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 4thDecember 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 purposed of the Plan Change Process.
2. Trade Competition Declaration*
I could gain an advantage in trade competition through this submission. ☐ Yes X 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.
X 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,

social amenity and wellbeing, and encourage a more productive and efficient use of currently underutilized and underdeveloped land resource in many parts of the Business A zone."

Other references to this are made throughout the report, including the benefits to the community and to the success of retail in the CBD.

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

The easing of requirements that do not impact the health and safety of anyone living in the core retail area, such as a requirement for each apartment to have off-street parking provision, in order to make it easier for residential developments to utilize otherwise unused above ground spaces.

Signature of Submitter (or person authorised to sign on behalf of submitter): Selwyn Price Date: 5/12/2020

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.

You can:

- •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