

RMA Form 5

Submission on Proposed Plan Change 7 to the Operative Ashburton District Plan

Clause 6 of the First Schedule, Resource Management Act 1991

To: Ashburton District Council

Note to person making submission:

The submission period for Proposed Plan Change 5 closes **5pm Wednesday 1st October 2025**.

Your submission (or part of your submission) may be struck out if the Council is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious.
- It discloses no reasonable or relevant case.
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further.
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

1. Submitter Details

Please note: all fields marked with an asterisk () are compulsory:*

Name of submitter(s)* Greg & Rachael Tait

Submitter address* 102 Farm Road

City/Town* Ashburton Postcode* 7700

Contact name (if different from above) _____

Contact organisation (if different from above) _____

Contact email address gw.r.tait@xtra.co.nz

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number 0278121515 (Rachael)

Please Note that by making a submission your personal details, including your name and address, will be made publicly available in accordance with the Resource Management Act 1991. This is because, under the Act, any further submission supporting or opposing your submission must be forwarded to you as well as to the Council.

While all information in your submission will be included in papers which are available to the media and public, your submission will be used only for the purposes of the Plan Change Process.

2. Trade Competition Declaration*

Part A

☐ I could not gain an advantage in trade competition through this submission. (If you tick this box please proceed straight to Section 3 of this form).

OR

☐ I could gain an advantage in trade competition through this submission. (If you tick this box please complete Part B).

Part B (please ~~strikeout~~ the following option that does not apply to you).

I **am / am not** directly affected by an effect of the subject matter of the submission that:

- (a) Adversely effects the environment; and
- (b) Does not relate to trade competition or the effects of trade competition.

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

3. Hearing options*

Do you wish to be heard in support of your submission? *If you choose yes, you can choose not to speak when the hearing date is advertised.*

☒ Yes ☐ No

If others are making a similar submission would you considered presenting a joint case with them at the hearing? *You can change your mind once the hearing has been advertised.*

☐ Yes ☐ No

4. Submission Details *

☐ Yes I am enclosing further supporting information to this submission form.

4. Submission Details

The specific provisions of the proposal that my submission relates to:

The proposed re-zoning and re-development of 16 ha of land on Farm Road and Racecourse Road from rural productive farm land to a large residential sub-division concerns us. The proposed subdivision opposite to our lifestyle block at 102 Farm Road (approx. 400 metres of road frontage) with two houses will substantially alter and affect our enjoyment of a semi-rural, peaceful lifestyle with magnificent views that we currently enjoy.

This is a significant sized sub-division that will take considerable time to construct and then potentially years of building construction. This will impact and hinder our enjoyment we currently have through excessive dust, noise, heavy vehicles, hours of work etc.

If the change of re-zone proceeds then we would ask that our concerns be addressed and that a respectful relationship between developers and neighbours can be achieved.

The reason for my/our submission are:

We have two houses on our property at 102 Farm Road and the following points will affect both the owners of the property and any persons renting our second dwelling.

1. Noise

The huge increase of noise levels during the construction phase, then building stage from hours of work, heavy machinery, multitude of workers and increase of traffic etc will undoubtedly affect the enjoyment we currently have on our property, for many years to come. The excessive noise from machinery will very likely scare horses grazing and the potential risk of harm or injury will increase significantly. We have always had horses graze on our property since purchase in 2012 and this should be taken into consideration.

2. Dust and dirt

Excessive dust during construction, then the building stage will impact our quality of life to enjoy the outdoors, having windows and doors open, gardening etc as our property is west/nor-west of the proposed sub-division and Mid Canterbury is known for significant high nor-west winds. Any loose dirt and dust will be picked up, blown in the prevalent nor west winds and cover our properties. What is planned to mitigate the effects of dust and dirt?

3. Hours of construction

We request that weekend hours of construction during development and then the building stage be restricted to Saturday mornings only with no Sunday work allowed.

4. Site access

We request that site access to the proposed sub-division is not between Wakanui Creek and the northern side of the dwelling at 102 Farm Road. This would help alleviate points above to noise, dust and not restrict our views.

5. Flood water ditch

There has always been a ditch running along the west side of Farm Road to Wakanui Creek from the Racecourse Road end. If this is filled in as proposed in the drawings of the new sub-division, then the risk of flooding to neighbouring properties must increase as this ditch has taken excess flood waters in the past. What is the planned to mitigate this?

6. Pre-school

That any proposed pre-school or education facility to be positioned within the sub-division and not along the Farm Road boundary as this would have a significant impact on traffic and noise.

7. Two-storey houses and fencing

We would request that no two-storey houses be built along Farm Road from the Wakanui Creek north and no high fencing along roadside. (I have spoken to a neighbour and they have been given confirmation from one of the developers that no two-storey houses will be built opposite their house and we would ask for the same outcome).

8. Roadside use

That during the construction phase that our roadside grass verge not be destroyed by excessive use of large vehicles and machinery as we take pride in the appearance of our property and roadside upkeep.

We want the issues we have raised in this submission addressed within the rules that apply to the zoning if granted. Also that the developers don't dismiss the impact that this proposed re-zoning and sub-division will have on existing neighbours and their quality of life.

Signature of Submitter (or person authorised to sign on behalf of submitter):

R. Tit

Date: 29/09/2025

Note: A signature is not required if you make your submission by electronic means.

Please return this form no later than **5pm Wednesday 1st October 2025**

- Scan and email it to info@adc.govt.nz (Subject Line: Proposed Plan Change 7)
- Post it to Ashburton District Council, Planning Team, P.O. Box 94, Ashburton 7740
- Deliver to Council Offices at 2 Baring Square East, Ashburton