

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL  
HEARINGS PANEL MEETING  
HELD IN NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,  
ALEXANDRA  
ON TUESDAY, 8 APRIL 2025 AT 9.30 AM**

**PRESENT:** Cr N Gillespie (Chairperson), Cr I Cooney

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

**1 APOLOGIES**

Recommendations

That the apology received from Cr M McPherson and Cr T Paterson be accepted.

N Gillespie / I Cooney

**2 CONFIRMATION OF MINUTES**

Recommendations

That the public minutes of the Hearings Panel Meeting held on 10 December 2024 be confirmed as a true and correct record.

N Gillespie / I Cooney

**3 REPORTS**

**25.4.2 RC230328 - CLUTHA PLAINS TRUST**

A report to consider a 17-lot subdivision at 5 Maori Point Road, Tarras.

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

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

Hearing opened at 9.36am.

In attendance:

Kirstyn Royce – Planning Consultant

Rachael Annan – Landscape Architect – Council Expert – via Microsoft Teams

Bridget Irving – Legal Counsel for Applicant

Maddy Albertson – Applicant Planner

Jonny Trevathan – Applicant

Julie Greenslade – Landscape Architect – Applicant Expert

Linda Hamilton & Jakub Kaminski – 07 Submission

Wayne & Billee Marsh – 11 Submission

Lloyd Morris – 17 Submission

Paula Macfie – 05 Submission

Noel (Beau) Trevathan – 18 Submission

Note: Bridget Irving spoke to their evidence at 9.40am.

Note: Panel directed questions to Bridget Irving at 10.23am

Note: Bridget Irving continued to speak to their evidence at 10.24am.

Note: Panel directed questions to Bridget Irving at 10.27am.

Note: Jonny Trevathan spoke to their evidence at 10.29am.

Note: Panel directed questions to Jonny Trevathan at 10.42am.

Note: Julie Greenslade spoke to their evidence at 10.47am.

Note: Panel directed questions to Julie Greenslade at 10.52am.

Note: Maddy Albertson spoke to their evidence at 10.56am.

Note: Panel directed questions to Maddy Albertson at 11.06am.

Note: Kirstyn Royce requested clarification from Maddy Albertson at 11.10am.

Note: Hearing adjourned at 11.11am.

Note: Hearing reconvened at 11.29am.

Note: Linda Hamilton spoke to their submission at 11.30am.

Note: Panel provided clarifications and directed questions to Linda Hamilton at 11.45am.

Note: Billee Marsh spoke to their submission at 11.48am.

Note: Panel directed questions to Billee Marsh at 11.50am.

Note: Billee Marsh continued to speak to their submission at 11.51am.

Note: Wayne Marsh spoke to their submission at 12.05pm.

Note: Panel directed questions to Billee and Wayne Marsh at 12.08pm.

Note: Wayne Marsh continued to speak to their submission at 12.08pm.

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Note: Panel directed questions to Billee and Wayne Marsh at 12.12pm.

Note: Wayne Marsh continued to speak to their submission at 12.13pm.

Note: Panel directed questions to Billee and Wayne Marsh at 12.17pm.

Note: Lloyd Morris spoke to their submission at 12.20pm.

Note: Panel directed questions to Lloyd Morris at 12.40pm.

Note: Hearing adjourned at 12.46pm.

Note: Hearing reconvened at 1.20pm.

Note: Rachael Annan spoke to their evidence at 1.20pm.

Note: Panel directed questions to Rachael Annan at 1.29pm.

Note: Kirstyn Royce spoke to their evidence at 1.32pm.

Note: Panel directed questions to Kirstyn Royce at 1.42pm.

Note: Bridget Irving gave the Applicant's right of reply at 1.44pm.

Note: Hearing adjourned at 1.58pm.

Note: All parties left the meeting at 2.00pm.

### THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.4.2

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:

|        | <b>General subject of each matter to be considered.</b>                                                           | <b>Reason for passing this resolution in relation to each matter.</b>                     | <b>Ground(s) under section 48(1) for the passing of this resolution.</b> |
|--------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 25.4.2 | <b>Application for Resource Consent – RC230328 – Clutha Plains Trust, 5 Maori Point Road, Tarras (2841109604)</b> | An application for subdivision consent for a 17-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

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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

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**The Meeting closed at 2.30pm.**



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**CHAIR 14 / 10 / 2025**

**ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED**

**25.4.2 Application for Resource Consent – RC230328 – Clutha Plains Trust, 5 Maori Point Road, Tarras (2841109604)**

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

N Gillespie / I Cooney