

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL
HEARINGS PANEL MEETING
HELD IN NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,
ALEXANDRA
ON TUESDAY, 11 FEBRUARY 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 REPORTS

25.2.1 RC240234 - RICHARD HART

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

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

Report of the Planning Officer has been read M McPherson / I Cooney.

Hearing opened at 9.40am.

In attendance:

Tim Anderson – Planning Officer

Jake Woodward – Applicant Planner

Richard Hart / Stephanie Hart – Applicant

Michelle Snodgrass (via Microsoft Teams) – Landscape Architect – Applicant Expert

Earnscy Weaver (via Microsoft Teams) – Horticulture – Applicant Expert

Note: Jake Woodward spoke to their evidence at 9.44am.

Note: Panel directed questions to Jake Woodward at 9.51am.

Note: Panel directed questions to Richard Hart at 9.55am.

Note: Panel directed questions to Jake Woodward at 9.57am.

Note: Tim Anderson spoke to their evidence at 10.08am.

Note: Panel directed questions to Tim Anderson at 10.14am.

Note: Hearing adjourned at 10.23am.

Note: Hearing reconvened at 10.30am.

Note: Jake Woodward gave their right of reply at 10.30am.

 Note: Hearing adjourned at 10.32am.

Note: Jake Woodward, Richard Hart, Stephanie Hart, Michelle Snodgrass and Earnscy Weaver left the meeting at 10.33am.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.2.1.

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.
25.2.1	Application for Resource Consent – RC240234 – Richard Hart, 2500 Tarras-Cromwell Road (2841108100)	An application for a 2-lot subdivision and land use consent for a residential building platform at 2500 Tarras-Cromwell Road.	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.

N Gillespie / T Paterson

THE PANEL IN OPEN MEETING

RESOLVED that the public be readmitted to the meeting.

N Gillespie / I Cooney

25.2.2 RC230394 - CLYDE ORCHARDS (1990) LIMITED

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

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 re-opened at 12.03pm.

In attendance:

Kirstyn Royce – Planning Consultant

Dan Kirkman – Senior Land Development Engineer

Jake Woodward – Applicant Planner

Eugene Roud / Harry Croy (AWS Legal) – Legal Counsel

Michelle Snodgrass (via Microsoft Teams) - Landscape Architect – Applicant Expert

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

Kevin Paulin – Applicant

Mark Chignell – Submitter # 1

Mark Christie – Submitter # 2

Jane Lancaster (via Microsoft Teams) – Submitter # 5

Note: Jake Woodward spoke to their evidence at 12.06pm.

Note: Panel directed questions to Jake Woodward at 12.15pm.

Note: Panel directed questions to Eugene Roud at 12.18pm.

Note: Panel directed questions to Jake Woodward at 12.19pm.

Note: Jane Lancaster spoke to their submission at 12.25pm.

Note: Panel directed questions to Jane Lancaster at 12.29pm.

Note: Mark Chignell spoke to their submission at 12.32pm.

Note: Panel directed questions to Mark Chignell at 12.42pm.

Note: Mark Chignell continued to speak to their submission at 12.45pm.

Note: Panel directed questions to Mark Chignell at 1.11pm.

Note: Mark Christie provided clarification to questions at 1.14pm.

Note: Panel directed questions to Mark Chignell at 1.18pm.

Note: Kirstyn Royce spoke to their evidence at 1.21pm.

Note: Panel directed questions to Kirstyn Royce at 1.26pm.

Note: Panel directed questions to Dan Kirkman at 1.28pm.

Note: Panel directed questions to Kirstyn Royce at 1.30pm.

Note: Jake Woodward clarified questions by Panel at 1.33pm.

Note: Hearing adjourned at 1.34pm.

Note: Hearing reconvened at 1.42pm.

Note: Jake Woodward gave their right of reply at 1.42pm.

Note: Hearing adjourned at 1.49pm.

Note: Dan Kirkman, Jake Woodward, Eugene Roud, Harry Croy, Michelle Snodgrass, Nick Fuller, Kevin Paulin, Mark Chignell, Mark Christie and Jane Lancaster left the meeting at 1.50pm.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.2.2.

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.
25.2.2	Application for Resource Consent – RC230394 – Clyde Orchards (1990) Limited, 55 Paterson Road, Bannockburn (2844111615)	An application for a 2-lot subdivision and land use consent at 55 Paterson Road, Bannockburn.	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 Kirstyn Royce (Planning Consultant) 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 / I Cooney

The Meeting closed at 2.10pm.



CHAIR 10 / 06 / 2025

ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED

25.2.1 Application for Resource Consent – RC240234 – Richard Hart, 2500 Tarras-Cromwell Road (2841108100)

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

25.2.2 Application for Resource Consent – RC230394 – Clyde Orchards (1990) Limited, 55 Paterson Road, Bannockburn (2844111615)

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