

**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 FEBRUARY 2026 AT 9:30 AM**

PRESENT: Cr T Paterson (Chairperson), Cr M McPherson, Cr S Browne

IN ATTENDANCE: T Lines (Minute Secretary), J Dick (Minute Secretary)

1 APOLOGIES : N/A

2 REPORTS

26.1.1 RC250186 GZR PROPERTY INVESTMENT

A report to consider Subdivision Consent for a unit title in the medium density residential zone is attached.

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

Report of the Planning Officer has been read M McPherson / S Browne.

Hearing opened at 9:00am.

In attendance:

Chris Pearse-Smith – Planning Consultant

Jake Woodward – Applicant Planner

Ron Gloag – Applicant

Note: Jake Woodward spoke to their evidence at 9:03am.

Note: The Panel directed questions to the applicant's Planner at 9:14am.

Note: Chris Pearse-Smith spoke to their evidence at 10:02am.

Note: The Panel directed questions to Chris Pearse-Smith at 10:12am.

Note: Hearing adjourned at 10:19am.

Note: Hearing re-opened at 10:26am.

Note: Jake Woodward gave their right of reply at 10:26am.

Note: Hearing adjourned at 10:33am.

Note: Jake Woodward and Ron Gloag left the meeting at 10:33am.

26.1.2 RC250193 ROXBURGH MOTELS LIMITED

A report to consider Subdivision Consent for unit title and land use consent for short term visitor accommodation is attached.

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

Report of the Planning Officer has been read S Browne / M McPherson.

Hearing opened at 11:19am

In attendance:

Bex Kennedy-Perkins – Planning Consultant

Darryl Sycamore – Applicant Planner

Rudi and Leanne Kats – Applicants

Note: Darryl Sycamore spoke to their evidence at 11:22am

Note: The Panel directed questions to the applicant's Planner at 11:33am.

Note: Rudi and Leanne Kats spoke to their evidence at 11:50am.

Note: The Panel directed questions to the applicant at 11:56am.

Note: Bex Kennedy-Perkins spoke to their evidence at 12:00pm.

Note: The Panel directed questions to the applicant at 12:10pm.

Note: Hearing adjourned at 12:14pm.

Note: Hearing re-opened at 12:15pm.

Note: Darryl Sycamore gave their right of reply at 12:15pm.

Note: Hearing adjourned at 12:19pm.

Note: Darryl Sycamore, Rudi and Leanne Kats left the meeting at 12:19pm.

26.1.3 RC250145 - ADELE EYERS

A report to consider subdivision consent for a three lot subdivision is attached.

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

Report of the Planning Officer has been read S Browne / M McPherson.

Hearing opened at 12:47pm

In attendance:

Adam Vincent (Planning Officer)

Rosalind Devlin – Applicant Planner

Adele Evers – Applicant

Note: A statement from Rosalind Devlin was tabled to the panel and Adam Vincent at 12:50pm.

Note: Rosalind Devlin spoke to their evidence at 12:50pm.

Note: The Panel directed questions to the applicant's Planner at 12:53pm.

Note: Adam Vincent spoke to their evidence at 1:15pm.

Note: The Panel directed questions to Adam Vincent at 1:22pm.

Note: Rosalind Devlin gave their right of reply at 1:30pm.

Note: Hearing closed at 1:34pm.

Note: Rosalind Devlin and Adele Evers left the meeting at 1:34pm.

26.1.4 RC250298 LAKESIDE CHRISTIAN CENTRE

A report to consider Subdivision Consent for a three lot subdivision and land use consent to establish building platforms in the rural resource area is attached.

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

Report of the Planning Officer has been read S Browne / M McPherson.

Hearing opened at 2:01pm.

In attendance:

Adam Vincent – Planning Officer

Jake Woodward – Applicants Planner

Alister Stuart and Bruce Wast – Applicant

Sheldon Barnett - Submitter

Note: Jake Woodward spoke to their evidence at 2:04pm.

Note: The Panel directed questions to the applicant's Planner at 2:21pm.

Note: Sheldon Barnett spoke to their submission at 2:32pm.

Note: The Panel directed questions to the submitter at 2:43pm.

Note: Adam Vincent spoke to their evidence at 2:46pm.

Note: The Panel directed questions to Adam Vincent at 2:55pm.

Note: Hearing adjourned at 3:00pm.

Note: Hearing re-opened at 3:06pm.

Note: Jake Woodward gave their right of reply at 3:06pm.

Note: The Panel directed questions to the applicant's Planner at 3:16pm.

Note: Hearing adjourned at 3:16pm.

Note: Jake Woodward, Alister Stuart, Bruce Wast and Sheldon Barnett left the meeting at 3:16pm.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 24.12.3

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. |
|---------|---|--|--|
| 24.12.3 | Application for Resource Consent – RC250198 and RC230111V2 – GZR Property Investment Limited, 3 Mead Avenue, Cromwell (2850406303) | Subdivision consent for a unit title in the medium density residential zone. | 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 Chris Pearse-Smith (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.

| | 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. |
|---------|---|--|--|
| 24.12.4 | Application for Resource Consent – RC250193 – Roxburgh Motels Limited, 1 & 1A Liddle Street, Roxburgh (2847423102) | Subdivision consent and land use consent for a staged freehold and unit title subdivision in the low density residential zone. | 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.

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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 Rebecca Kennedy-Perkins (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.

| | 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. |
|---------|--|---|--|
| 24.12.5 | Application for Resource Consent – RC250145 – Adele Eysers, 110 Richards Beach Road, Bannockburn (2842129403) | Subdivision consent for a three lot subdivision in the large lot residential zone | 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.

M McPherson / S Browne.

| | 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. |
|---------|--|---|--|
| 24.12.6 | Application for Resource Consent – RC250298 – Lakeside Christian Centre, 60 Lowburn Valley Road, Lowburn (2842117303) | Subdivision consent for a three lot subdivision and land use consent to establish two residential building platforms in the 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 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.

The Meeting closed at 5:00pm.



CHAIR 09 / 06 / 2026

ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED

25.6.2 Application for Resource Consent – RC250186 – GZR Property Investment Limited, 3 Mead Avenue, Cromwell (2850406303)

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

T Paterson / M McPherson

25.6.3 Application for Resource Consent – RC250193 – Roxburgh Motels Limited, 1 & 1A Liddle Street, Roxburgh (2847423102)

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

T Paterson / M McPherson

25.6.4 Application for Resource Consent – RC250145 – Adele Eyers, 110 Richards Beach Road, Bannockburn (2842129403)

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

T Paterson / M McPherson

25.6.5 Application for Resource Consent – RC250298 – Lakeside Christian Centre, 60 Lowburn Valley Road, Lowburn (2842117303)

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

T Paterson / M McPherson