

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Ashburton District Council Proposed Private Plan Change 6 to the Ashburton District Plan

**Minute #2 of Independent Hearing Commissioner**

**Proposed Private Plan Change 6: Rezoning of 259 Alford Forest Road, Ashburton**

**1. Statutory requirements for a Hearing**

Section 100 of the Resource Management Act 1991 provides that a hearing need not be held in respect of an application unless:

- a) The consent authority considers that a hearing is necessary; or
- b) Either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that they do not wish to be heard.

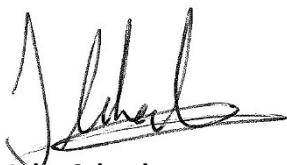
I have now received and reviewed the evidence of both the Council Officer (Ms Wright) and the Plan Change Applicant (Mr Harford). No submitters have sought to be heard. The Council Officer has indicated in their Section 42A report that they do not consider a hearing necessary. The Plan Change Applicant has stated in their evidence that they are satisfied for a decision to be made “off the papers” unless I have matters or concerns that I wish to discuss in person.

I consider I have sufficient information to make a recommendation on Plan Change 6 (with the exception noted under the following heading) based on the papers before me and I have no questions for any parties. Therefore, this minute records that a hearing is not necessary.

**2. Updated Outline Development Plan Required**

The evidence of Mr Harford (dated 29 January 2025) has recommend supplying an updated Outline Development Plan that removes the identification of the existing underlying cadastral boundaries. The reason provided is that showing the existing cadastral boundaries in the ODP may create confusion when people read the District Plan, as they may mistakenly interpret these as the intended layout rather than focusing on the key elements of road position, right of way location, and no-build line. I agree this would improve clarity and interpretation.

The Plan Change Proponent is to provide the updated ODP to Council **before 5pm Wednesday 13 February 2025.**



**John Scheele**

**Independent Commissioner**

**Dated: 7 February 2025**