

19 May 2024

**JB & SJ Weir
12 Bush Road
Oxford 7430**

Submission – Stream 12A – 12 Bush Road, Oxford

We are five minute walk to Oxford Area School

We are approximately 300 metres from the newly established subdivision in Bay Road just down from Oxford Area School. The infrastructure is in place and the houses will be built in the near future.

Bush Road is in a 60km per hour speed limit area. It was 100km per hour a year ago. By reducing the speed limit (which should have happened years ago) has residential characteristics.

Two cars passing each other have to be well below 50kph as Bush Road is so narrow.

We are connected to the town water supply.

We are also connected to the town sewer system.

Fibre Broadband is connected to our properties along Bush Road.

At 12 Bush Road, we have 1.381 hectares.

Address	Size
12 Bush Road	1.381 ha
38 Bush Road	0.2023 ha (2023m ²)
52 Bush Road	0.3086 ha (3086m ²)
54 Bush Road	0.2931 ha (2931m ²)
68 Bush Road	1.0249 ha
74 Bush Road	0.4305 ha (4305m ²)
88 Bush Road	4 ha
Total	7.404ha

Our neighbours across the road at 25 Bush Road have 30.728 hectares (75 acres) and they said it is not viable to farm. Two farmers who live in Oxford area said you would need at least 40 hectares (approximately 100 acres) to have a viable farm.

Soil testing on our property shows a below average for soil health for growing vegetables and is lacking minerals for stock and will incur a major expense to bring up to a working level. Please see attached latest soil testing for our property.

(See below) recent soil test results.



R J Hill Laboratories Limited
28 Duke Street Frankton 3204
Private Bag 3205
Hamilton 3240 New Zealand

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mail@hill-labs.co.nz
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Certificate of Analysis Page 1 of 6

Client: PGG Wrightson Limited	Lab No: 3567403 shpvt
Address: PO Box 185 Culverden 7345	Date Received: 02-May-2024
	Date Reported: 09-May-2024
	Quote No: 129392
	Order No: 5500055718
	Client Reference: Copperfields Bay Farm Ltd
Phone: 03 315 3040	Add. Client Ref: 271837
	Submitted By: K Bolton

Sample Name: Weir Block Spuds **Lab Number:** 3567403.1
Sample Type: SOIL Potato (S64)

Analysis	Level Found	Medium Range*	Low	Medium	High
pH	pH Units	5.7	5.4 - 5.8		
Olsen Phosphorus	mg/L	14	30 - 60		
Potassium	me/100g	0.43	0.50 - 1.00		
Calcium	me/100g	7.8	4.0 - 10.0		
Magnesium	me/100g	1.00	1.00 - 3.00		
Sodium	me/100g	0.11	0.00 - 0.50		
CEC	me/100g	19	12 - 25		
Total Base Saturation	%	50	35 - 75		
Volume Weight	g/mL	0.93	0.80 - 1.00		
Sulphate Sulphur	mg/kg	2	20 - 50		
Extractable Organic Sulphur*	mg/kg	4	12 - 20		
Boron	mg/kg	0.9	1.0 - 2.0		
Potentially Available Nitrogen (15cm Depth)*	kg/ha	148	100 - 150		
Anaerobically Mineralisable N*	µg/g	106			
Organic Matter*	%	7.1	7.0 - 17.0		
Total Carbon*	%	4.1			
Total Nitrogen*	%	0.34	0.30 - 0.60		
C/N Ratio*		12.3			
Anaerobically Mineralisable N/Total N Ratio*	%	3.1			
Soil Sample Depth*1	mm	0-150			
Soil Type*1		Sedimentary			
Base Saturation %		K 2.3 Ca 42 Mg 5.4 Na 0.6			
MAF Units		K 8 Ca 9 Mg 21 Na 5			



This Laboratory is accredited by International Accreditation New Zealand (IANZ), which represents New Zealand in the International Laboratory Accreditation Cooperation (ILAC). Through the ILAC Mutual Recognition Arrangement (ILAC-MRA) this accreditation is internationally recognised. The tests reported herein have been performed in accordance with the terms of accreditation, with the exception of tests marked * or any comments and interpretations, which are not accredited.

Our outcome would be that the zoning be changed from Rural to Residential.

Yours faithfully

J B Weir

To Whom it may concern

I write to support James Weir in his submission for the rezoning to residential in regard to Bush Road, Oxford. We are the owners/dwellers at 109 Bay Road, (on the corner of Bush and Bay roads) and would also express an interest /make a submission to rezone our land use for the future, as that opportunity arises.

Kind Regards

Tim and Donna Coster

5th May 2024

19 May 2024

To Whom it may concern

I write to support James Weir in the proposed change of zoning in Bush Road, Oxford (to Residential rather than General Rural Zone).

We are the owners/dwellers at 54 Bush Road which was one of the properties included in Mr Weir's submission. The section of road is within 5 minutes walk to the local school and 10 minutes to the main street/shops. It is a prime location for the Council to support the Governments plan to make land available to meet the housing demand.

While the Council has submitted that the land is classified LUC 2 & 3, we have attempted to use the land for farming/productive means but it is full of clay and unsustainable for those purposes.

The Government has also committed to amend the RMA and the NPS-HPL to reduce consenting barriers so the current framework for considering these zoning changes is likely to change while this PDP process is underway.

Kind Regards

Isaac Hunter-Mehrtens & Chrissie McKee

ATKINS ELECTRICAL LTD

52 Bush rd Oxford

0276947955

atkinselectricaltd@gmail.com

16-05-2024

To whom it may concern

I am writing in support of James Weir in the submission of the rezoning of 12,38,52,54,68,74 and 88 Bush rd Oxford

As owner of 52 Bush Rd I fully endorse the proposed rezoning to residential ,especially as these properties are less than 10 acres ,mine being a total of 1.4012ha and not the .3086ha listed on table 2 ,Paragraph 69 of the S42a report.And as the amount of land is unsuitable for farming on any scale and the fact we are already on mains water and sewerage also my property is 40 and 52 Bush Rd combined so I wonder if it has previously been zoned differently.

Yours Sincerely

Dale Atkins

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Re Zoning



David & Rose Charles <dave.rose.charles@gm>
To Sharon Weir

Reply Reply All Forward

Sun 5/05/2024 11:07 AM

05/05/2024

To whom it may concern

Both my husband and I endorse re zoning with the potential of being able to subdivide our 6.4 hectares located at 629 Bay Road Oxford.

We are happy to be contacted should you need any further information.

Rose - 0212955573
Dave - 021629455

Kind Regards
Rose and Dave Charles