

MORGAN MCINTOSH LIMITED
25 ASHLEY GORGE ROAD

Rezoning Application



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Thursday, May 23, 2024

Mark Buckley
Waimakariri District Council
Private Bag 1005
Rangiora 7400

Dear Mark

Re: 25 Ashley Gorge Road – Proposed Land Rezoning Application

Scope:

I have visited the property, read the application from Stuart Ford and written a short report as to my findings as per your instructions.

Date of Visit:

20th May 2024

Assessment:

1. The application accurately describes the site and its current zoning. It also highlights that this block was proposed to be rezoned under the proposed district plan as large lot residential overlay.
2. The productive capacity of the 49.7 block is severely limited by poorly drained soils, cold winter temperatures including snow. The current land use is very low intensity with insufficient investment in plants, fencing and tracks to maintain the property to a high standard.
3. The geophysical size and location of the block also limit the potential of the property to remain as a viable dairy or dairy grazing unit. It is obvious that the old dairy farm was abandoned some years ago, probably due to the lack of scale. It is surrounded by small block properties on two sides and roads on the other two. The proximity to the Oxford town boundary is incredibly obvious with over adjoining 20 neighbours.
4. The soil types have been accurately identified and whilst they have the potential to grow useful products, the small scale of any option could likely lead to other very intensive land uses associated with peri-urban developments.
5. I agree with the comment that some intensive horticultural options could be feasible if the drainage issue is dealt with.
6. The Environmental considerations in Table 4 are a fair summary of the benefits of the proposed rezoning and if done well would greatly enhance the environmental footprint from what is currently being achieved by the current owners. This comment would be further exacerbated if a condition of approval relates to the riparian planting and fencing proposed, and no cattle.
7. I agree with the social and cultural considerations with the exception of the food security as it is likely that at least 1 out of the 80 properties is likely to produce some form of food i.e. eggs, fresh vegetables at a scale that could make up for the small amount of loss of HPL land.
8. The positive outcome on the economics of the land use intensification in the Waimakariri District have been well documented by Keating, Fairweather and others over the years. Whilst this does not happen in all cases straight away, it can and does happen over time and this is not peculiar to

this district. The variety of block sizes should help facilitate this. The application uses some other metrics but the resulting conclusion is the same.

9. The intangible values are not that well defined. However, I agree that this would be of significant value to future generations, and that it would not be easy to replicate the application just anywhere due to the location specifics i.e. the town boundary. The associated extra dwellings that would be an outcome, could only enhance the current population and therefore justify amenities such as schools. The land use change could easily see the production of other products through cottage industries that currently are limited in existence.

Summary

It is my opinion that this proposal could meet the rules and objectives of the national policy statement on highly productive land (NPS-HPL) under clause 3.6, sub clause 1(c) in that the benefits outweigh the costs.

It is my opinion that this is a sensible and practicable application that whilst on the surface does not meet the NPS-HPL due to its zoning, the location, environmental and social factors more than outweigh the current loss of 49.7 ha of poor performing pasture and tired infrastructure.

Should you require any additional information or clarification, please do not hesitate to contact me.

Kind regards

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