

27 September 2021

SP/0028/21 & LU/0040/21

<b>IN THE MATTER OF:</b>	Resource Management Act 1991 (RMA)
<b>AND:</b>	Waipa District Plan
<b>FOR THE APPLICATION:</b>	Subdivision consent to subdivide one lot into five with shared access lots, in conjunction with a landuse consent to construct five terraced houses.
<b>BY:</b>	Warren and Wendy Hodges

- 1 Waipa District Council appointed a Resource Management Act Hearings Panel constituted by the following accredited commissioners to hear and determine the above application:
  - Marcus Gower (Chairperson)
  - Lou Brown
- 2 The hearing commenced at 10.00am on Friday, 17 September 2021 via the Zoom video conference platform and was adjourned at 12.55pm of the same day to allow for:
  - a Council's planner to advise on the discussions between the Applicant and submitters in relation to possible boundary treatment options
  - b Applicant team to provide an amended landscape plan.
- 3 Council's planner provided a memo dated 20 September and the Applicant provided an amended landscape plan on 22 September.
- 4 Following consideration of the amended landscape plan, submitter James queried the following:
  - a *The plants (Prunus lusitanica) which are to be planted as screening are marked at being 2 metres tall. Will they be planting 2m plants or will the plants be much smaller and will grow to 2 metres?*
  - b *There is no mention of the design for the fence. We don't know what it will be made of or where the posts and rails will be. Will the posts and rails be on our side or their side or in some way shared?*
  - c *What is going to happen to the current trees, most of which are growing on our place. Will there be any consultation before they are trimmed back to make place for any new buildings?*

- 5 Following consideration of the queries raised, the Chair has determined the queries should be brought to the attention of the applicant and submitters to allow all parties to provide a written response if appropriate.
- 6 All written responses to the queries raised by the submitter must be lodged with the Hearing Administrator no later than 5pm on Monday, 4 October 2021.

Yours sincerely



Marcus Gower  
**RMA HEARINGS PANEL CHAIRPERSON**