appropriate use for the land and provides for residential consolidation in this popular area of the District.	Accept the rezoning of Part Section 1 of 4, 1 of 5, Part Section 6 and Part Section 2 of 5 Block 1 North Harbour and Blueskin Survey District as Township and Settlement Zone.
2	15.5.2.A	Oppose	Table 12.5.5.2.A sets out the minimum site area for a residential unit and the	Amend column ii of table 15.5.2.A as follows:

			maximum development potential per site. The maximum development potential per site is calculated by 1 habitable room per specified area i.e. 1 habitable room per 150m² in the Low Density Residential Zone. A habitable room is defined as a room that is designed to be, or could be used as a bedroom and will exclude only one principal living area per residential unit. Willowridge submits that this rule is problematic particularly in the low density residential zone, large lot residential zones and township and settlement zones. These zones are characterised by larger houses for family living. The rule generally provides for 5 habitable rooms to be created for a site developed to minimum site area. It would not be uncommon for a family house to include 4 bedrooms, a study, a living area and a dining area/second living area. It would not be unreasonable for such a property to be developed on a lot ranging from 750m² to 3,500m². The rule should therefore be amended to enable larger sized properties to be developed on larger sites.	f. Maximum site coverage for buildings and structure with a footprint greater than 10m²: 35% g. Maximum site coverage for buildings and structure with a footprint greater than 10m²: 30% h. Maximum site coverage for buildings and structure with a footprint greater than 10m²: 30% i. Maximum site coverage for buildings and structure with a footprint greater than 10m²: 40% j. Maximum site coverage for buildings and structure with a footprint greater than 10m²: 35% Or changes with like effect.
3	15.6.11.A	Oppose	Table 15.6.11.A column i sets out the maximum site coverage for buildings and structures with a footprint greater than 10m². In the Township and Settlements Zone in a no DCC reticulated wastewater	Increase the maximum site coverage in row g, column i to 35%.

			mapped area the maximum coverage is 30%. The minimum lot size is 1,000m² so 30% provides for a building up to 300m². It would not be uncommon for a residential property on a 1,000m² to be up to 350m² in area. This increase from the currently proposed maximum would make no significant difference in terms of density but would provide more flexibility for future property owners.	
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ATTACHMENT 2
COPY OF THE DECISION

ATTACHMENT 3**LIST OF PERSONS TO BE SERVED WITH A COPY OF THIS APPEAL**

Submitter No	Submitter	Email	Address
36	Lee Patterson	lee.helen.patterson@gmail.com	1 Thornicroft Road Waitati 9085 New Zealand
2153	Alison Devlin	alison@willowridge.co.nz	PO Box 170 Dunedin 9054 New Zealand
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101, 102, 2160	Geraldine Tate	gstait@clear.net.nz	33 Reservoir Road RD 1 Waikouaiti 9471 New Zealand
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