

**Before an Independent Hearing Commissioner Appointed by
Christchurch City Council**

In the Matter

of the Resource Management Act
1991

And

In the Matter

of a resource consent application
for an agricultural machinery sales,
servicing and training facility with
ancillary office at School Road,
Yaldhurst

**Further Right of Reply re. Alternative
Conditions**

Dated: 10 June 2022

1. I apologise for the delay in providing this memorandum, unfortunately the Applicant's representatives and experts have been affected variously by illness, COVID, bereavement, hearings and overseas travel which together have delayed this respond until now.
2. In paragraph 4 of my right of reply on behalf of the Applicant I stated that I understood Ms Cottam would make a couple of alternative suggestions and that I had been explained the gist of them. As a result I reserved the right to respond to those alternatives should that be required.
3. Ms Cottam provided an alternative set of conditions on 13 June 2022 and an accompanying memorandum. The alternatives suggested went beyond the scope of what had been discussed with the Applicant's planner.
4. The Applicant's preference is for the condition wording as provided in the Right of Reply.
5. The Applicant and its advisors have particular concerns with the practicality of successfully implementing the proposed alternative landscape conditions proposed by the Council officers.
6. The Applicant readily acknowledges the benefits of the timely establishment of landscaping to help mitigate visual effects. The ability to establish landscaping in combination with the proposed construction sequencing formed the basis of the landscape Phasing Plan (Boffa Miskell Landscape Phasing Plan dated 6th June 2022), with the staged implementation of this landscaping forming the basis of the Applicant's Condition 24.
7. If the Commissioner has a preference to describe the landscape sequencing in words rather than by reference to the phasing plan, then the following is suggested, using the Council's Condition 24 as the base:

Condition 24 – landscape sequencing

- a. *All planting identified as 'pre-construction planting areas' on Boffa Miskell Proposed Landscape Phasing Plan dated 6th June 2022 to be implemented in the first planting season following the start of works on site.*

