

RMA Form 5

Submission on Proposed Plan Change 4 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 4 closes **5pm 4th December 2020**.

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)* Philip BEAN

Submitter address* 274 WILLS STREET

City/Town* Ashburton Postcode* 7700

Contact name (if different from above) _____

Contact organisation (if different from above) _____

Contact email address _____

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number 0274 380811

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 purposed of the Plan Change Process.

2. Trade Competition Declaration*

I could gain an advantage in trade competition through this submission.

☐ Yes ☒ No

If yes: I am 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.

☐ Yes ☐ No

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.

The specific provisions of the proposal that my submission relates to (please give details):

See Attachment

My position on this provision is:

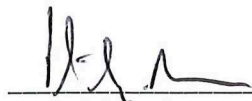
- ☐ Oppose in part
- ☐ Oppose in full
- ☐ Support in part
- ☒ Support in full

The reason for my/our submission are (please give details):

See ATTACHED

I seek the following decision from the local authority (please give precise details):

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



Date: 4-12-2020

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

Please return this form no later than **5pm 4th December 2020**

- Scan and email it to info@adc.govt.nz (Subject Line: Proposed Plan Change 4)
- Post it to Ashburton District Council, Planning Team, P.O. Box 94, Ashburton 7740
- Deliver to Council Offices at 5 Baring Square West, Ashburton

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Submitter Details

Philip Bean

274 Wills Street

Ashburton 7700

Phone 0274 380811

I support in full the proposed changes – with the following expansion on parts of the proposed changes.

Background

I am the part-owner of a property that is in the Business Zone A. I am also a daily visitor into the town centre.

For any town centre to be thriving and vibrant it requires there to be people. Any business or activity that takes the general public away from a town centre will contribute to the gradual decay of a town.

Property owners and businesses by their very nature will go where it is easiest to build infrastructure or where they are provided with the best return. The historical nature of a town (small sections, lack of consolidation), invariably means that new infrastructure is built outside a town centre.

That is, property and business owner will put their own interests over that of the town. Short term this works, but over the long term this impacts the property owner as well. Ultimately over the long term both the individual and the town lose out.

The District Plan change proposes rule amendments which I broadly agree with, however I would suggest the following strengthening:-

Standalone offices to be Business Zone A only.

Recommend:- Zones B-F should be a non-complying activity for standalone offices. That is offices are forced into the Business A zoning.

Offices as ancillary to be permitted in Business Zones B-F

I strongly support the exclusion of Retail, Entertainment and restaurant/food/beverage from the Business zone B-F. Making these a non-complying activity if less than 500sqm. These smaller retail/food concerns are the ones that generally add onto large stores, however they draw the public away from the town. Forcing the public back to the town will support the town.

The only benefit of the smaller retail stores attached to a Large Format Retailer is the benefit of the Large Format Retailer.

Without changes, the town beautification will go to waste. The prettiest town centre will be of no benefit if there is no retail nor any businesses in the town.

There is never a certain or correct solution that will please everyone, but changes need to be made to encourage or force people back to a town centre, or we will end up with a fragmented town, with the result that people will continue to take their retail business out of town.

Vibrancy attracts clientele which in turn feed on itself.

I do not require to be heard on my submission however I would be happy to expand on any matter or provide clarification if needed.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Philip Bean', with a long horizontal flourish extending to the right.

Philip Bean
