

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL
HEARINGS PANEL MEETING
HELD IN NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,
ALEXANDRA
ON TUESDAY, 21 JANUARY 2025 AT 9:30 AM**

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

IN ATTENDANCE: K Smith (Minute Secretary), A Rodgers (Panel Advisory)

1 APOLOGIES – N/A

2 CONFIRMATION OF MINUTES

Recommendations

That the public minutes of the Hearings Panel Meeting held on 12 November 2024 be confirmed as a true and correct record

M McPherson / I Cooney

3 REPORTS

25.1.2 RC240053 - NTP DEVELOPMENT HOLDINGS LIMITED

A report to consider a subdivision consent to establish 180 residential lots and 8 super lots over 12 stages at Clyde-Alexandra Road (SH 8).

Also circulated was the report of the Planning Officer in relation to the application.

Report of the Planning Officer has been read T Paterson / I Cooney.

Hearing opened at 9.30am.

In attendance:

Adam Vincent – Planning Officer

Logan Copland (via Microsoft Teams) – Abley – Transport Planner – Council Expert

Sean Dent – Applicant Planner

Simon Tucker – Applicant

Dean Christie – Applicant

AJ Harford-Brown – Surveyor/Land Development Engineer – Applicant Expert

Nick Fuller (via Microsoft Teams) – Transport Engineer – Applicant Expert

John Claude Midgley – Contaminated Soils Expert – Applicant Expert

Marcus Brown – Licensed Cadastral Surveyor - Applicant Expert

Note: Sean Dent spoke to their evidence 9.35am.

Note: Panel directed questions to Sean Dent 9.36am.

Note: Nick Fuller spoke to their evidence at 9.41am.

Note: Panel directed questions to Nick Fuller at 9.45am.

Note: Sean Dent spoke to their evidence at 9.51am.

Note: Panel directed questions to Sean Dent 9.55am.

Note: Panel directed questions to Nick Fuller at 9.56am.

Note: AJ Harford-Brown spoke to their evidence at 10.01am.

Note: Sean Dent spoke to their evidence at 10.05am.

Note: Panel directed questions to Sean Dent at 10.06am.

Note: Dean Christie spoke to their evidence at 10.11am.

Note: Panel directed questions to Dean Christie at 10.12am.

Note: Panel directed questions to Nick Fuller at 10.12am.

Note: Panel directed questions to AJ Harford-Brown at 10.13am.

Note: Panel directed questions to Sean Dent at 10.14am.

Note: Panel directed questions to John Claude Midgley at 10.16am.

Note: Panel directed questions to Sean Dent at 10.20am.

Note: Panel directed questions to AJ Harford-Brown at 10.22am.

Note: Logan Copland spoke to their evidence at 10.27am.

Note: Panel directed questions to Logan Copland at 10.33am.

Note: Adam Vincent spoke to their evidence at 10.35am.

Note: Panel directed questions to Adam Vincent at 10.52am.

Note: Sean Dent gave their right of reply at 10.57am.

Note: Hearing adjourned at 11.02am.

Note: Logan Copland, Nick Fuller, Sean Dent, Simon Tucker, Dean Christie, AJ Harford-Brown, John Claude Midgley and Marcus Brown left the meeting at 11.05am.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.1.2.

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.
25.1.2	Application for Resource Consent – RC240053 – NTP Development Holdings Limited, Clyde-Alexandra Road (SH 8), (2853160304)	An application for a subdivision consent to establish 180 residential lots and 8 super lots over 12 stages at Clyde-Alexandra Road (SH 8).	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 Adam Vincent (Planning Officer) and Ann Rodgers (Panel Advisory) 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 / M McPherson

THE PANEL IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

N Gillespie / T Paterson

25.1.3 RC240247 - NICK BEACH

A report to consider a staged subdivision consent and land use consent to establish visitor accommodation at 56 Sunderland Street, Clyde.

Also circulated was the report of the Planning Officer in relation to the application.

Report of the Planning Officer has been read N Gillespie / I Cooney.

Hearing reopened at 12.05pm.

In attendance:

Tim Anderson – Planning Officer

Nick Beach – Applicant

Darryl Sycamore – Applicant Planning Consultant

Felicity Hunter-Weston – Clyde Central

Note: Darryl Sycamore spoke to their evidence at 12.08pm.

Note: Panel directed questions to Darryl Sycamore at 12.18pm.

Note: Tim Anderson spoke to their evidence at 12.28pm.

Note: Panel directed questions to Tim Anderson at 12.36pm.

Note: Nick Beach spoke to their right of reply at 12.42pm.

Note: Panel responded to questions of Nick Beach at 12.45pm.

Note: Nick Beach spoke to their right of reply at 12.45pm.

Note: Hearing adjourned at 12.46pm.

Note: Tim Anderson, Darryl Sycamore, Nick Beach and Felicity Hunter-Weston left the meeting at 12.46pm.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.1.3.

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.
25.1.3	Application for Resource Consent – RC240247 – Nick Beach, 56 Sunderland Street, Clyde, (2846134400)	An application for a staged subdivision consent and land use consent to establish visitor accommodation at 56 Sunderland Street, Clyde.	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 Tim Anderson (Planning Officer) and Ann Rodgers (Panel Advisory) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

THE PANEL IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

N Gillespie / T Paterson

The Meeting closed at 12.50pm.



CHAIR 08 / 07 / 2025

ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED

25.1.2 Application for Resource Consent – RC240053 – NTP Development Holdings Limited, Clyde-Alexandra Road (SH 8), (2853160304)

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

25.1.3 Application for Resource Consent – RC240247 – Nick Beach, 56 Sunderland Street, Clyde, (2846134400)

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 / T Paterson