

3 December 2024

Ashburton District Council
PO Box 94
Ashburton 7740

Via email: Nicholas.law@adc.govt.nz;

Kia ora Nicholas,

**NEW ZEALAND TRANSPORT AGENCY SUBMISSION – PLAN CHANGE 6 – REZONING RESIDENTIAL D LAND TO
RESIDENTIAL C ZONE – 259 ALFORD FOREST ROAD (STATE HIGHWAY 77)**

As outlined in further detail below, the concerns raised by the New Zealand Transport Agency Waka Kotahi (NZTA) on proposed plan change 6 to the Ashburton District Plan to rezone Residential D land to Residential C zoning at 259 Alford Forest Road (State Highway 77; (SH77)) have been alleviated as a result of NZTA, the applicant and Ashburton District Council meeting to discuss the elements of the proposal that NZTA raised in its original submission. As follows:

Outline Development Plan

NZTA's submission confirmed that the proposed Outline Development Plan (ODP) submitted as part of the proposed plan change was acceptable, specifically the location of the proposed road to be vested as it has been adequately setback from the Farm Road/SH77 intersection. The applicant has confirmed that the proposed new road will be in accordance with the ODP. Given that resource consent would be required if it were proposed to construct the new road at a different location due to non-compliances with the ODP, NZTA has no further concerns to raise.

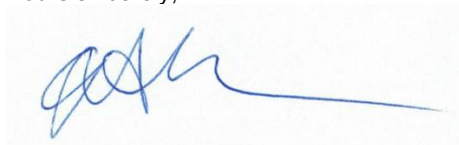
State Highway Access

NZTA's submission confirmed that there were adequate provisions in the Ashburton District Plan, specifically State Highway Access Site Standard 10.9.9 which will apply to this site which requires NZTA approval for any new access to the site. The applicant has confirmed they intend to submit a subdivision and land use consent application to the Council for the new access to the state highway and proposed subdivision. The necessary effects on transport, including effects on the state highway will be assessed at that time and NZTA is comfortable that the existing plan provisions are sufficient such that potential effects on the state highway will be considered.

Summary

As the issues raised by NZTA will be addressed through other processes not related to this plan change as detailed above, NZTA no longer wish to be heard at the hearing in respect of our submission on proposed plan change 6.

Yours sincerely,



Gemma Kean

Principal Planner

Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi

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