

10 October 2025

Andrew Schulte
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111 Cashel Mall
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Dear Sir/Madam

RESOURCE CONSENT APPLICATIONS – ADVICE OF HEARING

Application Numbers:	LUC25/0028 LCA25/0007
Applicant:	Ashburton District Council
Application References:	Land use consent at 329 West Street to address the non-compliances associated with the replacement and relocation of the air conditioning equipment. Zoned Residential A. S127 Change of condition 1, 14, 31 and 33 of LUC09/0025 at 329 West Street.
Address:	327 West Street ASHBURTON

The purpose of this letter is to notify you that the applications will be heard by Hearing Commissioner Graham Taylor at a hearing to be held as follows:

Date: 12 November 2025

Time: 10am

Venue: Wakanui Room, Ashburton District Council, 2 Baring Square East Ashburton

You are invited to attend the hearing where the Hearing Commissioner will consider submissions in support of, or opposing, the applications. Please note that the Commissioner will carry out a site visit either before, during or after the hearing which may involve them going on to the application site and if necessary, submitters sites. During the site visit, the Commissioner will not speak to any of the parties directly about the merits of the application.

To the applicant - please inform the Hearing Administrator if there are any issues with access, such as locked gates on the site that the Commissioner will need to be made aware of.

A copy of the Planning Officer's recommendations report is attached. Set out in **Appendix 1** below is a schedule of dates for pre-circulation of applicant and submitter evidence.

A copy of the applications, and hearing evidence, is available on council's web-site at the following address:

<https://www.ashburtondc.govt.nz/home-and-property/planning-guidance-and-resource-consents/notifications/resource-consents>

If you have any questions in relation to this hearing, please do not hesitate to contact Gracie Woodhouse, Hearing Administrator on 03-307-7700.

Yours faithfully

Gracie Woodhouse
District Planning Team

Appendix 1 – Pre-circulation of hearing evidence

The Resource Management Act (the Act) sets out procedures for the pre-circulation of evidence. The following is a timetable for the submittal of this evidence:

Applicant's evidence

Expert evidence prepared by the applicant was provided to the Council and all submitters who wish to be heard on **Tuesday 30 September 2025** (s41B(2) of the Act).

Submitters' evidence

Expert evidence on behalf of a submitter must be provided to the Council and the applicant before **5pm Wednesday 29 October 2025** (s41B(4) of the Act).

Non-expert evidence

Any non-expert evidence, including submitter lay evidence and legal submissions, should be tabled and read aloud on the day that the relevant party appears at the Hearing. Parties should bring five hard copies of their material for distribution during their presentation.

For clarity, expert evidence is evidence prepared by independently qualified persons. This includes (but is not limited to) landscape architects, transport experts, acoustic engineers and planners.

A typical agenda for hearings is as follows:

1. Introduction from Commissioner
2. Applicant
3. Submitters
4. Planning Officer
5. Applicant right of reply (where relevant)