

Summary of submissions – Proposed Plan Change 4 (Ashburton CBD)

1. Eastfields Investments Ltd & Davidson Commercial & Trust & B.J. Davidson Investments Ltd
2. CJ Redmond
3. Foodstuffs
4. P. Bean
5. S. Price

#	Submitter	Address	Summary of Submission	Oppose/Support	Decision Sought	Wishes to be heard?
1	Eastfields Investments Ltd & Davidson Commercial & Trust & B.J. Davidson Investments Ltd	69 Winter St Ashburton	Support in full	Support in full	Accept all proposed changes	No
2	CJ Redmond	174 Burnett St Ashburton	Support in full	Support in full	Accept all proposed changes	No
3	Foodstuffs	Adderley Head PO Box 1751 Christchurch	Support overall intent of plan change. Opposes the proposed provisions for supermarkets in the Business C zone.	Oppose in part	Create a discrete exception to allow supermarket activity to establish as a permitted activity at 407 West Street subject to performance standards regarding effects on accessibility, effects on transport network, and reverse sensitivity effects. Or:	Yes

					<p>Amend provisions by creating a discrete exception to allow supermarket activity to establish as a restricted discretionary activity in the Business C zone as follows:</p> <p>Insert new Policy 5.1XX as follows:</p> <p>Only allow large format food and beverage retail activity to locate in the Business C Zone where:</p> <ul style="list-style-type: none">a. The activity will not detract from the vibrancy and functioning of the town centre;b. The activity does not significantly affect the supply of Business C zone land for other commercial activities;c. The location is appropriate for the proposed activity having regard to:<ul style="list-style-type: none">i. The potential for reverse sensitivity effects on permitted activities;ii. The extent of any adverse effects from vehicle movements; andiii. The extent of any adverse effects on street parking supply. <p>Amend Objective 5.1 and the Business C zone rules to provide</p>	
--	--	--	--	--	---	--

					<p>for supermarkets as a restricted discretionary activity subject to matters of discretion criteria to manage potential reverse sensitivity effects and transportation effects. Or;</p> <p>Amend PC4 provisions so that the existing status quo under the Operative District Plan is retained insofar as supermarket activity in the Business C zone is concerned. And;</p> <p>Make any alternative amendments, additional amendments, or consequential amendments, deletions, or additions that are necessary or appropriate to give effect to the intent of this submission.</p>	
4	P.Bean	274 Wills Street, Ashburton	Requests certain amendments	Support	<p>Requests the following amendments:</p> <p>Standalone offices in the Business A zone only and offices be non complying activities in zones B-F unless ancillary</p> <ul style="list-style-type: none"> • Support exclusion of Retail, Entertainment and restaurant/food/beverage from Business B-F. Making these non complying if less than 500sqm. 	No

5	S.Price	72 Albert Street, Ashburton	Requests amendments	Unstated	Ease requirements that do not impact the health and safety of those living in the core retail area, so as to make it easier for residential developments to utilise otherwise unused above ground spaces.	Yes
---	---------	--------------------------------	---------------------	----------	---	-----