

Submission on Proposed Plan Change 8 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 8 closes **5pm Friday, 24th October 2025**.

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)* **Reith Agri Imports** _____

Submitter address* : **53 JB Cullen Drive, Newland** _____

City/Town*: **Ashburton** _____ Postcode*: **7700** _____

Contact name (if different from above) : **Grant Reith** _____

Contact organisation (if different from above) _____

Contact email address grant@reithagri.nz _____

Contact address (if different from above) _____

City/Town _____ Postcode _____

Contact phone number: **021 326 809** or **03 308 7910** _____

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*

Part A

☒ I could not gain an advantage in trade competition through this submission. (If you tick this box please proceed straight to Section 3 of this form).

OR

☐ I could gain an advantage in trade competition through this submission. (If you tick this box please complete Part B).

Part B (please ~~strikeout~~ the following option that does not apply to you).

I ~~am~~ / ~~am not~~ 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.

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):

The area of land involved in the application was mostly disused freezing works which could have easily been left as eye sore. With the existing land use classification being for meat processing and food processing, is very restrictive and it could remain in its present state for many years.

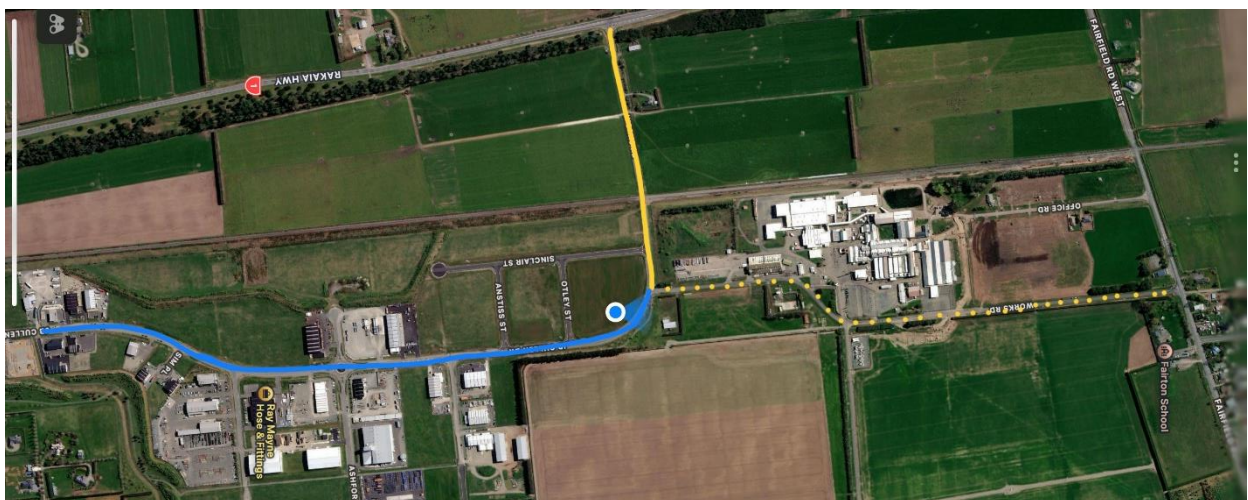
Although the Talley's group keep their properties tidy, it will still look disjointed from the adjacent Ashburton Business Estate. By approving the applicants' request for a plan change, this would bring the applicants' site to much the same conditions as the neighbouring business estate. This will allow the establishment of similar businesses and ultimately a more cohesive environment. The wider district will benefit from any increase in business brought about by this change.

The portion of **WORKS ROAD** on the applicants application is currently a private road and is partially closed. Will this become a public road? This section is very problematic. Recently a serious accident on the SH1 resulted in a traffic diversion, vehicles were turning into **WORKS ROAD** only to find it closed, which wasn't ideal for any motorists particularly heavy vehicles.

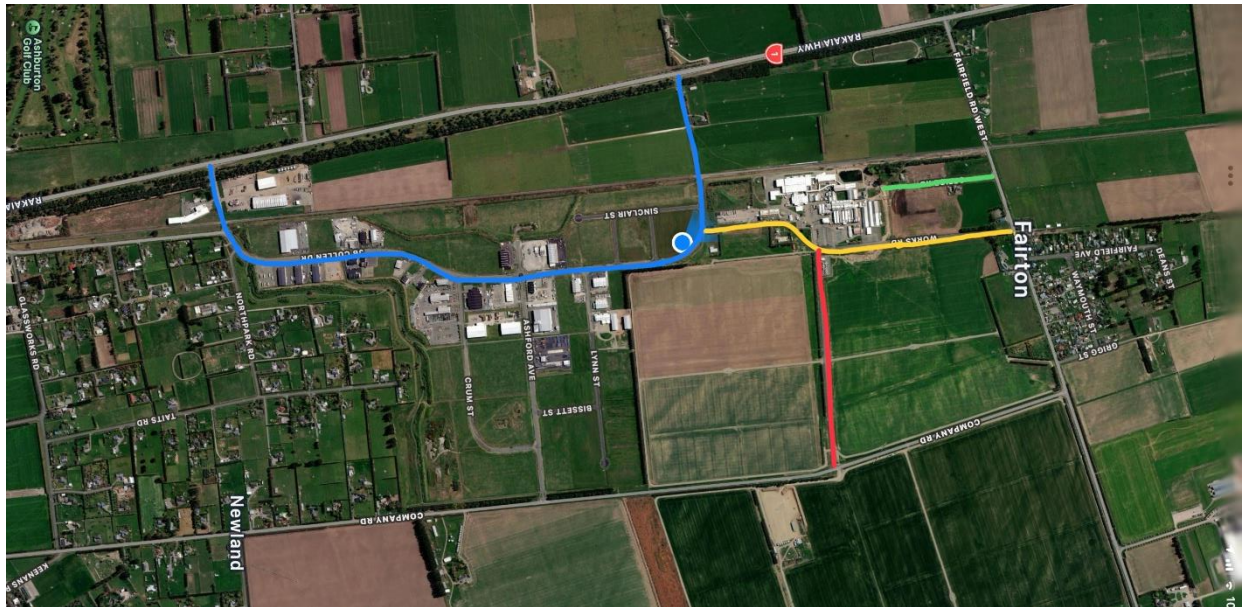
We believe the Council may need to look at the renaming of the roads. **WORKS ROAD** currently starts at the State Highway 1, then becomes JB Cullen Drive without any obvious change in the road as **WORKS ROAD** veers off to the left by what is seen as an intersection controlled with a Give Way sign. We propose that JB Cullen drive extends to SH1, whilst **WORKS ROAD** begins at the existing intersection of JB Cullen Drive and **WORKS ROAD**, continuing through to Fairfield Road West. Whilst it is not of concern to us, Office Road and Company Road, also have sections that are private, perhaps this also needs reviewing.

A change to Works Road could be achieved with ease at this time due to only one farm cottage being affected. If changes were to be delayed, future developments on both the applicant's site and the wider Ashburton Business Estate would create unnecessary disruption and more confusion.

Current layout - Works Road (continuous yellow line) starting from SH1 and turning into a private road (Yellow dotted line). JB Cullen Drive (blue continuous line).



Proposed Changes – JB Cullen Drive (blue continuous line), starts at State Highway One. Works Road (yellow continuous line), starts at the intersection of JB Cullen Drive and continues through to Fairfield Road West. The other roads mentioned above which need reviewing are Office Road (Green line) and Company Road (Red Line).



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):

We would like to ensure that the area adjoining the Ashburton Business Estate is given the opportunity to develop in a manner which compliments the existing developments and provide continuity. With the proposed change it is also an opportune time to review the roading names before further development.

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

*To approve the application of the plan change and with **WORKS ROAD** being made a public road. We also would like Council to review Works Road and JB Cullen Drive locations, to arrive at suitable conclusion that causes the least and ongoing disruption.*

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

_____ *Grant Reith – Reith Agri Imports* _____ **Date:** Thursday 23rd October 2025

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

Please return this form no later than **5pm Friday 24th October 2025**

- Scan and email it to info@adc.govt.nz (Subject Line: Proposed Plan Change 8)
- Post it to Ashburton District Council, Planning Team, P.O. Box 94, Ashburton 7740
- Deliver to Council Offices at 2 Baring Square East, Ashburton