



RESOURCE MANAGEMENT ACT 1991

ASHBURTON DISTRICT COUNCIL

**PUBLIC NOTICE OF DECISION ON PLAN CHANGE NO 2
TO THE ASHBURTON DISTRICT PLAN**

**BUSINESS 9 ZONE
(NORTH EAST ASHBURTON BUSINESS PARK)**

Pursuant to Clauses 10 and 11 of the First Schedule to the Resource Management Act 1991 the Ashburton District Council gives public notice, as of 26 November 2007 that a decision on the following Plan Change to the Ashburton District Plan has been made:

Plan Change No 2 – North East Ashburton Business Park

The purpose of Plan Change No 2 – North East Ashburton Business Park is to rezone a 126ha site bounded by Northpark Road, Company Road, the Main South Railway Line and the PPCS freezing works. Currently zoned as Rural B, the land will be rezoned to Business 9 with a small area that has frontage to Taits Road being rezoned as Rural Residential.

The purpose of the rezoning is to provide for future business growth for service, commercial and industrial activities. In addition the Plan Change will provide for a rail siding facility for the storage and loading / unloading of goods. This will create an opportunity for the current rail siding to be relocated from Ashburton town centre.

All development within the Business 9 Zone is required to conform to an Outline Development Plan. The Plan puts in place a 75m buffer between business activities and the adjoining Rural Residential Zone, identifies the area for rail activities, provision of a central reserve and the general alignment of connections to Northpark and Works Roads. Activities will be required to be graduated across the site with lighter activities located on that half of the site closest to the Rural-Residential interface and heavier processing and industrial activities located closer to the freezing works on the eastern boundary.

This Plan Change accordingly amends and makes additions to the current objectives, policies and rules within the Ashburton District Plan to provide for the Business 9 zone and future development of the site.

**PUBLIC NOTICE OF DECISION ON REQUIREMENT FOR NEW DESIGNATION
IN THE ASHBURTON DISTRICT PLAN**

NORTH PARK AND WORKS ROADS AND STATE HIGHWAY 1

Pursuant to Section 173 of the Resource Management Act 1991 the Ashburton District Council gives public notice, as of 26 November 2007 that a decision on the following requirement for a new designation in the Ashburton District Plan has been made:

Requirement for new designation – Northpark and Works Roads and State Highway 1

The purpose of the requirement for new designation is to undertake upgrading works at the Northpark Road and Works Road intersections with State Highway 1. Upgrading of the existing road intersections is necessary to address road safety and efficiency from the proposed North East Ashburton Business Park. Upgrading works will be staged.

Stage I will involve minor works at both intersections, including localised road widening and turning bays, prior to the proposed industrial development occurring.

Stage II will involve construction of a grade-separated intersection at the Northpark Road/SH1 intersection. This will occur when identified trigger points are reached.

A full copy of the above decisions can be requested from Ashburton District Council by writing to PO Box 94, Ashburton or contacting the Council on 307 7700. Copies of the decisions will be sent out within 3 working days of receipt of the request.

A copy of the decisions can also be inspected at the following locations:

- Council's office on the corner of Havelock Street and Baring Square West, Ashburton;
- Ashburton, Methven and Rakaia Public Libraries; at any time when these places are open to the public.
- ADC website – www.ashburtondc.govt.nz

For further information regarding the above decisions please call John McKenzie on 03 307 7744

B Lester
Chief Executive
Ashburton District Council
Dated 26th day of November 2007