

Notice of Submission on an Application for Resource Private Plan Change – Ashburton District Council

Submission made by electronic means

1. SUBMITTER DETAILS

Name of Submitter: Canterbury Regional Council

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2. APPLICATION DETAILS

Application Reference Number: Private Plan Change 6 (Pajanti)

Name of Applicant: Pajanti Ltd and TP Marriot

Application Site Address: 259 Alford Forest Road, Ashburton: The land is held in Records of Title CB 19A/476, CB 19A/1166 and CB 821/79.

Description of the Proposed Activity: To rezone 259 Alford Forest Road being Lots 14,16, 17, 31 & 34-36 DP 864 & Lot 1 DP 41503 Ashburton from Residential D to Residential C.

3. SUBMISSION DETAILS

This is a submission on proposed Private Plan Change 6 (Pajanti Ltd, 259 Alford Forest Road) to rezone one hectare of land in the Ashburton District Plan from residential to medium-density residential.

Environment Canterbury is neither in support nor opposes Plan Change 4, for the reasons outlined in this submission.

Environment Canterbury could not gain an advantage in trade competition through this submission.

Our submission is:

Environment Canterbury neither supports nor opposes the proposal.

We consider that the proposal is generally consistent with the objectives and provisions of the operative Canterbury Regional Policy Statement. This includes:

Providing for sustainable, well-functioning, integrated urban development (policies 5.3.1, 5.3.2, 5.3.3).

1. The proposed development is located on the urban fringe adjacent to other Residential C land and existing infrastructure. It is not classed as highly productive land. However, we acknowledge that the site is at the edge of Ashburton's urban boundary, and intensification in that location would not achieve the same level of urban consolidation as intensifying sites closer to the town centre, as encouraged by policy 5.3.1.
2. While the location might not be the most ideal site for intensification compared to more central sites, the proposal may still create a well-functioning urban environment compared to urban sprawl. Developing this site would offer sustainable urban growth balancing the need for expansion with the goal of ensuring development occurs in an efficient and integrated way.

Ensuring that development is appropriately served by reticulated infrastructure and manages stormwater and sewage discharges to protect freshwater quality (policy 5.3.5).

3. The proposed development is to be connected to Ashburton District's adjacent existing wastewater networks. Stormwater is to be managed on site.

Appropriately managing adverse effects, reverse sensitivity effects and natural hazard risks (policies 5.3.2 and 11.3.1)

4. The proposed development site is outside the river hazard or high-risk area defined in the Ashburton District Plan, and it is upon a terrace above the flood plain area.

Protecting areas of significant indigenous vegetation and significant habitats of indigenous fauna (policy 9.3.1).

5. The proposed development is not in such an area.

Avoiding, remedying or mitigating adverse effects of contaminated land (policy 17.3.2).

6. The Listed Land Use Register (LLUR) does not indicate any former or current HAIL activities that have been undertaken over the proposed development site, and it is considered further investigation can be completed as a condition of any subdivision consent application.

We do not need to be heard in support of our submission, but we are available to attend a hearing and answer any questions if desired.

Team Leader Planning & Strategy

17/10/2024

A handwritten signature in cursive script that reads "Amanda Thompson".

Amanda Thompson

(Authorised under delegation from the Canterbury Regional Council).