

16 June 2025

Talley's Ltd
C/- David Harford Consulting Ltd
PO Box 603
Ashburton

Via Email: david@dhconsulting.co.nz

Dear David,

Private Plan Change Request (Ref: PC0001/25) – Talley's Ltd, 78 Fairfield Road West, 209-222 Office Road and 109 Works Road, Ashburton

Thank you for your application lodged on behalf of Talley's Ltd, requesting a change to the Operative Ashburton District Plan (Ref: PC0001/25). I have been engaged by the Ashburton District Council to assist with the processing of this Request.

In accordance with Clause 23(1) of Schedule 1 of the Resource Management Act 1991 (RMA), the following information is requested to better understand the potential effects of the proposal, the ways in which adverse effects may be mitigated and the nature of any consultation undertaken or required to be undertaken.

Landscape Assessment

Please provide an assessment, prepared by an appropriately experienced and qualified expert, of the landscape effects arising from the proposed change in zoning. The assessment should be targeted to reflect that the change in zoning is from one type of business zone to another, and should focus on what the current Business F Zoning allows/anticipates (together with what any relevant resource consents allow for), and how that would change under a Business E zoning. It should also confirm whether any additional effects on visual amenity and landscape character arising from the zone change are acceptable in the landscape context of the site and/or are appropriately addressed through the application of the Business E rules and standards that would apply. The assessment should also identify if any additional rules, site-specific standards, or additional notations on the Outline Development Plan are recommended to address any site-specific effects over and above the Business E rules and standards and the Outline Development Plan included in the application (noting that none may be considered necessary).

Please provide the requested information or provide written confirmation if you do not agree to provide the requested information. However, if the requested information is not provided, Council may reject the request or decide not to approve the plan change request, if it is considered that there is insufficient information to enable Council to consider or approve the request (clause 23(6) of Schedule 1).

Once all requested information is provided, Council will consider its adequacy and within 15 working days of receiving the information may require additional information relating to the request (clause 23(2) of Schedule 1) and/or commission a peer review report of any aspect of the request (clause 23(3) of Schedule 1).

Consequential Changes Required to Section 5

I have identified that there are likely to be various consequential changes required to Section 5 of the Ashburton District Plan arising from this rezoning request, e.g. to refer to this new area in the Introduction, Issues and Zone Description (and possibly at a policy level and in the Reasons for Rules). I note that clause 26(1)(a) of Schedule 1 to the RMA allows for the Council to prepare the changes to the District Plan in consultation with the applicant. As such, following receipt of the requested further information, I will contact you to discuss the drafting of any consequential changes, prior to the plan change request being notified.

Please do not hesitate to contact me if you have any questions or concerns regarding the above request or further processing of the application.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'Liz White', with a horizontal line extending to the right.

Liz White
Principal Planner
liz@lwp.co.nz
027 2285 006