

*Roger Crozier Statement
Submitter #508 and #511
Hearings 7 November 2023*

Our property at 60 Croziers Road was originally 12 Hectares. We sold 9.5 hectares to the Christchurch City Council in 2013 for water retention ponds. This 9.5 hectares is much lower lying than the 2.5 hectares we are left with, hence the reason the CCC only acquired the 9.5 hectare block.

The 2.5 hectare block has good quality soil and which is not low lying or peaty, making it ideal for development.

The location is perfectly zoned for schools, shops, malls, sports grounds, and bus routes, with the Northern Motorway and the central city both within a few easy kilometres, giving access to all the cities new amenities.

It has been TC2 rated by Engeo after 2 years of water table testing etc. and with the TC2 rating and the bare land surrounding it north, we believe the best use of the land would be high density zoning. This would allow for growth in an area that ticks all the boxes and does not negatively impact on surrounding neighbours.

We have, over a number of years, had discussions with CCC planning staff as far back as Josie Schroeder and Sarah Oliver. They have all been supportive of a high density zoning.