

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL
HEARINGS PANEL MEETING
HELD IN NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,
ALEXANDRA
ON THURSDAY, 23 MAY 2024 AT 9:30 AM**

PRESENT: Cr N Gillespie (Chairperson), Cr M McPherson, Cr I Cooney

IN ATTENDANCE: T Lines and K Smith (Minute Secretary), Olivia Stirling (Consultant Planner), Ann Rodgers (Panel Advisory)

1 APOLOGIES N/A

2 REPORTS

24.6.1 RC230107 MULLER FAMILY TRUST

A report to consider land use consent for commercial activities and signage.

Also circulated was the report of the Consultant Planner in relation to the application.

Report of the Consultant Planner has been read N Gillespie / M McPherson.

In attendance from 9.30am

Brodie Costello – Applicant Planner

Tim Muller – Applicant

Velda Muller – Support of applicant

James Dicey - Submitter

Note: Brodie Costello spoke to their evidence at 9.33am

Note: Panel directed questions to Brodie Costello at 9.45am

Note: Tim Muller spoke to their evidence at 10.05am

Note: Panel directed questions to Tim Muller at 10.13am

Note: James Dicey spoke to their submission at 10.18am

Note: Olivia Stirling spoke to their evidence at 10.25am

Note: Panel directed questions to Olivia Stirling at 10.34am

Note: Hearing adjourned at 10.36am

Note: Hearing re-convened at 10.44am

Note: Brodie Costello gave their right of reply at 10.45am

Note: Hearing adjourned at 11.02am

Note: Brodie Costello, Tim Muller, Velda Muller and James Dicey left the meeting at 11.02am

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 24.6.1

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) for the passing of this resolution.
24.6.1	Application for Resource Consent – RC230107 – Muller Family Trust, 222 Pearson Road, Cromwell (2842129100)	An application for land use consent for commercial activities and signage.	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4)Every recommendation to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -

“(a) Shall be available to any member of the public who is present.

and

Shall form part of the minutes of the local authority.”

RESOLVED that Ann Rodgers (Hearing Advisor), Olivia Stirling (Consultant Planner) and Karen Smith (Training Administrator) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

N Gillespie / I Cooney

THE PANEL IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

N Gillespie / M McPherson

24.6.2 RC240088 RIVERVIEW CONTRACTING

A report to consider land use consent for a breach in rural standard 4.7.6F and the use of a sign in the rural resource area. Non-Notified Application.

Also circulated was the report of the Consultant Planner in relation to the application.

Report of Consultant Planner has been read N Gillespie / M McPherson.

In attendance from 11.31am

Brodie Costello – Applicant Planner

John Allison – Applicant

Note: Brodie Costello spoke to their evidence at 11.33am

Note: Panel directed questions to Applicant's Planner at 11.37am

Note: Olivia Stirling spoke to their evidence at 11.41am

Note: Panel directed questions to Consultant Planner at 11.42am

Note: Brodie Costello gave their right of reply at 11.43am

Note: Hearing adjourned at 11.44am

Note: Brodie Costello and John Allison left the meeting at 11.44am

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 24.6.2

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) for the passing of this resolution.
24.6.2	Application for Resource Consent – RC240088 – Riverview Contracting Limited, 1009 Luggate-Cromwell Road, Cromwell (2842111900)	An application for land use consent for a breach in Rural Standard 4.7.6F and for the use of a sign in a rural resource area.	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4)Every recommendation to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -

“(a) Shall be available to any member of the public who is present.

and

Shall form part of the minutes of the local authority.”

RESOLVED that Ann Rodgers (Hearing Advisor), Olivia Stirling (Consultant Planner) and Karen Smith (Training Administrator) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

M McPherson / I Cooney

THE PANEL IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

N Gillespie / M McPherson

24.6.3 RC220191 LOOP ROAD LIMITED

A report to consider subdivision consent for 2 lot subdivision in the rural resource area.

Also circulated was the report of the Consultant Planner in relation to the application.

Report of Consultant Planner has been read M McPherson / N Gillespie.

In attendance from 1.03pm

Rodney Baxter – Applicant Planner

Blair McLachlan – Applicant

Note: Rodney Baxter spoke to their evidence at 1.06pm

Note: Panel directed questions to Applicant's Planner at 1.39pm

Note: Olivia Stirling spoke to their evidence at 1.53pm

Note: Panel questions to Consultant Planner at 1.55pm

Note: Hearing adjourned at 1.56pm

Note: Hearing reconvened at 2.04pm

Note: Rodney Baxter gave their right of reply at 2.04pm

Note: Hearing adjourned at 2.08pm

Note: Rodney Baxter and Blair McLachlan left the meeting at 2.08pm

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 24.6.3

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) for the passing of this resolution.
24.6.3	Application for Resource Consent – RC220191 – Loop Road Limited, Bendigo Loop Road, Bendigo (2841111413)	An application for subdivision consent for 2 lot subdivision in a Rural Resource Area.	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4)Every recommendation to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -

“(a) Shall be available to any member of the public who is present.

and

Shall form part of the minutes of the local authority.”

RESOLVED that Ann Rodgers (Hearing Advisor), Olivia Stirling (Consultant Planner) and Karen Smith (Training Administrator) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

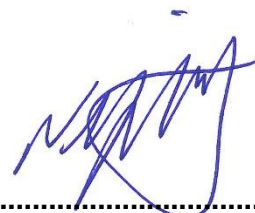
M McPherson / N Gillespie

THE PANEL IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

N Gillespie / M McPherson

The Meeting closed at 2.08pm.



CHAIR 10 / 09 / 2024

ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED

24.6.1 Application for Resource Consent – RC230107 – Muller Family Trust, 222 Pearson Road, Cromwell (2842129100)

RESOLVED that pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, the application be granted for the reasons appended hereto.

M McPherson / N Gillespie

24.6.2 Application for Resource Consent – RC240088 – Riverview Contracting Limited, 1009 Luggate-Cromwell Road, Cromwell (2842111900)

RESOLVED that pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, the application be granted for the reasons appended hereto.

M McPherson / I Cooney

24.6.3 Application for Resource Consent – RC220191 – Loop Road Limited, Bendigo Loop Road, Bendigo (2841111413)

RESOLVED that pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, the application be declined for the reasons appended hereto.

N Gillespie / M McPherson

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL
HEARINGS PANEL MEETING
HELD IN NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,
ALEXANDRA
ON THURSDAY, 23 MAY 2024 AT 2:30 PM**

PRESENT: Cr N Gillespie (Chairperson), Cr M McPherson, Cr I Cooney

IN ATTENDANCE: T Lines and K Smith (Minute Secretary), Adam Vincent (Planner), Ann Rodgers (Panel Advisory)

3 APOLOGIES N/A

4 REPORTS

24.6.4 PLAN CHANGE 22

A report to consider Plan Change 22 to the Central Otago District Plan to amend the operative Central Otago District Plan to include a new section in the Plan that supports the protection, maintenance and enhancement of the night sky from adverse effects of lighting.

Also circulated was the report of the Planner in relation to the application.

Report of the Planner has been read N Gillespie / M McPherson.

In attendance from 2.30pm

Billee Marsh - Submitter

Note: Billee Marsh spoke to their submission at 2.37pm

Note: Panel spoke to Barrie Will's tabled summary at 2.45pm

Note: Adam Vincent spoke to their evidence at 2.48pm

Note: Hearing closed at 2.55pm

Note: Billee Marsh left the meeting at 2.55pm

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 24.6.4

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48(1) for the passing of this resolution.
24.6.4	PC00022 – Plan Change 22 – Dark Sky	A report to consider Plan Change 22 to the Central Otago District Plan to amend the operative Central Otago District Plan to include a new section in the Plan that supports the protection, maintenance and enhancement of the night sky from adverse effects of lighting.	Section 48(1)(a)

This resolution is made in reliance on section 48(1)(a) of the Local Government Official Information and Meetings Act 1987 and the particular interest or interests protected by section 6 or section 7 of that Act or section 6 or section 7 or section 9 of the Official Information Act 1982, as the case may require, which would be prejudiced by the holding of the whole or the relevant part of the proceedings of the meeting in public are as shown above (in brackets) with respect to each item.

NOTE:

Section 48(4) of the Local Government Official Information and Meetings Act 1987 provides as follows:

“(4)Every recommendation to exclude the public shall be put at a time when the meeting is open to the public, and the text of that resolution (or copies thereof) -

“(a) Shall be available to any member of the public who is present.

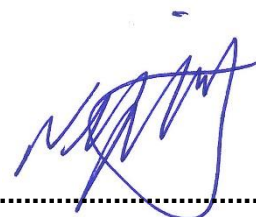
and

Shall form part of the minutes of the local authority.”

RESOLVED that Ann Rodgers (Hearing Advisor) and Karen Smith (Training Administrator) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

M McPherson / I Coone

The Meeting closed at 2.55pm.



CHAIR 10 / 09 / 2024

ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED

24.6.4 Plan Change 22 – Dark Sky

RESOLVED that pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, the application be granted for the reasons appended hereto.

M McPherson / I Cooney
