



# **AGENDA**

## **Hearings Panel Meeting Tuesday, 11 February 2025**

**Date: Tuesday, 11 February 2025**

**Time: 9.30 am**

**Location: Ngā Hau e Whā, William Fraser Building, 1  
Dunorling Street, Alexandra**



Notice is hereby given that a Hearings Panel Meeting will be held in Ngā Hau e Whā, William Fraser Building, 1 Dunorling Street, Alexandra on Tuesday, 11 February 2025 at 9.30 am.

## Order Of Business

<b>1</b>	<b>Apologies .....</b>	<b>5</b>
<b>2</b>	<b>Reports .....</b>	<b>6</b>
25.2.1	RC240234 - RICHARD HART .....	6
25.2.2	RC230394 - CLYDE ORCHARDS (1990) LIMITED .....	256



**Members** Cr N Gillespie (Chairperson), Cr M McPherson, Cr I Cooney, Cr T Paterson

**In Attendance** K Smith (Minute Secretary)

**1 APOLOGIES**

## 2 REPORTS

### 25.2.1 RC240234 - RICHARD HART

Doc ID: 2027439

#### 1. Purpose

A report to consider a 2-lot subdivision and land use consent for a residential building platform at 2500 Tarras-Cromwell Road is attached.

#### 2. Attachments

**Appendix 1 - s42A Planners Report** [↓](#)

**Appendix 2 - s95 Notification Report** [↓](#)

**Appendix 3 - Application** [↓](#)

**Appendix 4 - Engineering Advice** [↓](#)

**Appendix 5 - Email communication regarding Water - 20 December 2024** [↓](#)

**Appendix 6 - Submission 01 - NZ Transport Agency Waka Kotahi** [↓](#)

**SECTION 42A PLANNING REPORT  
CENTRAL OTAGO DISTRICT COUNCIL**

<b>APPLICATION</b>	RC 240234
<b>APPLICANT</b>	RICHARD HART
<b>ADDRESS</b>	2500 TARRAS-CROMWELL ROAD (SH 8)
<b>LEGAL DESCRIPTION</b>	LOT 1 DP 7416 (HELD IN RECORD OF TITLE OT14D/201).
<b>ACTIVITY DESCRIPTION</b>	SUBDIVISION AND LAND USE CONSENT TO UNDERTAKE A 2 LOT SUBDIVISION CREATING NEW RESIDENTIAL ALLOTMENT AND BUILDING PLATFORM IN A RURAL RESOURCE AREA.
<b>ACTIVITY STATUS</b>	NON-COMPLYING

**DESCRIPTION OF ACTIVITY**



Figure 1: The Proposed Subdivision and subject site (source: Application 2024)

The application seeks Subdivision and land use consent to undertake a 2-lot subdivision creating new residential allotment and building platform in a rural resource area at 2500 Tarras-Cromwell Road (SH 8). The proposed subdivision is shown above on figure 1.















































































































































































































































































































































































































































































































































































## 25.2.2 RC230394 - CLYDE ORCHARDS (1990) LIMITED

Doc ID: 2027443

### 1. Purpose

A report to consider a 2-lot subdivision and land use consent at 55 Paterson Road, Bannockburn is attached.

### 2. Attachments

Appendix 1 - s42A Planners Report [↓](#)

Appendix 2 - s95 Notification Report [↓](#)

Appendix 3 - Application [↓](#)

Appendix 4 - Engineering advice - 29 January 2024 [↓](#)

Appendix 5 - Request for further information - 30 January 2024 [↓](#)

Appendix 6 - Response to request for information - 20 May 2024 [↓](#)

Appendix 7 - Easement Instrument 5881057.8 [↓](#)

Appendix 8 - Title Plan DP 450466 [↓](#)

Appendix 9 - Easement Map [↓](#)

Appendix 10 - Record of Title 107875 [↓](#)

Appendix 11 - Record of Title 573106 [↓](#)

Appendix 12 - 01 Submission - Mark Chignell [↓](#)

Appendix 13 - 02 Submission - Mark Christie [↓](#)

Appendix 14 - 03 Submission - Warwick and Margaret Hamilton [↓](#)

Appendix 15 - 04 Submission - John and Gillian McLaren [↓](#)

Appendix 16 - 05 Submission - William Jermyn and Jane Lancaster [↓](#)

Appendix 17 - 06 Submission - Peter and Trudy Frampton [↓](#)

Appendix 18 - 07 Submission - Aaron Thompson and Nicola Croft [↓](#)

Appendix 19 - 08 Submission - John Cooper [↓](#)















































































































































































































































































































































































































































































































































































































































































































