

IN THE MATTER OF section 71 of the Canterbury Earthquake Recovery Act 2011 and the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014

AND

IN THE MATTER OF proposals notified for incorporation into a Christchurch Replacement District Plan

Date of hearing: 30 and 31 March, 1, 2, 8, 10, 14, 16, 17, 20-23 April 2015

Minor corrections: 1 July 2016

Hearing Panel: Hon Sir John Hansen (Chair), Environment Judge John Hassan (Deputy Chair), Dr Philip Mitchell, Ms Sarah Dawson

DECISION 10

**RESIDENTIAL (PART) PLANNING MAPS
AND MINOR CORRECTIONS**

Outcomes: **Minor corrections as per Schedule 1**

**Proposals (Planning Maps and Appendices)
changed as per Schedule 2**

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DECISION

[1] This decision ('decision') concerns the updating of the Residential planning maps, figures and appendices which form part of the Christchurch Replacement District Plan following Decision 10.¹ It also addresses further minor corrections received in relation to the decision that was issued by us.

[2] In Decision 10, we directed the following:

[452] We direct the Council to provide to the Panel, by 3 p.m. on Monday 11 January 2016, an updated set of Planning Maps, Figures and Appendices to give effect to the various zoning and other changes to the Notified Version that we have made by this decision ... Leave is reserved to the Council to make application for further or replacement directions.

[453] A second decision will then issue to the effect of further amending the Notified Version by inclusion of updated Planning Maps, Figures and Appendices.

[3] We received revised planning maps and updated appendices and figures as directed.² Since the filing of those maps, we have received updates to correct errors or omissions, address the re-notification of additional Residential Medium Density areas, include the Salvation Army Overlay, and to remove the Residential Medium Density Overlay, except in relation to Riccarton.³ A final copy of the Stage 1 Residential Planning Maps was filed on 16 June 2016.

[4] The planning maps, figures and appendices set out in Schedule 2 are the most appropriate for implementing the objectives of the plan, and we confirm them as part of this decision.

Identification of parts of existing district plans to be replaced

[5] The Order requires us to identify the parts of the existing district plans that are to be replaced by the Proposal. We identified the planning provisions to be replaced in Decision 10.

¹ Decision 10 — Residential (Part) (and relevant definitions and associated planning maps), 10 December 2015.

² Memorandum of Counsel for the Christchurch City Council (Council), 11 January 2016.

³ Memorandum of Counsel for Christchurch City Council, 21 January 2016; Memorandum of Counsel in response to the Panel's directions in Decision 11, 28 January 2016; Further updated Memorandum of Counsel for Christchurch City Council in response to the Panel's directions in Decision 10 Residential (Part), 1 February 2016; Memorandum of Counsel for the Christchurch City Council in response to the directions in the Panel's minute, 11 February 2016; Memorandum of Counsel for Christchurch City Council regarding Planning Map 37 for Planning Map Decisions, 2 March 2016; Memorandum of Counsel for Christchurch City Council regarding Planning Maps decision for Decision 10 Residential (Part), 21 April 2016; Memorandum of Counsel for Christchurch City Council regarding full set of updated planning maps for Decision 10 Residential (part), 19 May 2016; Memorandum of Counsel for Christchurch City Council regarding the Salvation Army Addington Overlay in Decision 10 Residential (Part), 31 May 2016; and Memorandum of Counsel for Christchurch City Council advising the Panel of filing updated Decision 10 Planning Maps, 16 June 2016.

The identified land zoned in the maps that are the subject of this decision replace the zoning of land in the existing operative Christchurch City Plan planning maps, and the Banks Peninsula District Plan planning maps.

Corrections to Decision 10

[6] We have previously issued a correction to Decision 10, which related to an application by Orion New Zealand Limited and Lyttelton Port Company Limited.⁴ We have received three further applications for corrections: a joint application from the Crown and Christchurch City Council (the Council), a second application from the Council,⁵ and an application from Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Incorporated ('Ryman/RVA').⁶

[7] Clause 16 of Schedule 3 to the OIC provides as follows:

- (1) The hearings panel may, at any time, issue an amendment to a decision to correct a minor mistake or defect in a decision of the panel.
- (2) This power includes the power to amend or correct a proposal, provided that the amendment or correction is made before the proposal becomes operative in accordance with clause 16 of this order.

[8] The corrections variously comprise matters that will appropriately address consistency in the decisions on the plan, were errors in the decision, or were carried over errors from the Council's revised version. Except as set out below, we make the corrections as requested and accept them as being of minor effect, as set out in Schedule 1. Where options have been provided to us by the parties, we have identified the option preferred and decided by the Hearings Panel.

[9] We note that there were three errors in the body of Decision 10, and they are deleted by this decision. Those changes are:

- (a) deletion of reference at [251] and [275] to 33kV lines as having been transferred from Transpower to Orion;

⁴ Minor corrections to Decision 10, 4 February 2016.

⁵ Further memorandum of Counsel for Christchurch City Council requesting a correction to Decision 10 (Residential Stage 1 (Part)), 24 February 2016.

⁶ Memorandum of counsel for Ryman Healthcare Limited and the Retirement Villages Association of New Zealand Inc, 18 May 2016.

- (b) deletion of the sentence at [276], “Neither called evidence in support of their submission in this Residential hearing”; and
- (c) deletion of the last sentence of [359].

[10] Decision 10 is to be read as amended by this decision.

Matters relating to internal amenity for retirement villages

[11] Ryman/RVA requested a minor amendment to address an inconsistency between the decision and the text. We have previously noted that Dr Phil Mitchell has a conflict on this matter and, as such, has not taken part in a decision on it.

[12] Ryman/RVA has sought changes by way of correction to two assessment matters in relation to retirement villages:

- (a) Amendment to assessment matter 14.13.10.a.i.E to delete reference to “windows and internal living areas within buildings” as contributing to engagement with, and contribution to, adjacent streets and public open spaces.
- (b) Amendment to assessment matter 14.13.10.a.vi to delete reference to residential amenity for occupants, and weather protection.

[13] As noted in the memorandum, the Hearings Panel, as recorded in Decision 10, decided against imposing internal amenity standards for retirement villages. We consider the amendments sought in (b) above fall into that category and we agree to their deletion, as recorded in Schedule 1.

[14] However the matters in (a) do not relate to the internal amenity of a retirement village site. Instead, they relate to the “engagement with, and contribution to, adjacent streets and public open spaces”. This is an external amenity matter. As such, it does not amount to an error and we decline the correction sought.

Exemptions for daylight recession planes in the Flood Management Area

[15] The Council has identified an inconsistency between the provisions that were part of our decision on the Natural Hazards Chapter, and the expression of the exemption in the Residential chapter rules. The Council has suggested simplified wording in its memorandum at page 2. We understand the intent of the wording, however we have some concern that the proposed wording could potentially be read as applying universally within the Flood Management Area. This could, for example, be read to include a second storey addition to a house where there has been no adjustment to the ground level in relation to the flood plain. The exemptions in 5.3.1.3 are intended only to apply to situations where there are extensions of additional ground floor area or a new building is being built.

[16] We therefore consider the following wording for Rules 14.2.3.6 and 14.3.3.6 is more appropriate and addresses the Council's concern:

- c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities P1-P4 in Table 5.3.1.1b).

[17] The wording as amended above is clearer, more concise, and avoids the potential for the misinterpretation of the rules applying to built development within the Flood Management Area.

Road boundary building setback

[18] The Council and Crown have sought to amend reference to a setback for garages under Rule 14.2.3.9 as being from the road boundary, as opposed to the road kerb as was specified in both the Notified Version and the Revised Version in the rebuttal evidence, and the further Revised Version submitted with Council's closing legal submissions.

[19] It is clear that the provision has carried through — but the impact of it is not what we consider to be minor. Any reader of the plan with an interest only in their own zone would have relied on the provisions as read. A reader could have considered the rule as drafted to be logical, so that a car could stop on the berm prior to completing a reversing manoeuvre onto the road. We do not consider that the *document* clearly intended to mean the road boundary, even if that is what the Council intended. We find that the change suggested does alter its meaning.

[20] A number of submissions either supported the rule or sought that the rule be deleted, but none sought that the rule be more restrictive. By bringing the setback to the road boundary rather than the kerb, the rule would be more restrictive. The change sought is outside the scope of the submissions. It would have an impact on the rights of property owners to develop garages within the front yard.

[21] We do not consider it appropriate to change the provision as a minor correction.

Definition of ‘boarding house’

[22] We confirm that the tightened definition of ‘boarding house’ was addressed in the Definitions (Part) Stage 1 decision, and we incorrectly referred to it as having been in Decision 10. The Definitions decision has now been issued.⁷

Reference to ‘insignificant’ in Policy 14.1.6.4

[23] The Crown has asked the Panel to re-consider the use of the word ‘insignificant’ in the context of Policy 14.1.6.4. It suggests that ‘not significant’ and ‘insignificant’ are essentially the same, although ‘insignificant’ could be interpreted as being more restrictive.

[24] We do not agree with the Crown that a change is required and we are satisfied that our wording is appropriate for the reasons set out in Decision 10.

[25] We did note in reviewing the policy that the word ‘is’ should be replaced with ‘are’ and we direct that change to be made.

Amendment to minimum floor area for multi-unit and social housing complexes

[26] The Council and Crown have identified that the minimum area of a room on the ground floor fronting the street in the Residential Suburban and Residential Suburban Density Transition Zones is 9m², while in 14.3.3.13, 14.11.4.6 and 14.12.3.6 the minimum size is 12m². We note this records the position in the Council’s final Revised Version submitted with its closing legal submissions.

⁷ Decision 16 Introduction (Part) and Definitions (Part), 7 March 2016.

[27] However, noting that the Council and Crown have asked us to consider this as a matter of consistency, we consider that it is appropriate in this circumstance to correct 14.3.3.13, 14.11.4.6 and 14.12.3.6 to the less restrictive 9m² minimum floor area for the other zones and mechanisms.

Amendment to Education Activities in Rules 14.3.2.1 and 14.4.2.1

[28] This relates to an omission by the Council in the Revised Version submitted with its closing legal submissions, where the locational requirements for educational facilities were struck out for the Residential Suburban Zone and the Residential Suburban Density Transition Zone, but not the Residential Medium Density Zone or the Residential Banks Peninsula Zone.

[29] This omission was carried over into the decision, and we make the correction, which is within the scope of the evidence and submissions by the Crown.

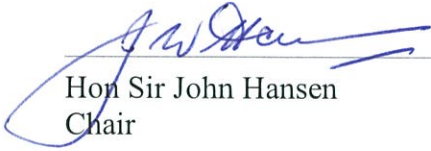
Corrections to Rule 14.3.3.3

[30] The Chair issued a minute⁸ confirming the Hearing Panel's decision recorded at [450]–[451] that the lower height limit overlay is limited to the Central Riccarton Area.

[31] This was in response to memoranda received from Housing New Zealand and the Council. Subsequently a lengthy additional memorandum was received from the Council. In light of the later memorandum, the Panel has determined a short hearing is required with Housing New Zealand Corporation and the Council. This will be for one hour from **10 a.m., Tuesday 12 July 2016**. As well as the matters raised in the various memoranda, the Council will need to address the question of the Panel's jurisdiction. Written submissions by the Council and Housing New Zealand Corporation are to be filed by **4 p.m., Friday 8 July 2016**.

⁸ Minute in response to memorandum of Housing New Zealand Corporation (495) relating to Planning Map corrections

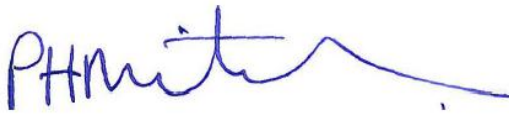
For the Hearings Panel:



Hon Sir John Hansen
Chair



Environment Judge John Hassan
Deputy Chair



Mr Philip Mitchell
Panel Member



Ms Sarah Dawson
Panel Member

SCHEDULE 1

Corrections to Decision 10

Correction	Reason
Delete reference to 33kV lines as having been transferred from Transpower to Orion at [251] and [275]	Only 66kV assets were transferred.
At [276] delete the sentence “Neither called evidence in support of their submission in this Residential hearing”	Horticulture New Zealand filed and presented evidence on this matter.
Delete the last sentence in [359]	This matter was the subject of the definitions decision.
Amend Policy 14.1.6.4 to read: <i>...and the effects of such activities on the character and amenity of residential zones is are insignificant.</i>	Corrects grammar.
Amend Policy 14.1.4.5 by deleting roman numbering ‘iii.’ so that “through non-regulatory methods including incentives.” reads as a continuation of a., applying to i. and ii.	The last part of the sentence was incorrectly formatted as numbering.
Replace 14.2.3.6.c and 14.3.3.6.c to read: <i>c. Where the building is located in a Flood Management Area, the exemptions in Rule 5.3.1.3 apply (for activities P1-P4 in Table 5.3.1.1b).</i>	Removes inconsistency in rules by providing a direct reference to the exemption provided for in Decision 6.
Amend 14.2.3.7, 14.3.3.7, 14.4.3.4, 14.11.4.14, 14.12.3.16 Minimum building setbacks from internal boundaries and railway lines to read: <i>Buildings, balconies and decks on sites adjacent to or abutting railway lines</i>	Address punctuation and add clarity. Note that the word “to” has also been added after “adjacent”.
Amend 14.2.3.8 and 14.3.3.8 to read: <i>a. The minimum setback from an internal boundary for balconies shall be 4 metres.</i> <i>b. Where a wall of a residential unit is located between 1 metre and 4 metres from an internal boundary, any living space window located on this wall at first floor level or above shall contain glazing that is permanently obscured.</i>	Removes inconsistency.
Amend 14.3.2.3 RD13 and 14.4.2.3 RD17 – Spiritual facilities that do not comply with the hours of operation in Rule 14.3.2.1 P14 and 14.4.2.1 P12 as follows: <i>a. Scale of activity – 14.13.22 Non-residential hours of operation – 14.13.22</i>	Addresses error.
In rule 14.3.3.2 Tree and garden planting, replace the words “landscape treatment” with “landscaping”.	This provides clarity by using a defined term.
In Rule 14.3.3.6.d, delete roman numerals iii. and iv.	Removes duplicated provisions.

Correction	Reason
Amend 14.3.3.14, 14.11.4.8 and 14.12.3.8 so that they are consistent with 14.2.3.12.	Carries over simplified style of provisions so that they are consistent across the zones.
Delete 14.4.2.4 D6	This rule has been included in error as it was intended that healthcare facilities be treated equally across the zones, which is consistent with the provisions in 14.4.2.1 P10.
In Rule 14.4.3.1, delete the words as follows: <i>There shall be no minimum net site area for any site for any residential unit</i>	Addresses error.
Amend 14.4.2.4 D2 to refer to an elderly person's housing unit.	Addresses incorrect reference to older persons housing unit.
Replace reference to "Cultural 3 Zone" in Rule 14.11.2.1 with "Specific Purpose (School) Zone".	Addresses incorrect reference to Cultural 3 Zone.
Include the following non-complying activity in Rule 14.11.3.3: <i>NC4 Residential activities utilising the Enhanced Development Mechanism where no part of the site complies with the location qualifying standards in Rule 14.11.2.4.</i>	This addresses an inconsistency in the decision where a specified discretionary activity was included where there was partial non-compliance with the location qualifying standards.
In Rule 14.12.3.15, delete the paragraph starting "Provision shall be made...".	Removes duplicated provisions.
Amend the numbering and headings for 14.11.3 and 14.12.2 to include headings for activities where there are no specified activities.	Enables future updating of the plan provisions.
Amend references in Chapter 5 to the correct provisions in the revised Residential chapter.	Corrects earlier decision so that cross references are to the correct provision.
Delete the reference to 12m ² in Rule 14.3.3.13, 14.11.4.6 and 14.12.3.6 and replace with 9m ²	Addresses a matter of consistency with Rule 14.2.2.1.
Remove reference to education activities in Rule 14.3.2.1 P7 activity standard f., and 14.4.2.1 P8 activity standard e.	Addresses a matter of consistency with Rule 14.2.2.1 P10.
Amend 14.3.2.4 D2 to enable the addition of the following specified discretionary activity: <i>P19 The use of the existing control tower building (Lot 357 DP 447629) and hangars 4 and 5 (Lot 315 DP 434068).</i>	Provides for a consistent approach to activities that do not comply with permitted activity standards.
Amend assessment matter 14.13.10.a.vi to read: <i>vi. residential amenity for occupants and neighbours, in respect of outlook, privacy, noise, odour, light spill, weather protection, and access to sunlight, through site design, building, outdoor living and service/storage space location and orientation, internal layouts, landscaping and use of screening;</i>	Addresses an error in the Decision Version where it does not align with the body of the decision.

SCHEDULE 2

Amended planning maps, figures and appendices

Insert and replace the following diagrams:

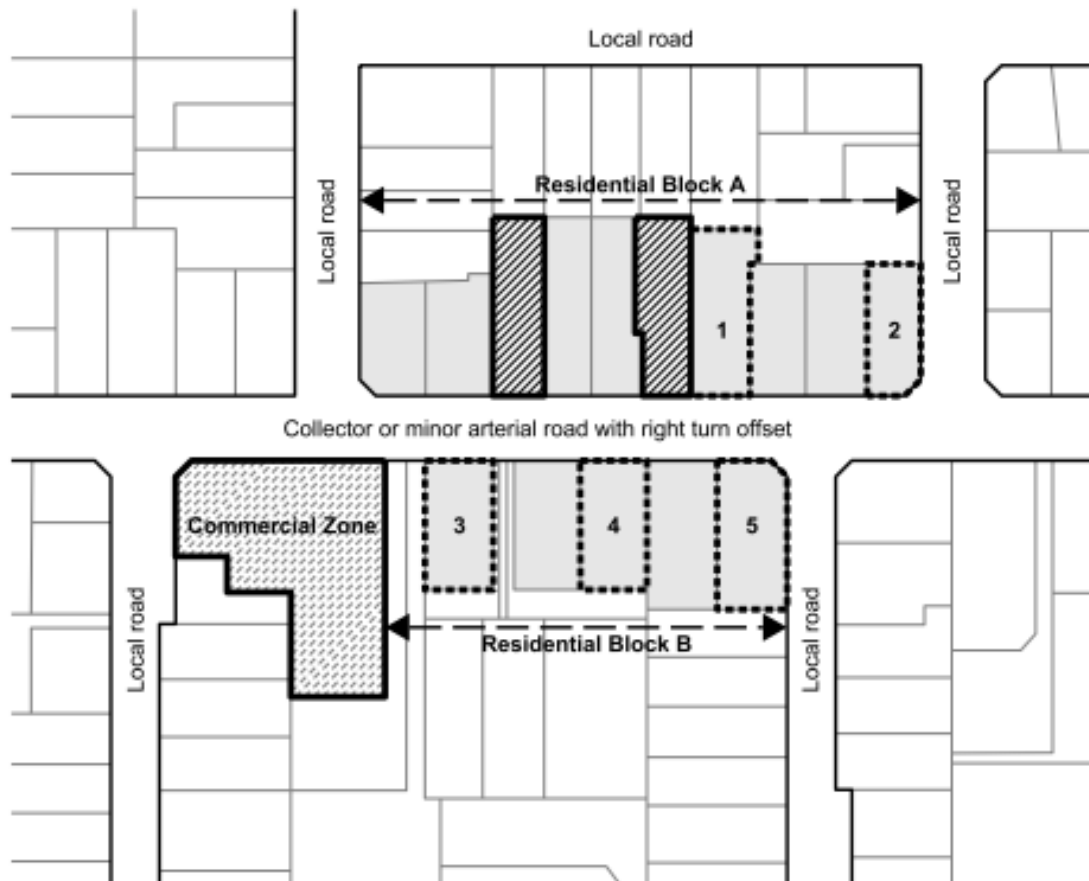


Figure 1: Residential Coherence






-  Complying residential activities
-  Existing non-residential activities (Maximum 3 per block)
-  Existing commercial zone (not part of residential block)
-  Residential Block A: Either 1 or 2 are the only complying sites for new pre-school, place of assembly or veterinary care facility. This block can only support one more non-residential activity.
-  Residential Block B: Either 3 and 5, or 4 only are the only complying sites.

Figure 1: Residential coherence

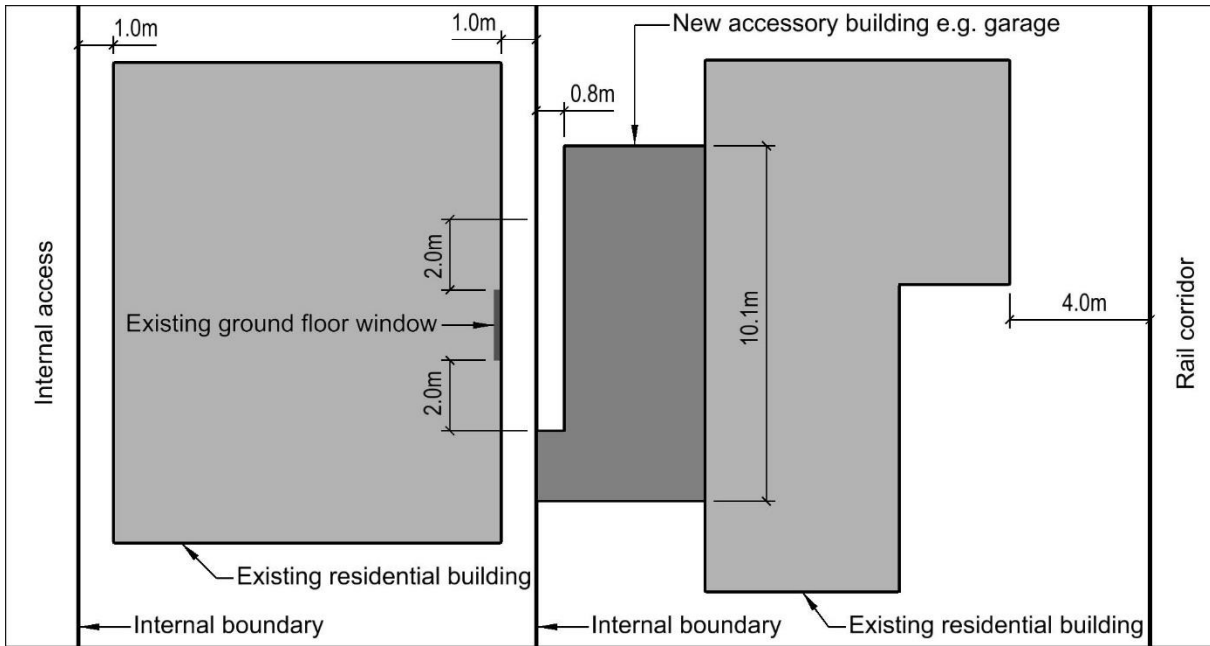


Figure 2: Separation from neighbours

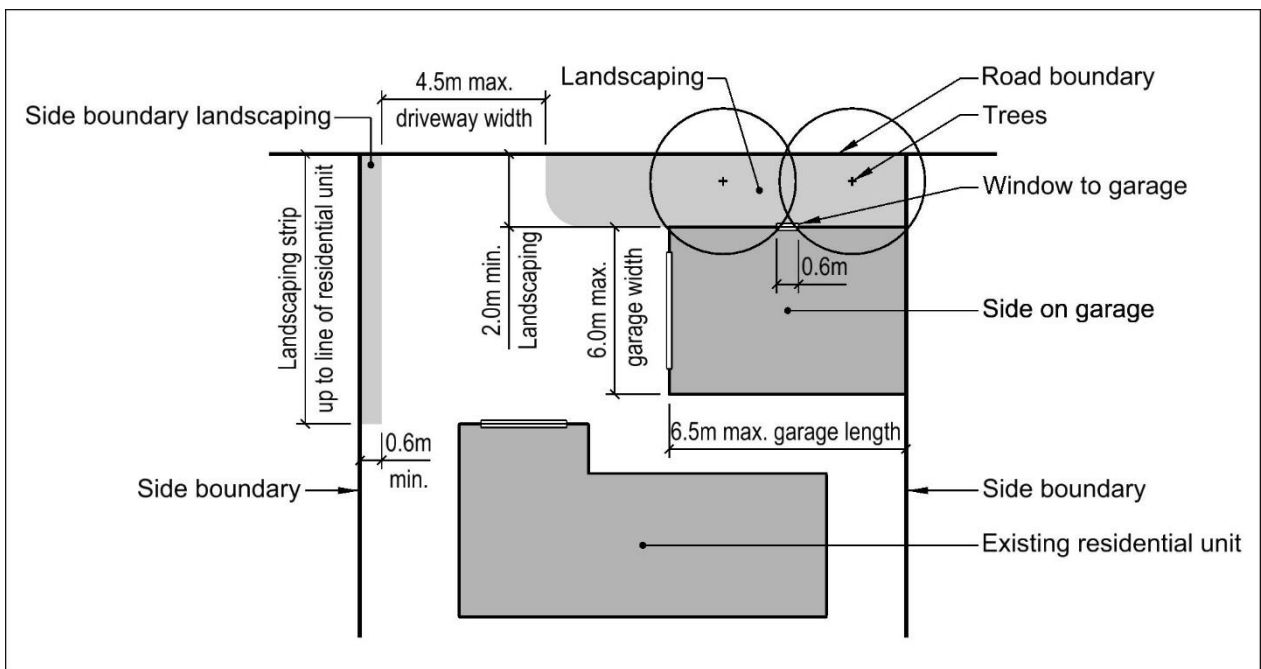


Figure 3: Side extension

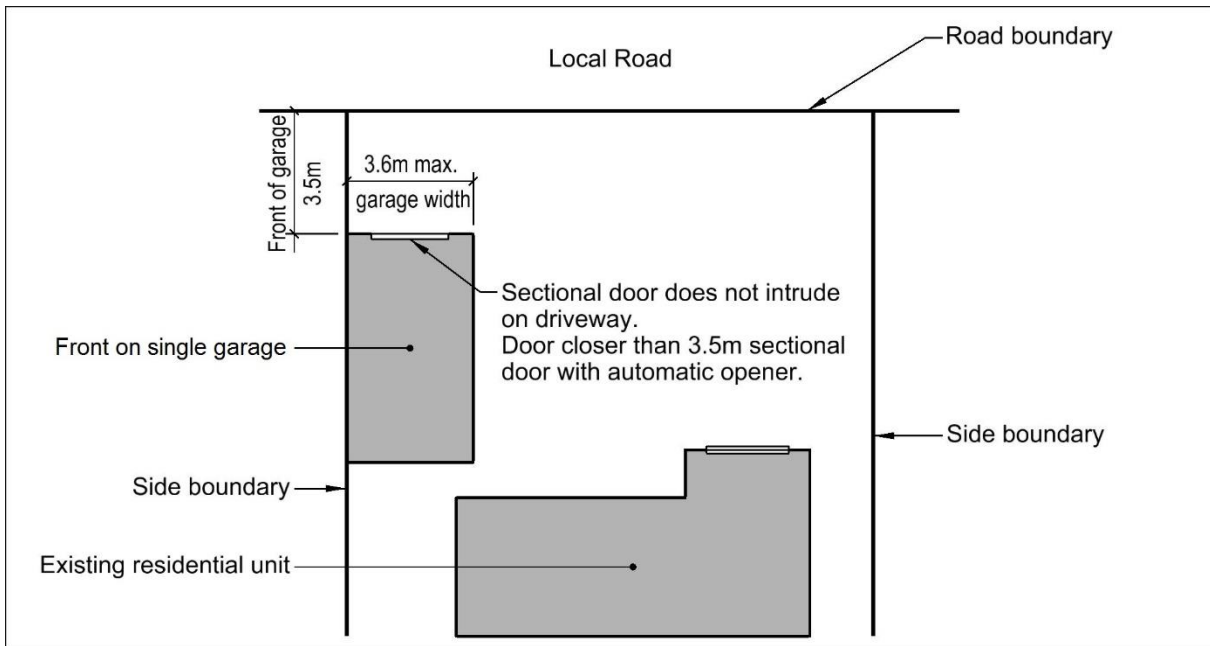


Figure 4: Front extension

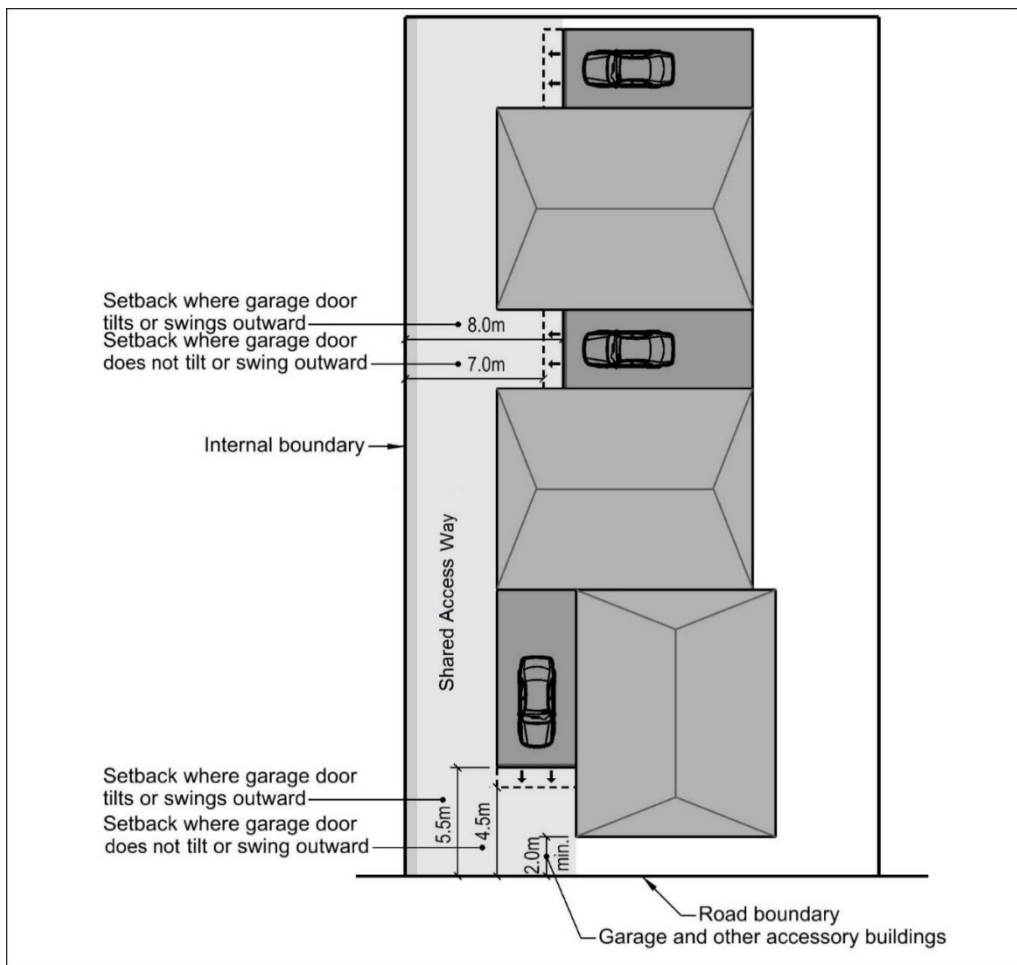
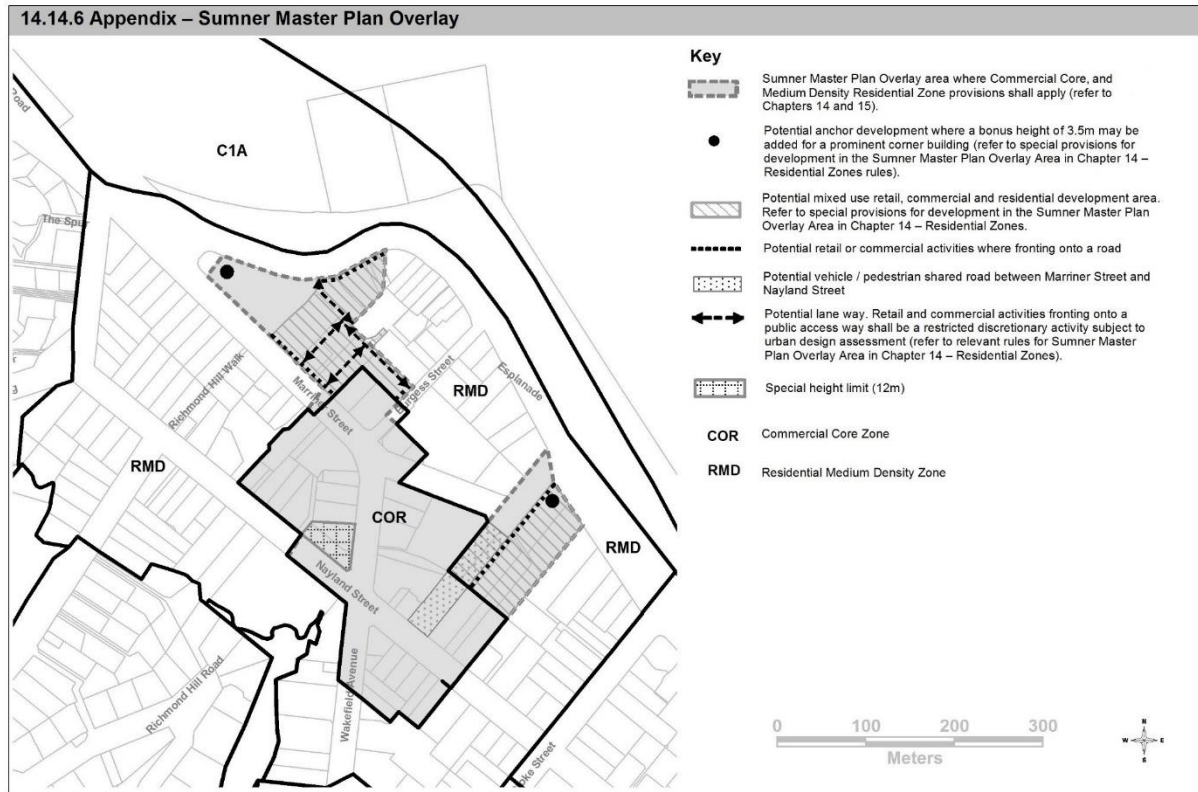
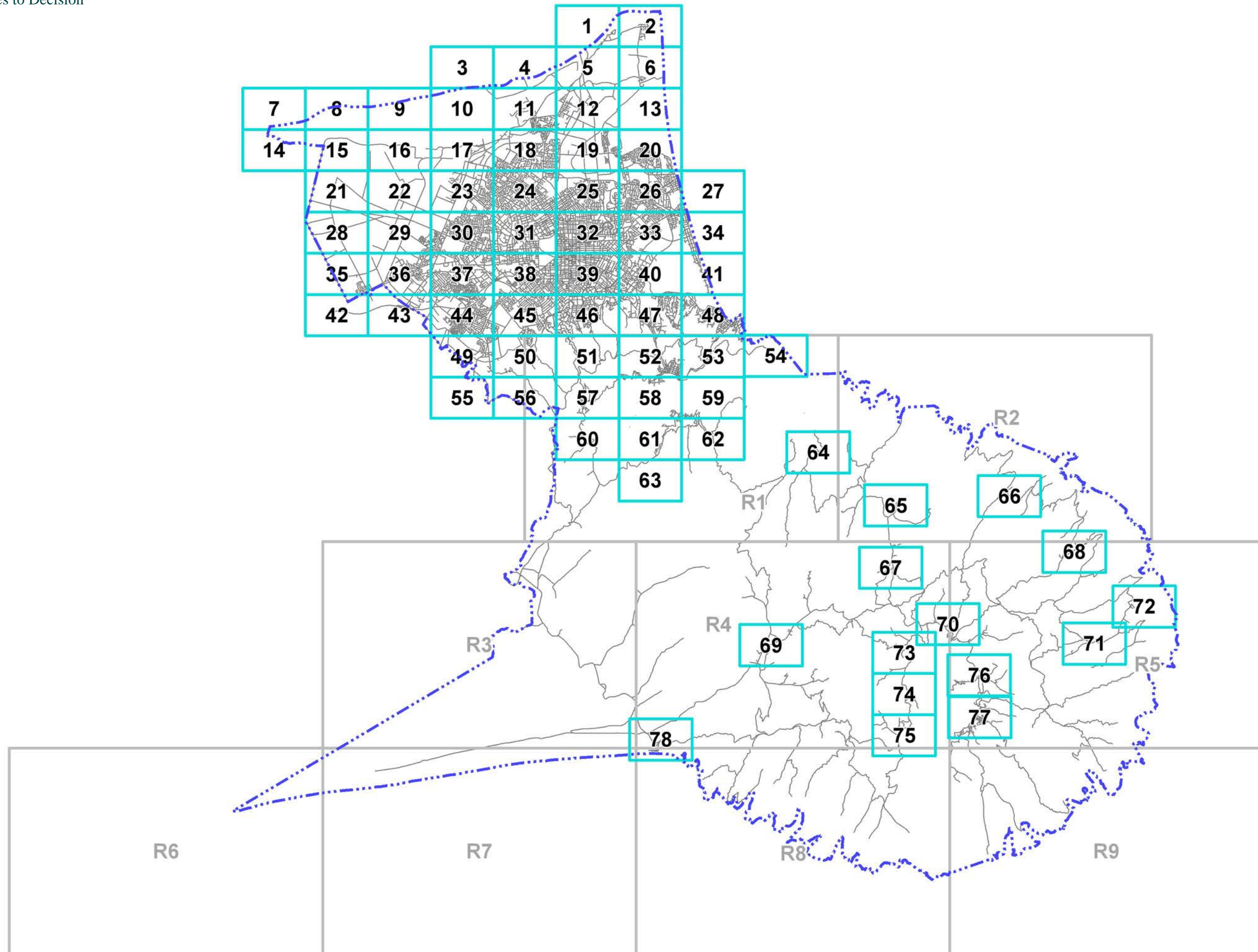


Figure 7: Street scene and access way

Appendix 14.14.6 Sumner Master Plan Overlay

(including any re-numbering as required)





Schedules to Decision

RBP	Residential Banks Peninsula
RMD	Residential Medium Density
RS	Residential Suburban
RSDT	Residential Suburban Density Transition

Land Use Zones

Other Notations

Information Only

- ① Diamond Harbour Density Overlay
- ② Existing Rural Hamlet Overlay
- ③ Medium Density (Higher Height Limit and Individual Site Density) Overlay
- ④ Peat Ground Condition Constraint Overlay
- ⑤ Prestons Road Overlay
- ⑥ Riccarton Wastewater Interceptor Catchment Overlay
- ⑦ Stormwater Capacity Constraint Overlay
- ⑧ Residential Medium Density Lower Height Limit Overlay
- Salvation Army Addington Overlay
- Lyttelton Port Influence Overlay Area
- Community Housing Redevelopment Mechanism

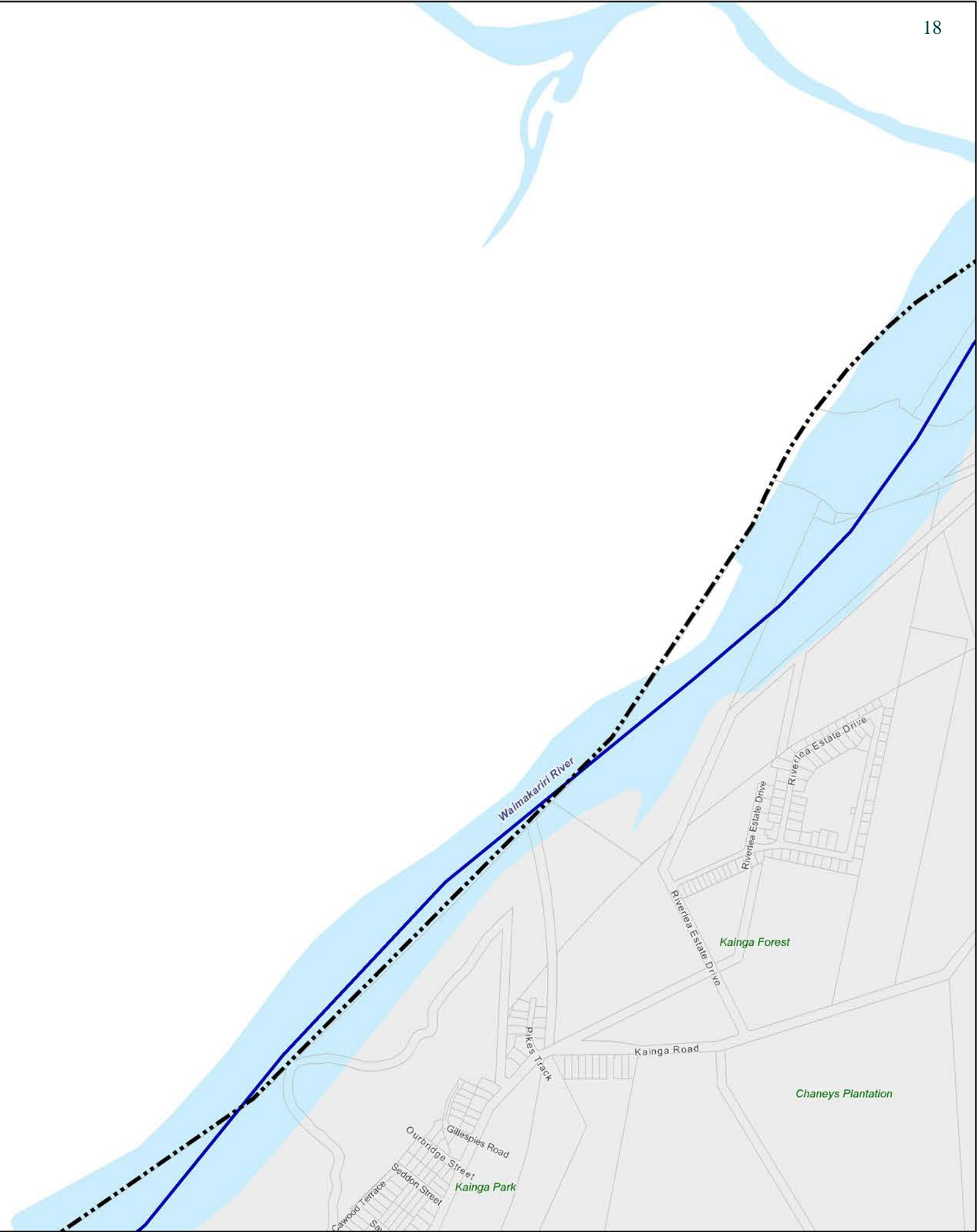
- District Boundary
- Land not subject to Decision 10
- 220kV National Grid
- 110kV National Grid
- 66kV National Grid
- 66kV Electricity Distribution Lines
- 33kV Electricity Distribution Lines
- Railway
- Lyttelton Tunnel Road
- River

The cadastre and coastline shown on the planning maps is not part of the information in the District Plan. It has been provided on the planning maps as an additional function to enhance navigability and search capability. District Plan rules do not apply for overlays extending into the Coastal Marine Area. The Coastal Marine Area is as defined in the Resource Management Act. The cadastre was based on the most recent information held by the Council at the date the map was produced. Establishing compliance or otherwise with the plan may require a formal survey.

The District boundary is as defined in the Resource Management Act, which uses the definition from the Local Government Act. The line on these maps representing the District boundary is indicative and for information purposes only. The actual boundary is as defined in the legislation. Determining rights and obligations under the District Plan where the District boundary is relevant may require a formal survey.

The District Plan planning maps are at a scale of 1:10000 and 1:50000. Use at any other scale than specified on each map is for information purposes only, and does not form part of the District Plan.

WAIMAKARIRI DISTRICT



LEGEND BELOW

WAIMAKARIRI DISTRICT

Waimakariri River

South Pacific Ocean

Kainga Road Reserve

Styx River

Brooklands Spit

Kainga Road

Kainga Forest

Barkersfield Place
Exley John Place
Shammys Place
Blue Lagoon Drive

Harbour Road

Salacia Gardens

Nirvana Street

Charon Street

Chalford Street

Brooklands Domain

Corokia Close

Anfield Street

Lower Styx Road

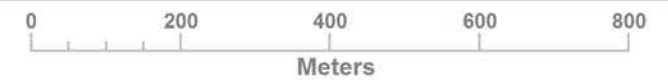
The Lagoon

Beacon Street

Dartford Street

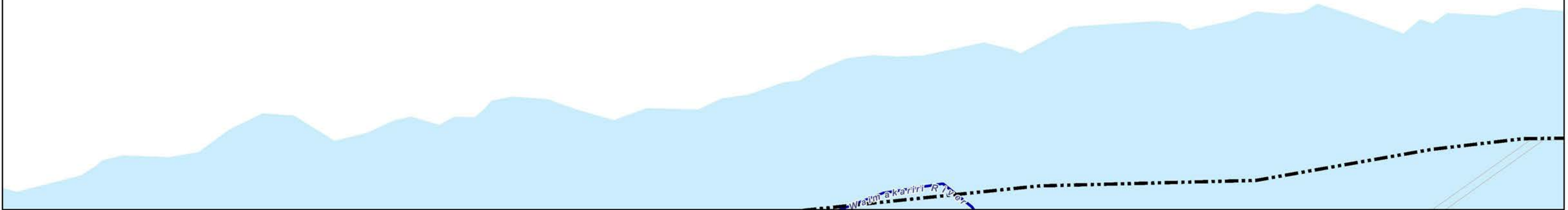
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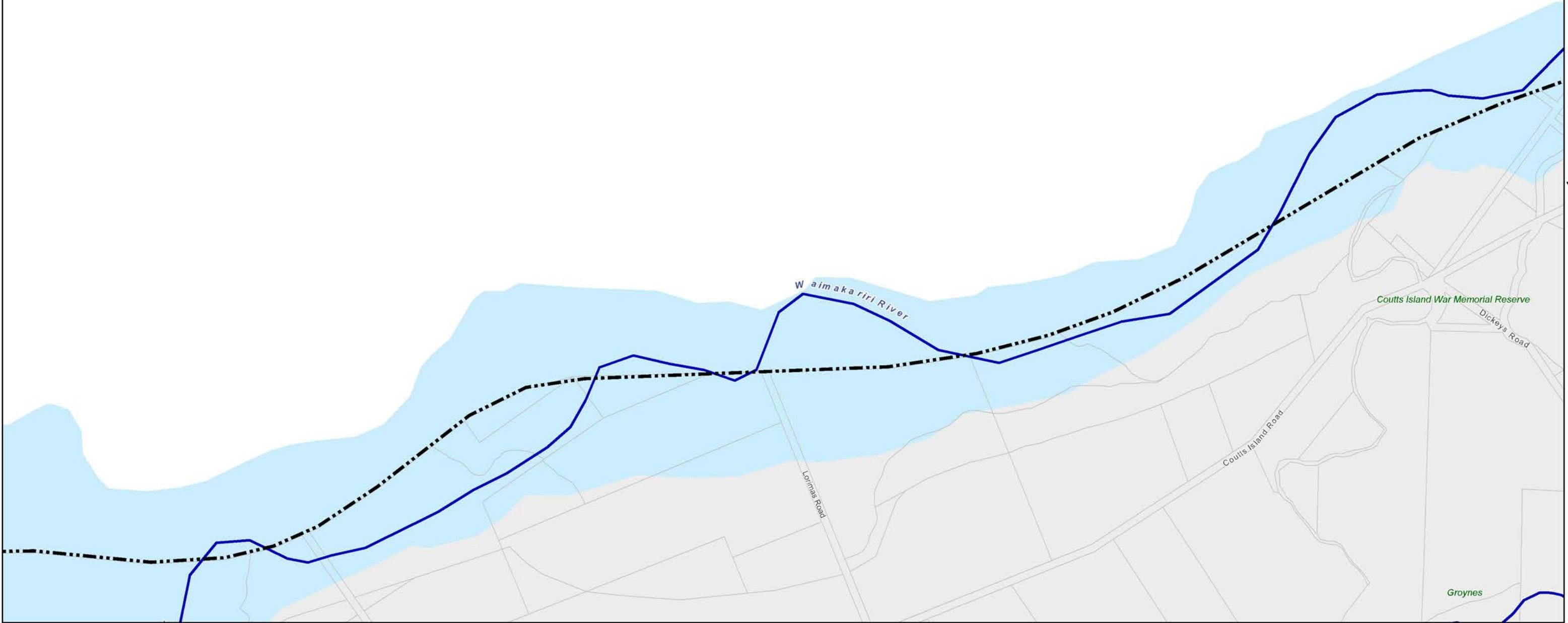


WAIMAKARIRI DISTRICT

LEGEND BELOW



WAIMAKARIRI DISTRICT



LEGEND BELOW

WAIMAKARIRI DISTRICT

Waimakariri River

Waimakariri River South Branch

Chaneys Plantation

Dickeys Reserve

Groynes

Dickeys Road

Coult's Island Road

Christchurch Northern Motorway

Christchurch Northern Motorway

Main North Road

Empire Road

Link Road

Kainga Road

Spencerville Road

Mitchell Road

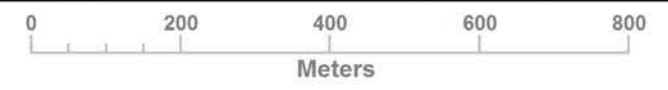
Farrells Road

Turners Road

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4	5	6
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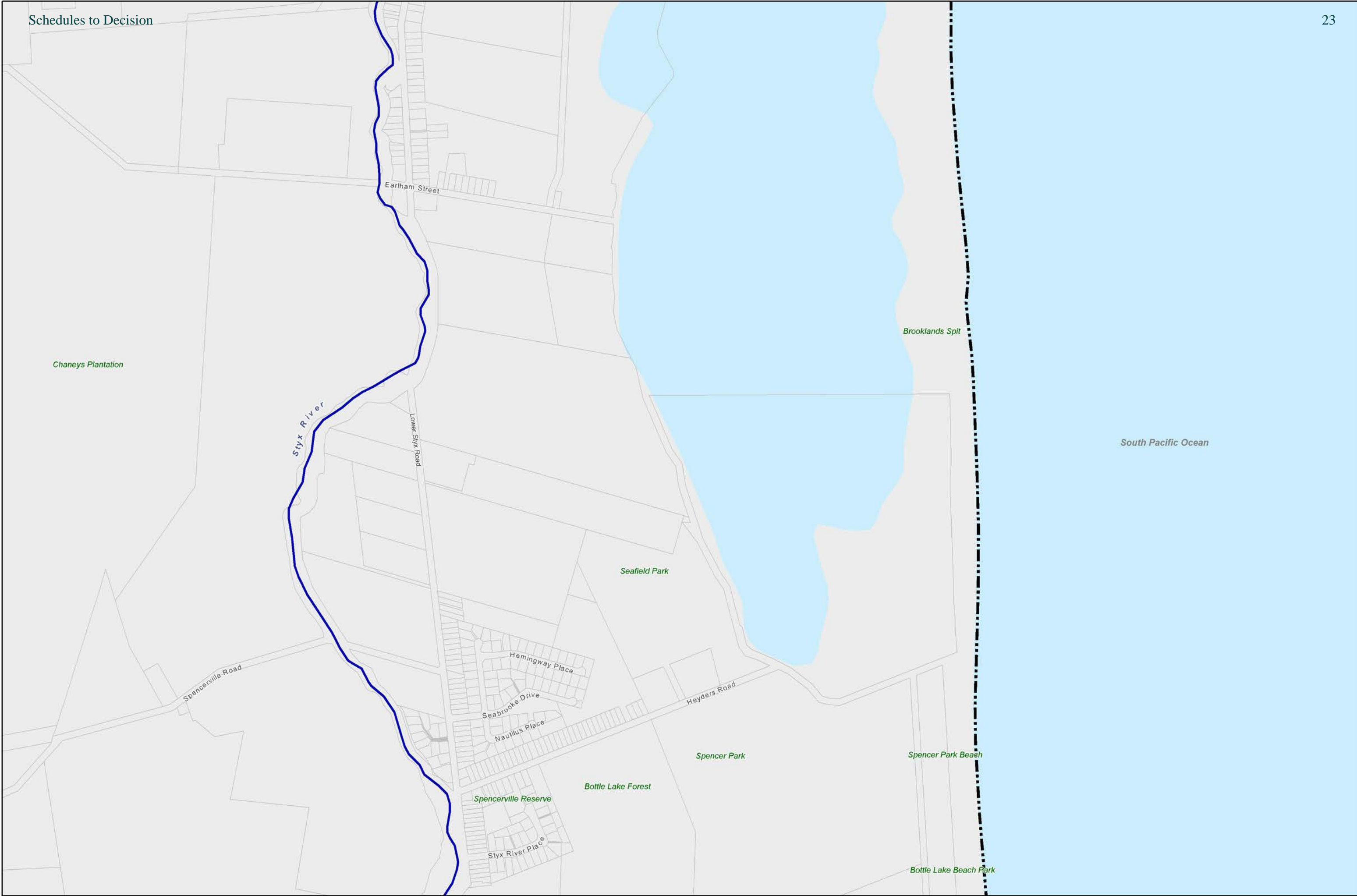
Planning Map 5

15 June 2016 Decision 10 (subject to final approval from IHP)

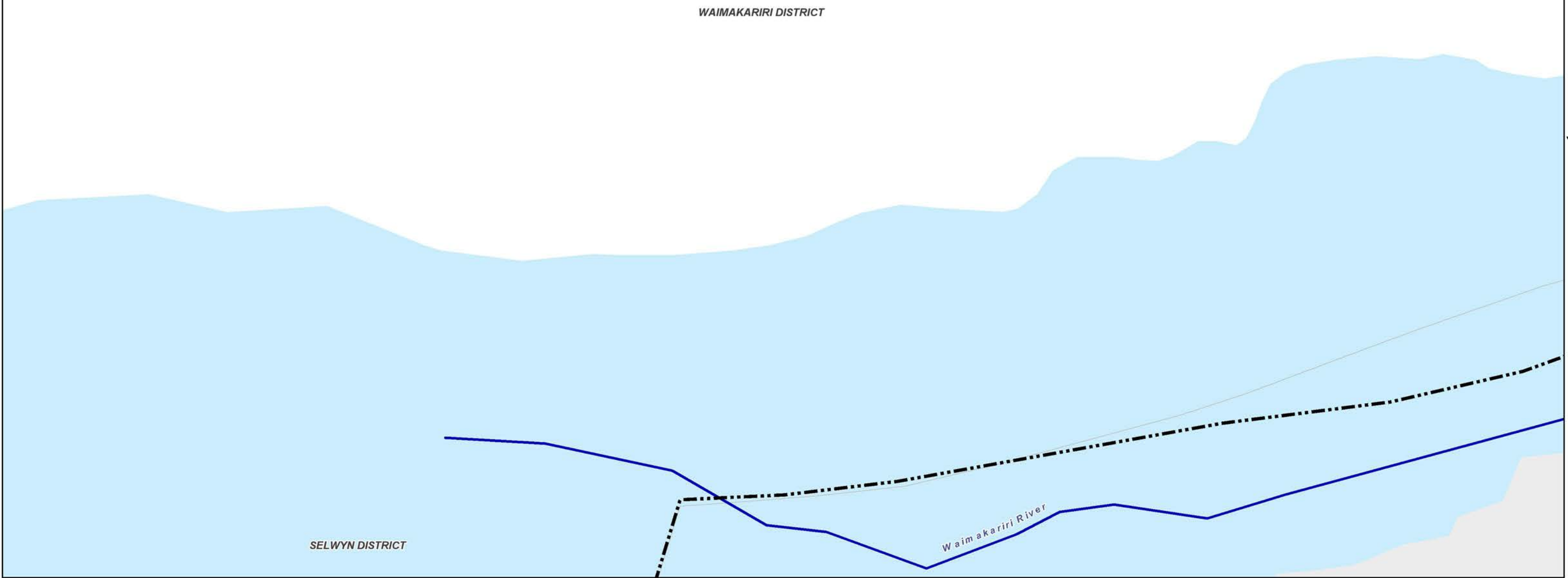


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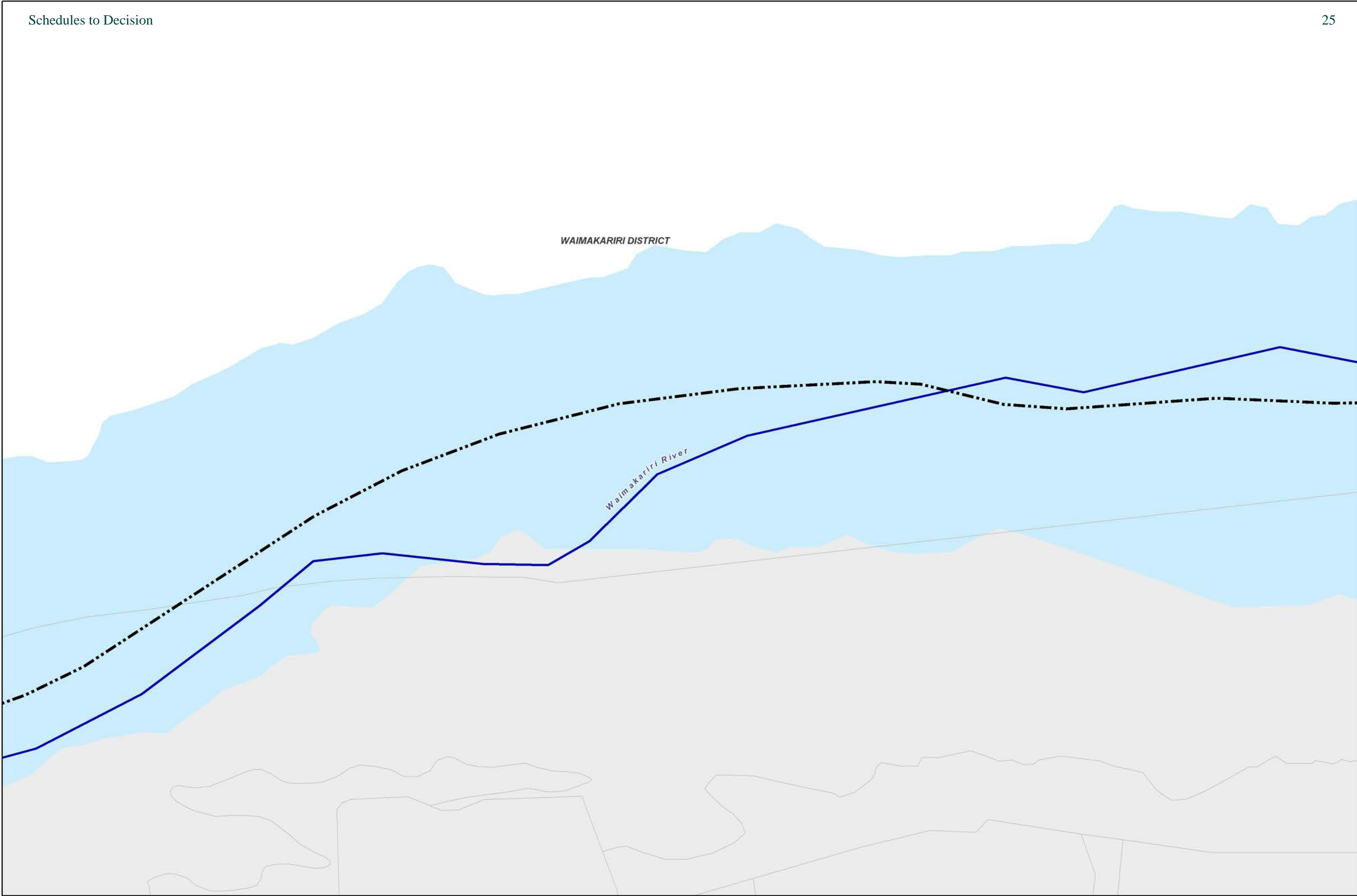




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LEGEND BELOW

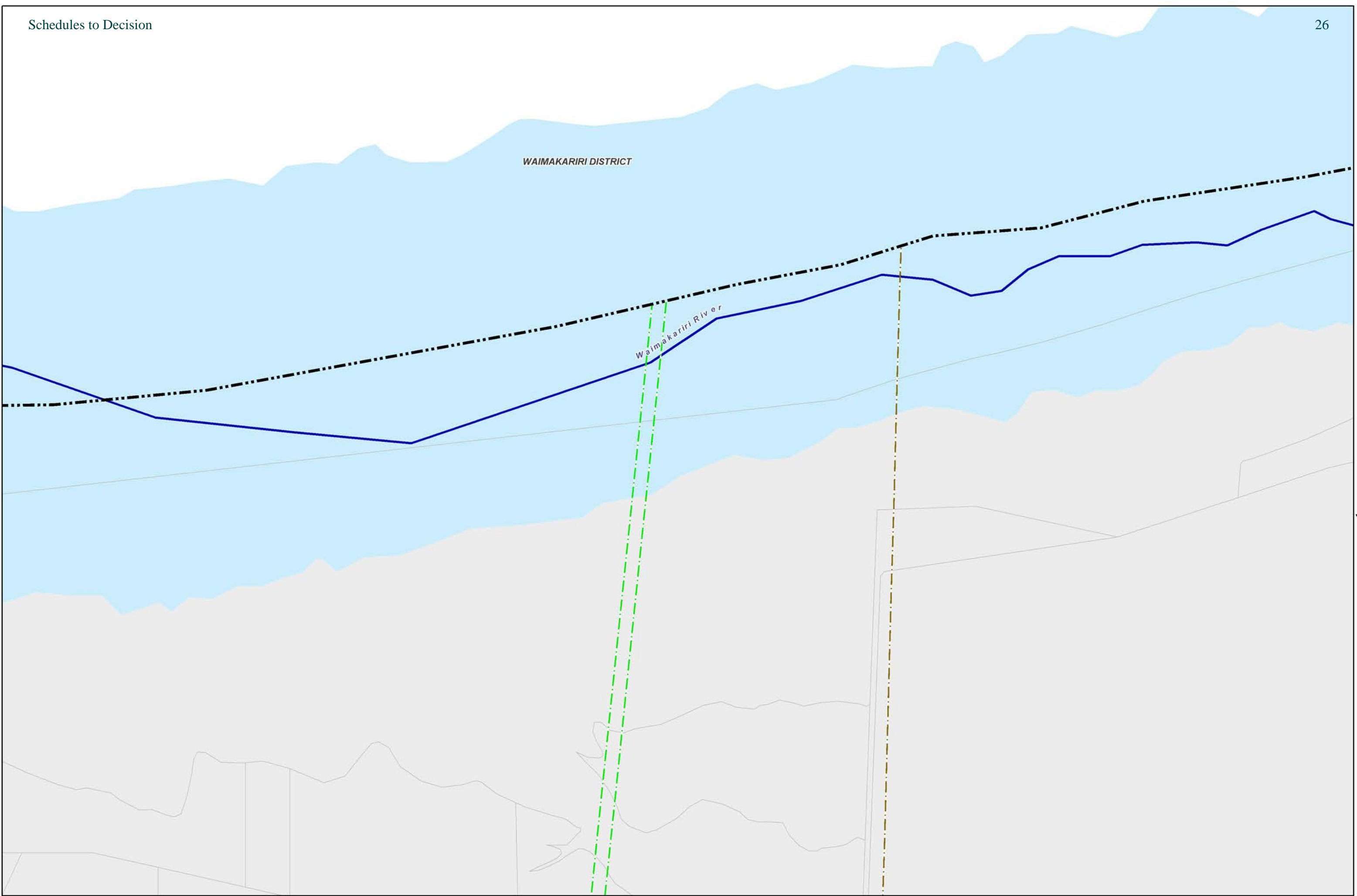


7	8	9
14	15	16

WAIMAKARIRI DISTRICT

Waimakariri River

LEGEND BELOW



Schedules to Decision

WAIMAKARIRI DISTRICT

Waimakariri River

27

Waimakariri River

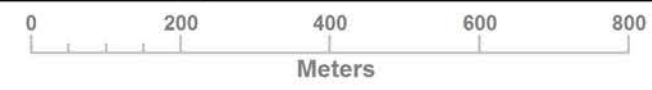
Coutts Island Road

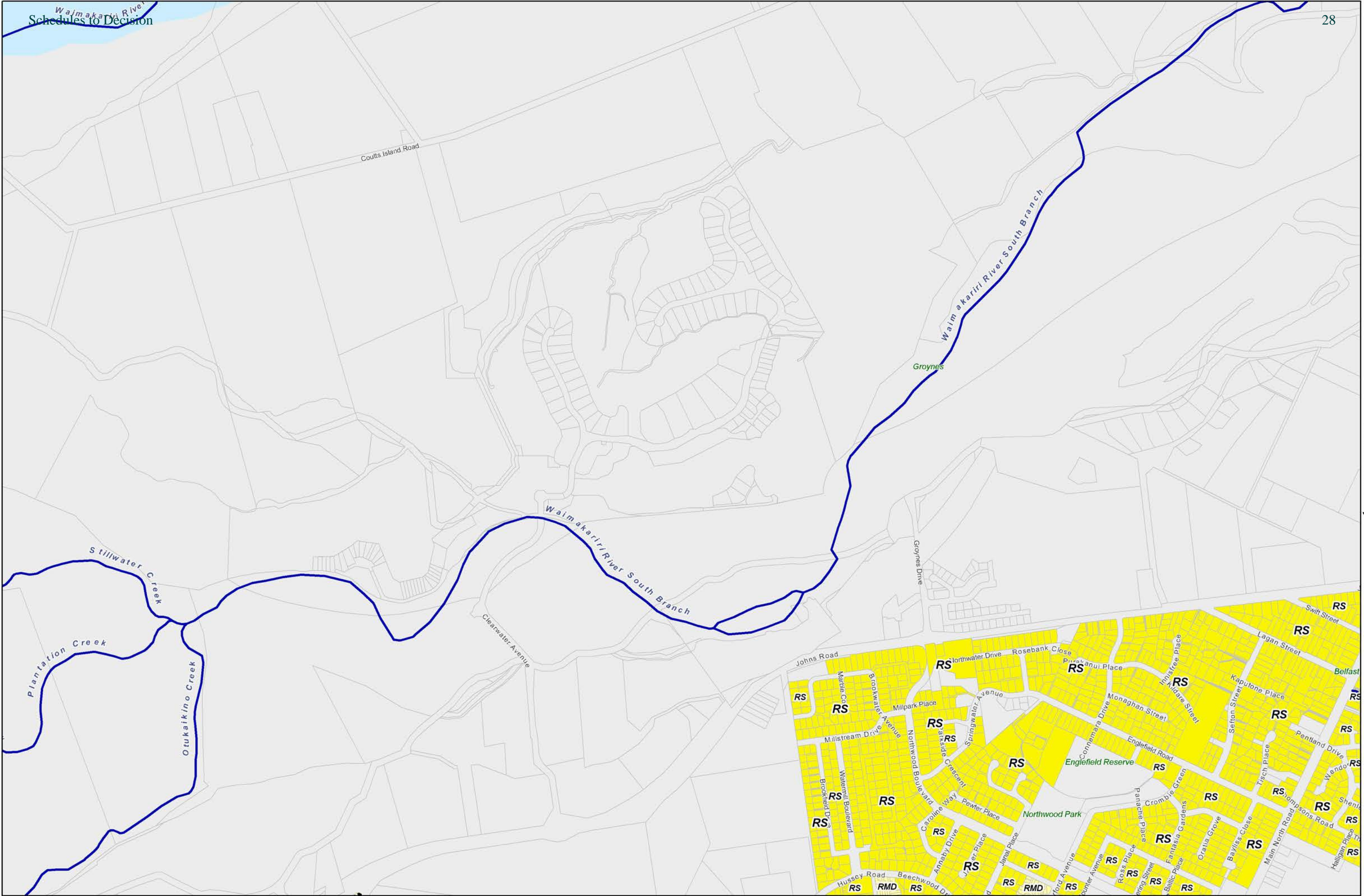
Plantation Creek

LEGEND BELOW



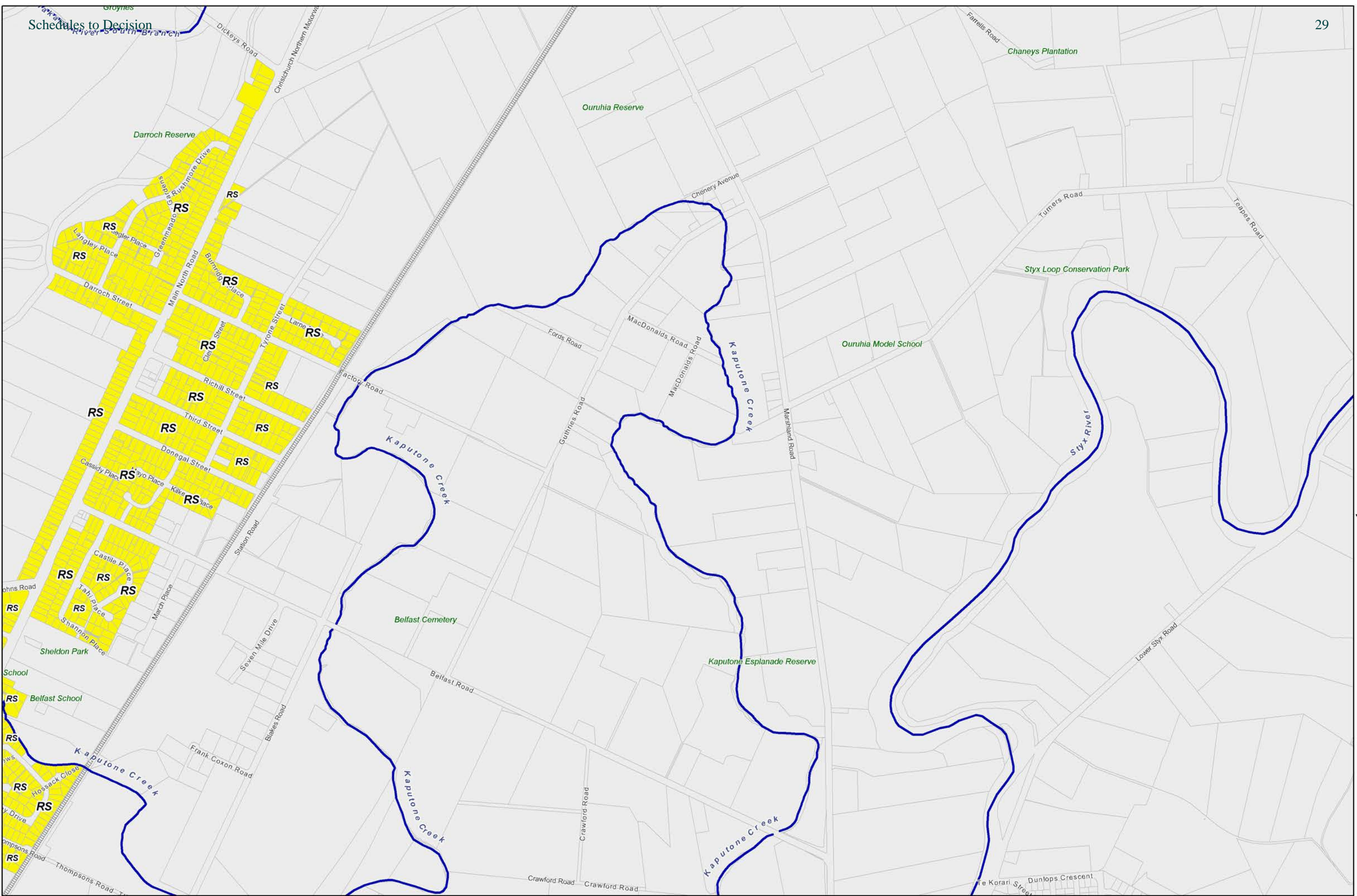
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16	17	18



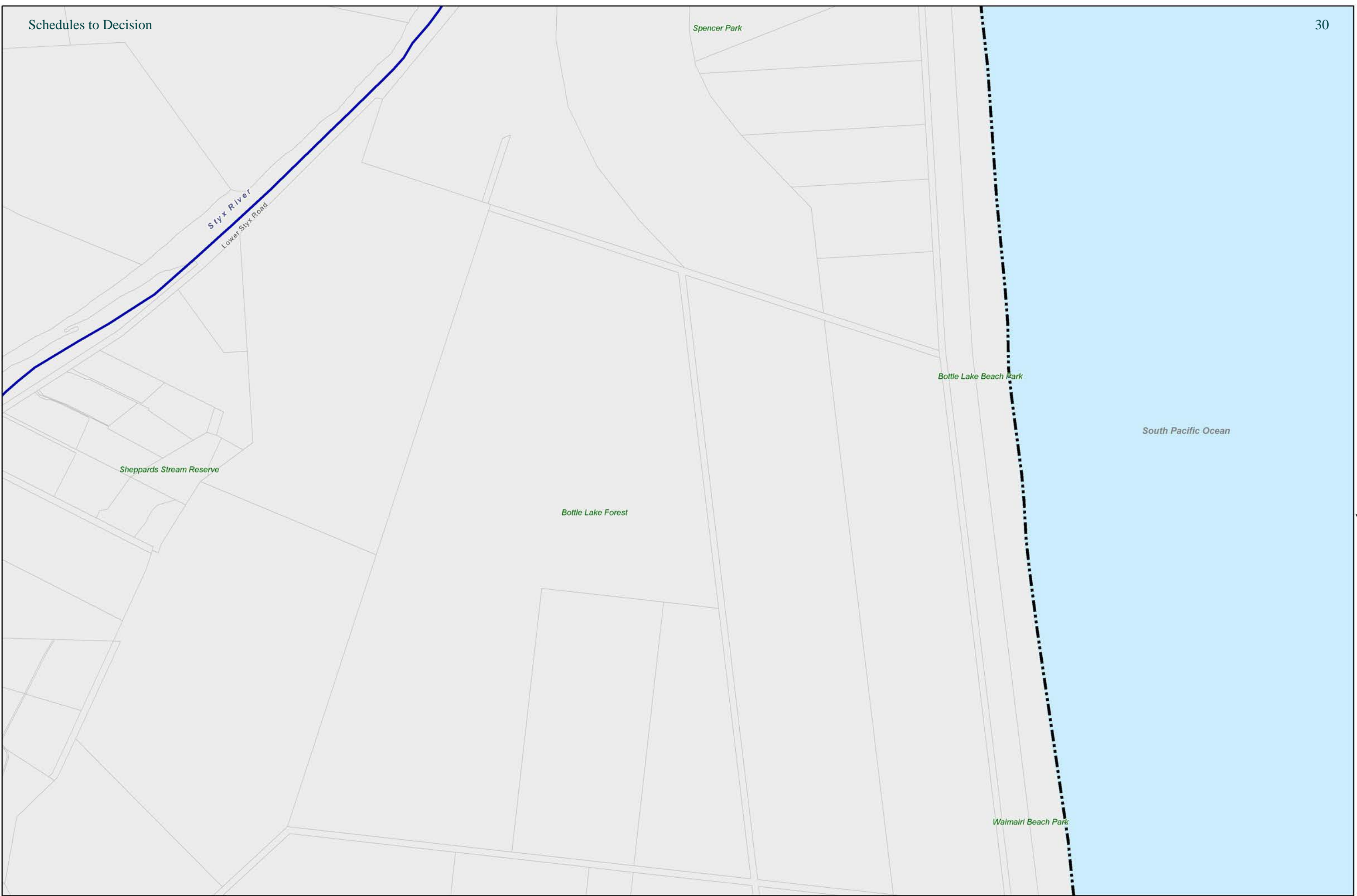


LEGEND BELOW





LEGEND BELOW



LEGEND BELOW



SELWYN DISTRICT

LEGEND BELOW



McLeans Island Road

Change to Schedule

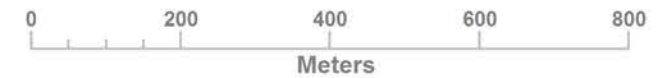
SELWYN DISTRICT

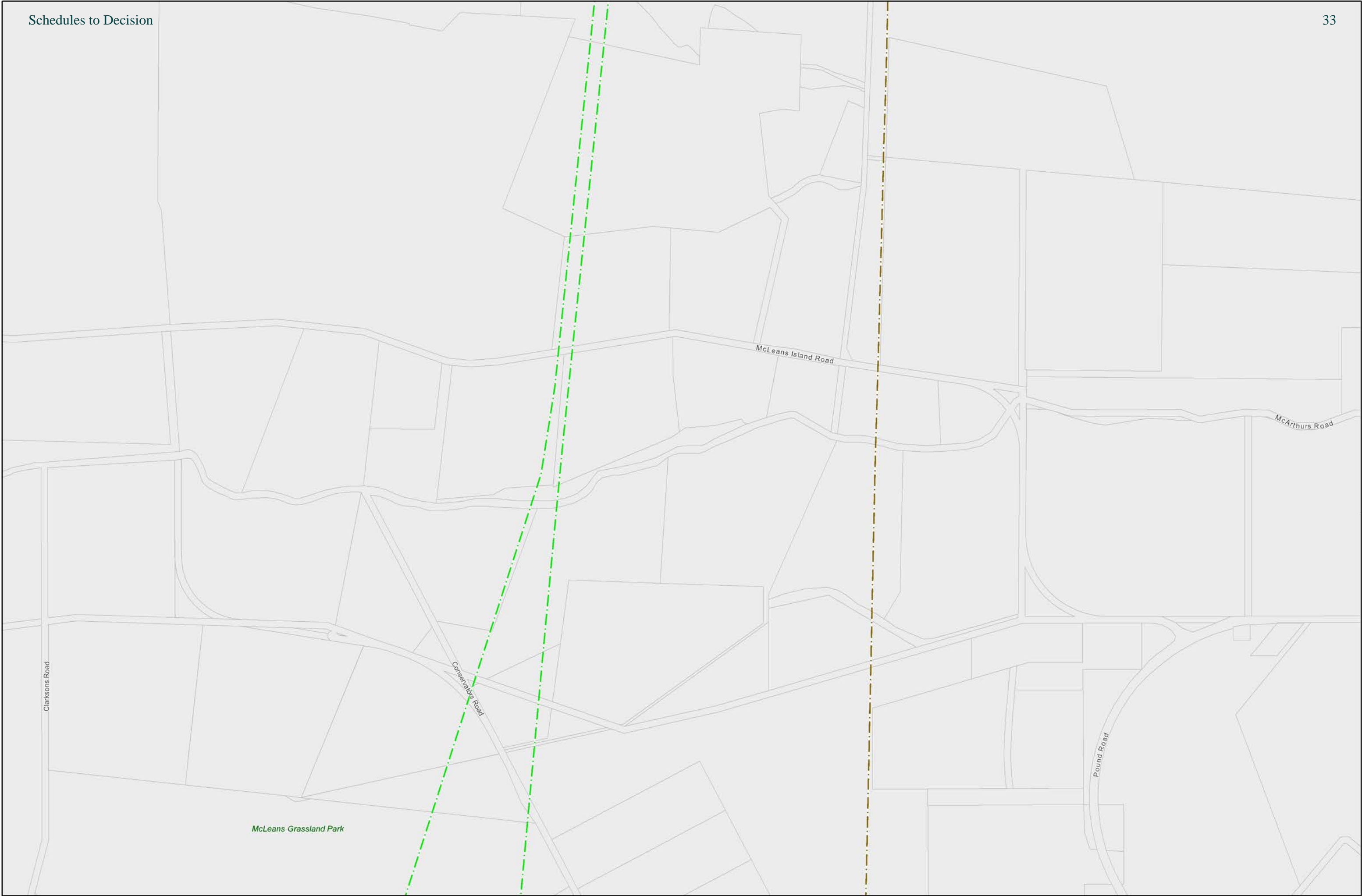
LEGEND BELOW

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	21	22

Planning Map 15

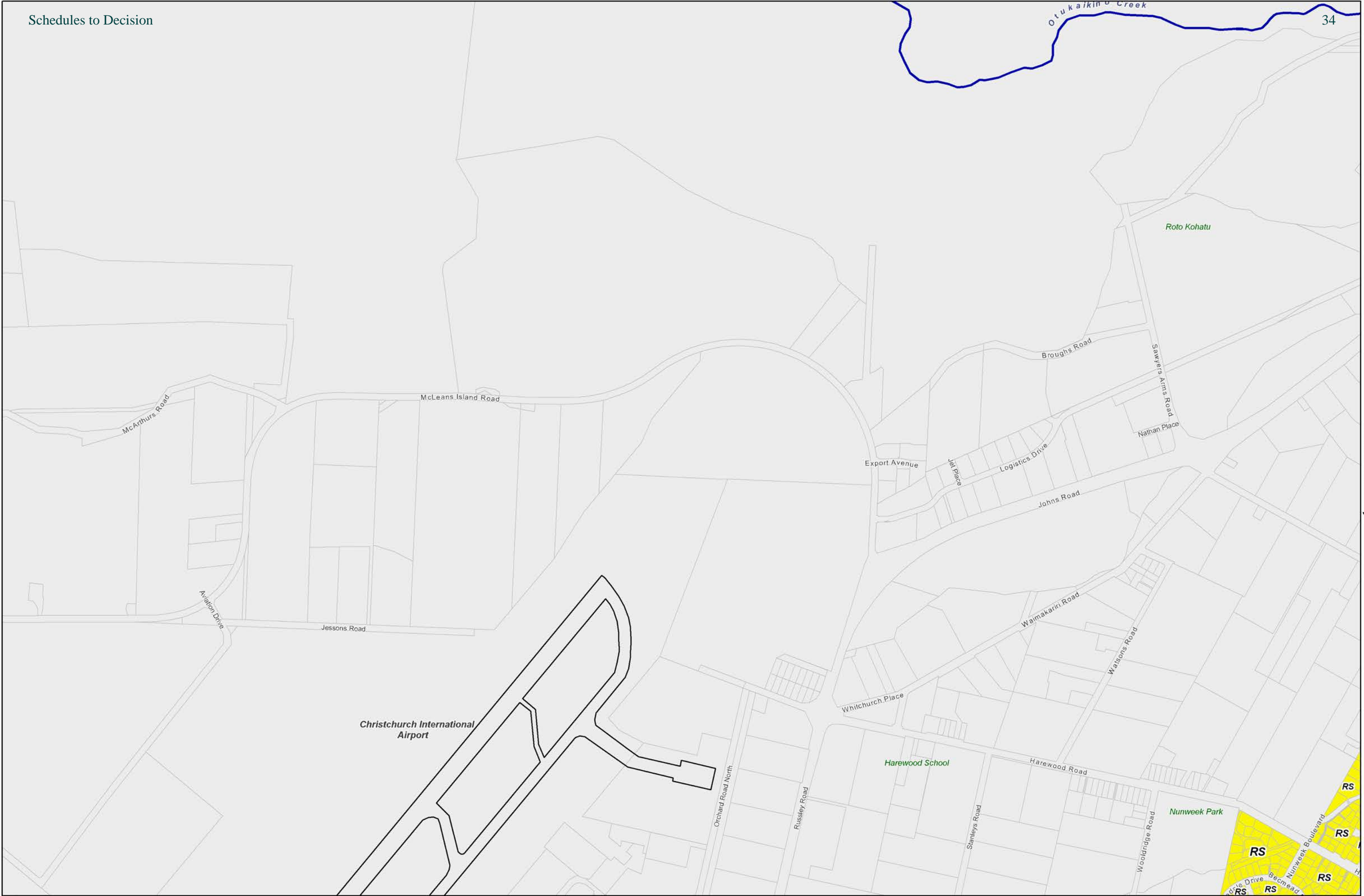
15 June 2016 Decision 10 (subject to final approval from IHP)





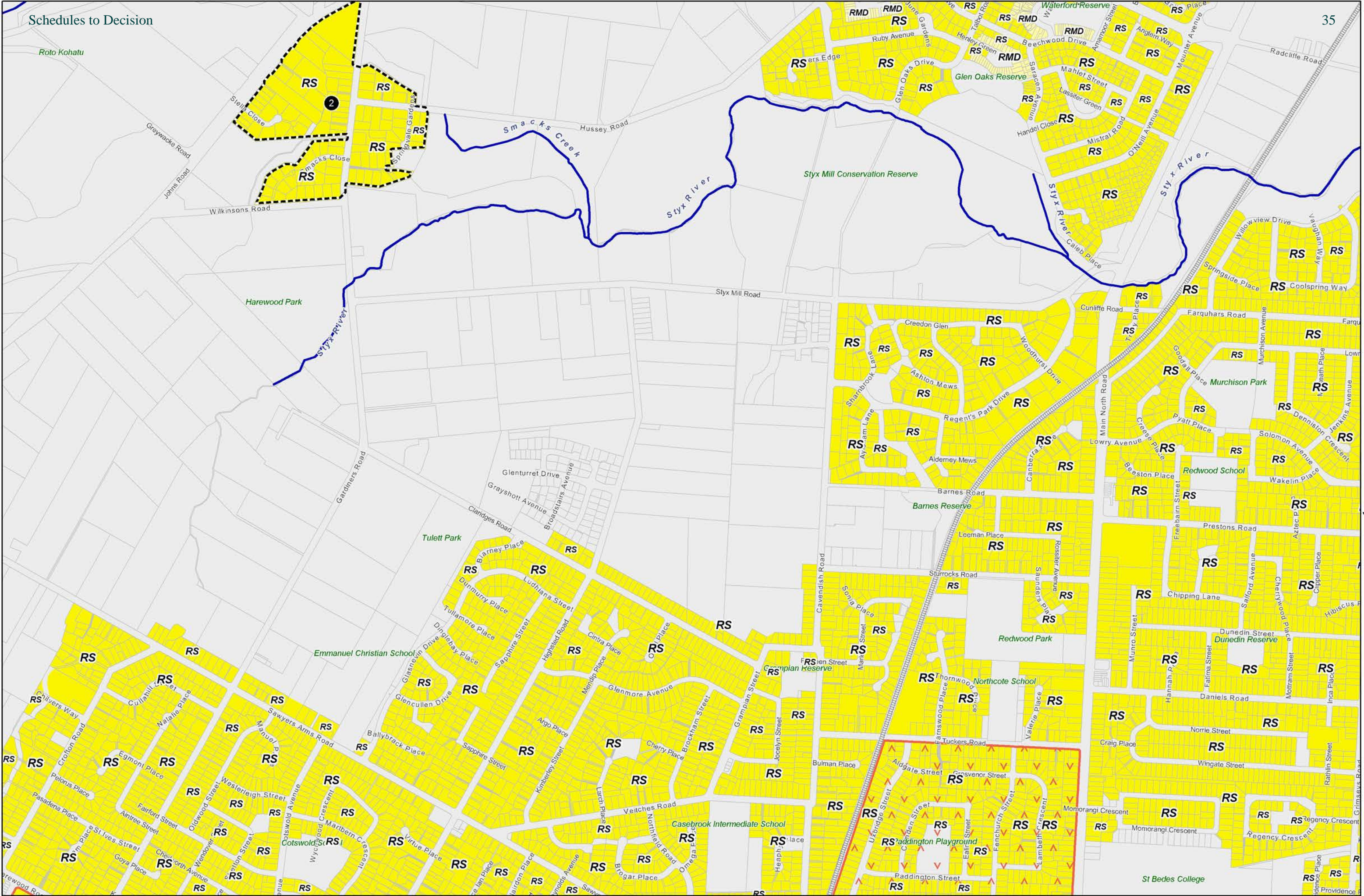
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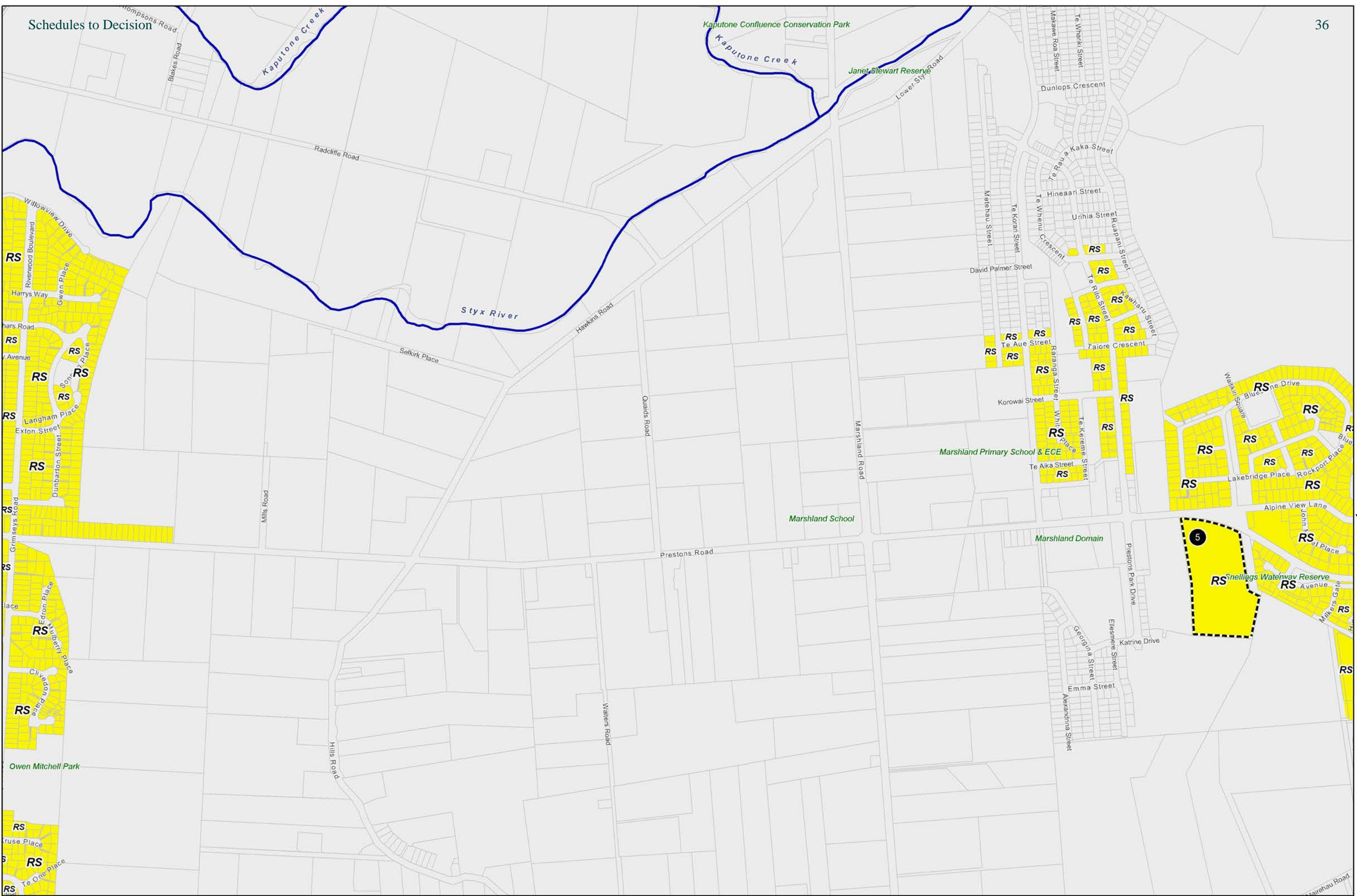
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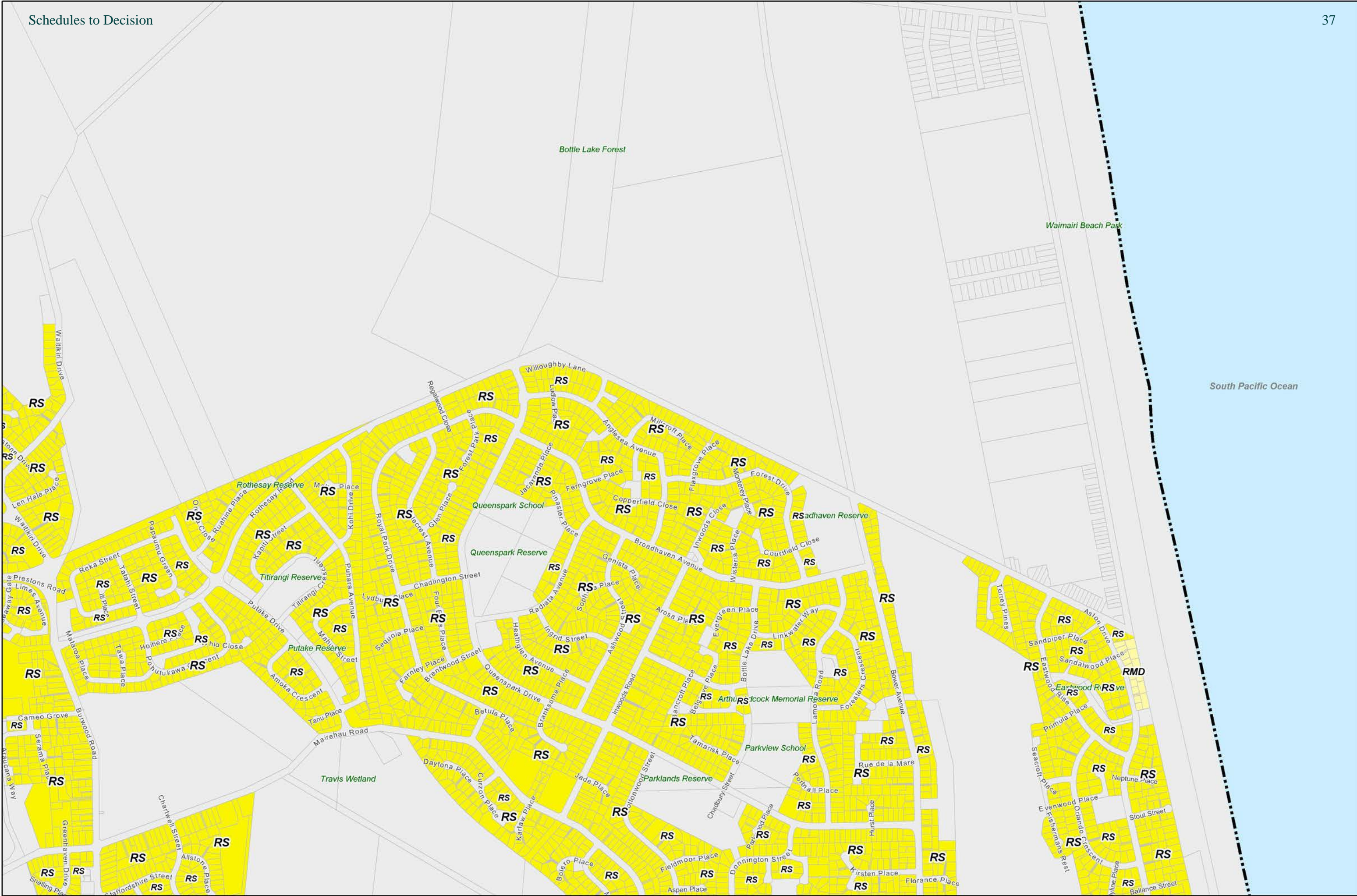
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SELWYN DISTRICT

Chattertons Road

Chattertons Reserve

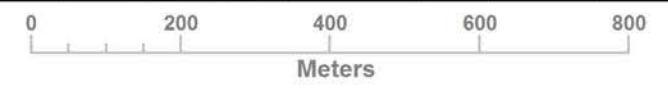
Miners Road

Old West Coast Road

School Road

Clarksons Road

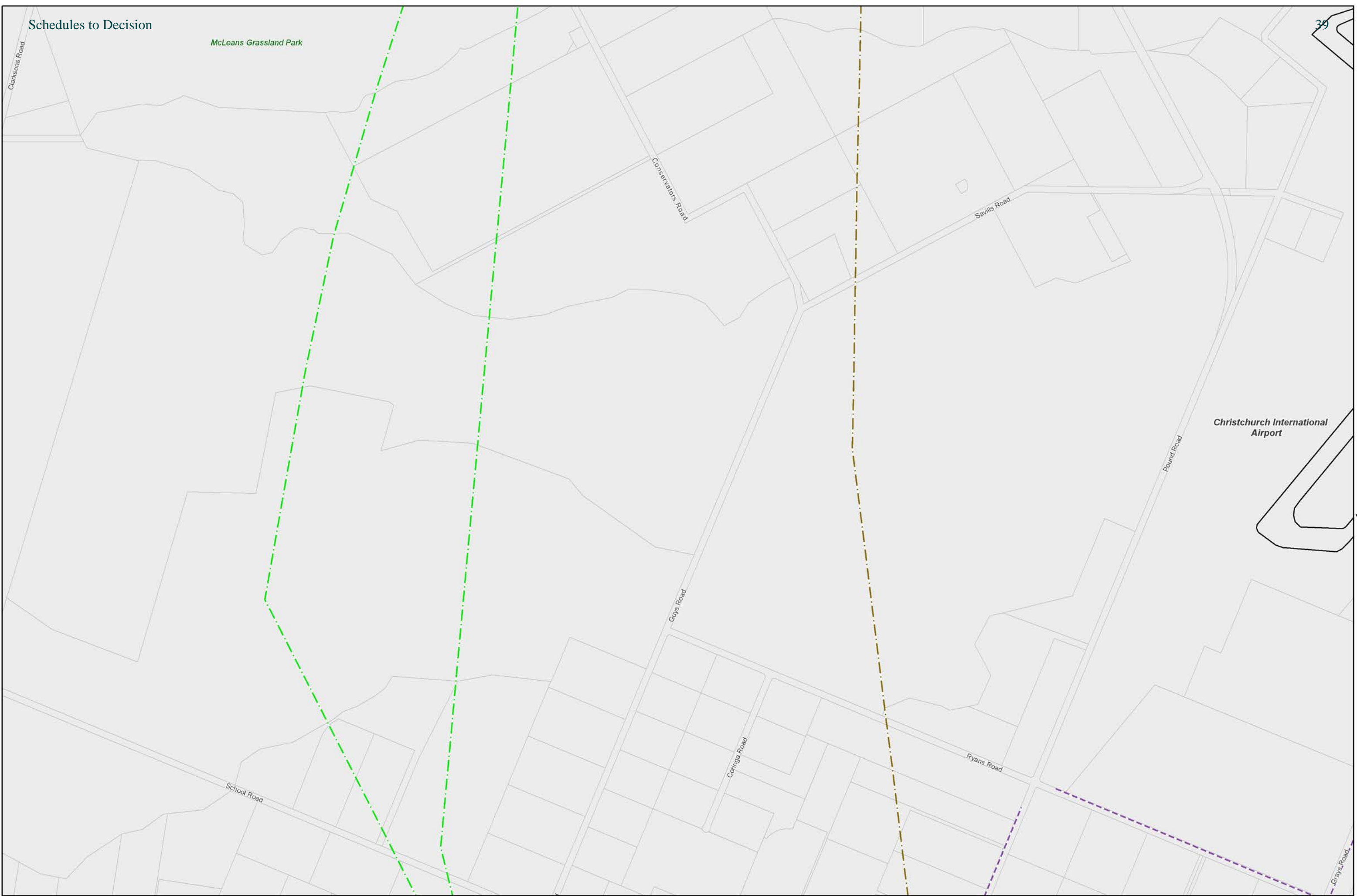
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	21	22
	28	29



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McLeans Grassland Park



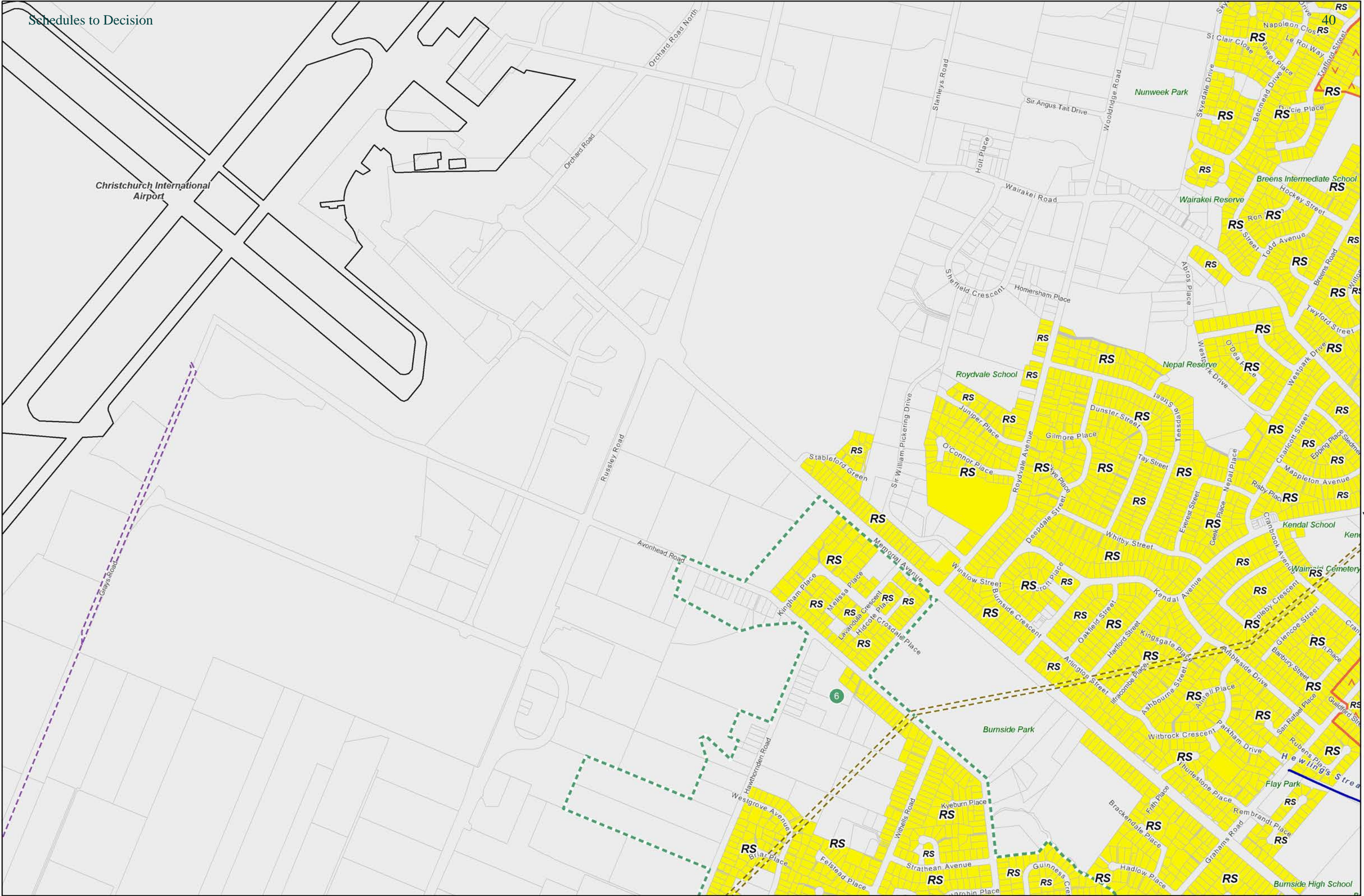
Christchurch International Airport

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15	16	17
21	22	23
28	29	30



Christchurch International Airport



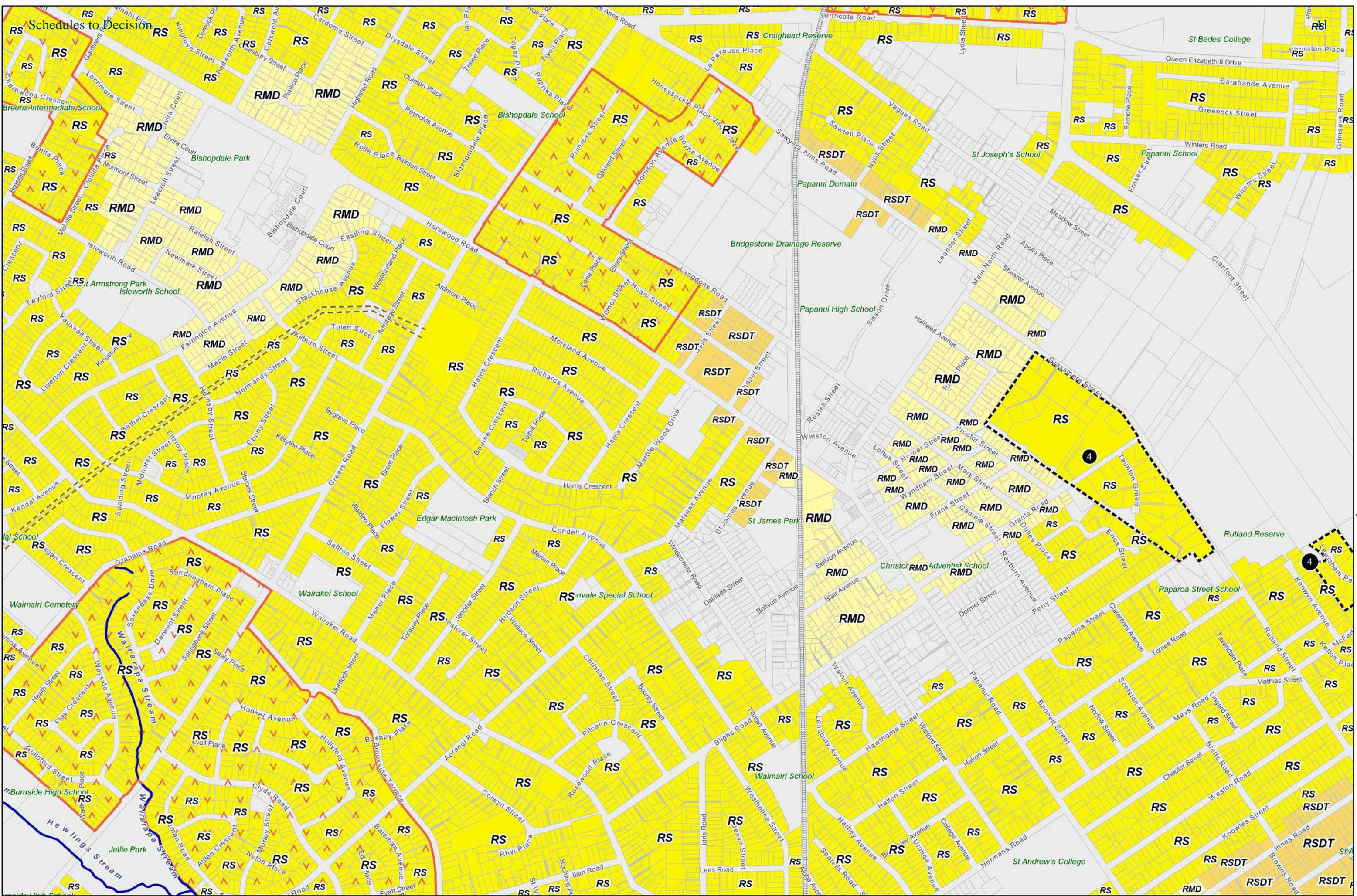
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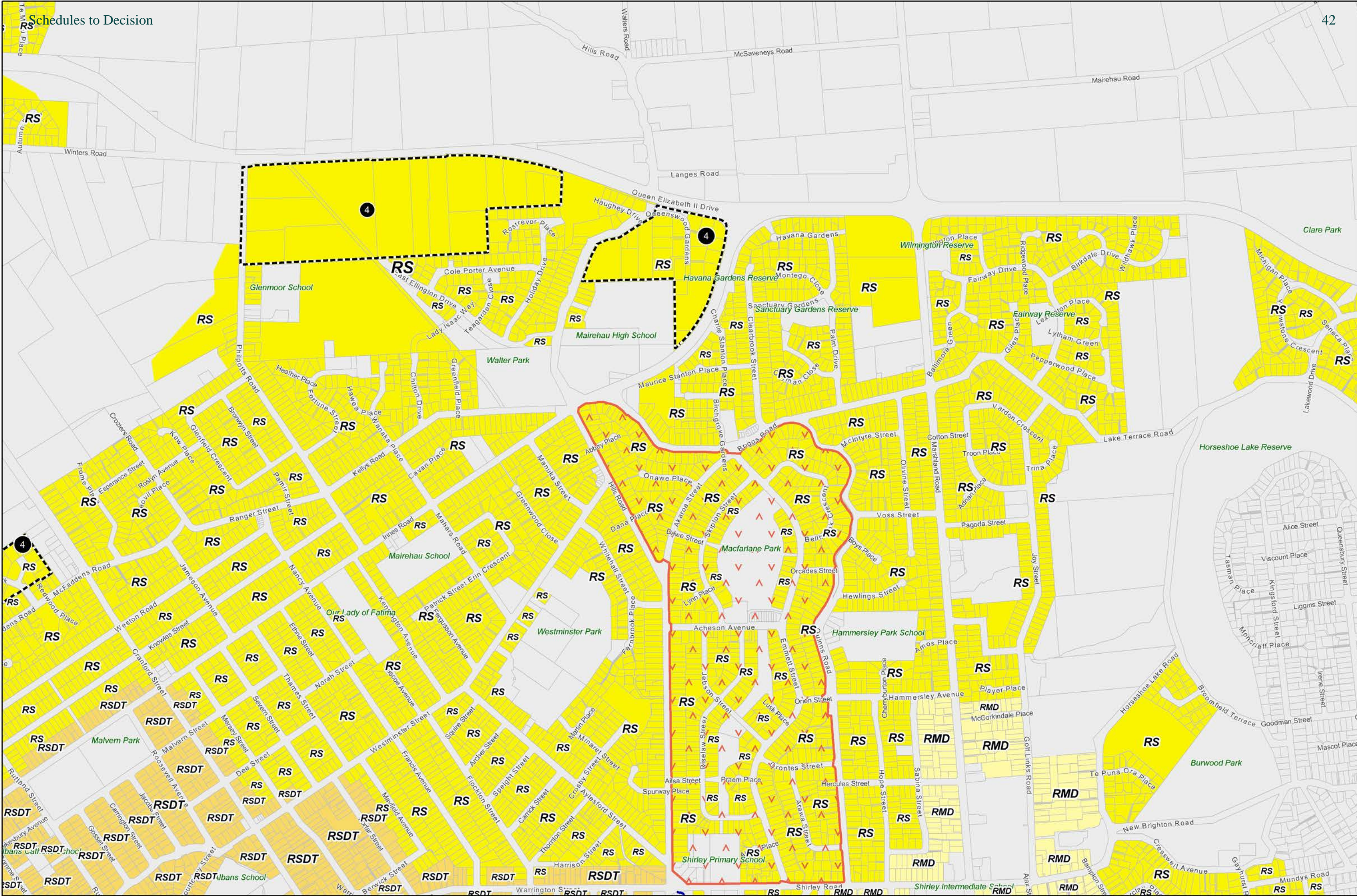
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22	23	24
29	30	31

Planning Map 23

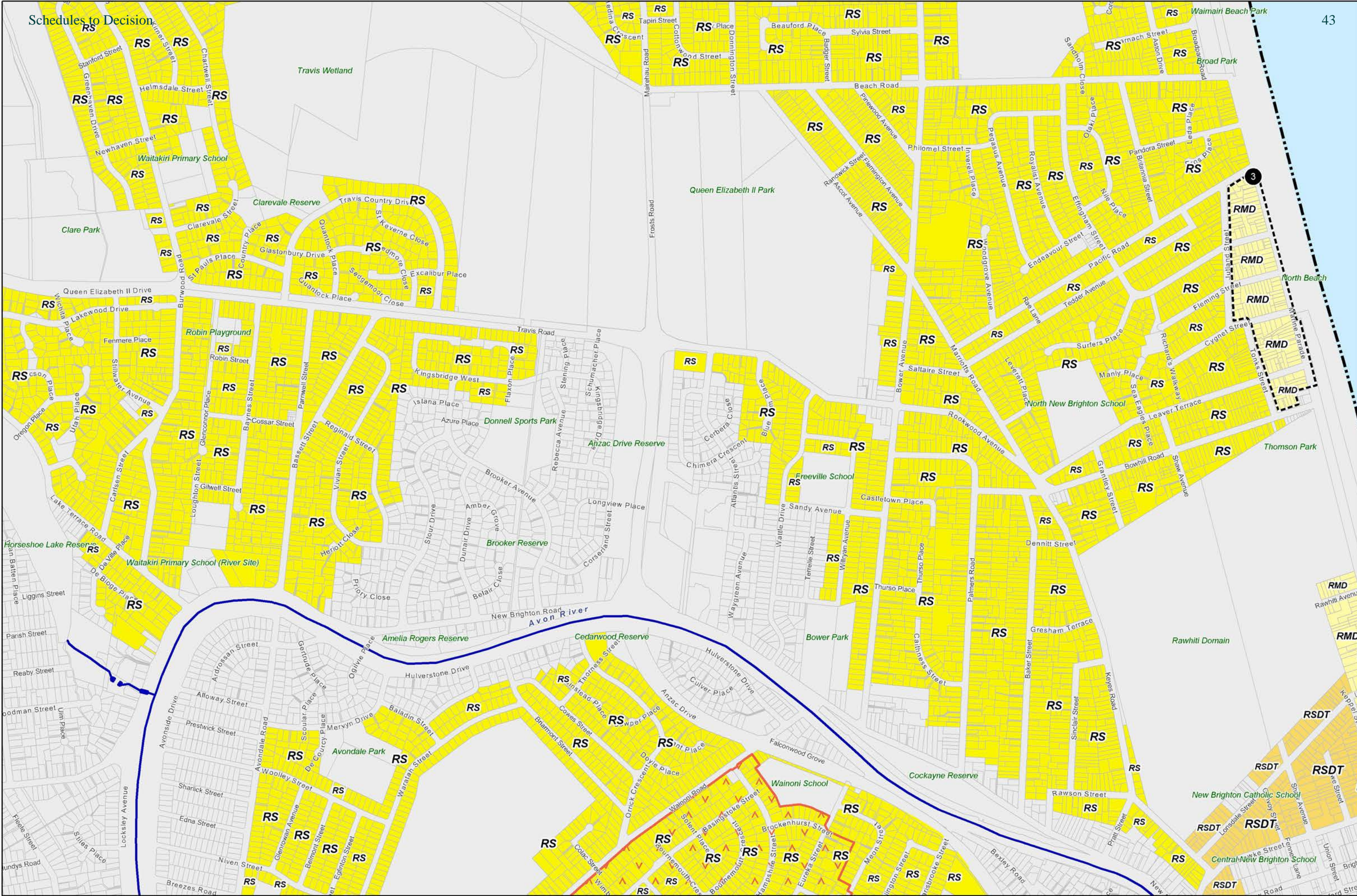
15 June 2016 Decision 10 (subject to final approval from IHP)







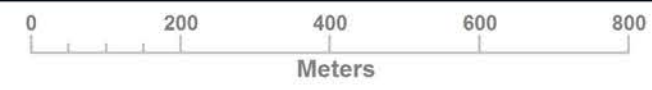
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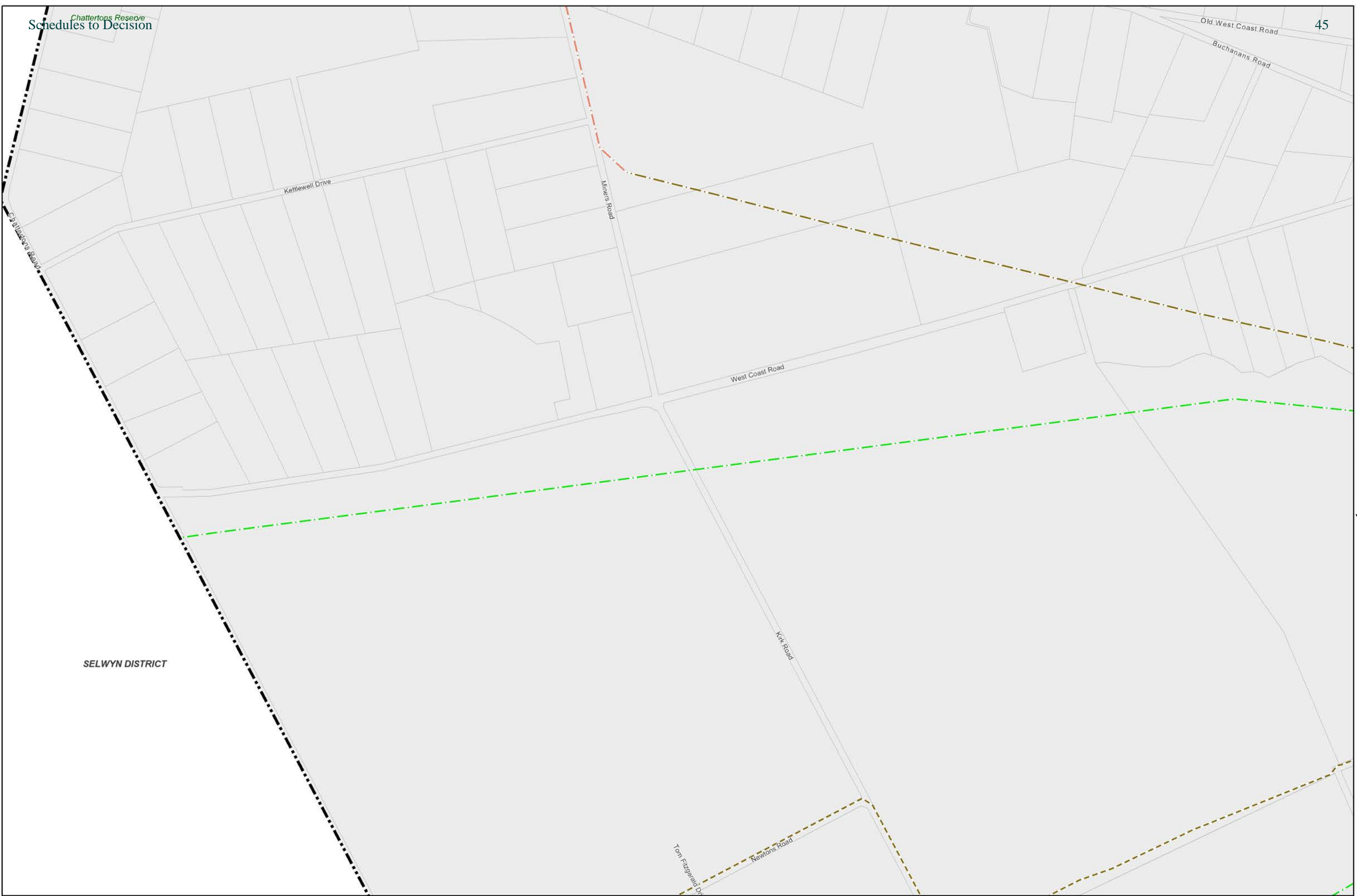


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South Pacific Ocean

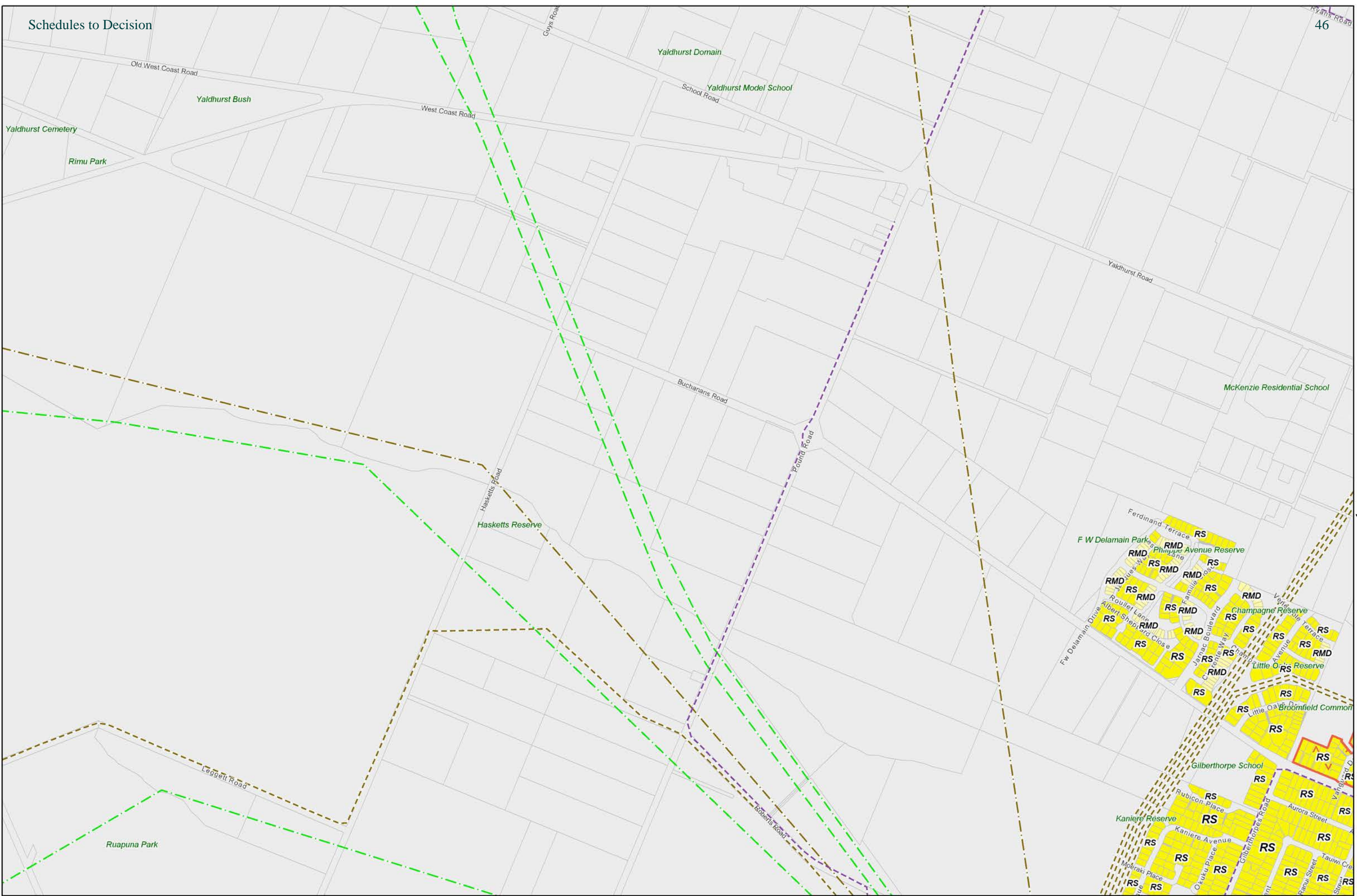
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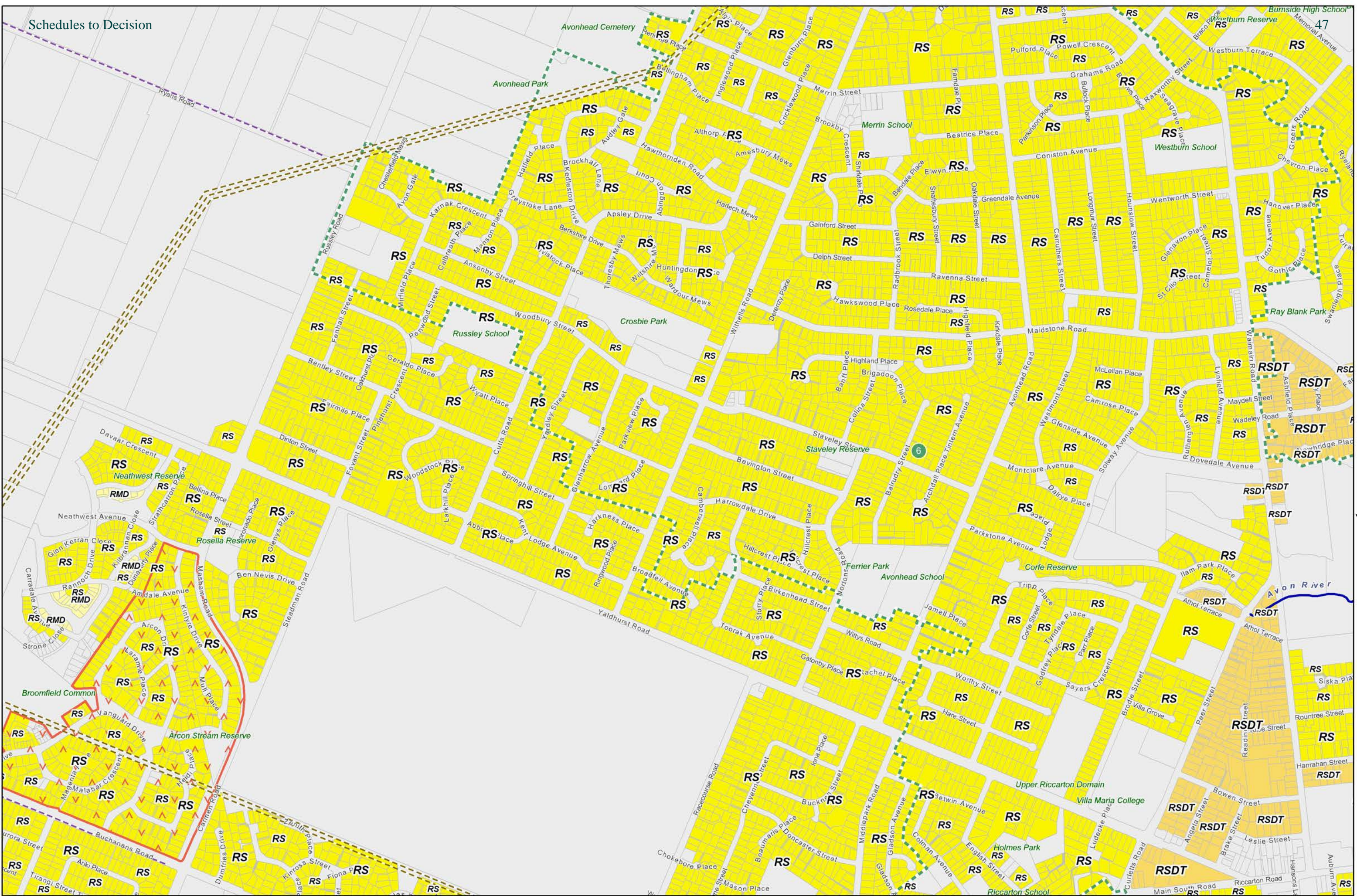


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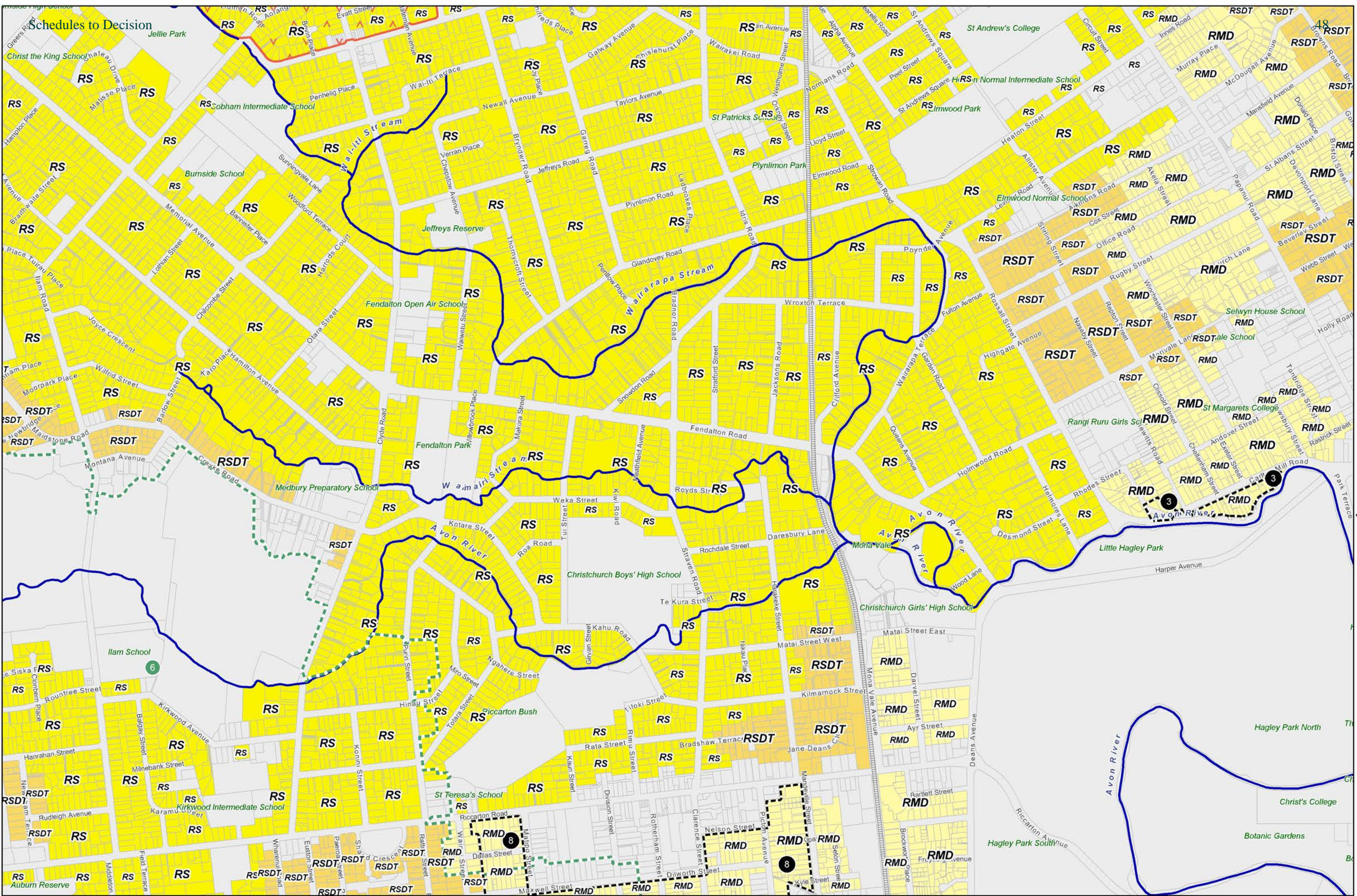
Planning Map 29

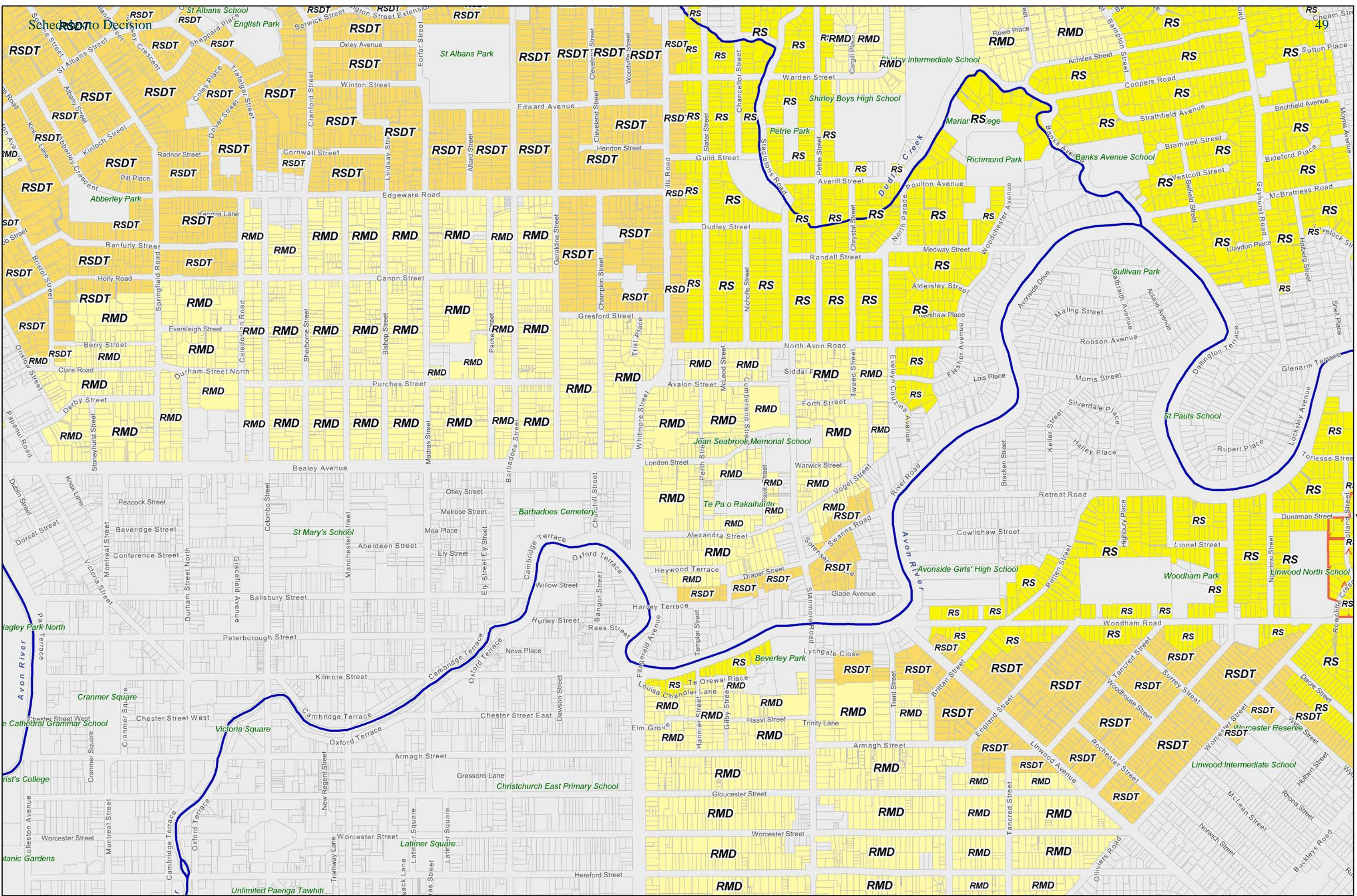
15 June 2016 Decision 10 (subject to final approval from IHP)



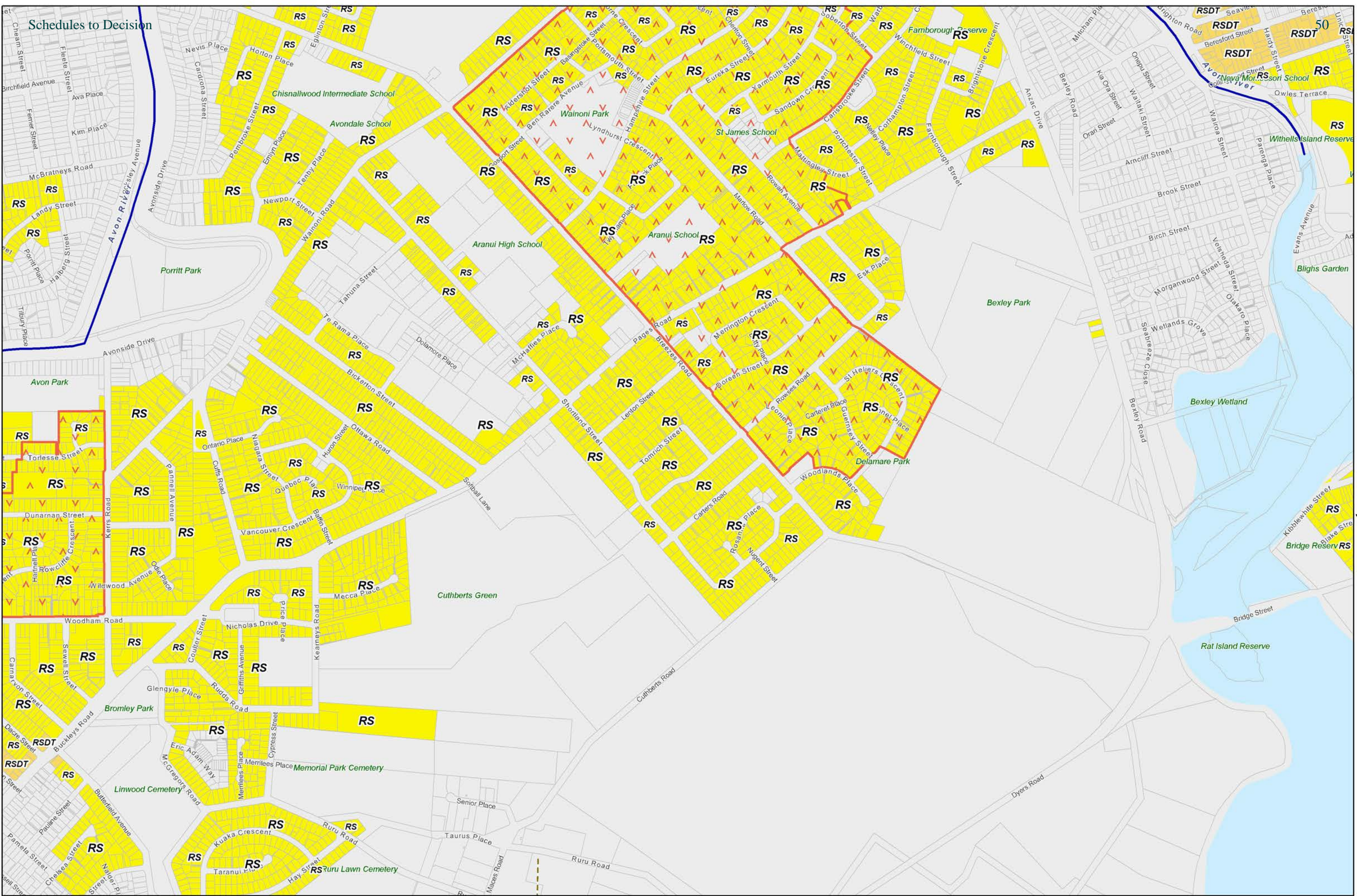


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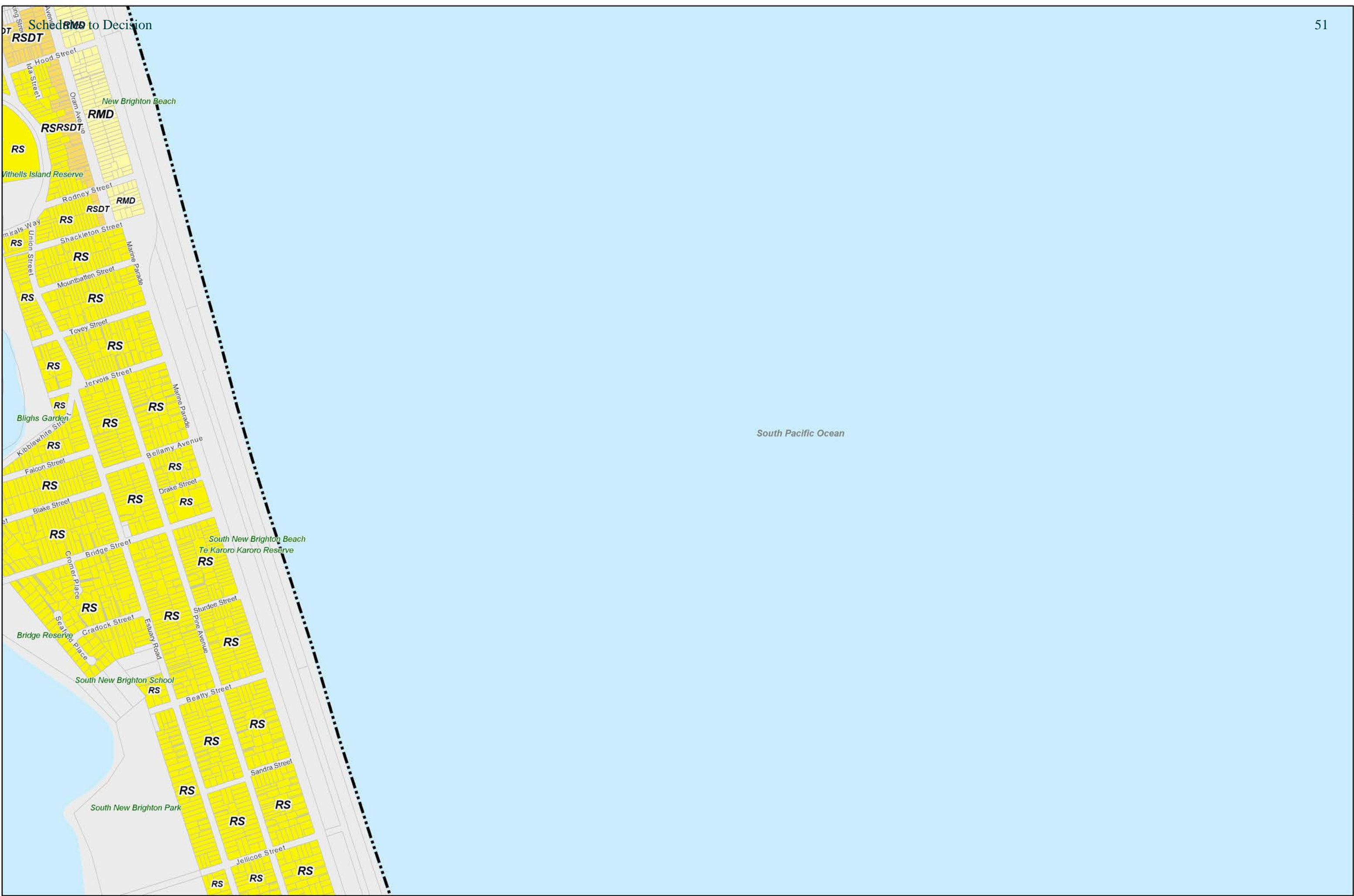


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Schedules to Decision

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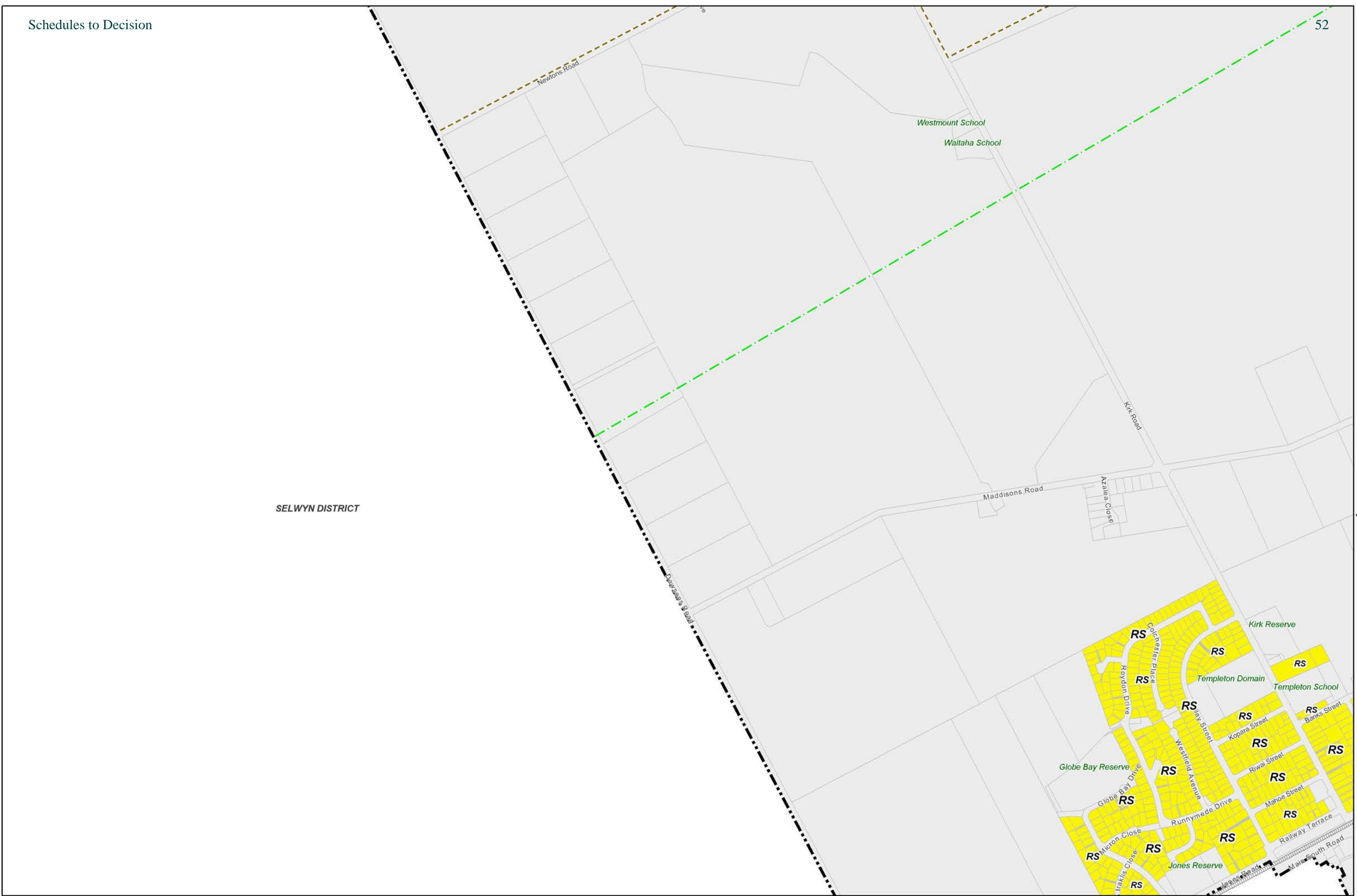


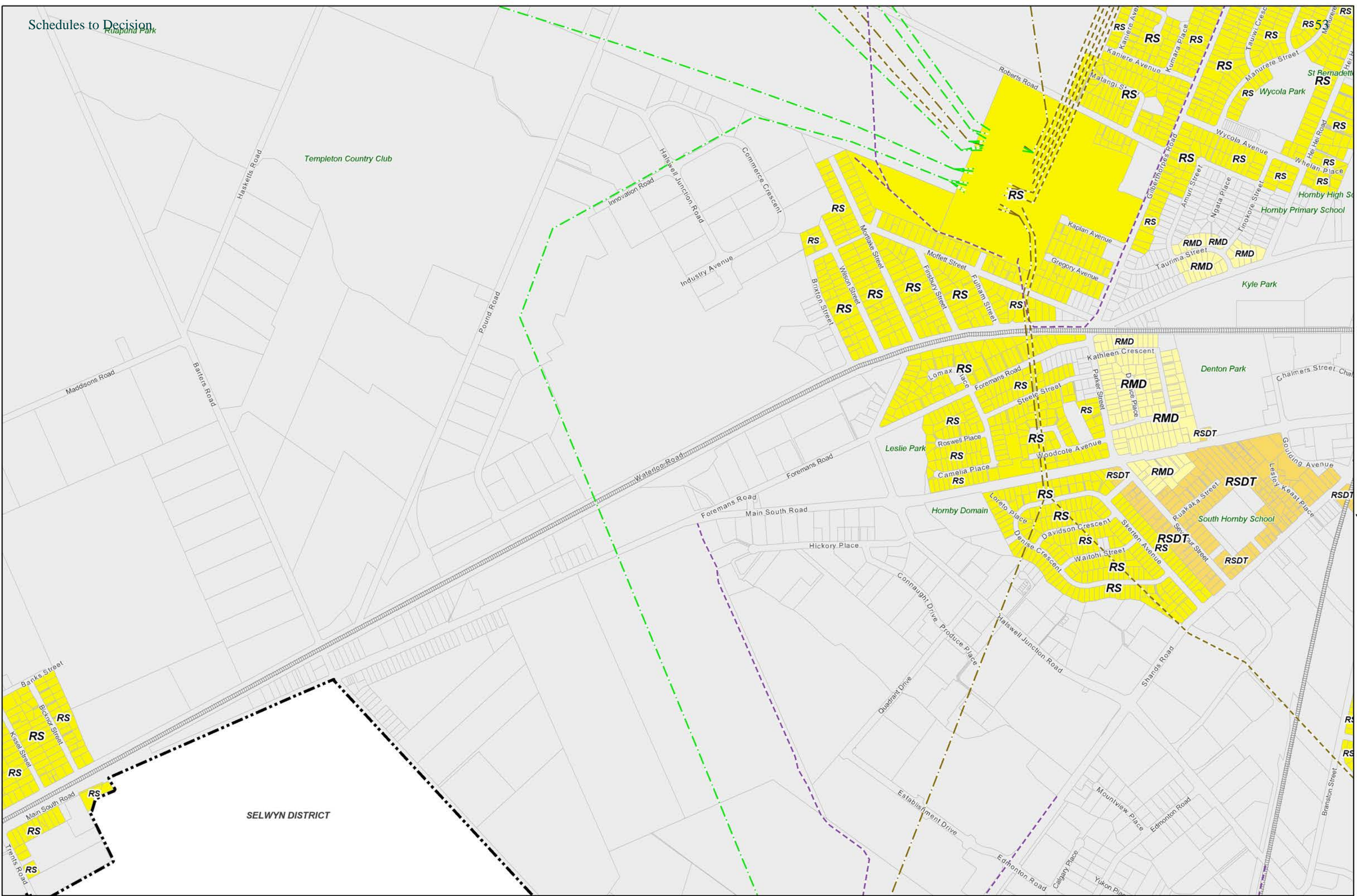
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SELWYN DISTRICT

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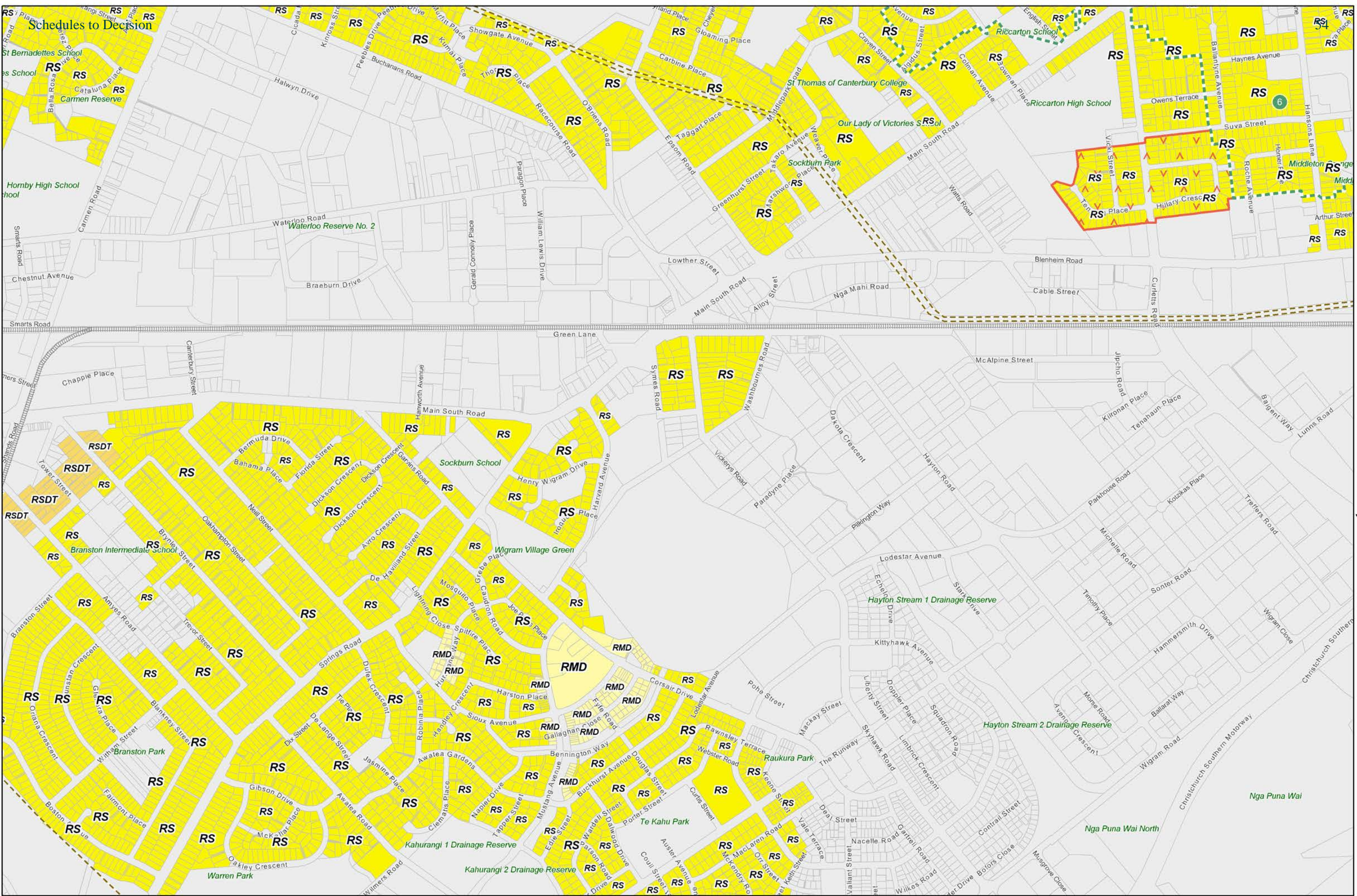




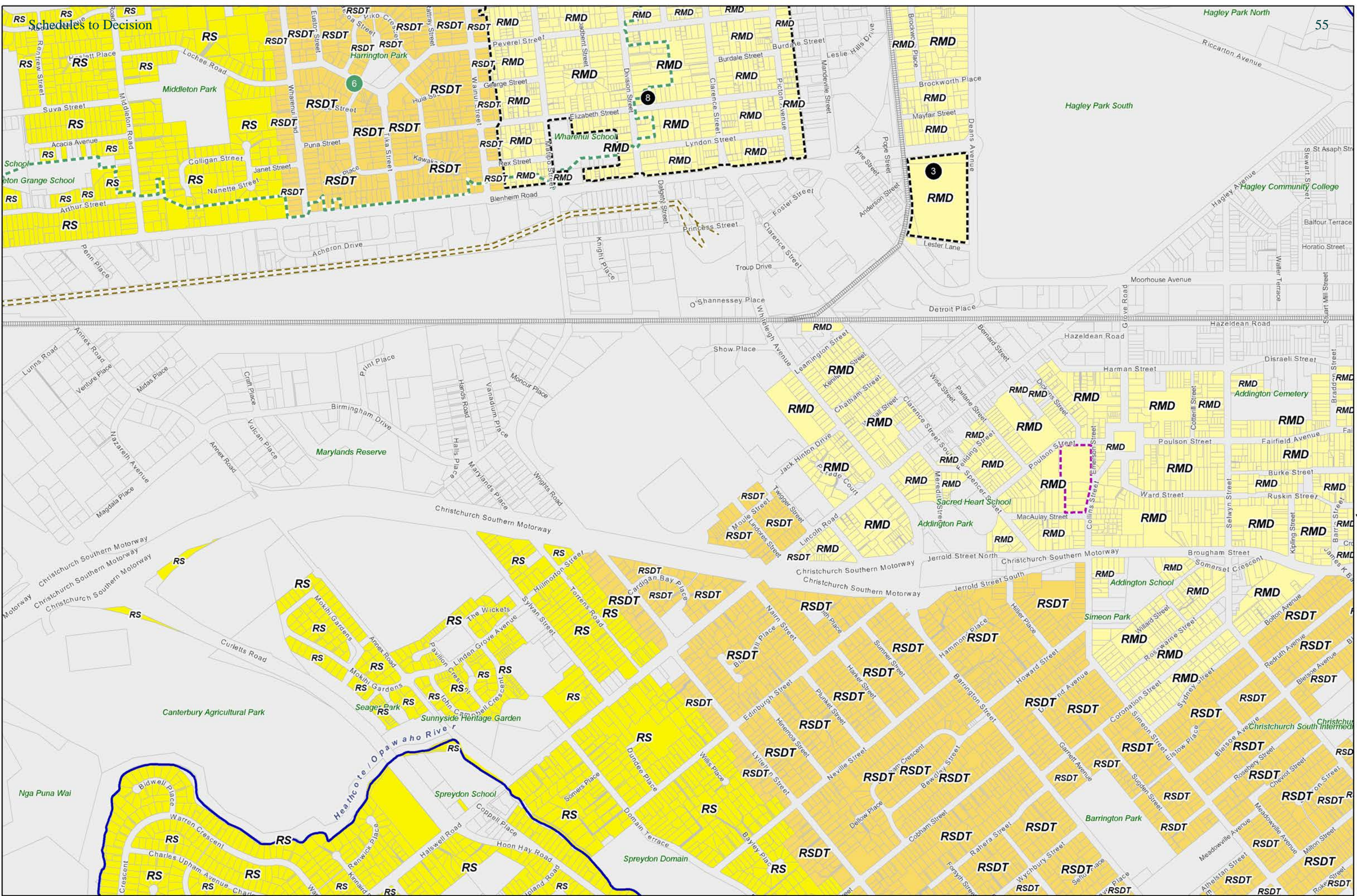
SELWYN DISTRICT



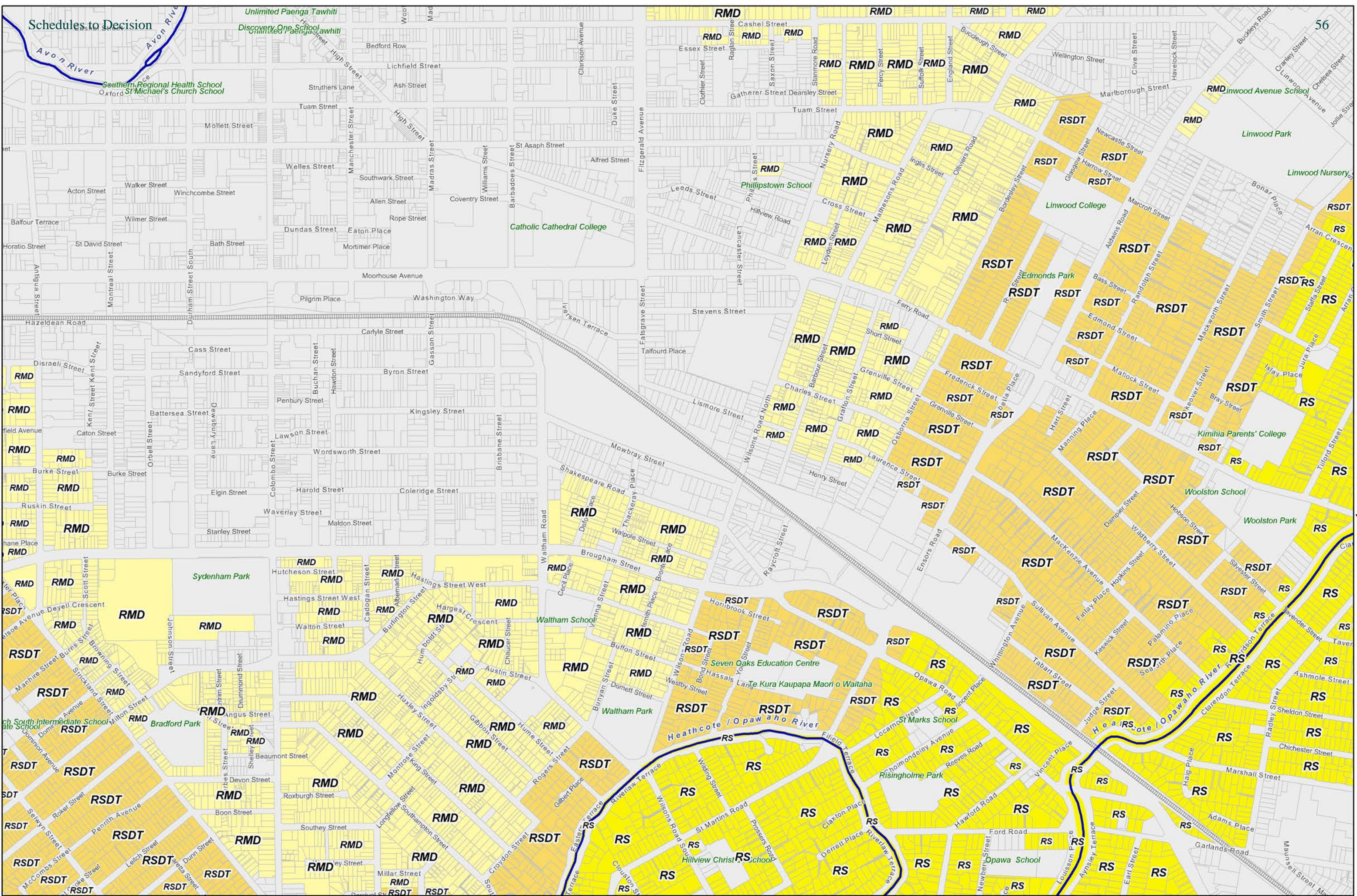
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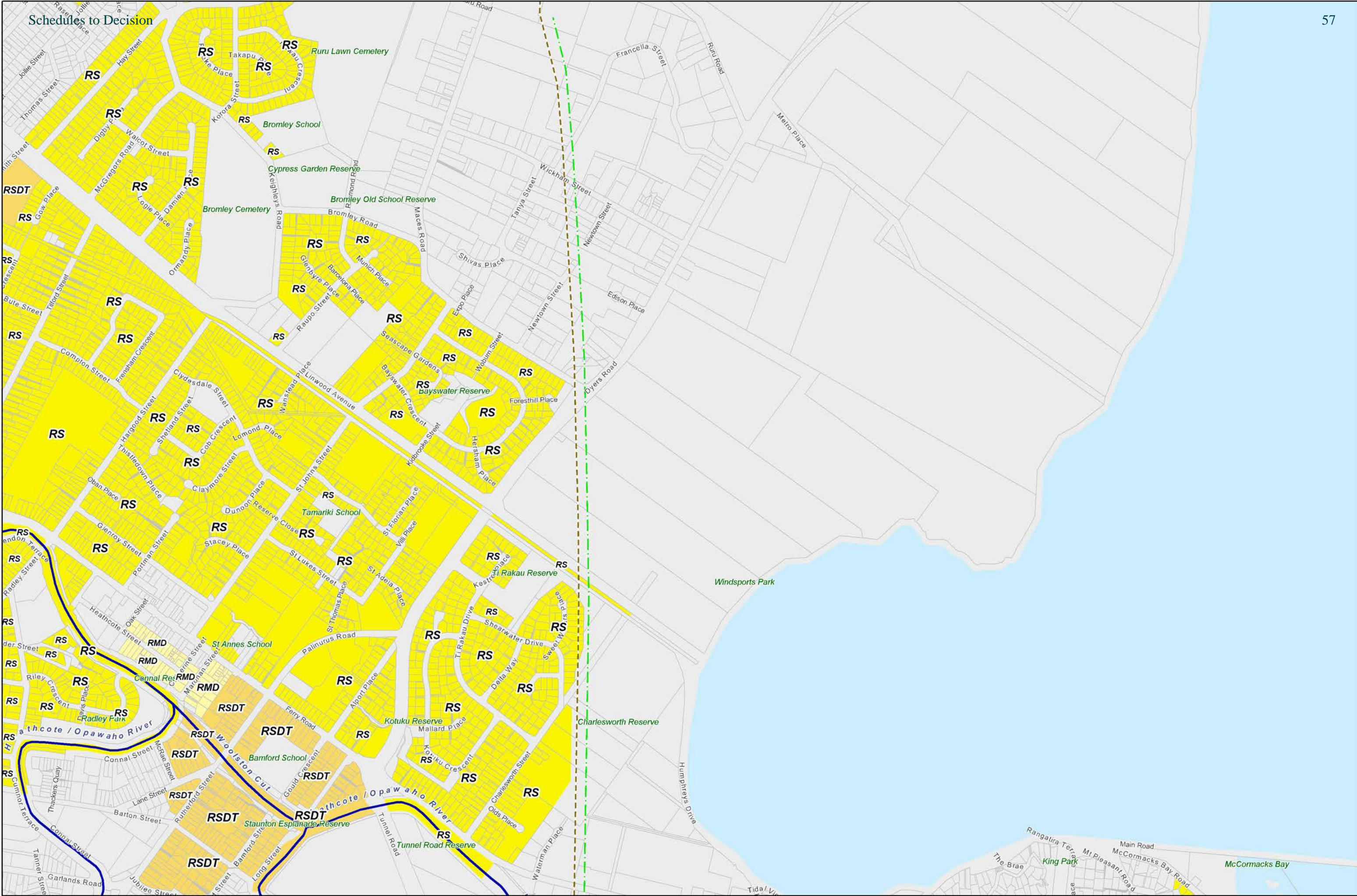
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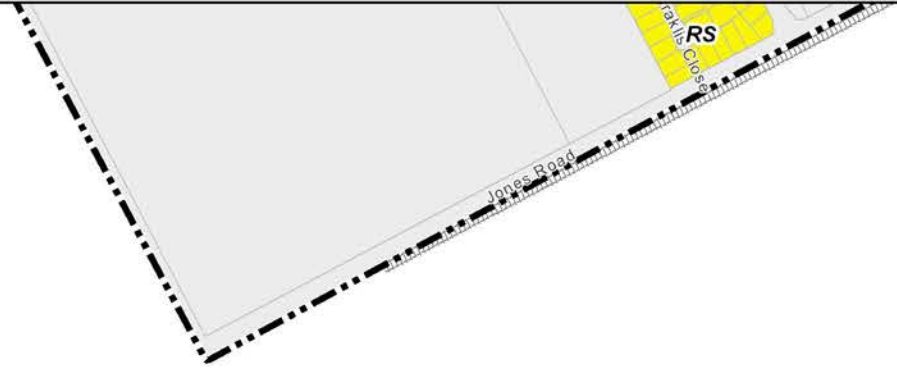
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LEGEND BELOW

33	34
40	41
47	48





SELWYN DISTRICT

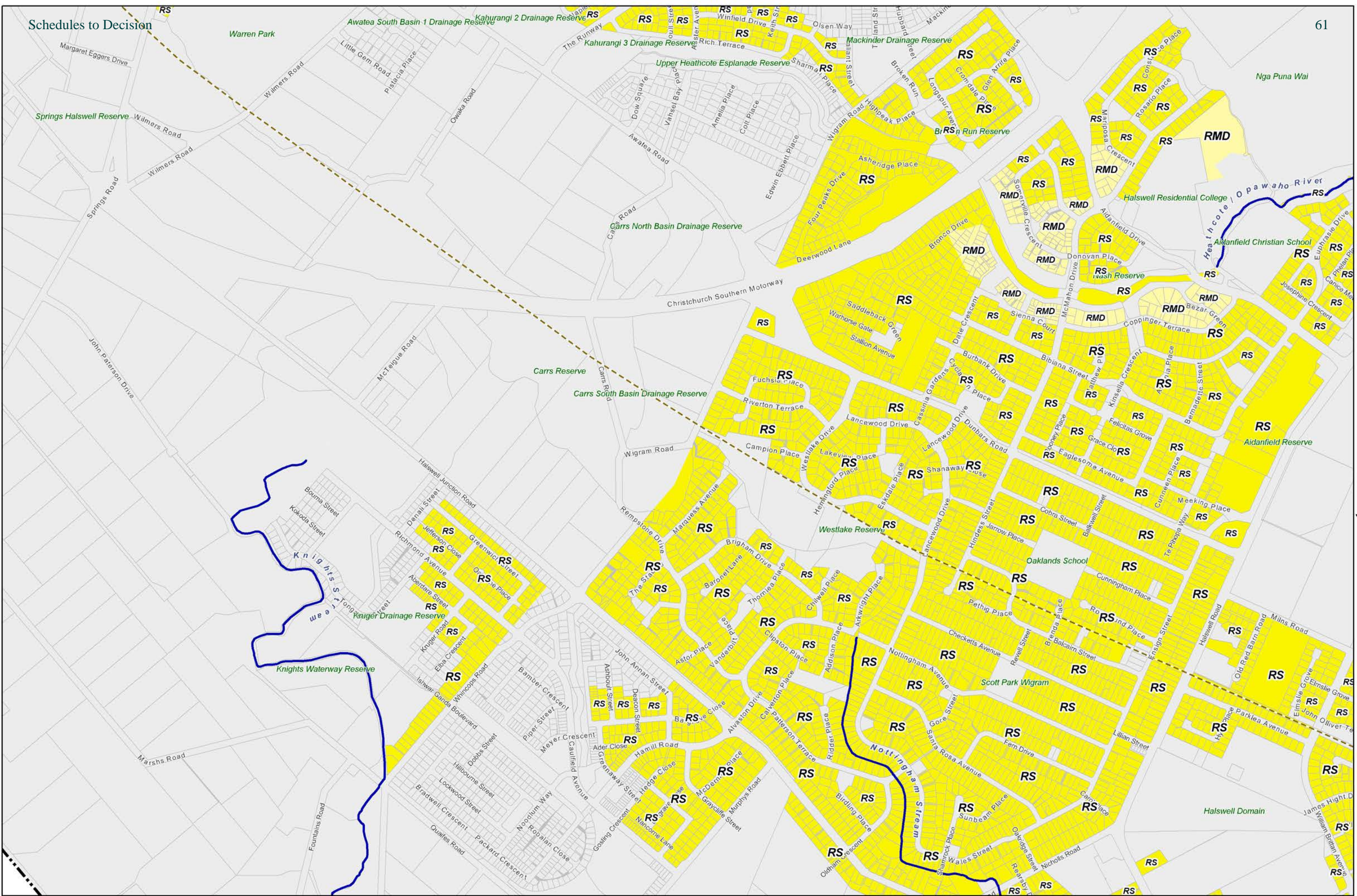
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SELWYN DISTRICT

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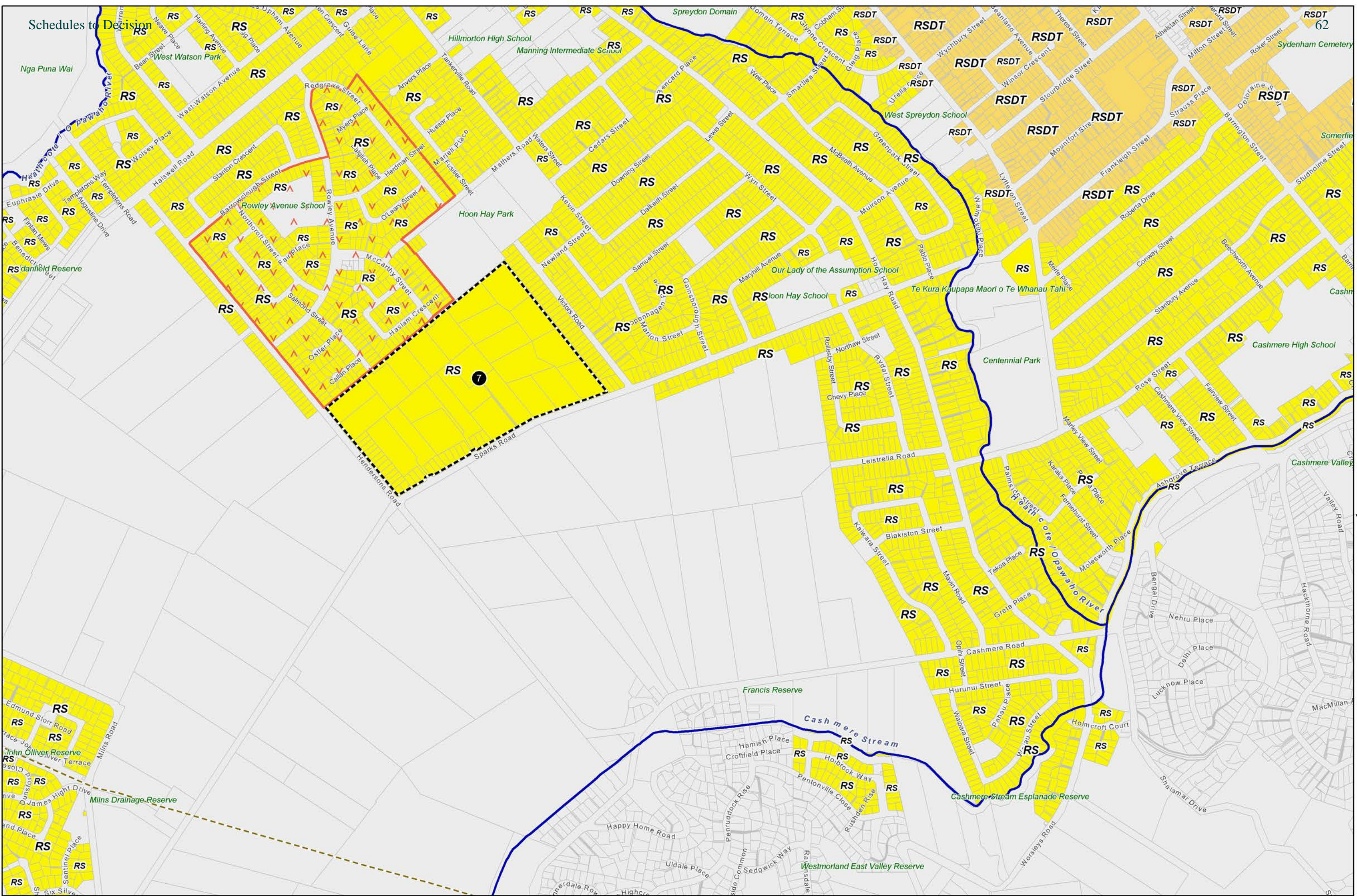


Schedules to Decision

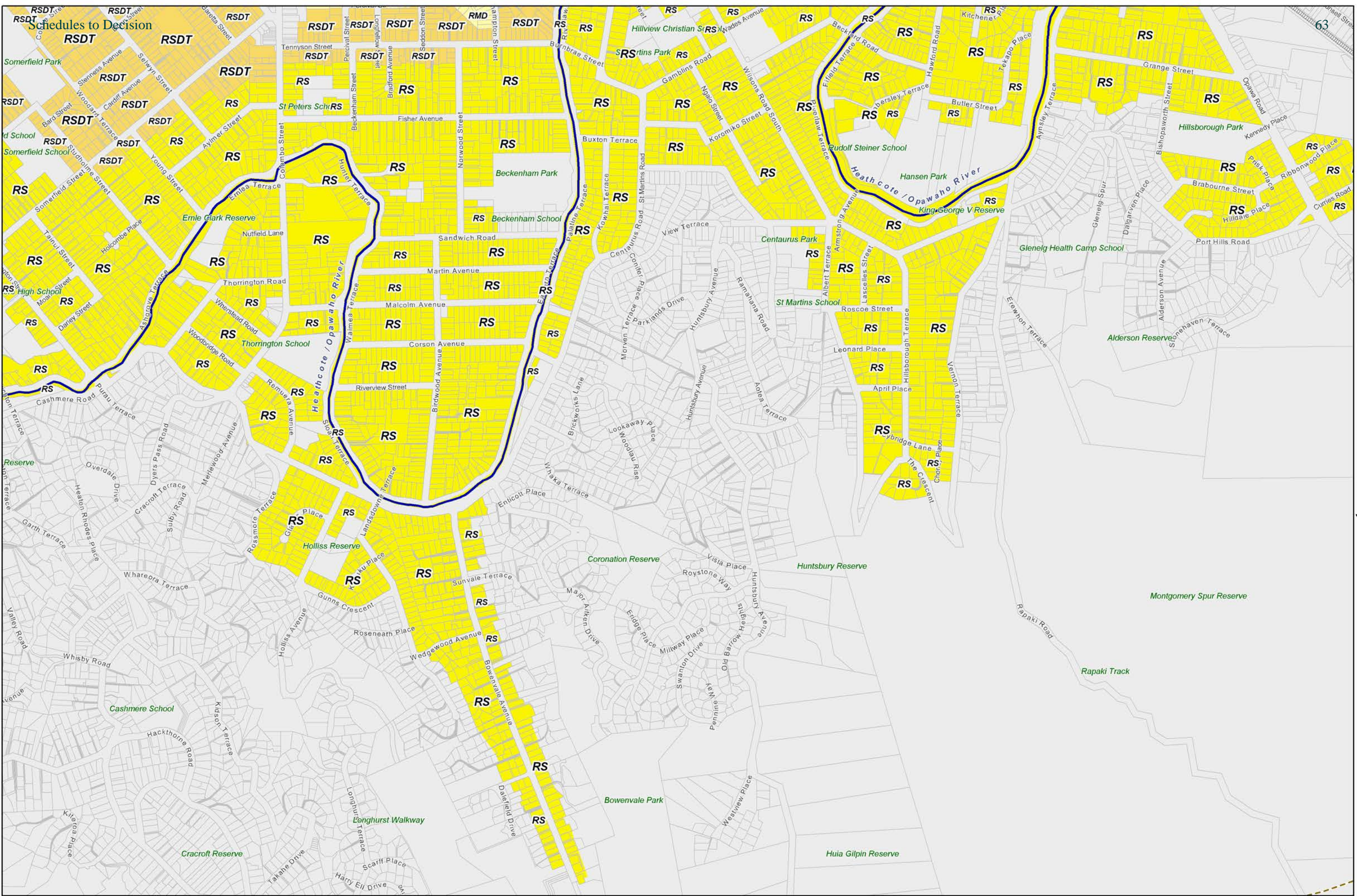


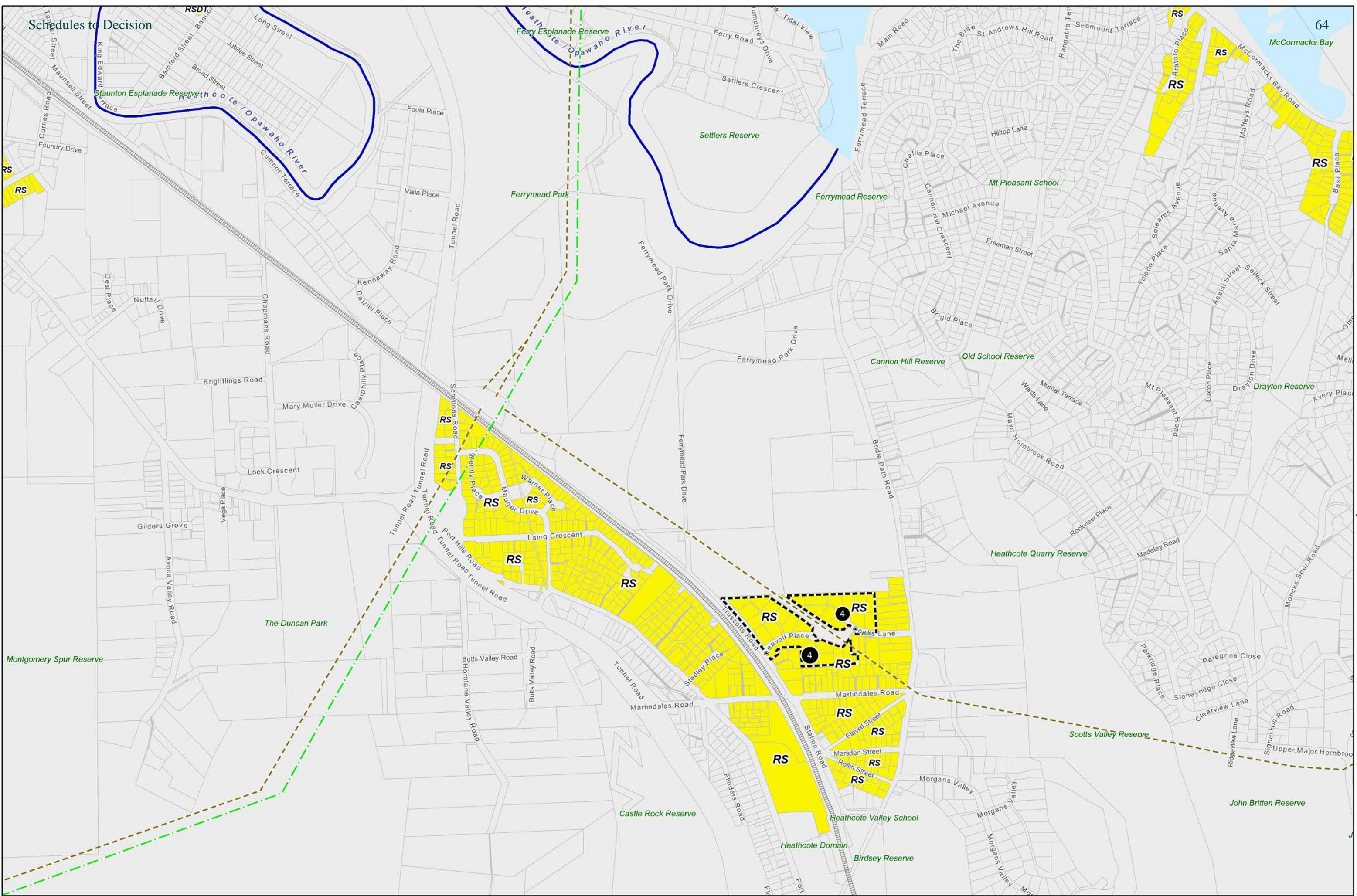
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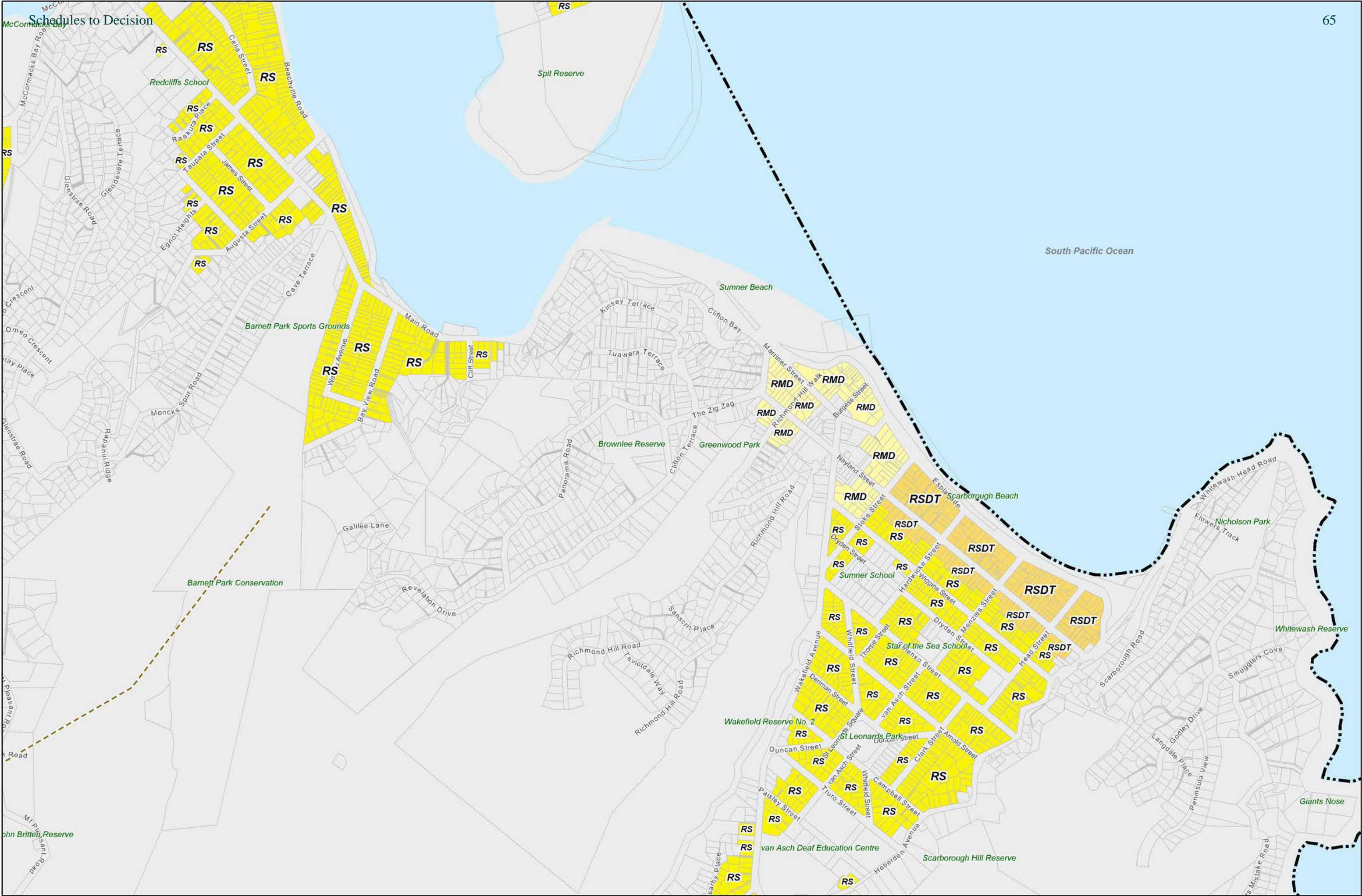


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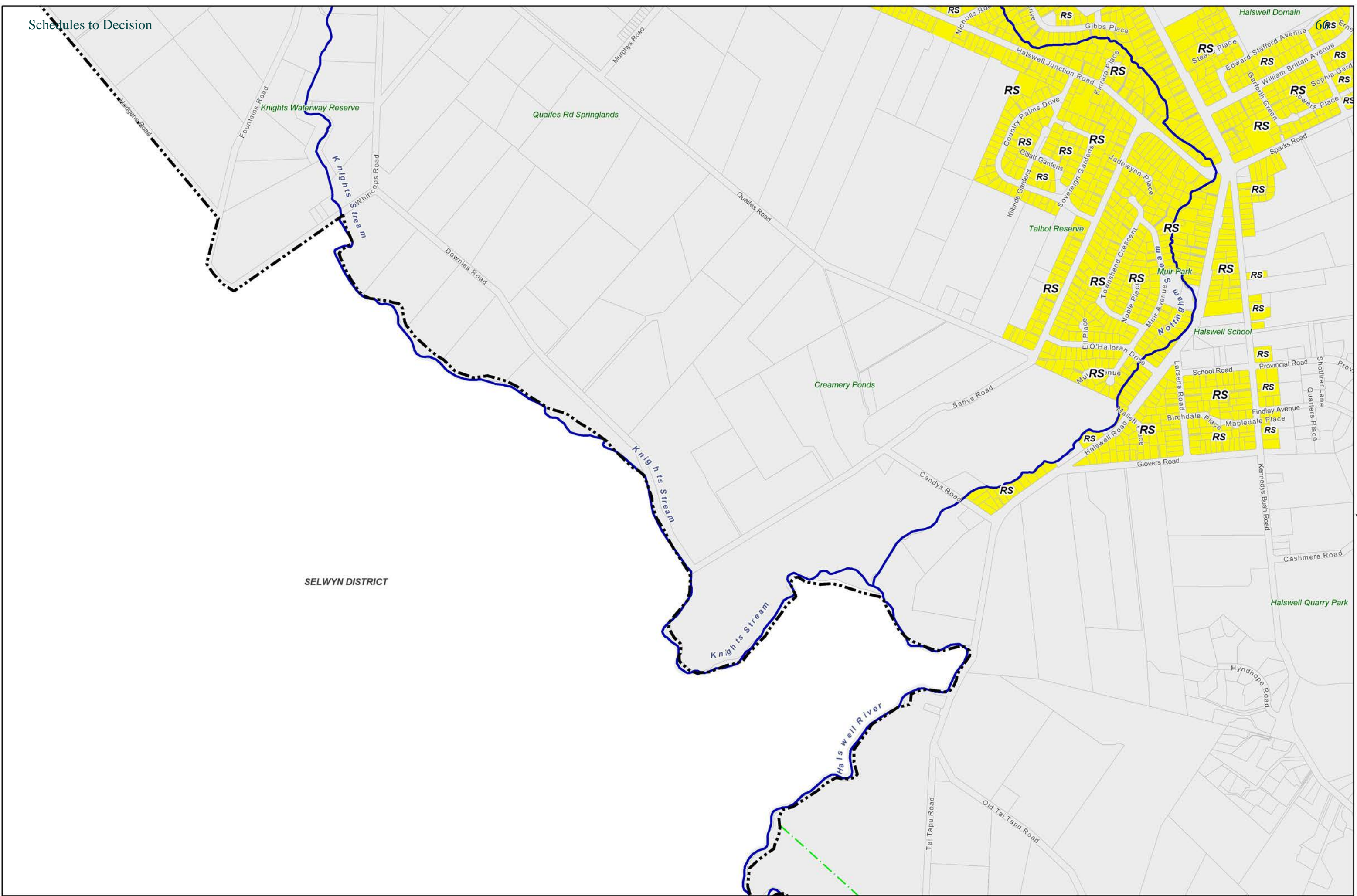


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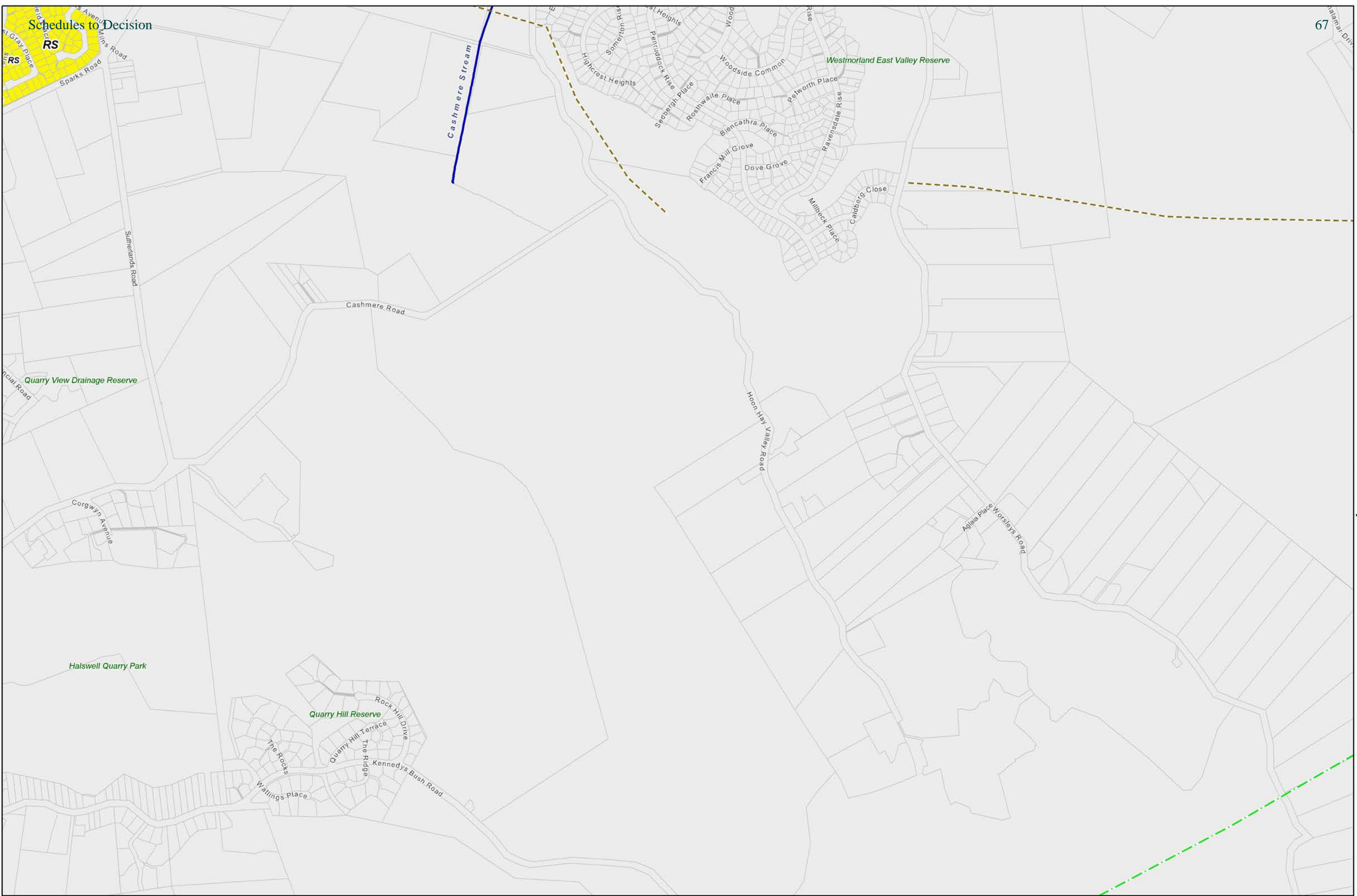
Schedules to Decision

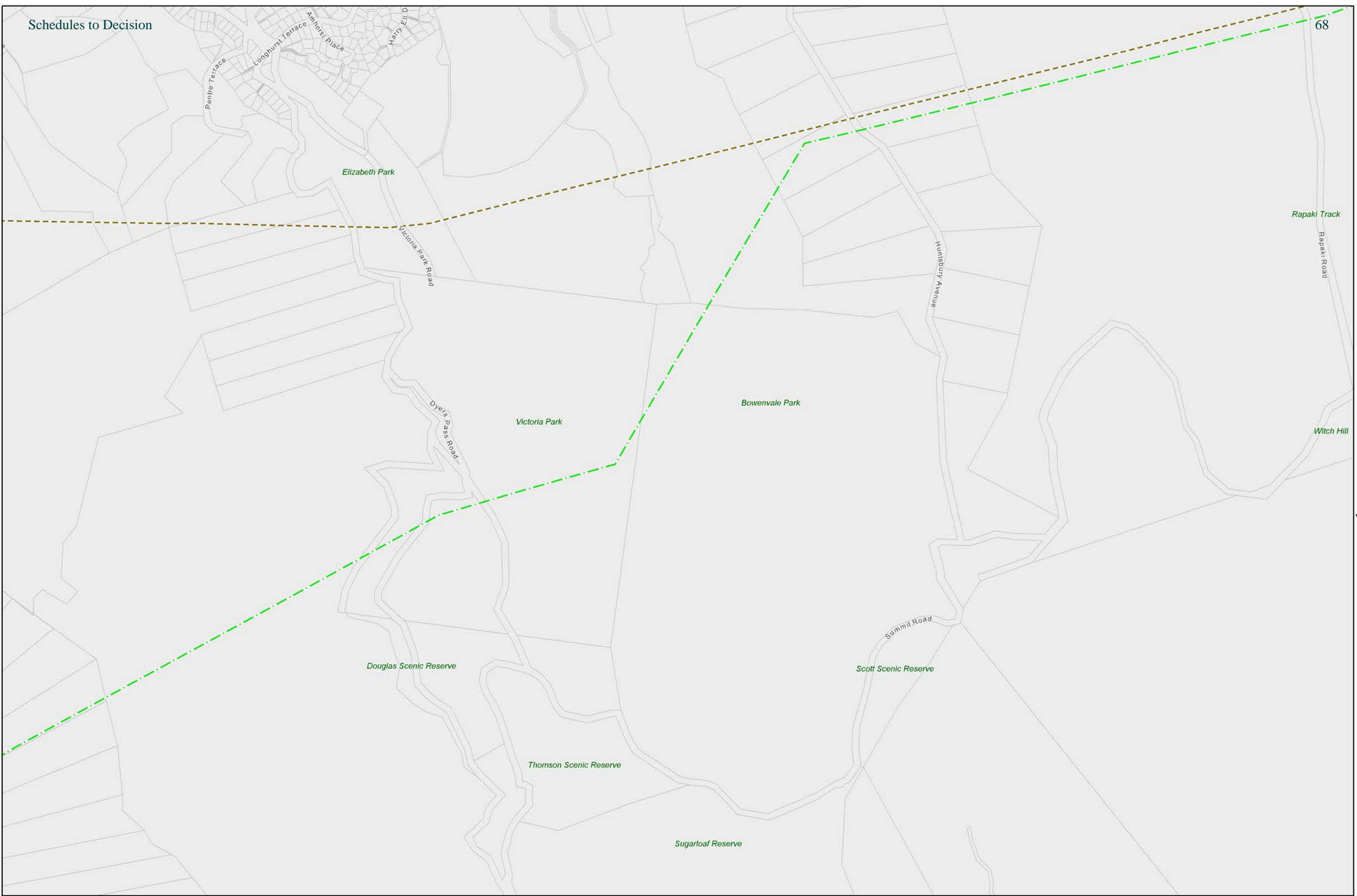


SELWYN DISTRICT

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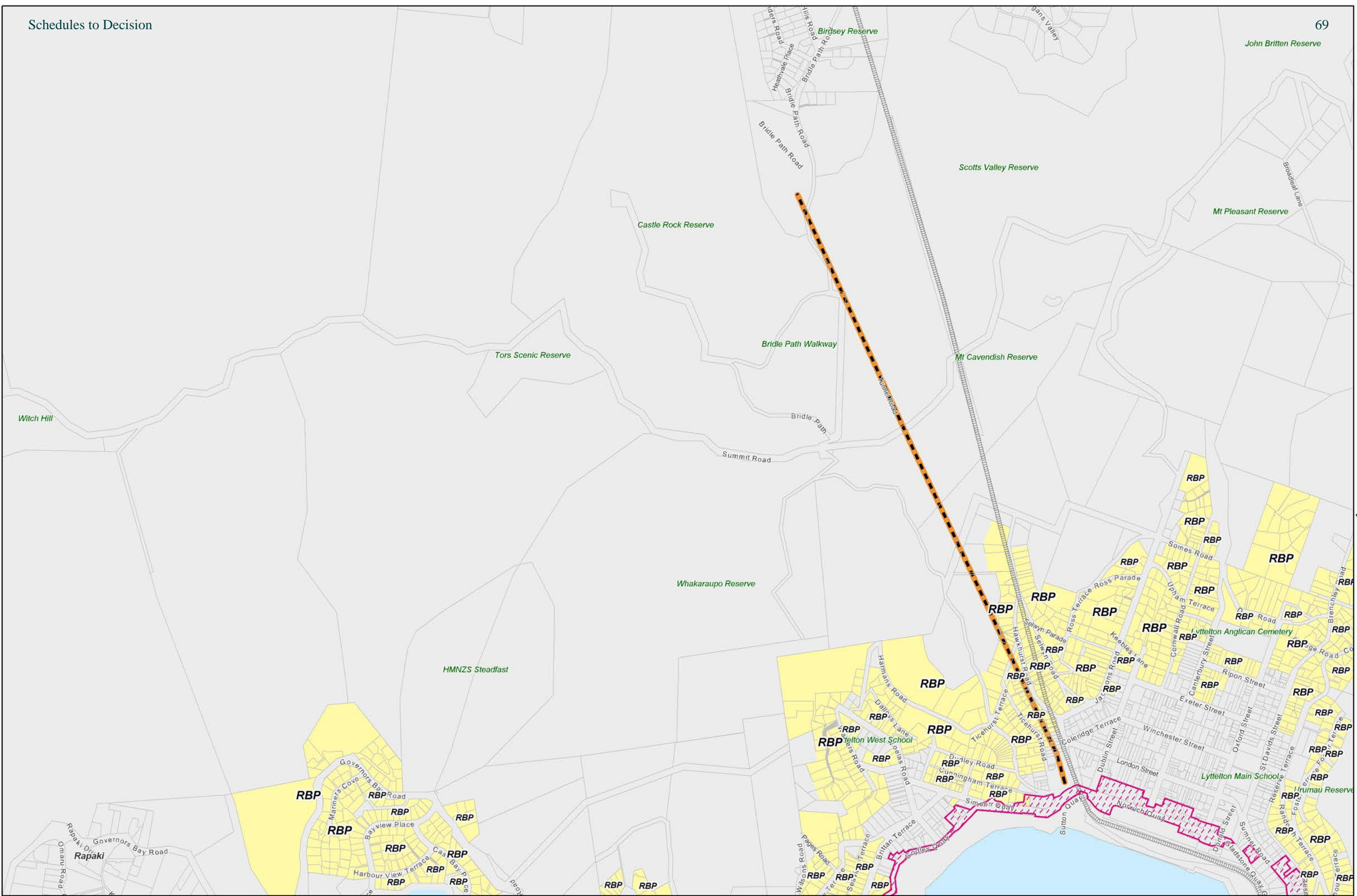






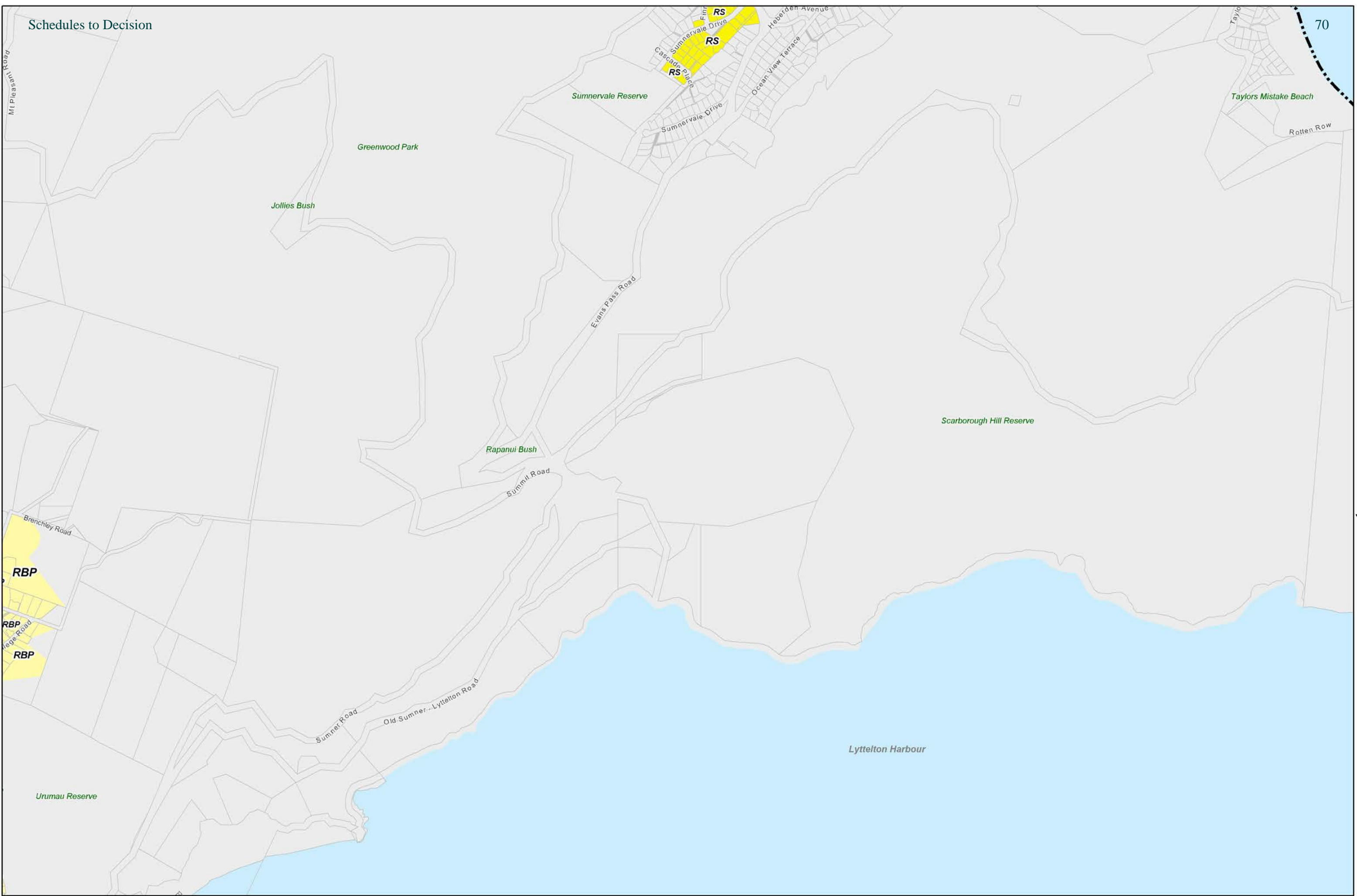
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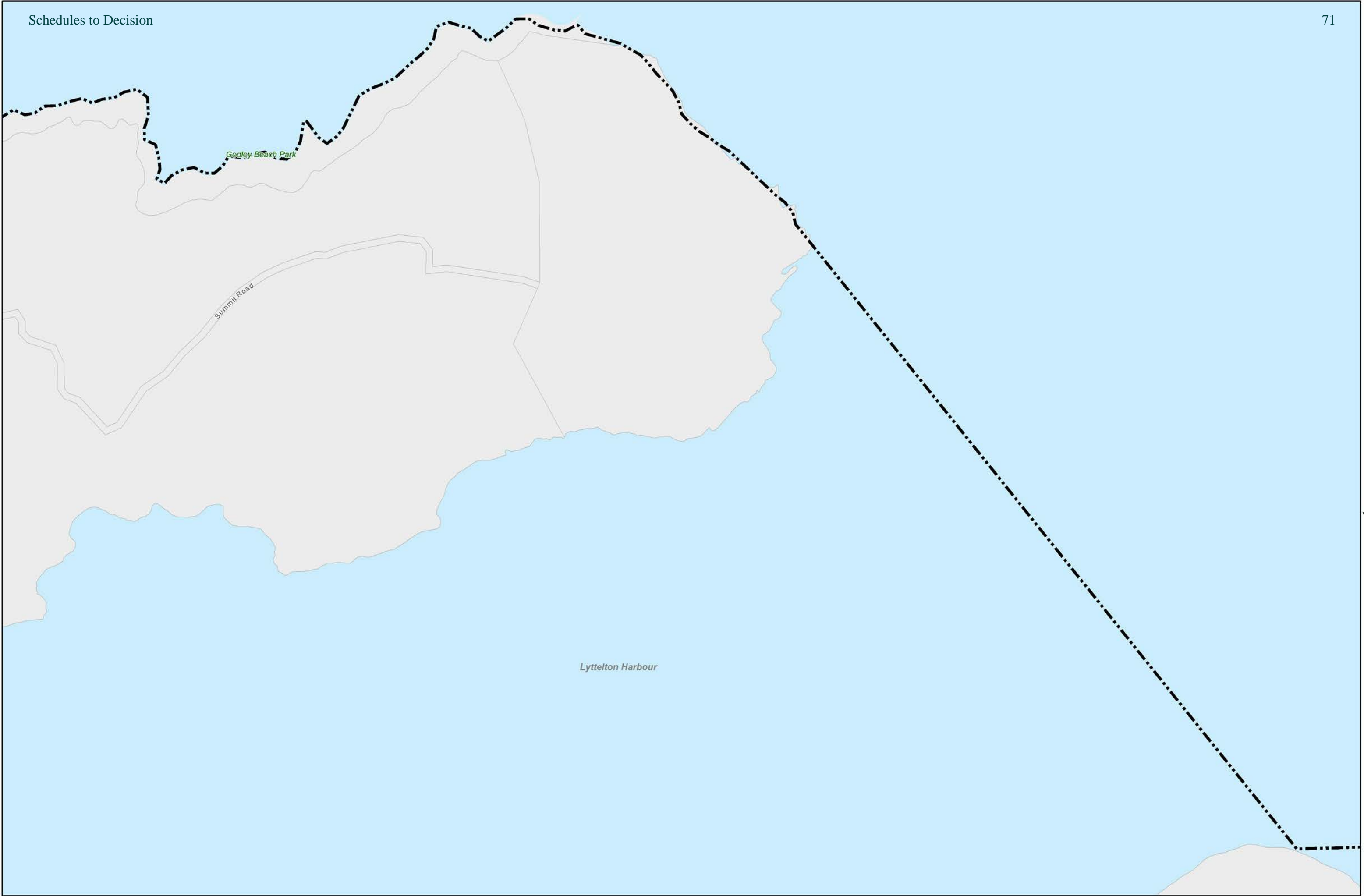
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SELWYN DISTRICT

Halswell River

ai Tapu Road

Old Rai Tapu Road

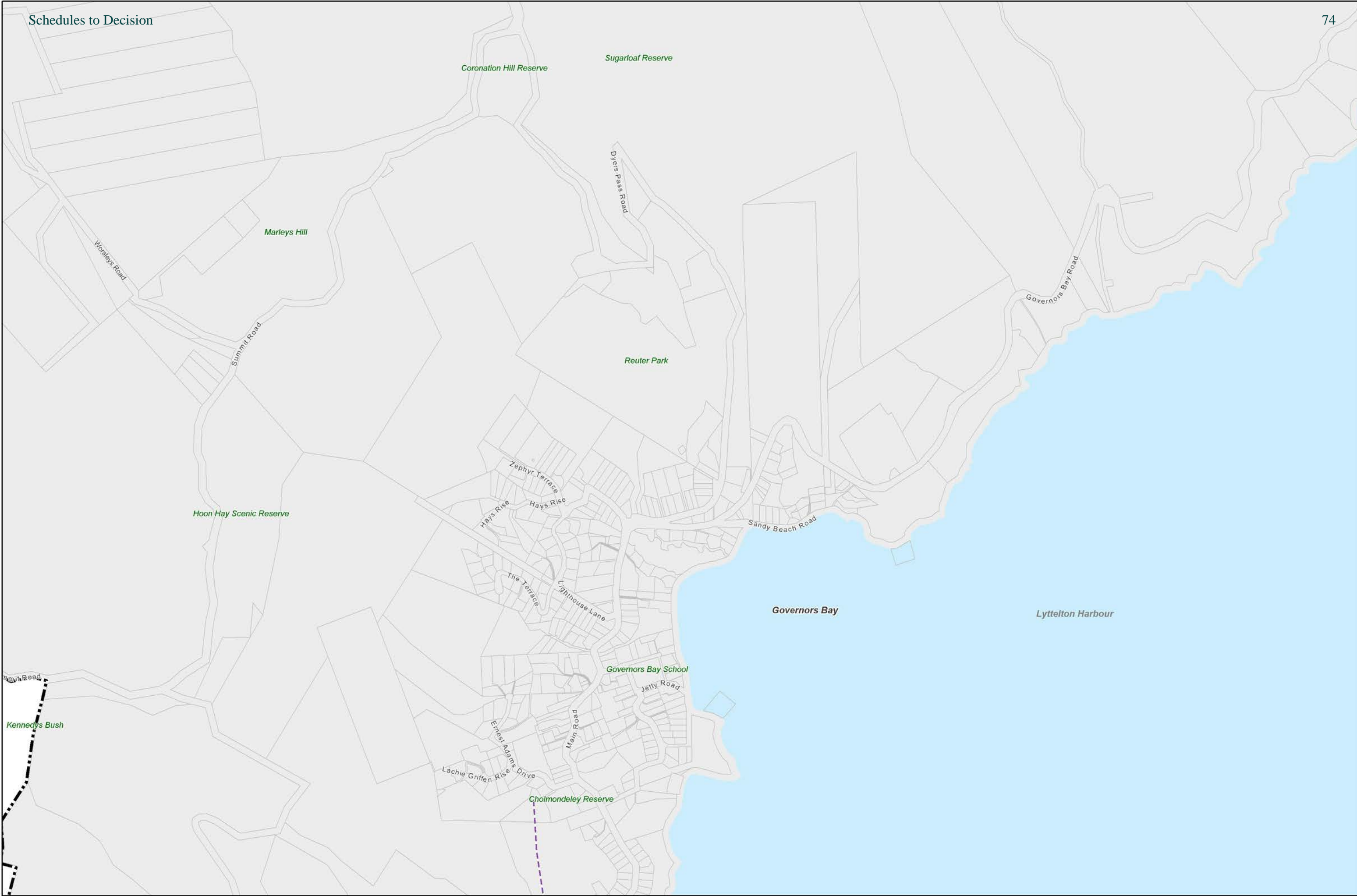
Early Valley Road

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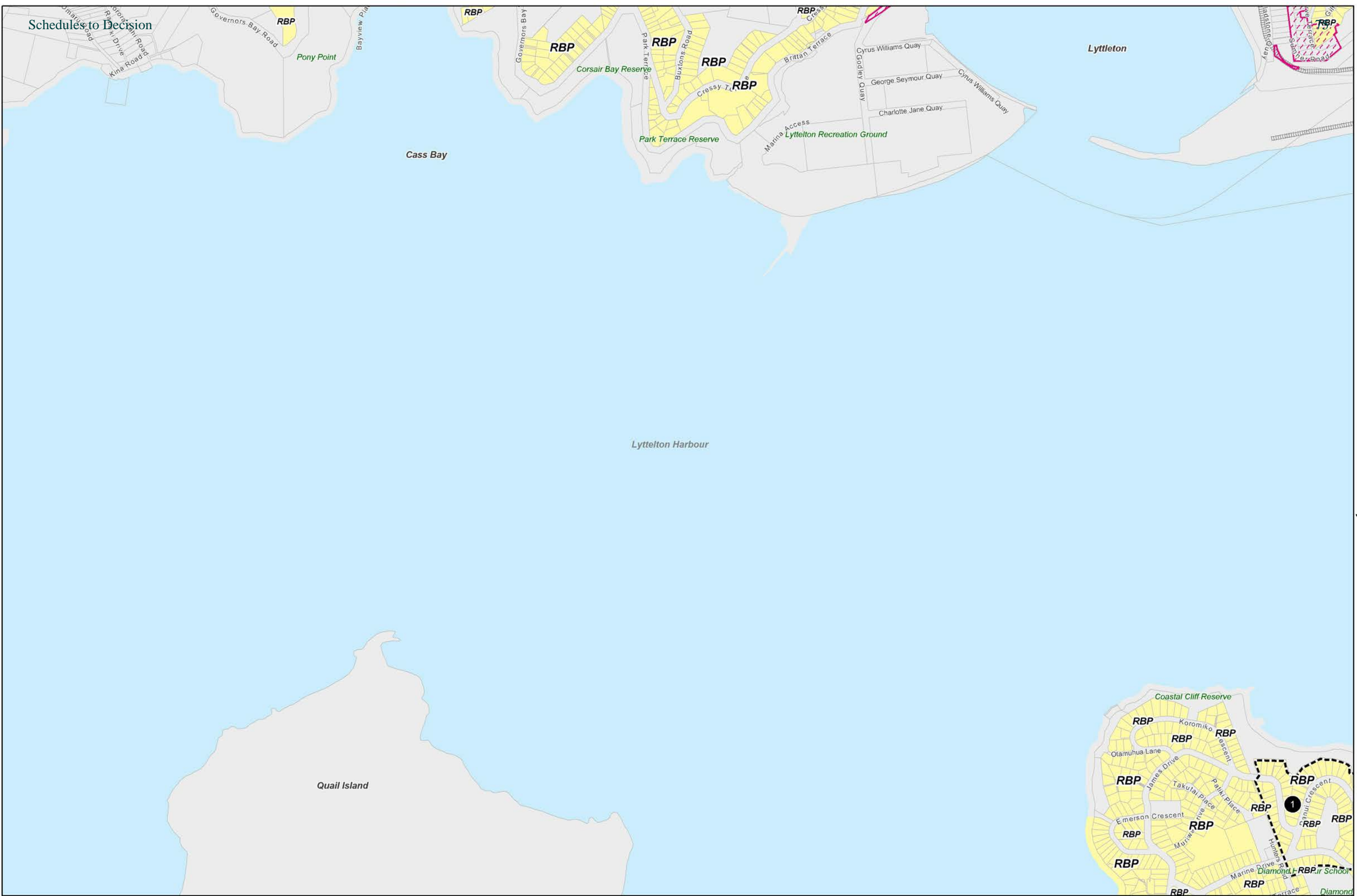
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Lyttelton Harbour

Diamond Harbour

Camp Bay Road

Diamond Harbour Cemetery

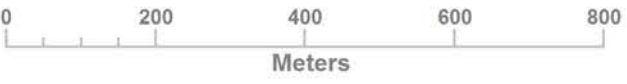
Stoddart Point Reserve

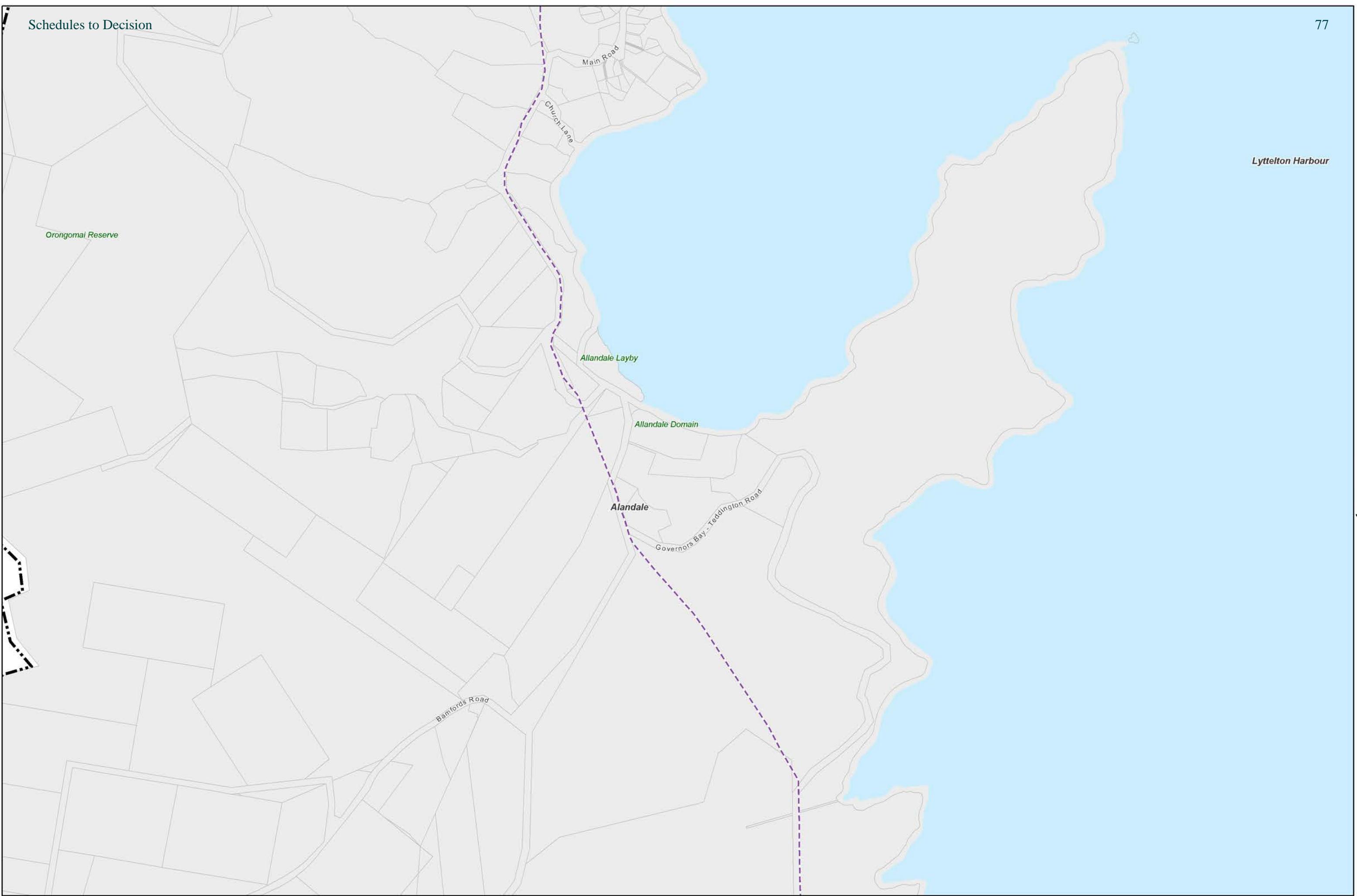
Coastal Cliff Reserve



LEGEND BELOW

52	53	54
58	59	
61	62	





Lyttelton Harbour

Orongomai Reserve

Allandale Layby

Allandale Domain

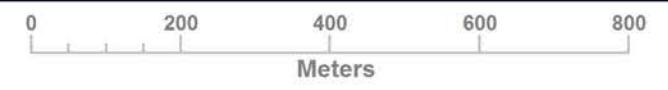
Alandale

Governors Bay - Teddington Road

Bamfords Road

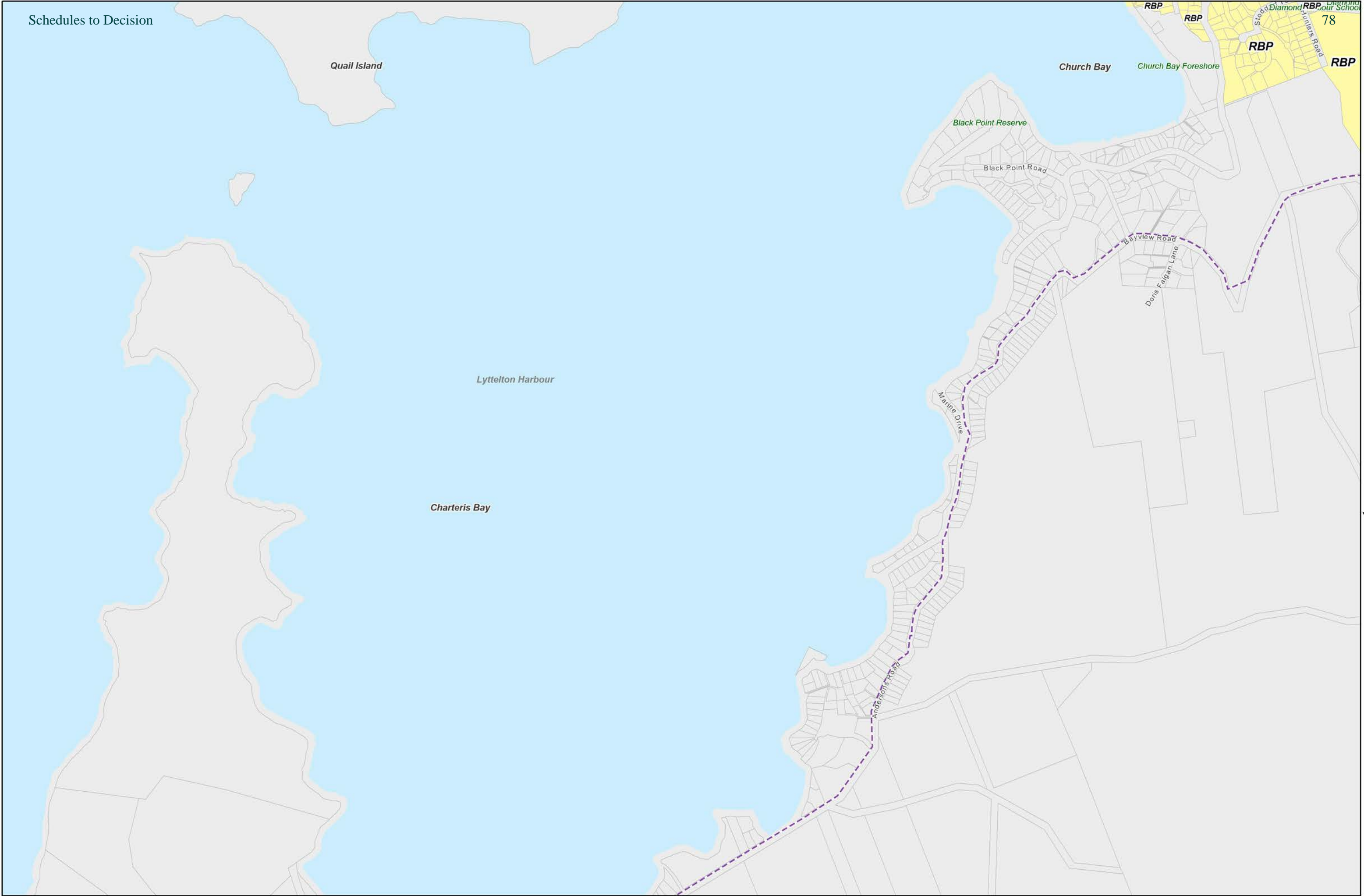
Main Road

Church Lane



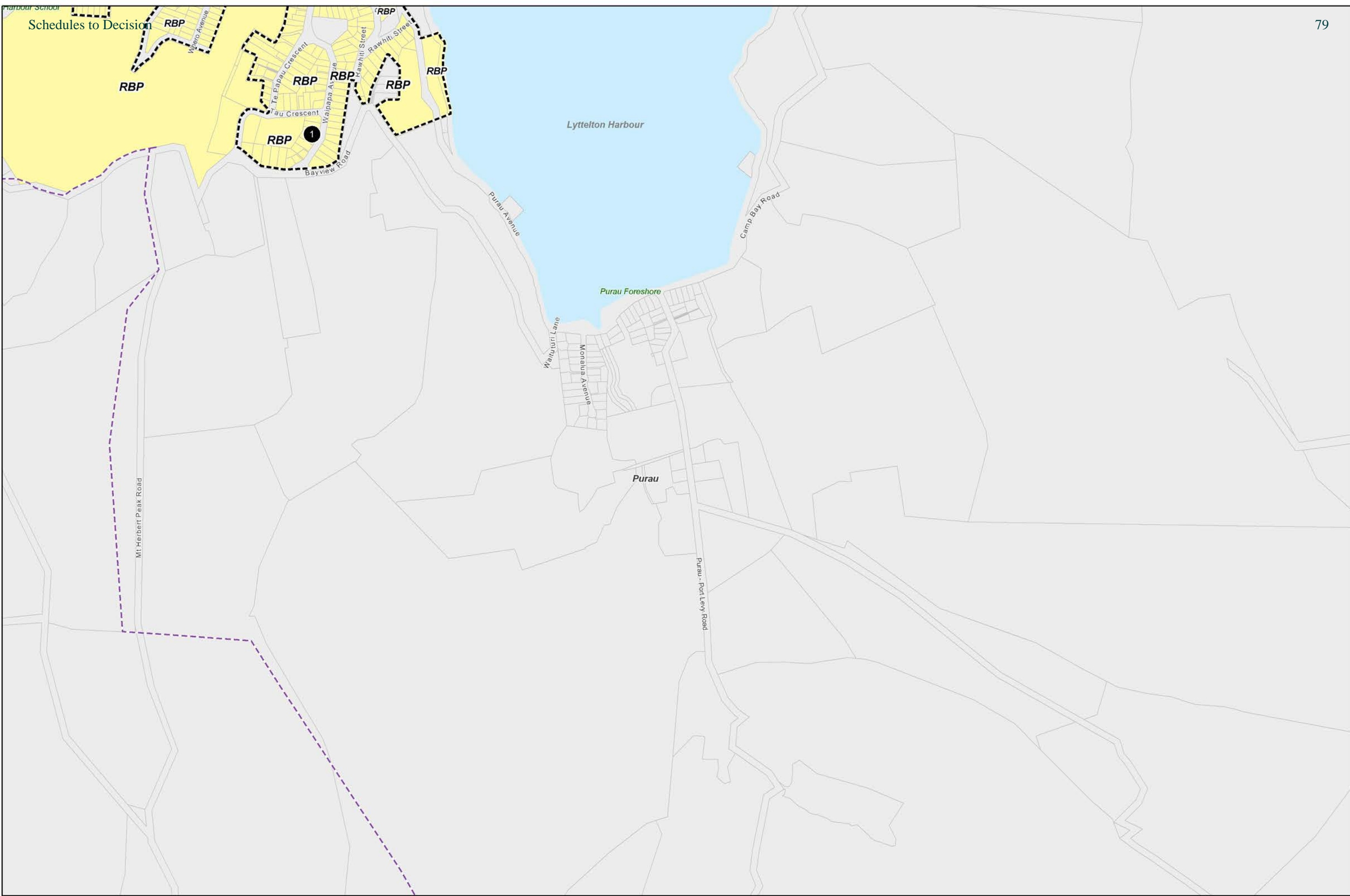
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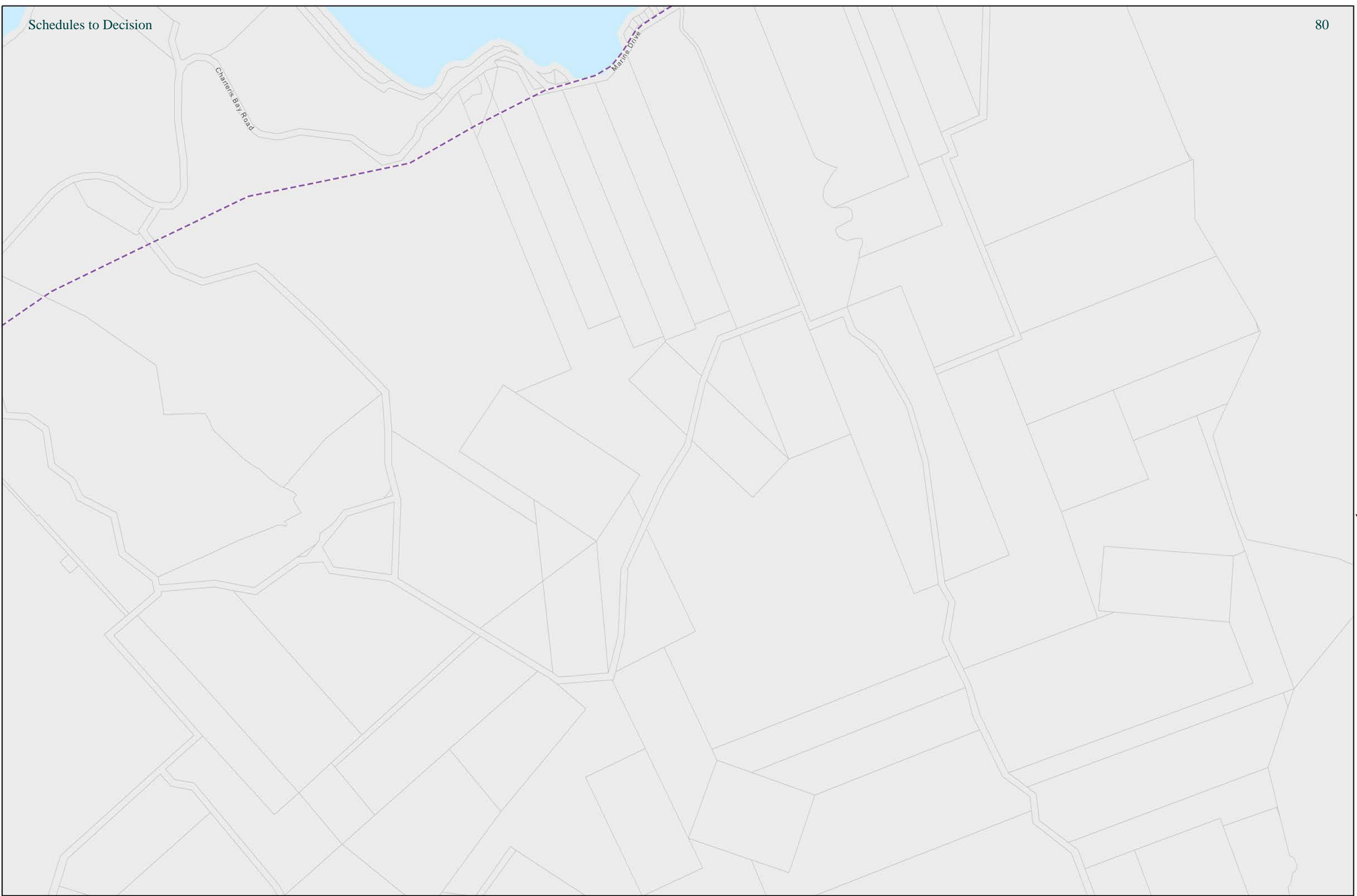
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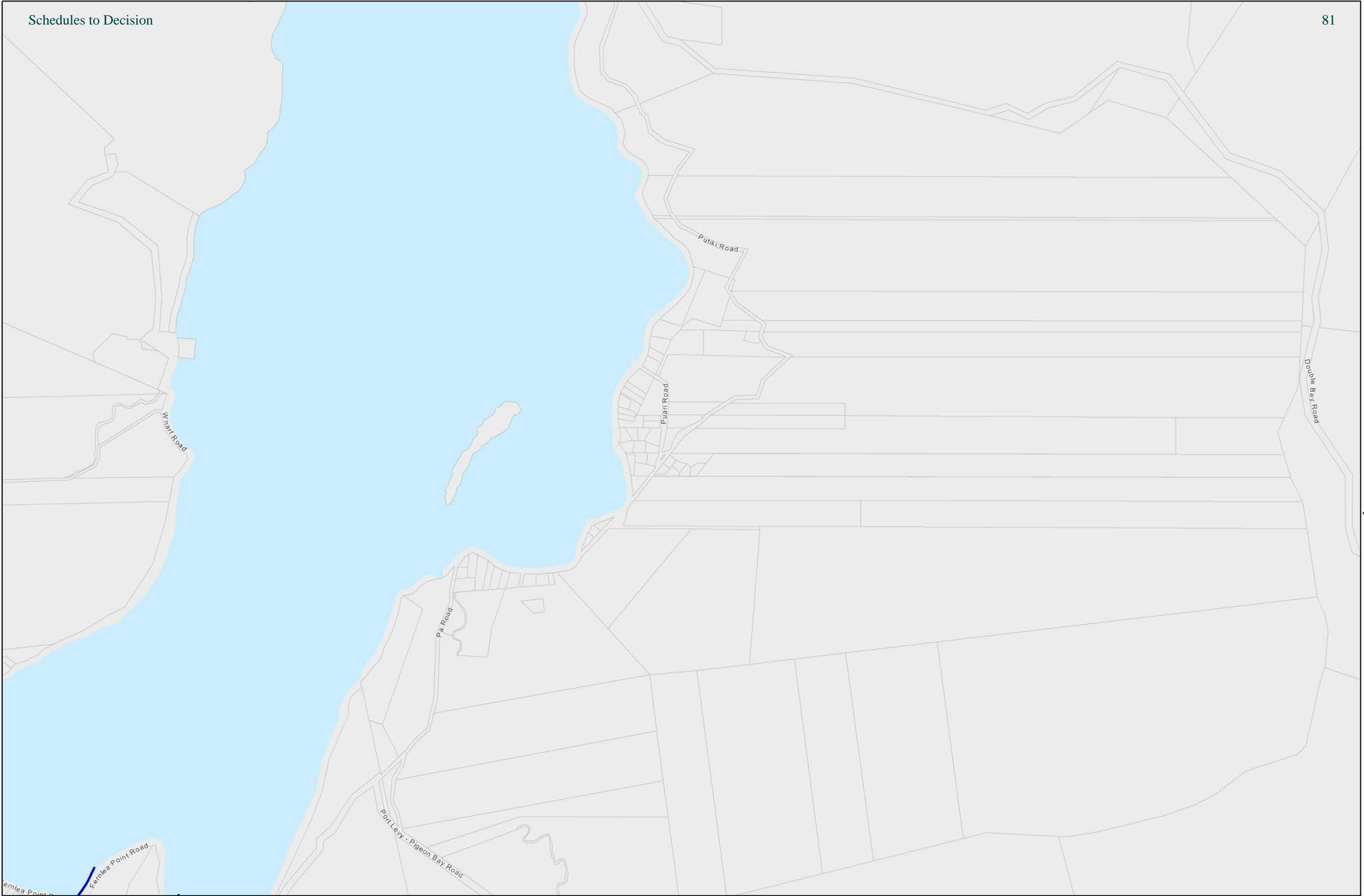


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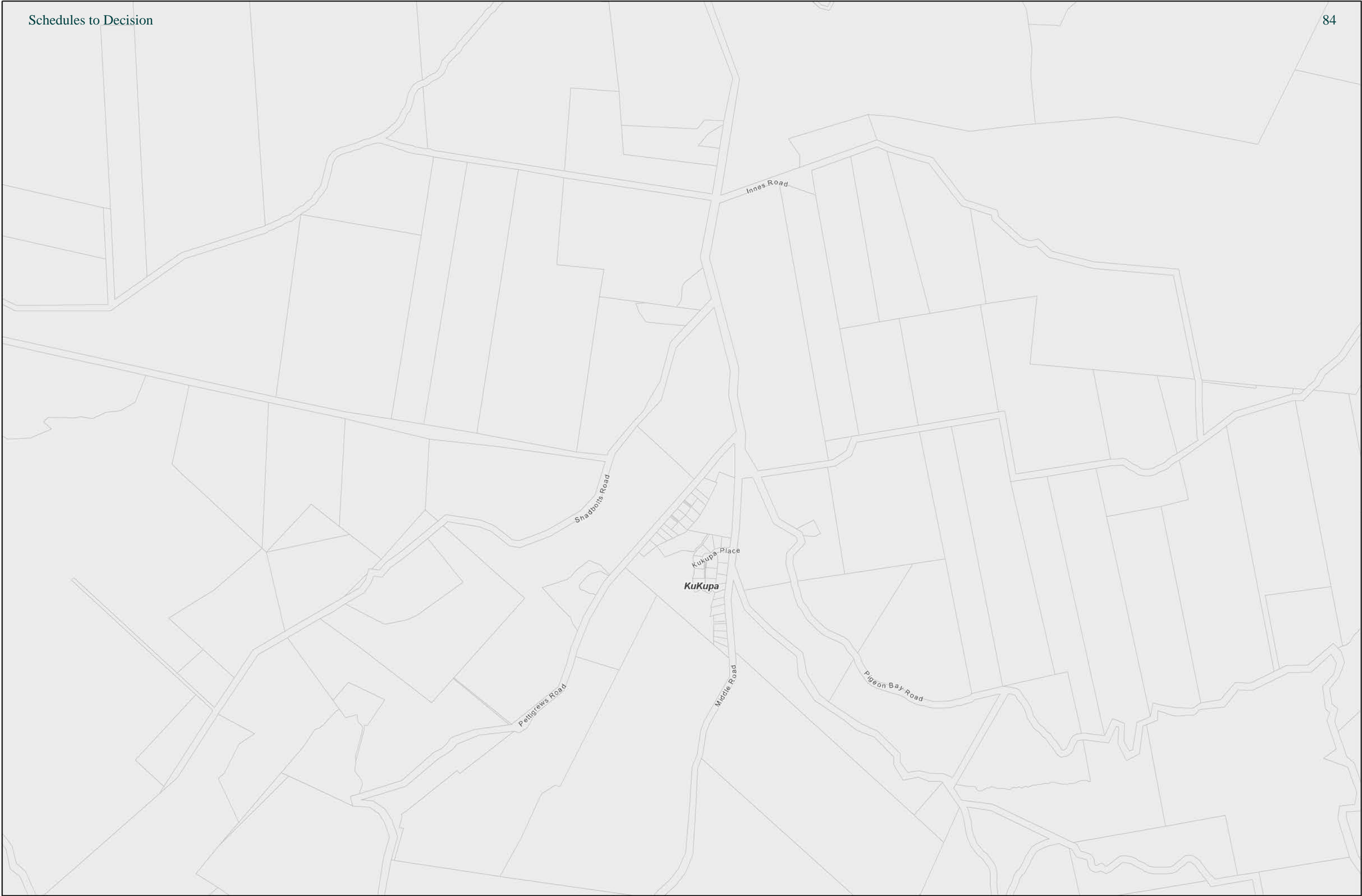
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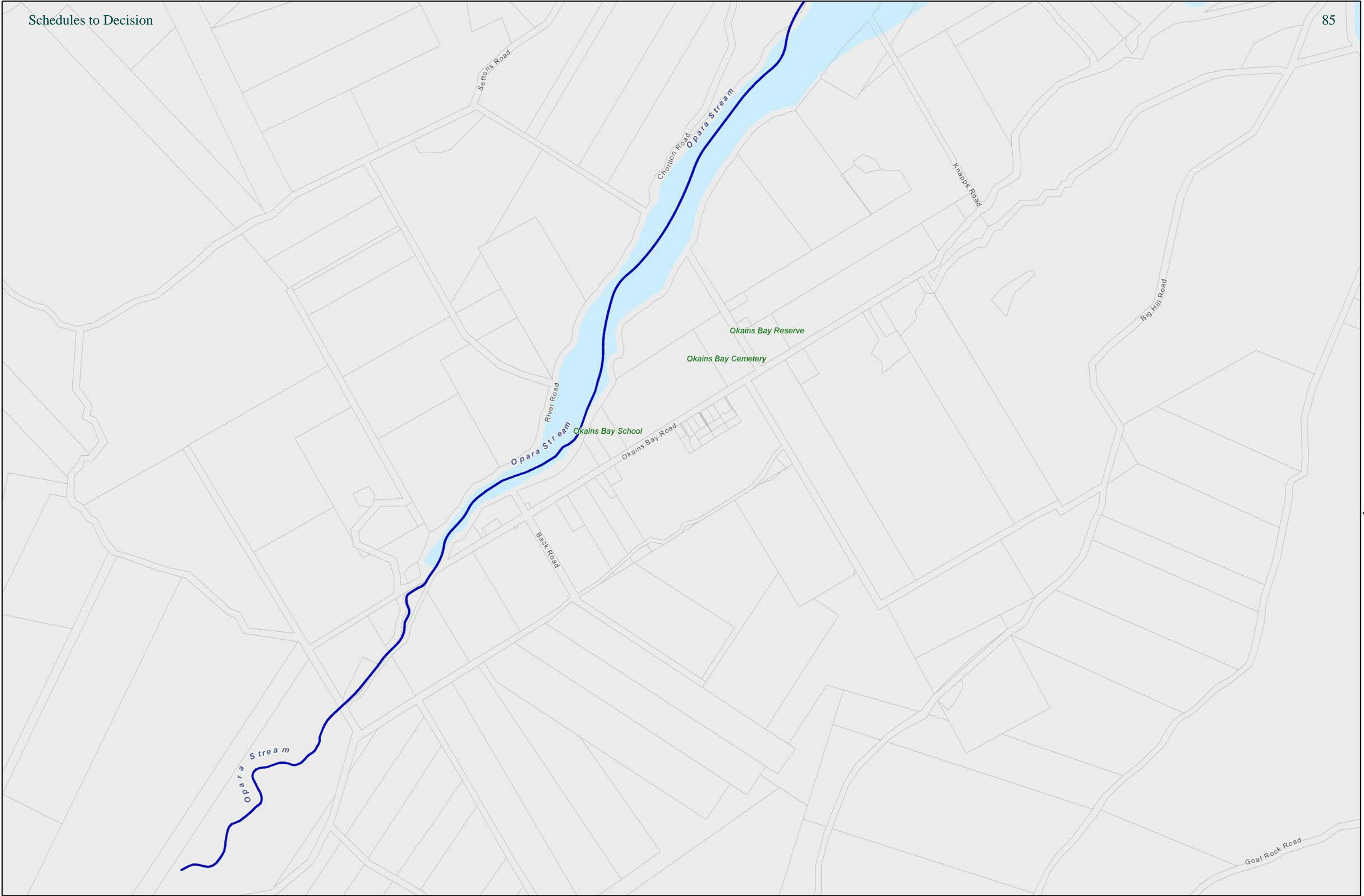
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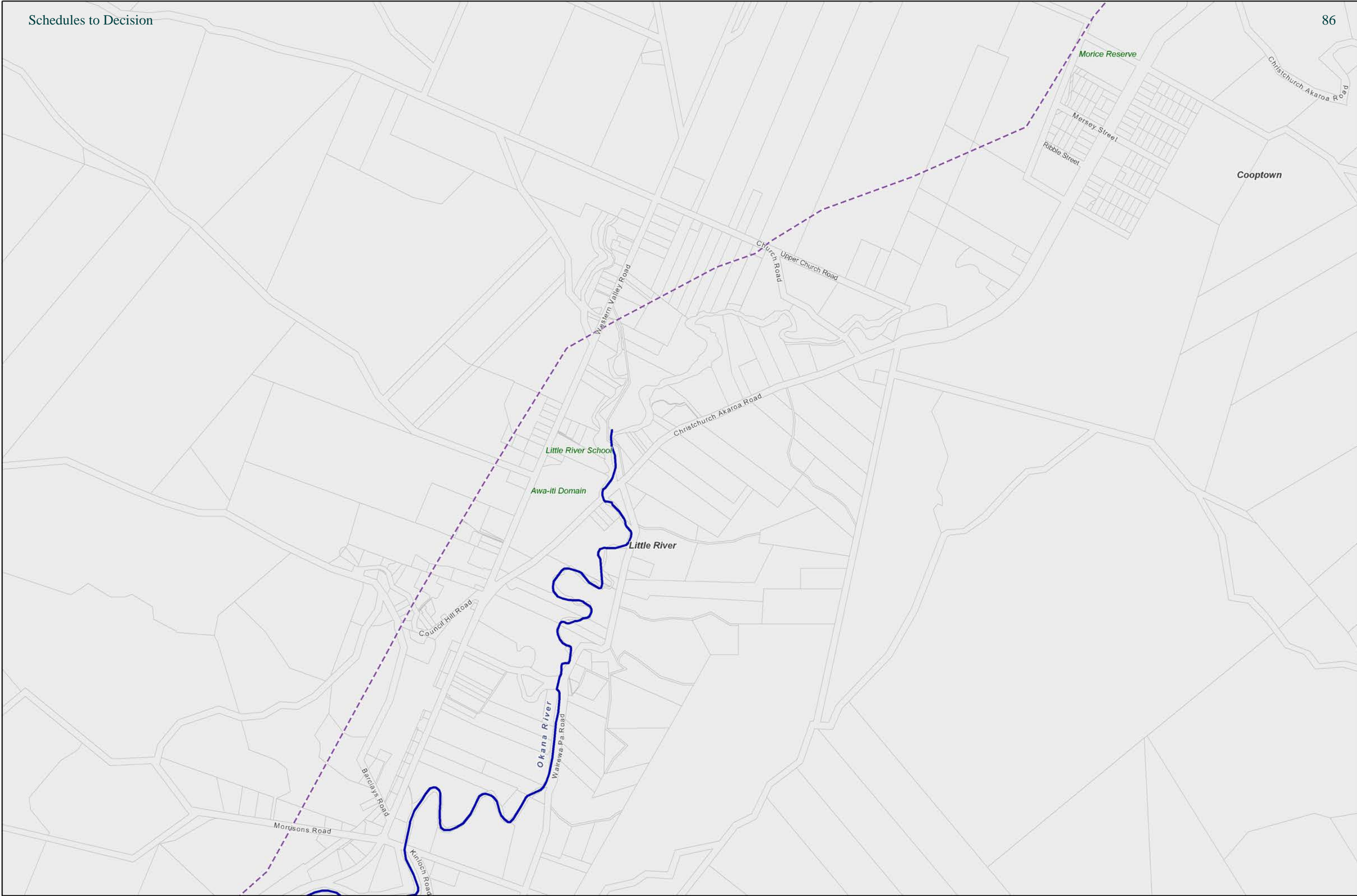
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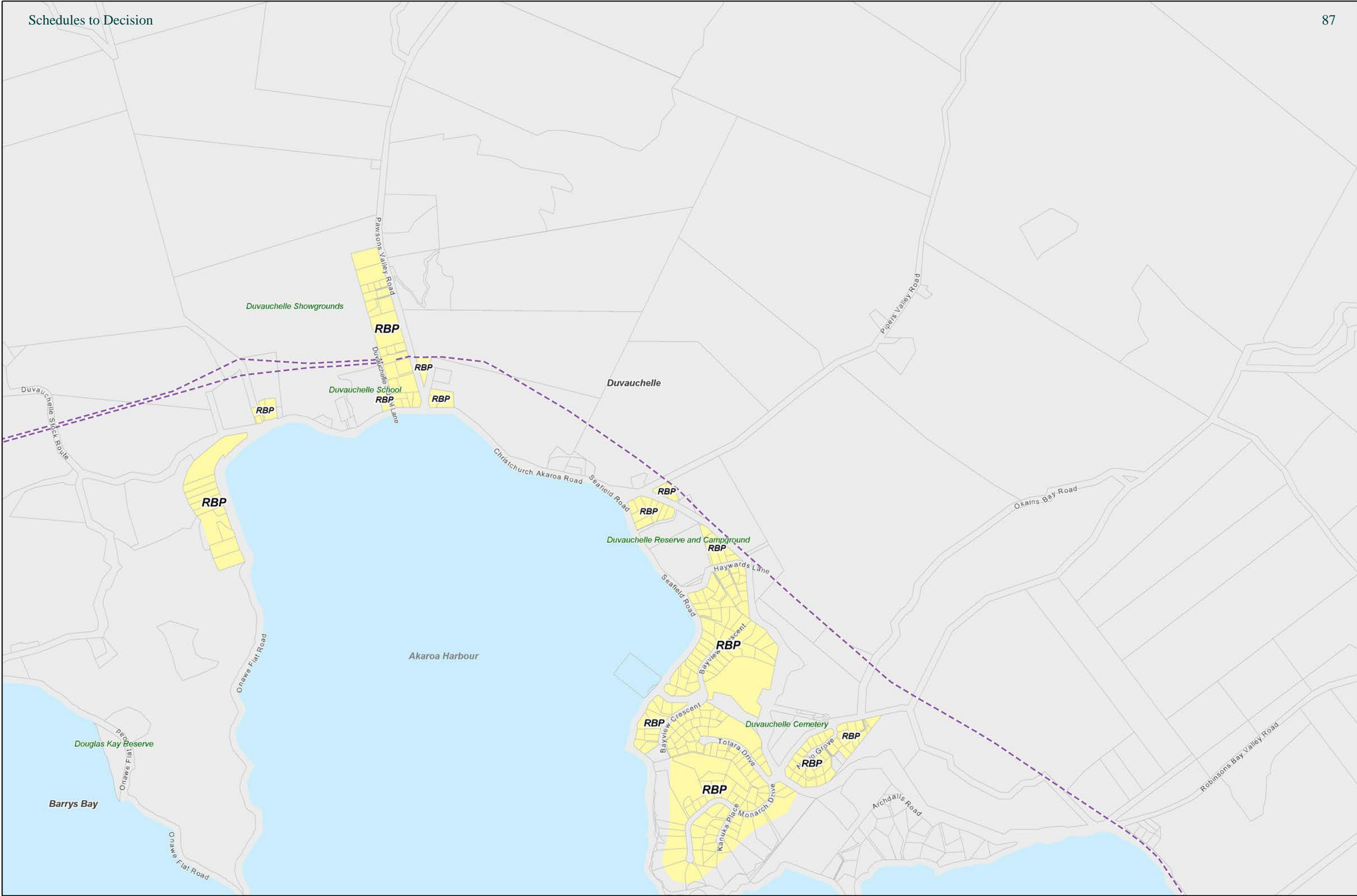
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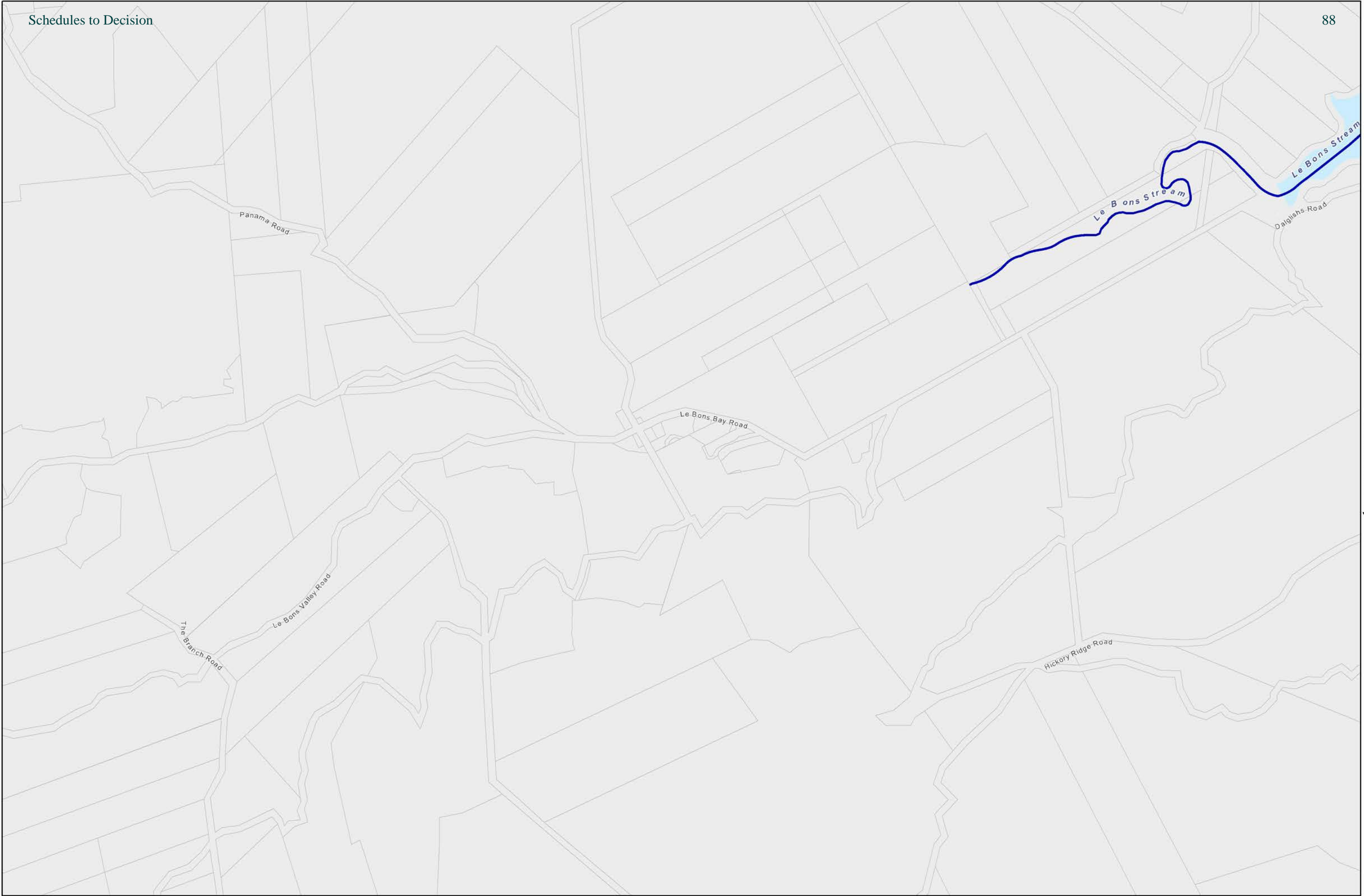
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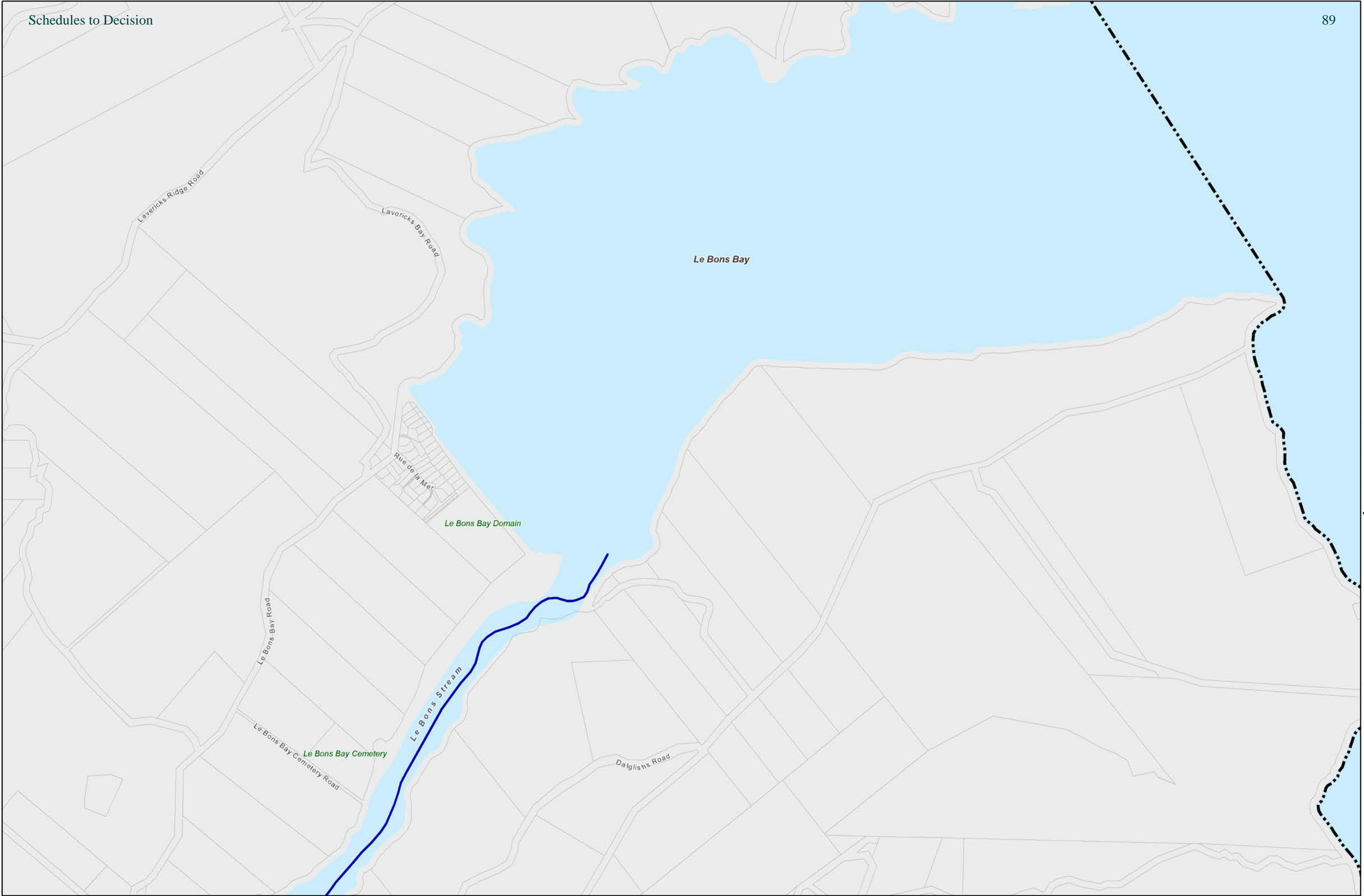
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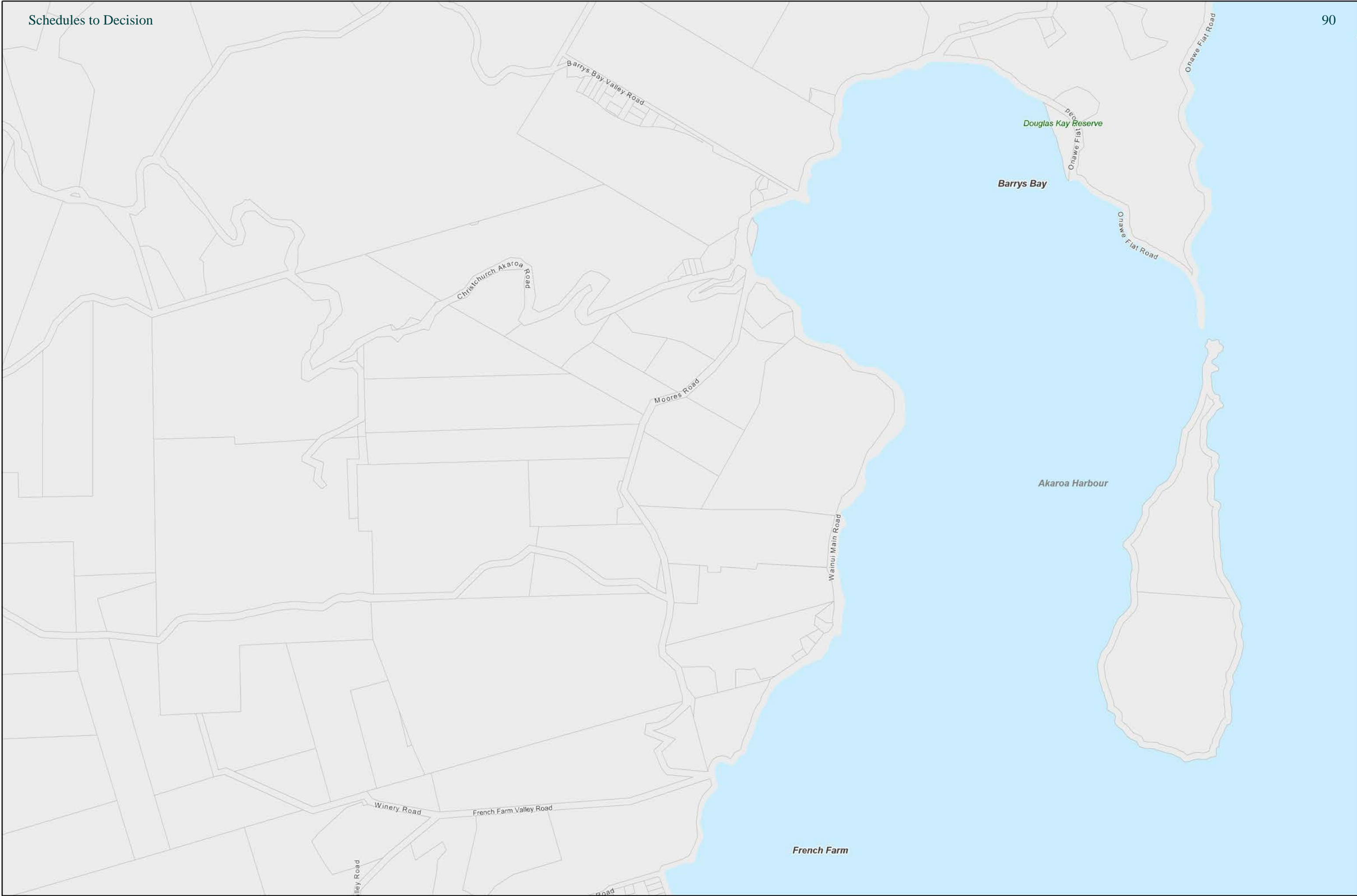
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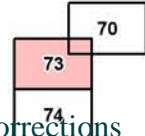


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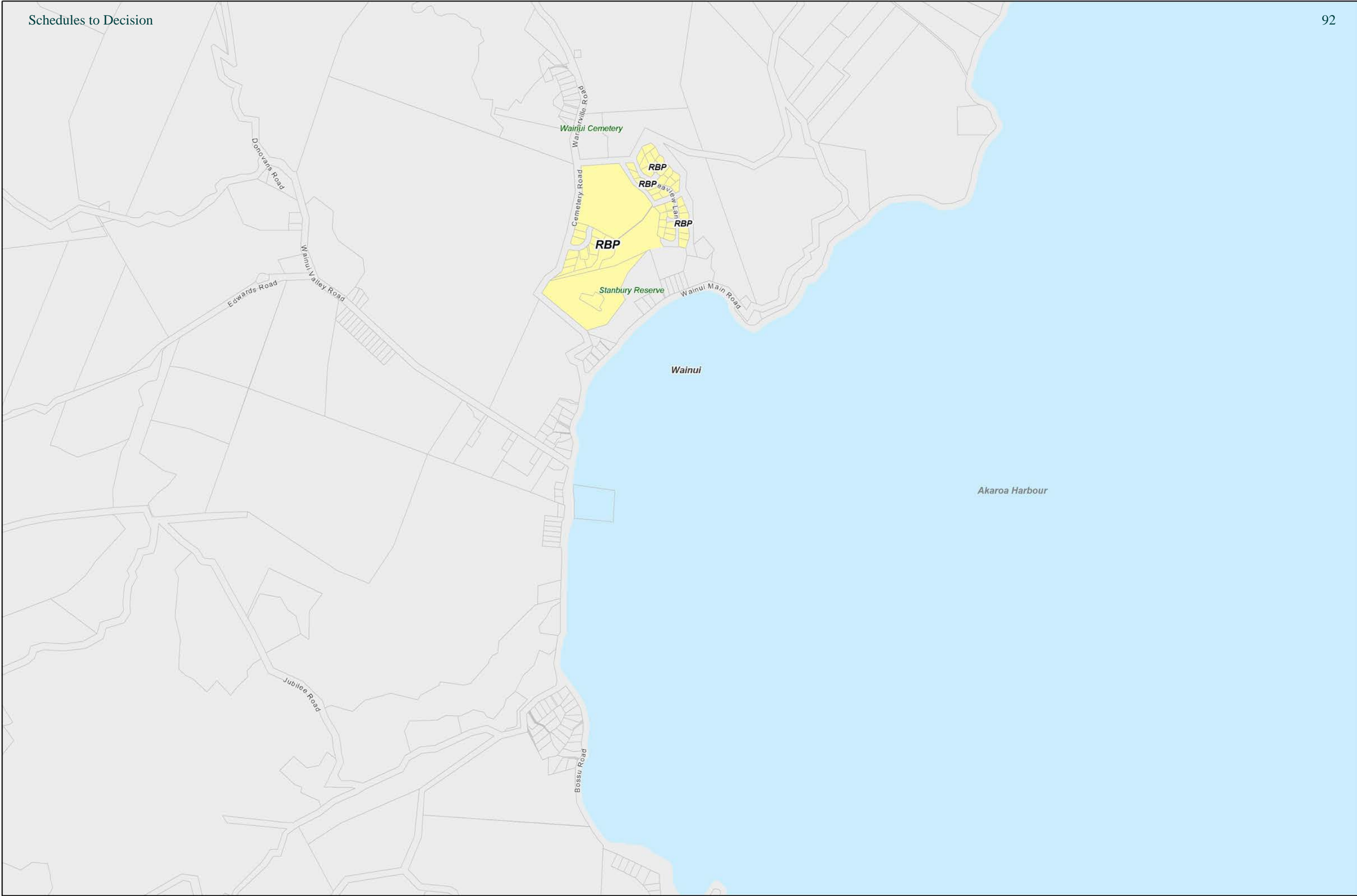


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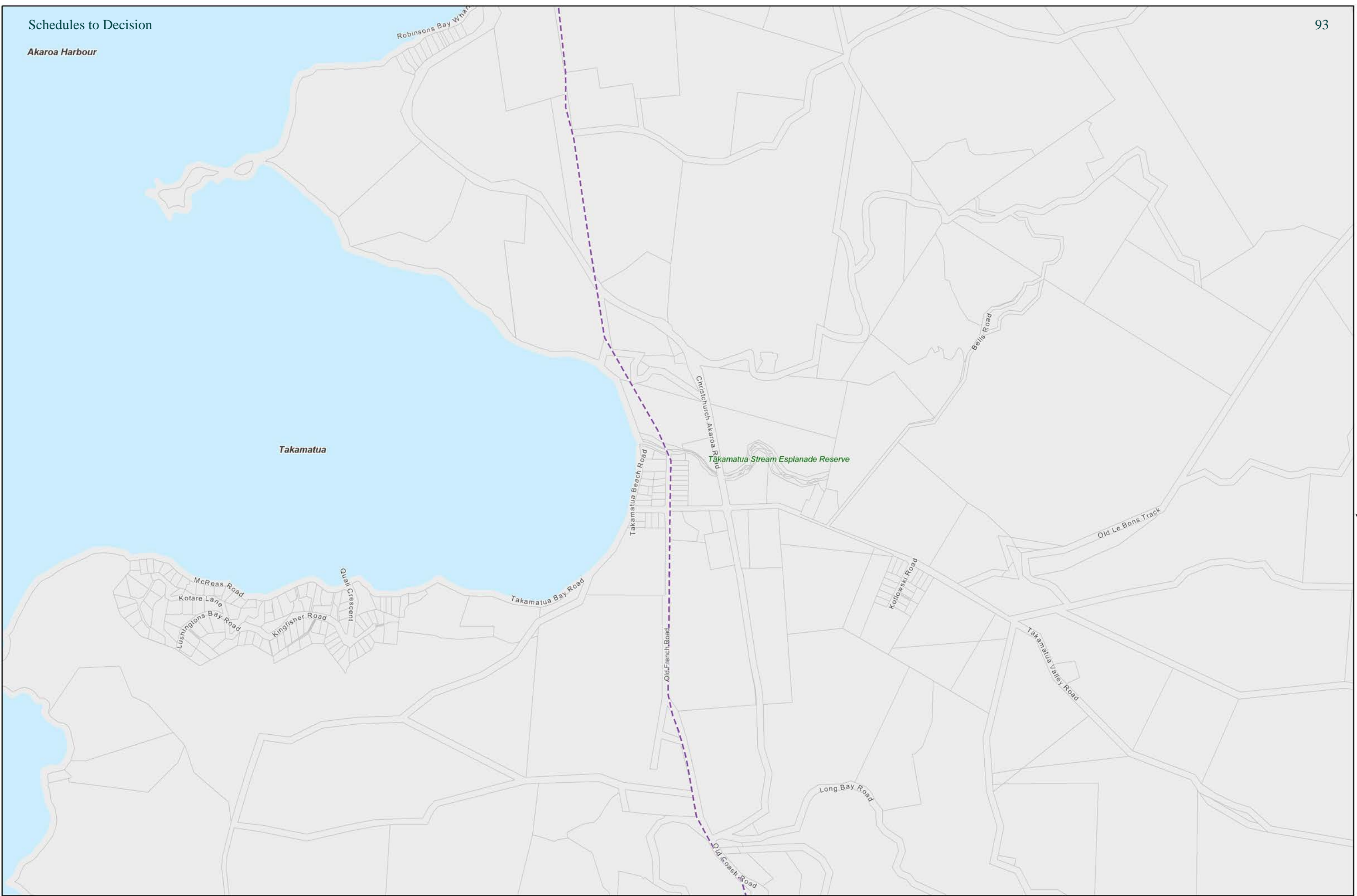
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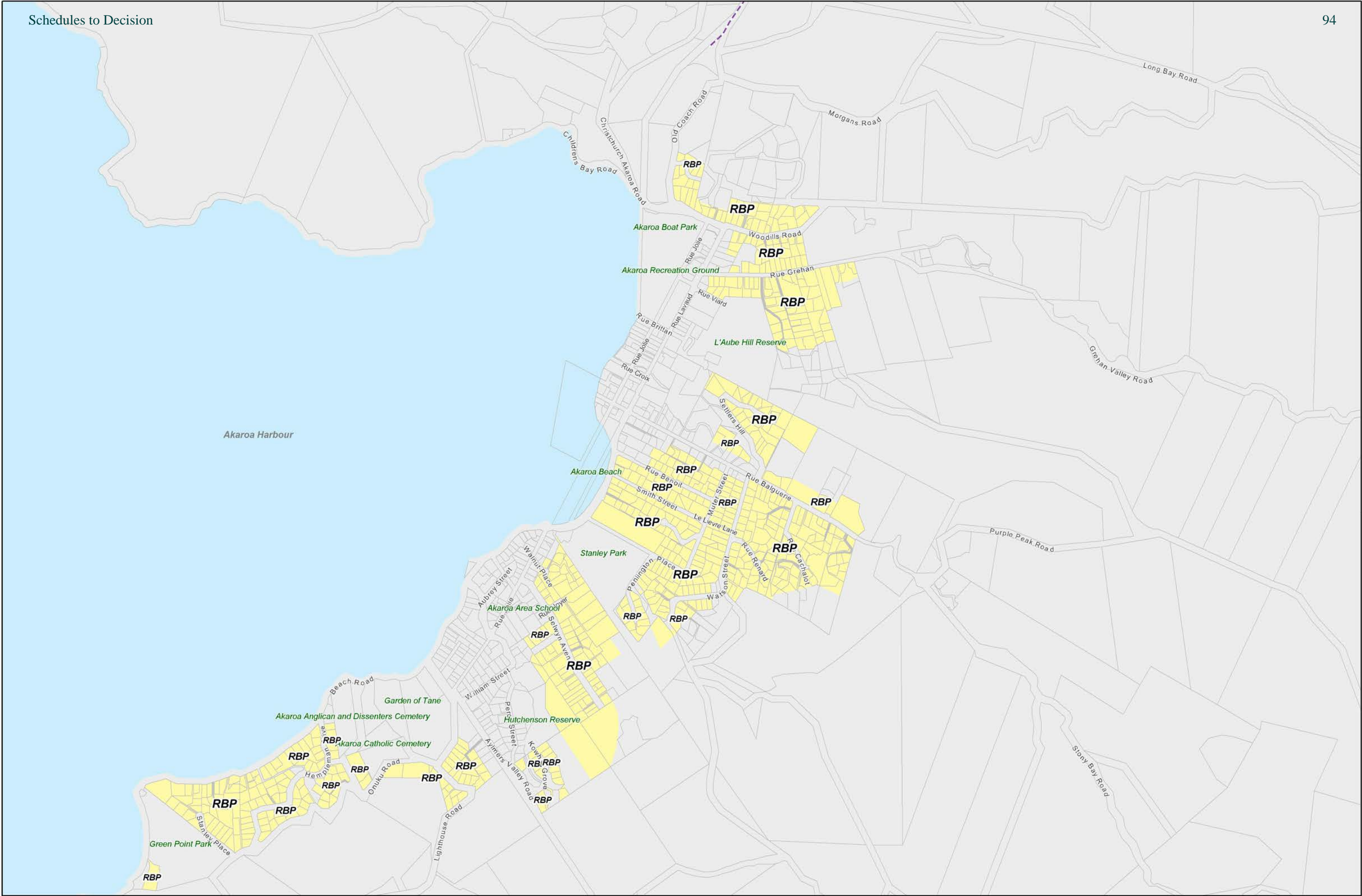
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Akaroa Harbour

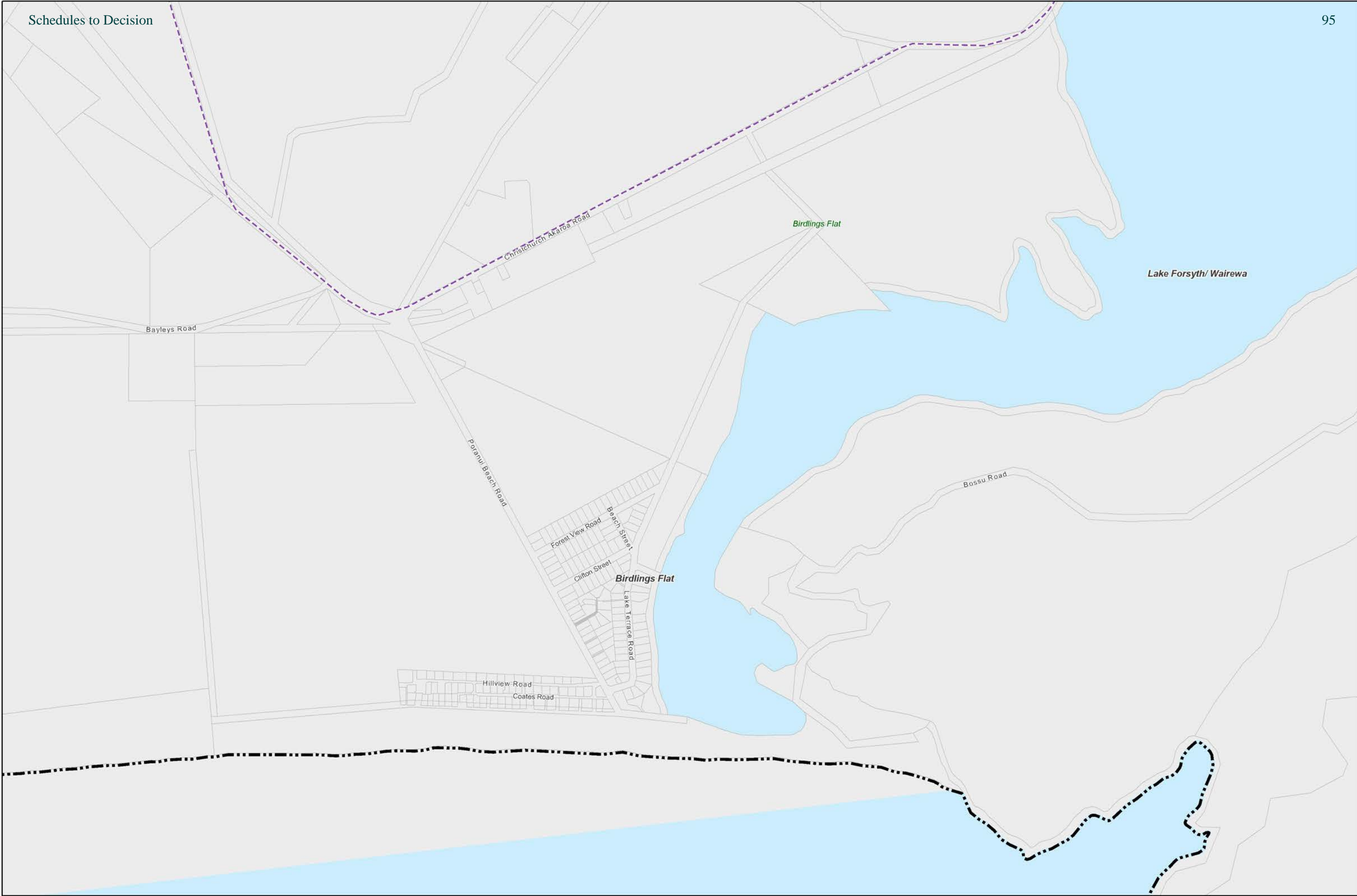


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