STREAM 6 10 OCTOBER 2023

372 Two Chain Road

372 TWO CHAIN ROAD SWANNONA

- 372 Two Chain Road
 - Gravel road end of Two Chain Road
 - 10 hectares with one residence
 - Has 2 gated entrances from Two Chain Road
 - Fenced on 4 sides / Hedged on 3 sides including road side
 - Current use 4 stock units / hay / baleage
- Intention to subdivide into 2 lots
 - 6 hectares & 4 hectares

Google Maps 372 Two Chain Road



Imagery @2023 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, Planet.com, Map data @2023 500 m



TIMELINE

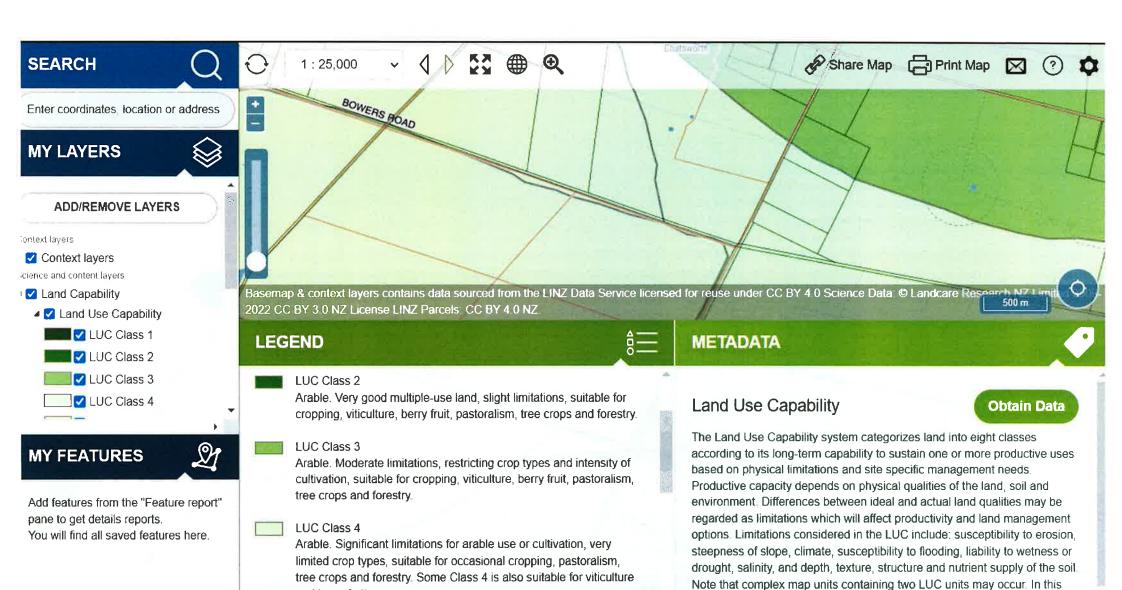
- Survus lodged our application with Council
- 14 September 2021 Application fee of \$3,500 was paid to Council
- Entered into this in "good faith"
- 18th September 2021, we were advised that the Waimakariri PDP was notified and contained new and more stringent subdivision standards making our application a non-complying activities in the General Rural Zone

HIGHLY PRODUCTIVE LAND

The property is outside of Highly Productive Land

Land Use Capability 4

- Arable. Significant limitations for arable use or cultivation, very limited crop types, suitable for occasional cropping, pastoralism, tree crops and forestry.
- Some Class 4 is suitable for viticulture and berry fruit



case reports provided will describe the dominant LUC unit only.

Susan Sullivan 372 Two CHASH THE Wannona

POTENTIAL ADVERSE EFFECTS ON RURAL LANDSCAPE

- No change to Rural Landscape Character from passing cars, trucks on Two Chain Road
- Gravel road indicates the level of passing traffic
- Common sense prevails rather than additional funds on securing a qualified assessor on rural landscaping in the area
- Reverse Sensitivity Refers to the effects of sensitive activities on nearby existing activities

 Paddock that is cropped / stocked has current visibility of the property