

CENTRAL OTAGO DISTRICT COUNCIL

RC230398 – D J JONES & N R SEARELL FAMILY TRUST

MINUTE 11 OF HEARING PANEL

Panel Question of Clarification

1. Following the hearing of submissions, the Hearing was adjourned pending the Applicant's Right of Reply which would address any specific matters identified by the Hearing Panel in a post-hearing minute.
2. Before we do that, on reflection following our review of the submissions and evidence, we would like to pose a further question for Mr Milne.
3. It is apparent that a key matter for consideration as guided by the Operative District Plan is *'the effect on amenity values of the neighbourhood, in particular the character of the streetscape'* (Rule 12.7.7).
4. At the Hearing we heard from Mr and Mrs Stretch who reside at 36 Terrace Street. They expressed concern at the proposed built development on the closest allotments adjacent to their property and within the Building Line Restriction (BLR) and in particular on their views along the street towards the natural features of the hilltop.
5. Can Mr Milne please point us to the parts of his landscape assessment, evidence in chief, and summary evidence, that specifically relates to:
 - a. the effects of the proposal on the amenity values of the neighbourhood, and the character of the streetscape, in the context of the views of the proposal along Terrace Street; and
 - b. the effects from future built development on those lots within the BLR (beyond those effects which compliant built development are expected to have) in the context of the views of the proposal along Terrace Street.
6. Whilst we are not requesting a new statement of evidence, Mr Milne may also wish to provide further comment on these matters in response to our question.

Panel's Post-Hearing Directions

7. Mr Milne's response to our question in 5-6 above is due on or before **5pm Monday 17 March 2025**.
 8. Following receipt, Mr Milne's response will be circulated to Ms Pluger and Ms Steven for comment if they wish to do so.
 9. Following receipt of any comments received from Ms Pluger and Ms Steven, we will then invite Ms Royce to look at her s42A assessment relating to this matter (Paragraph 65 of the s42A Report) and provide any comments she may have.
 10. Following the above process, we anticipate issuing a further Minute setting out the post-hearing directions relating to the Applicant's Right of Reply.
 11. If there are any questions arising from this Minute, please direct those in the first instance to Ms Lines, Council's Hearing Facilitator who can be reached at phone number 021 976 340, or e-mail tarryn.lines@codc.govt.nz.
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DATED this 10 March 2025

Signed by

A handwritten signature in black ink, appearing to be 'RD' followed by a stylized flourish.

Rosalind Day-Cleavin
Chair of Hearing Panel