

CENTRAL OTAGO DISTRICT COUNCIL
APPLICATION FOR RESOURCE CONSENT
RC250155 & RC220396V3
NEW ZEALAND CHERRY CORP (LEYSER) LP
112 & 144 RIPPONVALE ROAD, CROMWELL

MINUTE 1

- [1] Independent Commissioners Ros Day-Cleavin (Chair) and Meg Justice have been appointed by Central Otago District Council ('the Council') to hear and decide on subdivision and land use resource consent applications RC250155 & RC220396V3 to establish another 44 residential allotments in the rural resource area.
- [2] The parties have been advised of the hearing arrangements, with the hearing to be held in the Council Chambers, 1 Dunorling Street, Alexandra on **Friday 7 August 2026**.
- [3] The Panel has now read the relevant material including the s42A report and the Applicant's evidence.

Withdrawal of proposed accesses to proposed lots

- [4] We note that Paragraph 57 of Mr Woodward's evidence withdraws the proposal to obtain resource consent for accesses to proposed lots that may not achieve the sight distance requirements in Rule 12.7.1(ii). Instead, the Applicant now proposes that any access to the proposed lots that cannot achieve the sight distance standard would seek consent to breach the standard at the time the access locations are determined.
- [5] The Carriageway Consulting Transportation Assessment (attached to the resource consent application as Appendix F), at paragraphs 8.4 and 8.5, states that the sight distances to accesses will be appropriate as the prevailing speeds where the non-compliances would occur is expected to be less than 50km/hr and consent notices can be placed on lots or adjoining lots to ensure no visual obstruction is placed within the sightline.
- [6] The Panel now seeks comment on this matter from Council's transport adviser (and the s42A Report author, should he wish to comment) in advance of the Hearing. Please review the Applicant's Transportation Assessment and evidence of Mr Carr and provide advice on the following:
 - whether you consider it appropriate from a transportation safety and efficiency perspective for a subdivision decision to approve new allotments that may not be able to establish accesses that are compliant with the sight distance requirements of Rule 12.7.1(ii); and
 - if consents are sought for the accesses individually, after the subdivision has been completed, whether Council has the ability to impose a consent notice on the subject allotment or an adjoining allotment to ensure sight lines are preserved in perpetuity.

[7] We request this advice as soon as possible ahead of the Hearing next week.

Hearing Schedule

[8] We note that the Applicant's Legal Counsel has made the following written request via the Hearings Administrator:

"Once the Commissioners have had an opportunity to review the evidence, we would respectfully request that Mr Andy Carr (Transportation) be excused from appearing at the hearing. We consider that his evidence is relatively discrete in scope and has been adequately addressed in his written evidence. If the Commissioners would still like to hear from Mr Carr, we request that this would be via teams link."

[9] Subject to the Council response to our questions above, we may have questions for Mr Carr during the course of the Hearing. It would assist the Panel if Mr Carr was ready to be available (online) via Teams link at his scheduled appearance to answer any questions we may have.

[10] Please find attached a Hearing Schedule for your consideration.

Correspondence and Service

[11] If there are any questions arising from this Panel Direction, please direct those in the first instance to Ms Dick, Planning Support Officer.

[12] All correspondence regarding the Hearing, and service of evidence and legal submissions must be via Council's Planning Support Officer: Jessie Dick:

Email: jessie.dick@codc.govt.nz / Ph. +64 3 262 7204

Dated this 30th July 2026

Signed by

A handwritten signature in black ink, appearing to be 'Ros Day-Cleavin', written in a cursive style.

Ros Day-Cleavin

Independent Commissioner – Chair – on behalf of the Independent Hearing Panel