

**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 APRIL 2026 AT 9:30AM**

PRESENT: R Day-Cleavin (Chairperson), Cr T Paterson, Cr S Browne

IN ATTENDANCE: J Dick (Minute Secretary)

1 APOLOGIES

Recommendation that the apology received from Cr M McPherson be accepted.

T Paterson / S Browne

2 REPORTS

26.0.1 RC250326 - JOHN-PAUL VAN LEEUWEN

A report to consider a subdivision consent for a 3 lot subdivision non complying with district plan, in the rural resource area.

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

Hearing opened at 9.29am.

In attendance:

Kim Banks – Planning Consultant

Maddy Albertson – Applicant Planner

Note: Maddy Albertson spoke to their evidence at 9.31am.

Note: Panel directed questions to Maddy Albertson at 9.32am.

Note: Kim Banks spoke to their evidence at 9.44am.

Note: Panel directed questions to Kim Banks at 9.49am.

Note: Hearing adjourned at 10.01am.

Note: Maddy Albertson left the meeting at 10.01am.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.6.2

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.
25.6.2	Application for Resource Consent – RC250326 – John-Paul van Leeuwen, 408B Alexandra-Fruitlands Road (SH 8), Alexandra (2854204912)	An application for subdivision consent for a 3 lot subdivision non complying with district plan at 408B Alexandra-Fruitlands Road (SH 8), Alexandra	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 Kim Banks (Planning Consultant) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

R Devlin / T Paterson

26.0.2 RC250331 - ANDREW AND MARTINA KELLY

A report to consider a subdivision consent for a 6 lot residential subdivision in the low density residential zone.

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

Hearing re-convened at 10.37am.

In attendance:

Rebecca Kennedy-Perkins – Planning Consultant

Conrad Anderson – Applicant Planner

Note: Conrad Anderson spoke to their evidence at 10.39am.

Note: Panel directed questions to Conrad Anderson at 10.42am.

Note: Rebecca Kennedy-Perkins spoke to their evidence at 10.57am.

Note: Panel directed questions to Rebecca Kennedy-Perkins at 11.05am.

Note: Hearing adjourned at 11.27am.

Note: Conrad Anderson left the meeting at 11.27am.

THE PANEL IN CLOSED MEETING

RESOLVED that the public be excluded from the following parts of the proceedings of the meeting, namely items 25.6.2

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.
25.6.2	Application for Resource Consent – RC250331 – Andrew and Martina Kelly, 23 Alpha Street and 7 Orient Street, Cromwell (2850570000)	An application for subdivision consent for a 6 lot residential subdivision at 23 Alpha Street and 7 Orient Street, Cromwell	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 Rebecca Kennedy-Perkins (Planning Officer) be permitted to remain during the closed session because of their knowledge that would be of assistance to the Panel in its deliberations.

R Devlin / T Paterson

The Meeting closed at 11.27am.

Minutes confirmed by new panel (T Paterson / M McPherson / S Browne) and signed by chairperson of new panel (T Paterson)



CHAIR 09 / 06 / 2026

ITEMS TO BE CONSIDERED WHILST THE PUBLIC IS EXCLUDED

25.6.2 Application for Resource Consent – RC250326 – John-Paul van Leeuwen, 408B Alexandra-Fruitlands Road (SH 8), Alexandra (2854204912)

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 / S Browne

25.6.3 Application for Resource Consent – RC250331 – Andrew and Martina Kelly, 23 Alpha Street and 7 Orient Street, Cromwell (2850570000)

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 / S Browne