

Submitter 371
Evidence 3 - speaking notes

**FURTHER SUBMISSION FROM PETER ANTHONY and MARIE
ELIZABETH ANN NORGATE**

On our original submission [3.5.1.7.] Peter Anthony and Marie Elizabeth Ann Norgate (371.1) the 4th reason given for our property to be rezoned from GRUZ to RL~~X~~ was not considered, which is that each consent be considered on its own merit NOT one size fits all. And this is what the Officer's report on Rezoning Requests has done and lumped us with other properties which are not in our immediate area.

LUC Rating : on the locations of land use capability classes 1 -3 in Greater Christchurch map which was last updated 19th April 2024 our property has no class 3 land mapped. Question: Where did the map that was supplied by WAIMAP come from and from whom ?

108 – according to the map we only have 0.2 % HPL which is very minor HPL area and which is subject to flooding and gets water logged for most of the winter and any time we have heavy rain.

109 - Answers to points made

1

(A) No rural production in this Area

(B) Not Predominate Luc 1, 2 or 3 land

(C) Does not form geographically cohesive area as surrounded by RL~~X~~ blocks

111- Our property fits the criteria for rezoning as land based primary production has not able to be economical viable for at least 30 years .This has been proved for us as we have owned the Property for 39 years and it has not been financially viable . We have always had to create additional income off farm to support the financial standing of the farm's income .We have financial statements to back this .

113- Quote: The NPS-HPL is not relevant to the non -HPL parts, and I note that this is a very high proportion (99.8%) of the site subject to the rezoning request by Peter Anthony and Marie Elizabeth Ann Norgate (371.1)

To our understanding our property was viewed from the road side on the 1st of April 2024. From the roadside it gives very little prespective of the lay of the land that consists of steep foothills that run into gullies that are not suitable for cultivation or the grazing of stock . There is very little soil depth on a large proportion of the property that is not suitable for cultivation and are very dependant on weather conditions for allowing access and uses of the land. Our property is not viable to join any other land to make it viable to farm . As all the property and land surrounding us consists of lifestyle blocks . The position of our property is that it is situated 2 kms to the Oxford town centre and local

ammanities . Our reason for having our property rezoned is to be able to consolidate land around the house and sheds within one block and also to be able to allocate 4 ha blocks of land for family members who wish to be near to assisst us .

Locations of land use capability classes 1-3 in Greater Christchurch



Info



Click on the map to view feature information

last updated
19th April 2024

LUC land
classes

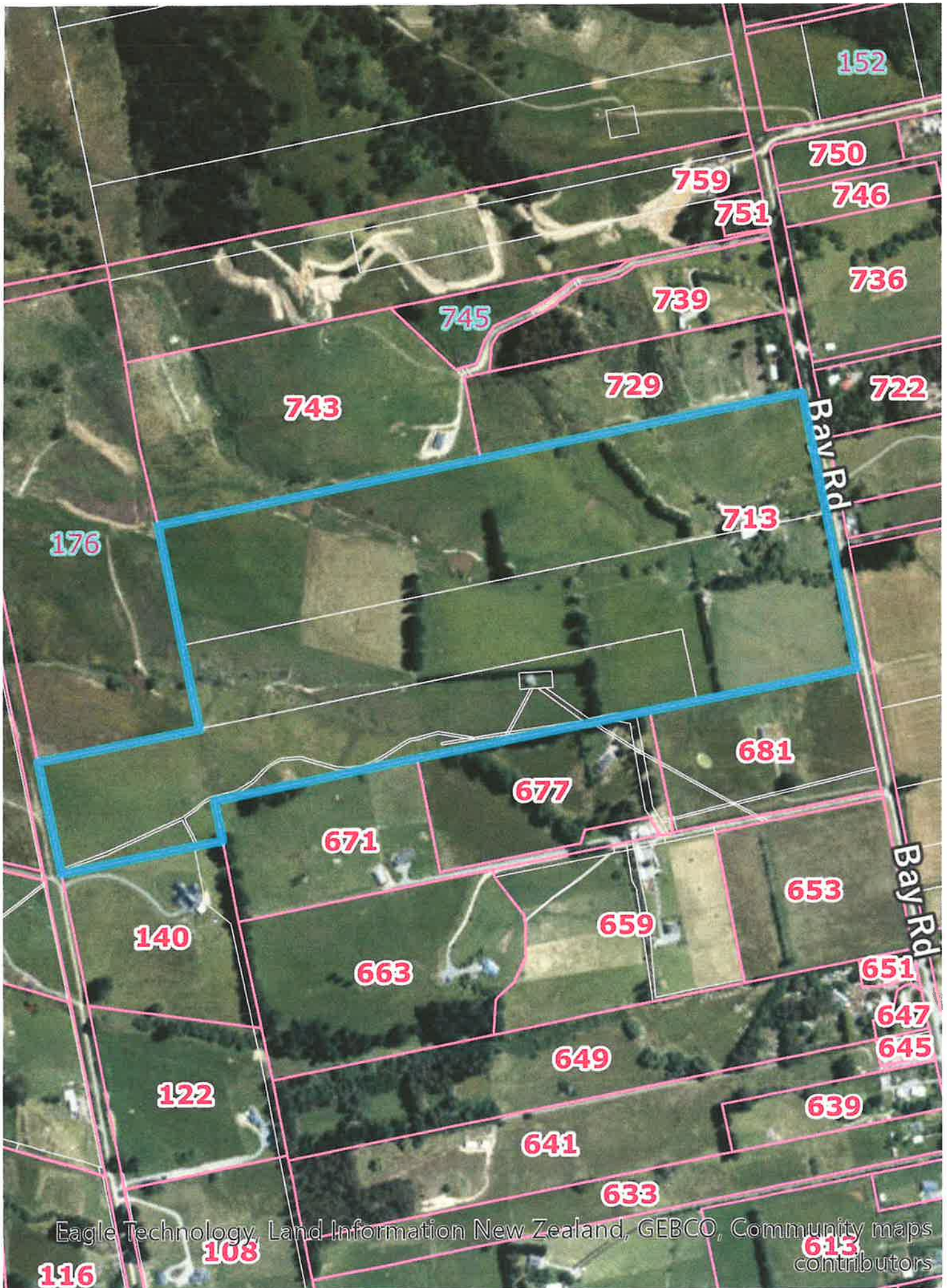




Figure 14: Zoning map - 713 Bay Road, Oxford [Peter Anthony and Marie Elizabeth Ann Norgate - 371.1] (Source: WAIMAP)



Figure 15: LUC map - 713 Bay Road, Oxford [Peter Anthony and Marie Elizabeth Ann Norgate - 371.1] (Source: WAIMAP)



Showing RLZ properties surrounding us.