

BEFORE THE TIMARU DISTRICT COUNCIL

IN THE MATTER OF:

Resource Consent Application: **101.2025.119.1**

APPLICANT: **Yedo Investments Ltd**

Minute 2 of Hearing Commissioner

1. The hearing for 101.2025.119.1 was held on Wednesday 22 April 2026. One of the key issues discussed at the hearing was the management of the proposal's landscape and visual amenity effects, particularly on adjoining properties. A range of conditions were promoted in the application and by the section 42A report author to address these effects. Mr Geddes, for the applicant, promoted a number of amendments to those conditions in his evidence.
2. It became apparent at the hearing that several matters had not been addressed by the landscape conditions (for example, the provision of a design statement) while there is some uncertainty inherent in their construction, particularly in relation to the need to consult with neighbours. The parties agreed that these matters could be addressed through the use of a landscape management plan that will set out what is to be achieved and how it is to be achieved.
3. As a consequence, it was agreed that conferencing should occur to address these matters, along with any other conditions and advice notes that need attention (for example, service connection fees). Accordingly, I direct that expert planning conferencing occurs in relation to the proposed conditions, with the Joint Witness Statement (JWS) to identify points of agreement, and where the experts disagree, a brief commentary on specific points of that disagreement. In relation to the landscape conditions involved, I also direct that both landscape architects involved in the proceedings are included in the conferencing.
4. With respect to timing, it was agreed to provide the JWS no later than 5pm on Wednesday, the 6th of May. Mr Geddes is also to provide his final reply in writing by this date.
5. The process to follow after the receipt of this information will be communicated to the parties within two (2) working days of this information being received.
6. If there are any questions arising from this Minute, please direct those in the first instance to Ms Sparks, Council's Planning Administration Officer who can be reached at phone number 027 227 5223, or e-mail Lisa.Sparks@timdc.govt.nz.

Dated: 23 April 2026



Allan Cubitt
Hearing Commissioner