

STREAM 6
10 OCTOBER 2023

372 Two Chain Road

Susan Sullivan 372 Two Chain Road, Swannons

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

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Land Capability

Land Use Capability

LUC Class 1

LUC Class 2

LUC Class 3

LUC Class 4

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Susan Sullivan 372 Two Chain Road, Wannona



1 : 25,000



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LEGEND



LUC Class 2

Arable. Very good multiple-use land, slight limitations, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.



LUC Class 3

Arable. Moderate limitations, restricting crop types and intensity of cultivation, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.



LUC Class 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 also suitable for viticulture

and berry fruit.

METADATA



Land Use Capability

[Obtain Data](#)

The Land Use Capability system categorizes land into eight classes according to its long-term capability to sustain one or more productive uses based on physical limitations and site specific management needs. Productive capacity depends on physical qualities of the land, soil and environment. Differences between ideal and actual land qualities may be regarded as limitations which will affect productivity and land management options. Limitations considered in the LUC include: susceptibility to erosion, steepness of slope, climate, susceptibility to flooding, liability to wetness or drought, salinity, and depth, texture, structure and nutrient supply of the soil. Note that complex map units containing two LUC units may occur. In this case reports provided will describe the dominant LUC unit only.

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