

# 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)\* **Selwyn Price**

Submitter address\* **72 Albert Street, Netherby**

City/Town\* **Ashburton**

Postcode\* **7700**

Contact name (if different from above) N/A

Contact organisation (if different from above) N/A

Contact email address **selwyn.price.8@gmail.com**

Contact address (if different from above) N/A

Contact phone number **021 193 3038**

**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\***

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.*

X 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):

My submission relates to a provision that appears to be lacking from the proposal, as far as I can ascertain, which is residential development in the core retail area. Above ground level apartments are currently provided for, but the conditions attached to them make any such development either extremely difficult or impossible.

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):

The Property Economics 'Ashburton Town Centre Zoning Economic Assessment' states more than once the benefits of above ground residential development in the core retail area, supported by the type of businesses that are most prevalent there, but the Plan Change seems to be silent on any measure that would allow, or better still encourage, such development.

On page 9 the report states that "This would have the effect of building up the population base in and around the town centre and more efficiently utilize existing infrastructure to the benefit of the community. This would also enable more people to have walking access to the town centre, improve the town centre's vibrancy,

