

Before an Independent Hearings Panel  
Appointed by Waimakariri District Council

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*under:* the Resource Management Act 1991

*in the matter of:* Submissions and further submissions on the Proposed  
Waimakariri District Plan

*and:* Hearing Stream 12D: Ōhoka rezoning request

*and:* **Carter Group Property Limited**  
(Submitter 237)

*and:* **Rolleston Industrial Developments Limited**  
(Submitter 160)

Summary of evidence of Victor Mthamo

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Dated: 1 July 2024

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Reference: J M Appleyard (jo.appleyard@chapmantripp.com)  
LMN Forrester (lucy.forrester@chapmantripp.com)

chapmantripp.com  
T +64 3 353 4130  
F +64 4 472 7111

PO Box 2510  
Christchurch 8140  
New Zealand

Auckland  
Wellington  
Christchurch



## SUMMARY OF EVIDENCE OF VICTOR MTHAMO

- 1 My full name is Victor Mkurutsi Mthamo.
- 2 I prepared the following statements in support of the Submitters' rezoning request:
  - 2.1 Statement of evidence dated 5 March 2024; and
  - 2.2 Supplementary statement of evidence dated 13 June 2024.
- 3 The Site is comprised of Land Use Capability (*LUC*) Classes 2 and 3 soils. LUC 2 makes up 2.45% of the Site, while LUC 3 makes up the remaining 97.55%.
- 4 High Productive Land (*HPL*) or versatile soils are regarded as the best possible land or soils for agricultural production because of their properties. The Site is not 'highly productive land' for the purposes of the NPS-HPL.
- 5 There are some 'constraints' which will (in some cases significantly) affect the productive capacity of any site. These include poor to very poor soil drainage, moisture limits and irrigation availability, nutrient limits, characteristics of soils, and drinking water protection zones. I summarise the impact of these factors on the Site as follows:
  - 5.1 Poor drainage: the soils are poorly drained, and this impacts the land's productive potential.
  - 5.2 Soils: while the soils are predominantly classified as LUC 2 – 3, there is significant variability in the nature and extent of those soils across the Site. Some spatial variability even over short distances affect the management of the land.
  - 5.3 Moisture deficits and irrigation availability: the Site experiences moisture deficits. There are two consents that are used for irrigation. However, at least one of the consents is subject to minimum flows in the Ōhoka Stream.
  - 5.4 Nutrient limits: in my opinion, the Site soils are such that application of nutrients to the Site would be essential to support land-based primary production activities. However, strict nutrient limits are currently in place through the Canterbury Land and Water Regional Plan (*CLWRP*) and the recent Plan Change 7 to the CLWRP which would significantly constrain the use of nutrients at the Site. In my opinion, those limits are unlikely to ease in the short or medium term. The baseline N loss rate is 14 kg/ha/year. Future N losses are determined by the baseline loss rate.
  - 5.5 Drinking Water Protection Zone: the water supply source for Ōhoka is taken from two bores whose drinking water

protection zone overlay part of the Site thus reducing the area that is available for productive use.

6 In addition to these factors, the 'costs' of losing the Site for land-based primary production must also, in my opinion, be considered in the context of land which would remain available for those activities within the Waimakariri District and the Canterbury region. In particular, of all the "highly productive land" in those geographical areas, the Site represents a reduction of only:

6.1 0.0002% and 0.0016% in Canterbury and in the Waimakariri District respectively under the regional policy statement definition of HPL.

7 Therefore, it is my conclusion that the Submitters' proposal would result in the negligible loss of LUC Class 2 and 3 soils within both the district and the region since the Site is subject to a number of constraints which significantly limit its productive capacity over the long term.

8 In summary, I support the Submitters' proposed rezoning on the basis that:

8.1 There are multiple long-term constraints on the capacity of the Site to support primary production activities.

8.2 In light of these constraints, the overall benefits of retaining this land for primary production are, in my opinion, negligible. That is especially so, given that:

- (a) There are likely to be very few other rural sites within the Waimakariri District that have lower productive capability or less constraints than the Site.
- (b) The proportional reductions in HPL in the district and the region as a result of the rezoning of the Site are insignificant.
- (c) The Site is proposed for rural lifestyle zoning which will permit subdivision of the land to 4-ha block. These smaller blocks are not highly productive and there is negligible difference between the 4-ha block and smaller residential lots with regards to the wider productivity of the Site.

Dated: 1 July 2024

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Victor Mthamo