

**MINUTES OF CENTRAL OTAGO DISTRICT COUNCIL  
HEARINGS PANEL MEETING  
HELD IN NGĀ HAU E WHĀ, WILLIAM FRASER BUILDING, 1 DUNORLING STREET,  
ALEXANDRA  
ON TUESDAY, 10 JUNE 2025 AT 9.30 AM**

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

**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 11 February 2025 be confirmed as a true and correct record.

N Gillespie / M McPherson

**3 REPORTS**

**25.5.2 RC250060 - NORTHBURN LIMITED**

A report to consider a series of boundary realignments at 44 Northburn Station Road and 70 Middleton Road, consolidating two previously approved consents – RC230212 and RC230216 into a single overarching consent to facilitate a unified process for certification.

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

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

Hearing opened at 9.32am.

In attendance:

Oli McIntosh – Planning Consultant (via Microsoft Teams)

Jake Woodward – Applicant Planner (via Microsoft Teams)

Tom Pinckney – Applicant (via Microsoft Teams)

Note: Jake Woodward spoke to their evidence at 9.35am.

Note: Panel directed questions to Jake Woodward at 9.38am.

Note: Tom Pinckney spoke to their evidence at 9.49am.

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Note: Oli McIntosh spoke to their evidence at 9.50am.

Note: Panel directed questions to Oli McIntosh at 9.52am.

Note: Jake Woodward gave their right of reply at 9.54am.

Note: Panel directed questions to Jake Woodward at 9.59am.

Note: Hearing adjourned at 10.01am.

Note: Jake Woodward, Tom Pinckney and Oli McIntosh left the meeting at 10.02am.

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### **25.5.3 RC250055 - GLENOIR LP**

A report to consider subdivision consent to create five residential allotments and one balance lot in two stages at 155 Dunstan Road and 157 Dunstan Road.

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

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

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Hearing re-convened at 10.07am.

In attendance:

Oli McIntosh – Planning Consultant (via Microsoft Teams)

Craig Barr – Applicant Planner

Shaun O'Docherty – Applicant

Shanon Garden – Applicant (via Microsoft Teams)

Note: Craig Barr spoke to their evidence at 10.09am.

Note: Panel directed questions to Craig Barr at 10.13am.

Note: Oli McIntosh provided clarification to the Panel at 10.14am.

Note: Panel directed questions to Craig Barr at 10.15am.

Note: Shanon Garden provided clarification to the Panel at 10.26am.

Note: Panel directed questions to Craig Barr at 10.27am.

Note: Oli McIntosh spoke to their evidence at 10.28am.

Note: Panel directed questions to Oli McIntosh and Craig Barr at 10.31am.

Note: Craig Barr gave their right of reply at 10.33am.

Note: Shanon Garden provided points of clarification to the Panel at 10.35am.

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Note: Craig Barr continued to give their right of reply at 10.35am.

Note: Hearing adjourned at 10.36am.

Note: Craig Barr, Shaun O'Docherty, Shanon Garden left the meeting at 10.39am.

### THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.5.2 and 25.5.3.

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:

|        | <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> |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 25.5.2 | <b>Application for Resource Consent – RC250060 – Northburn Limited, 44 Northburn Station Road and 70 Middleton Road, Tarras (2841116453)</b> | An application for a series of boundary realignments, consolidating two previously approved consents at 44 Northburn Station Road and 70 Middleton Road. | Section 48(1)(a)                                                         |
| 25.5.3 | <b>Application for Resource Consent – RC250055 – Glenoir LP, 155 and 157 Dunstan Road, Alexandra (2853159702)</b>                            | An application for subdivision consent to create five residential allotments and one balance lot in two stages at 155 and 157 Dunstan 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:

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“(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 Oli McIntosh (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 / M McPherson

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**The Meeting closed at 11.20am.**



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**CHAIR 14 / 10 / 2025**

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

**25.5.2 Application for Resource Consent – RC250060 – Northburn Limited, 44 Northburn Station Road and 70 Middleton Road, Tarras (2841116453)**

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

**25.5.3 Application for Resource Consent – RC250055 – Glenoir LP, 155 and 157 Dunstan Road, Alexandra (2853159702)**

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 / M McPherson