

**IN THE ENVIRONMENT COURT
CHRISTCHURCH REGISTRY**

ENV-2024-CHCH-

I TE KŌTI TAIAO O AOTEAROA ŌTAUHAHI ROHE

UNDER the Resource Management Act 1991
(the **RMA**)

IN THE MATTER of an appeal under Schedule 1,
Clause 14(1), of the Act

**BETWEEN NORTH CROMWELL SOCIETY
INCORPORATED**

Appellant

AND CENTRAL OTAGO DISTRICT COUNCIL

Respondent

NOTICE OF APPEAL OF THE NORTH CROMWELL SOCIETY INCORPORATED

DATED 8 AUGUST 2024

TO: The Registrar
Environment Court
CHRISTCHURCH

AND TO: The Respondent

Notice of appeal

1. The North Cromwell Society Incorporated ("**NCSI**" or "**we**") appeal the following decision made by the Central Otago District Council ("**CODC**" or "**Council**"):

A decision on Plan Change 19 which "proposed to make a complete and comprehensive suite of changes to the way the District's residential areas are zoned and managed, and giving effect to the zoning outcomes of the Cromwell and Vincent Spatial Plans".

("Decision")

2. We made a submission on the PDP, as a group of residents living the North Cromwell area ("**Area**") identified in Figure 1 below, on the following page. We note some members of our group also filed individual submissions.
3. We are not a trade competitor for the purposes of Section 308D of the Act.

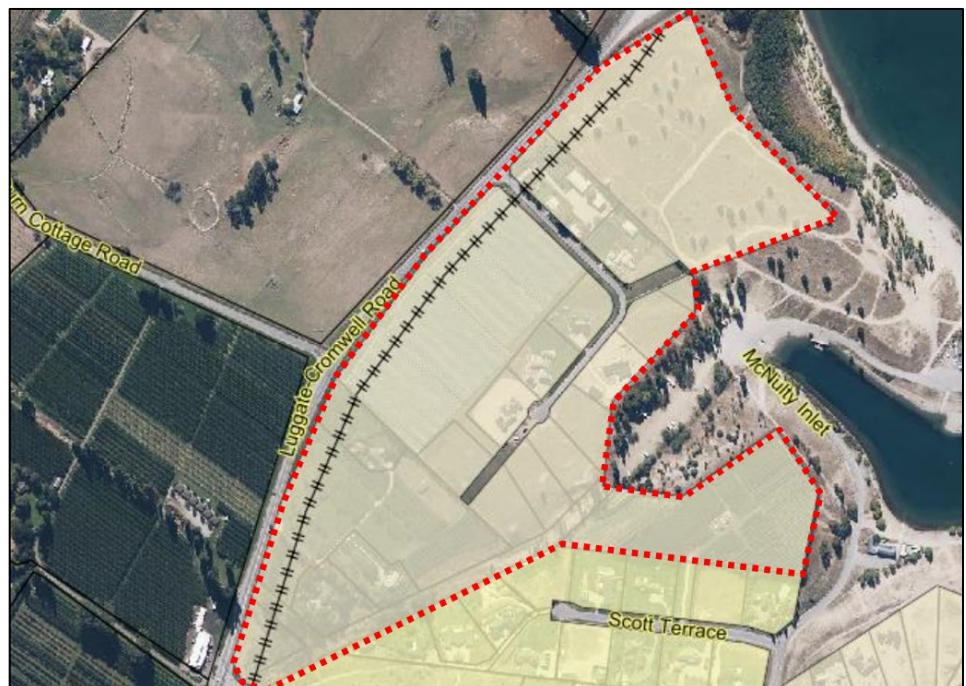


Figure 1 Area of land of interest to the North Cromwell Society Incorporated (outlined in red)

Decision/ part of Decision appealed against

4. This appeal is limited to:
- (a) the parts of the Decision that relate to all provisions affecting development within the area that we refer to as the 'North Cromwell Rural Lifestyle Area' (identified in Figure 2 below, on the following page); and
 - (b) the flawed processes as part of that Decision – that have influenced or otherwise impacted on or affected on the Council's rejection of our abovementioned requests.



Figure 2 PC19 land subject to this Appeal (outlined/shaded in red)

5. The Decision refused our requests of the CODC to:
- (a) Engage with us directly in a meaningful way about PC19 and the future of this Area; and
 - (b) Decline PC19 insofar as it affects the North Cromwell Rural Lifestyle Area or otherwise amend the provisions subject to PC19 to prevent or not allow subdivision or residential development below 4,000m² in this area;

- (c) Amend the district plan provisions to recognise that the North Cromwell Rural Lifestyle Area is a rural environment and is outside the urban environment or any future urban environment;
- (d) Amend the district plan provisions to recognise and maintain the rural living characteristics of the North Cromwell Rural Lifestyle Area; or
- (e) Any alternatively other amendments, including any such combination of provisions as may be appropriate, to address the matters raised in this submission, and to achieve the intent of this submission.

Specific reasons for the appeal

- 6. NSCI is made up of local residents concerned with the future development of this Area, including but not limited to residents of Thelma Place.
- 7. This Area contains landscape characteristics, physical limitations and other constraints to more intensive development. This Area is part of Cromwell's rural environment and is used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General rural and Rural production zones, while still enabling primary production to occur.
- 8. This Area is the home of numerous residents who purchased their properties on the basis of the special rural qualities and characteristics of this Area, whilst accepting the surrounding area may change into a rural residential character of a minimum of 4,000m² per household.
- 9. Provision for residential subdivision and development of densities at 2,000m² or higher are an efficient use of land, for example compared to the operative provisions (4,000m²) or other larger rural 'lifestyle' densities.

10. Rural Residential densities of 4,000m² have already been developed and contribute to a high level of rural living amenity in this Area. Providing for a residential density of below 4,000m² will change the character of this Area and could significantly and inappropriately adversely affect existing Rural Residential amenity values and characteristics. So to allow Rural Residential densities of >2,000m² is in itself a major change to the nature, character, and amenity of the Area.
11. This Area is not and should not be considered urban. Any suggestion that this area is or should be considered urban creates an inappropriate expectation that urban intensification of this Area may be appropriate, which it is not.
12. PC19 presents the first time we can have a meaningful community discussion about the future of this Area. We acknowledge recent planning strategies may have identified or promoted this Area as being suitable for further residential development. We can – somewhat reluctantly – support further rural residential development (of a minimum 2,000m² density). However, higher densities or urban development would not reflect our local community interests and values and should not be relied on when determining the most appropriate provisions for future subdivision and land use.
13. This Area is not part of or connected to the Cromwell urban environment. It has historically always been north of the Town boundary. This Area does not have infrastructure capacity or urban services to provide for increased housing density.
14. This Area is too far away from the town centre to accommodate urban development without considerable investment being required. Providing for urban densities in this Area presents considerable investment and social risks to our community.

15. We are seriously concerned that allowing urban development (below 4,000m²) will not be undertaken in a strategically planned or coordinated way, and for example may result in adverse local community, environmental and financial outcomes, for example (including but not limited to):
 - (a) A significant and inappropriate increase in traffic movements along Thelma Place;
 - (b) A financial burden on ratepayers to fund public infrastructure and services;
 - (c) Loss of open spaciousness and overall rural character; and
 - (d) Poor design outcomes and loss of opportunities to provide for strategically planned and integrated open spaces, recreation facilities, three water infrastructure, and transport linkages / connections.
16. That said, we can, as previously stated – reluctantly – accept Rural Residential densities of >2,000m².
17. We are also concerned that any suggestion that this Area should be treated as urban may result in loss of local democracy around land use planning. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 is an example of how Central Government can dictate land use rules (for example permitting three storey high townhouses) without consideration of local community interests or environmental and practical constraints. The Housing Accords and Special Housing Areas Act 2013 and RMA fast-track consenting processes are further examples of Central Government creating legislation that can be used by developers to bypass neighbourhood and community interests.

18. We have not seen sufficient justification for the need to increase housing density in our immediate Area. There is sufficient urban land elsewhere in Cromwell to provide increased residential density. It will be better to increase housing density in close proximity (easy walking distance) to the town centre, rather than increase housing density in rural locations such as the North Cromwell Rural Lifestyle Area.
19. We consider there are errors in the Decision, including for example:
 - (a) A failure to adequately consider and address our submission and the relief of what we were actually seeking.
 - (b) A failure to properly assess and understand our local community aspirations or the effects of the Decision on our community, including in particular in respect of rural residential amenity values and characteristics such as quality and spaciousness of development, outlook, and traffic impacts.
 - (c) A failure to identify our part of Cromwell as containing predominately rural residential / lifestyle characteristics, not urban. The current zoning is RRA6. This has a rural aspect. From Section 7 of the current Plan: "The areas identified provide for rural residential activity. Development will offer the advantage of maintaining an open character in this part of the District". Current developments have incorporated the rural aspect of the zone and accepted less amenities. If the rural aspect is removed the Council must ensure that full and comprehensively planned and coordinated 'urban' amenities are provided.
 - (d) An overreliance on the Spatial Plan and consultation undertaken as part of the Spatial Plan process, which occurred in a non-statutory framework without input from members of our affected community.

- (e) A failure to find in favour of any point of our submission or submissions of residents opposing intensification of the area we consider "North Cromwell").
- (f) An incorrect understanding that urban development within our part of the community cannot be suitably serviced through existing infrastructure, and that any infrastructure will have adverse effects and will likely create adverse financial implications on us as ratepayers.
- (g) A failure to consider appropriate bespoke provisions for development in our community including a failure to consider good urban growth / planning frameworks, for example structure planning. The decision will result in inappropriate urban growth including ad hoc development. Any future urban development within the area identified in Figure 3 below (on the following page) should accord with a structure plan prepared in consultation with the local community.
- (h) Existing development in our area has not provided suitable amenity services, including access to public spaces, recreation infrastructure/facilities. For example, there is currently no safe walking or cycling access to the township of Cromwell. Residents do not have access to Fiber services.



Figure 3 Indicative area of land where new residential subdivision and development should be subject to a comprehensive structure plan prepared in consultation with the local community

General reasons

20. General reasons for this appeal are that the Decision, in rejecting our abovementioned requests:
 - (a) fails to promote sustainable management of resources, including the enabling of people and communities to provide for their social and economic well-being, and will not achieve the section 5 purpose of the Act;

- (b) fails to achieve give effect to some directions in the RPS relating to urban development, such as UFD-P1 – Strategic planning;
- (c) fails to achieve or implement the relevant district-wide objectives and policies of the District Plan in relation to the Management of the District's Towns and Settlements, and Associated Services; and residential character; density of development; bulk and location of buildings; the effects of land use on adjoining Rural Areas;
- (d) fails to achieve the functions of the Council under section 31 of integrated management of the effects of the use and development of land and physical resources;
- (e) fails to meet the requirements of section 32; and
- (f) was procedurally unfair.

21. In contrast, granting the appeal, or parts of the appeal, to provide for new strategically planned or designed new residential subdivision and development of a density at or above 2,000m² in our immediate area would achieve all of the matters/ outcomes or otherwise address the issues identified in paragraph 20 above.

Relief sought

22. We seek the following relief:
- (a) **Primary relief:** That the PC19 provisions applying to the area of land identified in Figure 1 above be rejected, and the operative provisions providing for rural residential subdivision and development at 4,000m² densities be retained; or
 - (b) **Secondary relief:** That Council, to the extent available through this appeal process, engage with us directly in a meaningful way about PC19 and the future of this Area; and

(c) That the provisions introduced under PC19 be amended to:

- (i) prevent (or not allow) subdivision or residential development below 2,000m²;
- (ii) recognise that the area we live in (identified in Figure 1 above) does not contain urban characteristics, rather it contains rural lifestyle/residential characteristics that should be retained;
- (iii) requires new subdivision or residential development to be subject to careful consideration / assessment of matters including: ensuring subdivision or development will maintain rural residential amenity values and characteristics; appropriate stormwater treatment; ensuring any new waste water infrastructure can be utilised by existing residents who currently rely on onsite systems and ensure any such system is designed to cope with current and future development in the area; ensuring new communication infrastructure is installed and able to be utilised by existing Thelma Place residents; ensuring new and improved community and recreation infrastructure and connectivity;
- (iv) requires any subdivision or residential development of densities below 4,000m² to be publicly notified and undertaken in accordance with a bespoke structure plan (that would need to be developed as part of this PC19 process) to ensure development is appropriately planned and coordinated (i.e. will not be ad hoc);

- (v) avoids or prevents new sections or dwellings being accessed from Thelma Place beyond the existing winery (i.e. a new private local access road could be constructed along the frontage of 140 Thelma Place (LOT 1 DP 578052) to service development of this property and adjoining lots 1&2 DP 547668. Similarly, LOT 1 DP 23948 could be serviced by a new road/access that traverses 140 Thelma Place (LOT 2 DP 578052) or 7 Thelma Place (LOT 2 DP 498458);
 - (vi) avoids or prevents buildings on the part of 140 Thelma Place (LOT 1 DP 578052) that is located between 20 and 28 Thelma Place;
 - (vii) requires open space buffers (significant building setbacks) on 140 Thelma Place in respect of the boundaries common with 10, 16, 20, and 28 Thelma Place respectively; and
 - (viii) restricts new buildings to single story height.
- (d) **Any other additional, alternative or consequential relief:** relating to the rezoning of our site, including but not limited to, the maps, issues, objectives, policies, rules, discretions, assessment criteria and explanations to fully resolve the concerns we have raised in this appeal as well as in our original submission.
- (e) **Costs:** This appeal process imposes a significant cost to us. If our concerns had been recognised and understood earlier in this process, then we think the Panel would have made a different decision and we would not have had to bear all the costs of this appeal.

Attachments

23. We attach the following documents to this notice:

- (a) A copy of our original submission (**Attachment A**).
- (b) The Decision (**Attachment B**).
- (c) A list of the names and addresses of persons to be served with a copy of this notice (**Attachment C**).

Signature: **Bernard Lynch** on behalf of the **NORTH CROMWELL SOCIETY INCORPORATED**



Date: 8 August 2024

Address for service of Appellant:

C/- CUE ENVIRONMENTAL LIMITED

Attention: Ben Farrell

ben@cuee.nz

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Level 1, The Station Building

PO Box 1922, Queenstown 9300

ADVICE TO RECIPIENTS OF NOTICE

How to become party to proceedings

You may be a party to the appeal if you lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court within 15 working days after this notice was lodged with the Environment Court.

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).

How to obtain copies of documents relating to appeal or inquiry

The copy of this notice served on you does not attach a copy of the relevant application. This document may be obtained, on request, from the Appellant.

Advice

If you have any questions about this notice, contact the Environment Court Unit of the Department of Courts in Christchurch.

Contact details of Environment Court for lodging documents

Documents may be lodged with the Environment Court by lodging them with the Registrar.

The Christchurch address of the Environment Court is:

Justice and Emergency Precinct
20 Lichfield Street, Christchurch, 8013
Telephone: (03) 3650905 or 03 3534434
Facsimile: (03) 365 1740

Resource Management Act 1991

Submission on Proposed Plan Change 19 (PC19) to the Central Otago District Plan

To: The Chief Executive, Central Otago District Council, PO Box 122, Alexandra 9340

Details of submitter

Name: **North Cromwell Society Incorporated¹**
Postal address: C/- Cue Environmental Limited, PO Box 1922, Queenstown 9300
Phone: 021767622
Email: Ben@cuee.nz
Contact person: Ben Farrell

The specific provisions of the proposal that my submission relates to are:

1. Any and all provision(s) of PC19 that manage or may influence the zoning, subdivision and future land uses of the land depicted in Fig 1 below, hereafter referred to as the **North Cromwell Rural Lifestyle Area** ("this Area").



Figure 1 Area of land of interest to the North Cromwell Society Incorporated (outlined in red)

¹ The North Cromwell Society Incorporated is not a trade competitor for the purposes of s30B of the RMA

This submission is:

2. The North Cromwell Society Incorporated is made of numerous local residents concerned with the future development of this Area, including but not limited to residents of Thelma Place.
3. We **oppose** rezoning This Area from rural to urban and we oppose any provisions that allow or support subdivision and development below 4000m² in This Area.
4. This Area is the home of numerous residents who purchased their properties on the basis of the special rural qualities and characteristics of This Area (and its rural surrounds), whilst accepting the area may change into a rural residential character of a minimum of 4000m² per household. Rural residential densities of 4000m² contribute to a high level of rural living amenity and are appropriate for this Area.
5. This Area is not and should not be considered urban. Any suggestion that this area is or should be considered urban creates an inappropriate expectation that urban development in This Area may be appropriate, which it is not.
6. Providing for a residential density of below 4000m² will change the character of this Area and could significantly adversely affect rural living amenity values and characteristics.
7. This Area contains landscape characteristics, physical limitations and other constraints to more intensive development. This Area is part of Cromwell's rural environment and is used predominantly for a residential lifestyle within a rural environment on lots smaller than those of general rural and rural production zones, while still enabling primary production to occur.
8. This Area is not part of or connected to the Cromwell urban environment. It has historically always been north of the town boundary.
9. This Area does not have infrastructure capacity or services to provide for increased housing density. This Area is too far away from the town centre to accommodate urban development without considerable investment required to service it. Providing for urban densities in This Area presents considerable investment and social risks to our community.
10. We are seriously concerned that development below 4000m² could be undertaken without sufficient strategic planning, co-ordination and integration, and such development may result in adverse local community, environmental and financial outcomes for example:
 - A financial burden on ratepayers to fund public infrastructure and services;
 - Loss of open spaciousness and overall low density / intensity rural amenity and character;
 - Ad-hoc and poorly designed development resulting in loss of opportunities to provide for strategically planned and integrated open spaces, recreation facilities, three water infrastructure, and transport linkages / connections.
11. We are also seriously concerned that any suggestion this Area should be treated as urban may result in loss of local democracy around land use planning. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 is an example of how Central Government can dictate urban subdivision and land use rules (for example permitting three storey high buildings) without consideration of local community interests or environmental and practical constraints. The Housing Accords and Special Housing Areas Act 2013 and RMA fast-track consenting process are further examples of national legislation that can be used by property developers to bypass due consideration of local impacts.

12. Previous residential subdivisions in Cromwell demonstrate a lack of concern for neighbourhood and community interests.
13. We have not seen sufficient justification for the need to increase housing density in This Area. There is sufficient urban land elsewhere in Cromwell to provide increased residential density. It will be better to increase housing density in close proximity (easy walking distance) to the town centre, rather than increase housing density in rural locations such as the North Cromwell Rural Lifestyle Area.
14. PC19 presents the first time we can have a meaningful community discussion about the future of This Area. We acknowledge recent planning strategies may have identified or promoted This Area as being suitable for further residential development. We support further rural residential development of a minimum 4000m² density. However, any suggestion that This Area may accommodate higher densities or urban development would not reflect our local community interests and values and should not be relied on when determining the most appropriate provisions for future subdivision and land use in This Area.

We seek the following decision from CODC (the decision-making authority):

1. Engage with us directly in a meaningful way about PC19 and the future of this Area; and
2. Decline PC19 insofar as it affects the North Cromwell Rural Lifestyle Area; OR otherwise amend the provisions subject to PC19 to prevent or not allow subdivision or residential development below 4000m² in This Area; and
3. Amend the district plan provisions to recognise that the North Cromwell Rural Lifestyle Area is a rural environment and is outside the urban environment or any future urban environment. This could be achieved by providing an urban growth boundary south of the North Cromwell Rural Lifestyle Area; and
4. Amend the district plan provisions to recognise and maintain the rural living characteristics of the North Cromwell Rural Lifestyle Area; and
5. Any similar, alternative, consequential and/or other relief as necessary to address the issues raised in this submission;

OR

6. Any alternatively other amendments, including any such combination of provisions as may be appropriate, to address the matters raised in this submission, and to achieve the intent of this submission.

We wish to be heard in support of this submission

We will consider presenting a joint case if others make a similar submission

In lodging this submission, I understand that my submission, including contact details, are considered public information, and will be made available and published as part of this process.



Ben Farrell on behalf of the North Cromwell Society Incorporated
This day of 1st September 2022

RESOURCE MANAGEMENT ACT 1991
PUBLIC NOTICE OF DECISION ON PLAN CHANGE 19
TO THE CENTRAL OTAGO DISTRICT PLAN
RE-NOTIFICATION

The re-notification of PC 19 pursuant to Clause 10 of Schedule 1 to the Resource Management Act 1991 is required to correct two errors identified in relation to the Future Growth Overlay provisions. The specific changes are:

- Paragraph 134 of the decision is amended to include crossing out of text that reflects the decision of the Hearings Panel.
- Rule SUB-R8 has been amended to include a pathway under the Future Growth Overlay area in Omakau (SUB-R8.6) that was omitted from the provisions table.
- Associated changes to the mapping of the Future Growth Overlays.

A copy of the amended decision on Plan Change 19 and matters raised in submissions and further submissions thereto can be viewed on the Council's website at lets-talk.codc.govt.nz/plan-change-19 and the decision is also available for inspection at the following places:

Council Offices:

- Central Otago District Council office, 1 Dunorling Street, Alexandra
- Cromwell Service Centre, 42 The Mall, Cromwell
- Ranfurly Service Centre, 15 Pery Street, Ranfurly
- Roxburgh Service Centre, 120 Scotland Street, Roxburgh

Public Libraries in the District:

- Alexandra Public Library, 41-43 Tarbert Street, Alexandra
- Cromwell Public Library, 43 The Mall, Cromwell
- Roxburgh Public Library, 120 Scotland Street, Roxburgh
- Maniototo Community Library, 15 Caulfield Street, Ranfurly

Right of Appeal to the Environment Court:

Under Clause 14 of the Schedule 1 to the Resource Management Act 1991 a person who submitted or who made a further submission on the plan change may appeal the Council's decision with respect to the plan change to the Environment Court within 30 working days of notice of the decision being served. For clarity, the closing date for lodging an appeal is **Friday 9th August 2024**.

This public notice is dated 27 June 2024.

Peter Kelly

Chief Executive

Central Otago District Council

List of persons to be served

Central Otago District Council

districtplan@codc.govt.nz

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19-116	Billie Marsh	billee@xtra.co.nz

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66 Young Lane Alexandra

19-117 Graeme Crosbie
19-118 Lakefield Estate Unincorporated Residents Group
19-119 Jack Longton and Karen Lillian Searle
19-120 Robyn Jane Fluksova and Jindrich Fluksa
19-121 Gary Anderson
19-122 Aimee Cornforth
19-123 Lowburn Viticulture Ltd
19-124 Cromwell Motorsport Part Trust Ltd
19-125 Keyrouz Holdings Limited
19-126 Christine and James Page and MB and RA Cromwell Ltd
19-127 Harold Kruse Davidson
19-128 Transpower New Zealand Ltd
19-129 John and Barbara Walker
19-130 Aidan and Philippa Helm
19-131 Lois D Gill
19-132 Johnathan Brass
19-133 John Morton as trustee for J and DM Morton Family Trust
19-134 Ros and Peter Herbison
19-135 Cairine Heather MacLeod
19-136 Lawrence O'Callaghan
19-137 R S (Bob) Perriam
19-138 Wakefield Estates Limited
19-139 Shanon Garden
19-140 Bannockburn Responsible Development Inc.
19-141 Dr Chris Cameron and Ms Carolyn Patchett
19-142 Lakeside Christian Centre
19-143 Koraki Limited and ScottScott Limited
19-144 Wally Sanford
19-145 Thyme Care Properties Ltd
19-146 Pisa Moorings Developments Ltd & Pisa Village Developments Ltd
19-147 Stephen Davies
19-148 CHP Developments Limited
19-149 Kathryn Adams
19-150 Landpro Limited
19-151 The House Movers Section of the New Zealand Haulage Association Inc.
19-152 Susan Margaret Walsh
19-153 Fraser James Sinclair & Kelly Michelle Checketts
19-154 Professor Jennifer Dixon
19-155 Hannah Reader
19-156 Werner Murray
19-157 Susan Woodard and David Barkman
19-158 Retirement Villages Ass of NZ INC
19-159 Rocky Glen Ltd c/- Lewis McGregor
19-160 Ryman Healthcare Limited
19-161 Topp Property Investments 2015 Ltd
19-162 Sugarloaf Vineyards Ltd
19-163 John and Rowan Klevstul and Rubicon Hall Road Ltd
19-164 Fulton Hogan Limited
19-165 Paterson Pitts Group (Cromwell)
19-166 Christian Paul Jordan
LATE 19-167 Holly Townsend
LATE 19-168 Carey J Weaver
LATE 19-169 NZ Motor Caravan Ass
19-170 Hokonui Runanga
19-171 Fin White

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Further Submissions

19-172 Brian De Geest
19-173 Goldfields Partnership
19-174 Werner Murray
19-175 Russell Fowler and Sue Dawson
19-176 Freeway Orchards Partnership
19-177 Phil Shipton
19-178 Waka Kotahi NZ
19-179 D & J Sew Hoy Heritage Investments Ltd
19-180 JW & DH Walton, J Hay/ A Robinson, R/B/S MacFadgen, A McLean
19-181 Julene Anderson
19-182 Steven Gourley
19-183 Rowan Klevstul
19-184 Rowan Klevstul
19-185 Julene Anderson
19-186 Julene Anderson
19-187 Julene Anderson
19-188 Matt Brierley
19-189 Rowan Klevstul
19-190 Ian Dustin and Dustin Famistly trust
19-191 Julene Anderson
19-192 Julene Anderson
19-193 Niall & Julie Watson
19-194 Julene Anderson
19-195 Julene Anderson
19-196 (f) Fay Holdom & Alison O'Neil trustees of JW & AE
19-197 Koraki Limited
19-198 Wooring Tree Development Partnerships Ltd
19-199 Wooring Tree Development Partnerships Ltd
19-200 Wooring Tree Development Partnerships Ltd
19-201 Wooring Tree Development Partnerships Ltd
19-202 Graeme Crosbie
19-203 Perkins Miller Family Trust
19-204 Wooring Tree Development Partnerships Ltd
19-205 Wooring Tree Development Partnerships Ltd
19-206 Wooring Tree Development Partnerships Ltd
19-207 Wooring Tree Development Partnerships Ltd
19-208 Wooring Tree Development Partnerships Ltd
19-209 Wooring Tree Development Partnerships Ltd
19-210 Wooring Tree Development Partnerships Ltd
19-211 Wooring Tree Development Partnerships Ltd
19-212 Wally Sanford
19-213 Julene Anderson
19-214 Julene Anderson
19-215 Julene Anderson
19-216 CHP Developments Limited
19-217 DJ Jones & N R Searle Family trusts
19-218 Keyrouz Holdings Ltd
19-219 Stephen Davies
19-220 CHP Developments Limited
19-221 Annetta & Ross Cowie
19-222 Lakeside Christian Centre
19-223 Pisa Moorings Vineyard and Village Developments
19-224 Pisa Moorings Vineyard and Village Developments
19-225 Stephen Davies
19-226 Anthony Lawrence
19-227 Wakefield Estate Ltd
19-228 Julene Anderson
19-229 Christine and James Page and MB and RA Cromwell Ltd
19-230 Julene Anderson
19-231 Charles and Nicola Hughes

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