

04/05/2023

David Harford Consulting Limited
PO Box 603
ASHBURTON 7740

Dear Sir\Madam

Our Reference: PC0001/23
Applicant: Pajanti Limited
Thomas Peter Marriott
Description: Private Plan Change by Pajanti Ltd to rezone Lots 14,16,17,31 & 34-36 DP 864 & Lot 1 DP 41503 at 259 Alford Forest Road, Ashburton from Residential D to Residential C.

The Planning Team have assessed the application for plan change and determined that further Information is required as follows, pursuant to Section 92(1) of the Resource Management Act 1991 (the Act)

RFI matters:

Planning

a) Contaminated Land

Please provide a Preliminary Site Investigation under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011 (NES CS). On formerly rural land there is the potential for sources from spray residues, storage sheds for agrichemicals, areas where sprayers may have been filled or washed, fuel tanks etc.

b) The need for further residential land to accommodate growth

Please provide an assessment of the need for the Residential C land and a more robust justification for the need for conversion from Residential D. Statistical evidence and associated commentary from an expert in this field supporting the contentions in the application would assist.

c) Reverse sensitivity

Please provide an assessment of reverse sensitivity effects, particularly in relation to the industrial zone to the south. We also request an explanation of what activities in the vicinity might contribute to reverse sensitivity effects and what the response should be.

d) Consideration of including adjoining Res D land to the south

The proposed rezoning appears to leave an 'island' of Residential D land directly to the south. The portion closest to Alford Forest Road appears to be already developed to close

to Residential C density. The rear portion of the site contains an agricultural contractor's depot consented in 1975. Please provide details of any consideration of inclusion of this land in the plan change, and an assessment of the effects of leaving this island zoning of Residential D land including effects for placemaking and urban form.

e) Alignment with NZTA's comments re. number and separation of vehicle crossings

NZTA comment that they would be seeking only two accesses (vehicle crossings) on Alford Forest Road; the ROW and Lot 9. The outline plan and indicative subdivision plan appear to show four crossings to the State Highway, with 6 lots accessing via the ROW. Please comment on consistency with NZTA's advice and the traffic effects of the access arrangements.

f) Alternate subdivision scenarios

A consent notice is proposed to be registered at the time of subdivision as a method to regulate the number and size of allotments. Once the proposed zoning is operative (and before the consent notice is registered), alternative subdivision proposals could be lodged that propose a different number or size of allotments than shown on the indicative subdivision plan, but are consistent with the outline plan. Please provide an assessment of the effects that may result from alternate development scenarios, including transport, reverse sensitivity and urban form effects.

g) Geotech

The proposal would result in an intensification of activity on the proposed site, please comment on any geotechnical advice received and any remedial work that might be required in response to the increased density.

Assets

h) General

Please provide a draft servicing report giving more detail regarding the servicing points raised in the application and clarifying the items below.

i) Stormwater

There is nothing shown for treatment and disposal. The subdivision will need to incorporate first flush treatment as per our Global Consent Conditions.

j) Water

The watermain will be required to be extended.

k) Sewer

Please confirm that sufficient depth is available to service all allotments.

l) Roading

Road to be widened and kerb & channel extended to match with the existing road cross section to the south.

Please note that within 15 working days of receiving this request you must either;

- a. provide the information; or
- b. advise in writing that you agree to provide the information; or

c advise in writing that you refuse to provide the information

The processing of your application will be suspended until the above information is received ,or if you refuse, the date we are advised, or otherwise in accordance with Section 88C of the Act. Please note that if you do not respond or provide the information in the specified time, the Council will process the application on the basis of the information available.

Please be aware that further information may be required during the processing of the application.

Do not hesitate to contact the Planning Team if you require further assistance.

Yours faithfully

Nicholas Law
District Planning Team