

Summary of submissions – Proposed Plan Change 8 (Talley's Ltd)

1. NZ Transport Agency Waka Kotahi
2. Reith Agri Imports
3. KiwiRail Holdings Limited

Note: Full submissions are available at www.ashburtondc.govt.nz

Submitter	Submission no.	Decision No.	Position	Decision Sought	Wishes to be heard?
NZ Transport Agency Waka Kotahi	S1	S1.1	Oppose in part	That the plan change be declined, unless the applicant addresses the matters raised in the submission (relating to further traffic information and the inclusion of suitable conditions to address when upgrades to intersections are required).	Yes
		S1.2	Oppose in part	Impose a condition that requires, once the intersection performance of the intersections located at the corner of State Highway 1 and Works Road, and the corner of State Highway 1 and Fairfield Road fall below Level of Service D/E, or queues extend into the state highway, that no further development shall occur until appropriate mitigation is implemented	
Reith Agri Imports	S2	S2.1	Support in full	To approve the application of the plan change and with Works Road being made a public road.	No
		S2.2	Support in full	Council to review Works Road and JB Cullen Drive locations, to arrive at suitable conclusion that causes the least and ongoing disruption	
KiwiRail Holdings Limited	S3	S3.1	Oppose in part	Include, for each additional development within the new Business E zone, a Level Crossing Safety Impact Assessment (LCSIA) for the Fairfield and Works Roads level crossings and the new railway siding at the Fairfield Freight Hub.	Yes

		S3.2	Oppose in part	Amend the Outline Development Plan to require a structure / building setback to the boundary of the rail corridor of at least 10m as per the current Business F zone.	
		S3.3	Oppose in part	Amend proposed addition to 5.3.5 Business E as follows: <u><i>In addition to the Estate, a further area of Business E zoned land (Talleys Fairton) is located between the Ashburton Business Estate, Main South Railway Line, Fairfield Road and Business F zoned land. Within this area, development is required to conform to an Outline Development Plan included as Appendix 5.6 which requires a roading connection through the site between JB Cullen Drive and Fairfield Road and requires risk assessments for railway level crossings. Additional setbacks are required to reduce built form adjoining the rail corridor boundary, Fairfield Road and Fairton School.</i></u>	
		S3.4	Oppose in part	Amend Policy 5.3B as follows: Enabling future commercial and industrial opportunities, principally in the Ashburton Business Estate, <u>Talleys Fairton</u> and Riverside locations, by requiring: ... - vehicle and pedestrian conflicts are avoided, remedied or mitigated at the rail crossings on Northpark, Fairfield and Works Roads, through the submission of risk assessments as development is undertaken within adjacent areas; - <u>increased setbacks for buildings alongside the rail corridor boundary, Fairfield Road and Fairton School in the Talleys Fairton area, so as to maintain amenity and reduce the visual dominance of built form in these locations;</u> - a buffer to be provided between activities in the Talleys Fairton area and the rail corridor boundary; ...	

				The Ashburton Business Estate has been established with a comprehensive set of provisions which are intended to enhance amenity and protect the surrounding areas of residential and rural land. <u>Increased setbacks apply to the Talleys Fairton site to minimise the effects of built form on adjoining areas which have a higher sensitivity to potential dominance from buildings and which may be affected by built structures (or their maintenance) adjacent to property boundaries.</u>	
		S3.5	Support	Retain proposed addition to 5.7.2 Setbacks from streets.	
		S3.6	Oppose in part	Amend proposed addition to 5.7.3 Setback from Neighbours as follows: <u>In the Business E Zone at Talleys Fairton, a setback from Fairton School is required to minimise the potential dominance of tall buildings on the school grounds and the adverse effects on amenity that could arise from this dominance; and a setback from the rail corridor boundary is required to ensure that all built structures (and maintenance of those structures) is undertaken fully with property boundaries to minimise the potential adverse effects on the safe operation of the railway.</u>	
		S3.7	Support	Amend proposed addition to 5.7.18 Outline Development Plans as follows: <u>Talleys Fairton is located to the east of the Ashburton Business Estate and to the north of the Silver Fern Farms meat processing facility at Fairton. The Outline Development Plan for this area includes roading connections through the site, from JB Cullen Drive to Fairfield Road, along with indicative stormwater detention areas for the servicing of future development, and a buffer parallel to the rail corridor to prevent buildings and structures from being established adjacent to the rail corridor.</u>	
		S3.8	Oppose in part	In relation to Rule 5.8.9 (c), all plantings are set back to achieve: Plantings undertaken at a suitable distance, and consisting of suitable species, to ensure that they are located fully outside the rail corridor boundary, they can be maintained from within their own property, and that no vegetative matter arising from maintenance can enter the rail corridor.	

				All plantings along the boundary with the rail corridor should abide by the most current version of the KiwiRail Planting List, which sets the required maximum height, spacing distance, and setback distance by species, for plantings within or near the rail corridor			
		S3.9	Support	Retain proposed addition to 5.9.2 Setbacks from streets, Table 0-2 Business D and E.			
		S3.10	Oppose in part	Amend addition to Table 0-3 as follows: <table><tr><td>Table 0-3 <u>Business E – Talleys Fairton only</u></td><td><u>Where adjoining the boundary with Fairton School (Designation 62), and the boundary with the rail corridor (Designation 56) any building shall be setback 10m from that boundary.</u></td></tr></table>	Table 0-3 <u>Business E – Talleys Fairton only</u>	<u>Where adjoining the boundary with Fairton School (Designation 62), and the boundary with the rail corridor (Designation 56) any building shall be setback 10m from that boundary.</u>	
Table 0-3 <u>Business E – Talleys Fairton only</u>	<u>Where adjoining the boundary with Fairton School (Designation 62), and the boundary with the rail corridor (Designation 56) any building shall be setback 10m from that boundary.</u>						
		S3.11	Oppose in part	Amend proposed Rule 5.10.3 (h) as follows: <u>(h) No development shall take place in the Business E Zone at Talleys Fairton, except in accordance with the Outline Development Plan attached in Appendix 5-6, and shall be undertaken only in accordance with the recommendations contained within a Level Crossing Safety Impact Assessment for the rail crossings at Fairfield and Works Roads.</u>			
		S3.12	Support	Retain removal of Area 1 from the Outline Development Plan – Business F Zone: Silver Fern Farms			
		S3.13	Oppose in part	Amend proposed Rule 9.8.13 (a) as follows: <u>(a) Any subdivision and/or development within the Talleys Fairton Outline Development Plan shall be undertaken in general accordance with that Outline Development Plan included within Appendix 5.6 of the Business Zone Chapter of the District Plan, and shall be undertaken only in accordance with the</u>			

				<u>recommendations contained within a Level Crossing Safety Impact Assessment for the rail crossings at Fairfield and Works Roads.</u>	
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Submitters to Plan Change 7 - Addresses for service

Sub #	Name	Address 1	Address 2	Address 3	Email	Wishes to be heard?
S1	NZ Transport Agency Waka Kotahi	Level 1, BNZ Centre, 120 Hereford Street	PO Box 1479	Christchurch 8022	Kate.Bonifacio@nzta.govt.nz	Yes
S2	Reith Agri Imports	53 JB Cullen Drive	Newland	Ashburton 7700	grant@reithagri.nz	No
S3	KiwiRail Holdings Limited	58 Herbert Street	PO Box 347	Greymouth 7840	Anne.McNoe@kiwirail.co.nz	Yes