

**BEFORE INDEPENDENT HEARING COMMISSIONERS  
IN CHRISTCHURCH**

**TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

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**MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY COUNCIL WITH  
UPDATED PROPOSED EXPERT CONFERENCING SCHEDULE**

13 September 2023

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## **MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:**

### **Introduction**

1. This memorandum of counsel for Christchurch City Council (the **Council**) concerns the proposed schedule for expert conferencing that was provided to the Panel under cover of counsel's memorandum of 4 September 2023.
2. Since that time new information has come to light, such that the Council now proposes that the schedule be as set out in the **Appendix** to this memorandum (with changes shown in tracking and highlighting). As briefly explained below, the changes are to:
  - (a) address a potential scheduling conflict identified by a submitter; and
  - (b) account for a number of Council witnesses (and in one instance a facilitator) being unavailable at certain times.
3. The Council also wishes to clarify its proposal regarding conferencing among expert planners, which is not provided for in the proposed schedule.
4. These matters are briefly addressed in turn below.

### **Scheduling conflict**

5. The potential scheduling conflict, identified by counsel for a submitter (Canterbury Regional Council), relates to the expert conferencing sessions for Hazards and Infrastructure, both of which were scheduled for the morning of Thursday, 21 September 2023. The submitter wishes for its experts to attend both conferencing sessions (and one Council expert, Mr Brian Norton, was listed as attending both). This scheduling conflict may also apply to other submitters.
6. The Council therefore proposes moving the Infrastructure conferencing session to the morning of Wednesday, 27 September.

### **Unavailability of experts / facilitator**

7. The unavailability of Council's experts affects the following sessions:
  - (a) the Urban Design conferencing session, which was scheduled for Friday, 22 September, which the Council now proposes to move to the **morning of Wednesday, 27 September**; and

- (b) the Wind Effects / Meteorology / Atmospheric Science conferencing session, which was scheduled for the morning of Friday, 22 September, but which is now proposed to be held on **the afternoon of Friday, 22 September**.
8. In addition, the Council understands that it would be beneficial to move the Arboriculture conferencing session from the morning to the **afternoon of Monday, 25 September**, to accommodate the availability of the facilitator of the conference.

#### **Expert planners' conferencing**

9. As the Panel and submitters will have observed, the attached schedule provides only for **non**-planning experts to conference in facilitated sessions. Some submitters have asked the Council to clarify its proposed approach to expert planners' conferencing.
10. The Council anticipates that planners' conferencing – and/or a different process of discussions, akin to mediation, allowing submitters to participate and contribute to the discussions – will take place after the other experts have conferenced, in parallel with the hearings commencing. The Council considers that these processes can be informal, without facilitation organised by the Panel's secretariat.
11. Counsel look forward to discussing options for these processes with the Panel and submitters in due course.

#### **Conclusion**

12. For the above reasons, the Council asks the Panel to amend the proposed expert conferencing schedule in accordance with the amendments discussed above and shown in the **Appendix**.

Date: 13 September 2023



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**D G Randal / C O Carranceja**  
Counsel for Christchurch City Council

**APPENDIX – REVISED PROPOSED LIST AND SCHEDULE OF  
EXPERT WITNESS CONFERENCING**

**21 September – 3 October 2023**

	<b>Session Time</b>	<b>Subject/Topic</b>	<b>Expert witnesses for Christchurch City Council</b>
1.	9.00am – 12.30pm Thursday 21 September	<b>Hazards</b> High flood hazard areas Coastal Hazards Tsunami Slope hazard areas Liquefaction/ land stability	18. Damian Debski - <i>QM Coastal inundation</i> 19. Jesse Dykstra – <i>slope hazard and liquefaction</i> 28. Marie Claude Hebert – <i>Geotechnical Engineering</i> 33. Emily Lane – <i>QM Tsunami Risk</i> 44. Brian Norton – <i>flooding, water quality, stormwater infrastructure</i> 56. Derek Todd – <i>Coastal erosion</i>
2.	9.00am – 12.30pm Thursday 21 September	<b>Character</b> Residential character areas	49. Jane Rennie – <i>Urban Design and Values assessment (Residential Character Areas)</i>
<del>3.</del>	<del>9.00am – 12.30pm Wednesday 27 September</del>	<del><b>Infrastructure</b> Future Stormwater infrastructure to support growth Wastewater constraint areas Low Public Transport Accessibility</del>	<del>38. Michele McDonald – <i>Wastewater and water supply infrastructure</i> 44. Brian Norton – <i>flooding, water quality, stormwater infrastructure</i></del>
3.	1.00pm – 5.00pm Thursday 21 September	<b>Economics</b> <b>Commercial feasibility</b> <b>Development viability</b> <b>Commercial Demand</b> <b>Housing and Development Capacity</b> <b>Housing Demand</b>	13. Ruth Allen - <i>Development capacity</i> 27. Tim Heath - <i>Economics</i> 34. Kirdan Lees – <i>Economic Demand (Commercial and Industrial)</i> 41. Ian Mitchell – <i>Housing Demand and affordable housing</i> 46. Phil Osborne - <i>Economics</i> 52. John Scallan - <i>Housing feasibility and capacity</i>
4.	1.00pm – 5.00pm Thursday 21 September	<b>Heritage Experts</b> Residential Heritage Areas Listed heritage items Heritage sites	39. Dr Ann McEwan – <i>Heritage (RHAs)</i> 45. Amanda Ohs – <i>Heritage (Listed heritage items)</i> 59. Gareth Wright – <i>Heritage (heritage sites)</i>
5.	1.00pm – 5.00pm Thursday 21 September	<b>Transport (including Public Transport)</b> Cycle Parking -Residential Developments City Spine Transport Corridor Low Public Transport accessibility	29. Anne Heins – <i>Cycle Parking Requirements (Residential Developments)</i> 42. Chris Morahan – <i>Transport Engineering</i>

		Airport Noise Influence Area	51. Chris Rossiter – <i>Transport Engineering (Private ways and vehicle access)</i>
6.	9.00am – 12.30am Friday 22 September	<b>Session 3 Continued:</b> Economics Commercial feasibility Development viability Commercial Demand Housing and Development Capacity Housing Demand	13. Ruth Allen - <i>Development capacity</i> 27. Tim Heath - <i>Economics</i> 34. Kirdan Lees – <i>Economic Demand (Commercial and Industrial)</i> 41. Ian Mitchell – <i>Housing Demand and affordable housing</i> 46. Phil Osborne - <i>Economics</i> 52. John Scallan - <i>Housing feasibility and capacity</i>
8.	1.00pm – 5.00pm Friday 22 September	<b>Wind effects/ meteorology/atmospheric science</b> MRZ/HRZ Sunlight Access	23. Mike Green – <i>Wind/meteorology</i> 35. Ben Liley – <i>Atmospheric Science – QM Sunlight Access</i>
7.	9.00am – 12.30am Friday 22 September	<b>Noise/Acoustics</b>	57. Dr Jeremy Trevathan – <i>Acoustics Residential/Industrial Interface</i>
8.	1.00pm – 5.00pm Friday 22 September	<b>Social Impacts</b>	21. Rebecca Foy – <i>Social impacts of intensification and coastal hazards</i>
11.	9.00am – 12.30pm Wednesday 27 September	<b>Urban Design and Architecture</b> Strategic Overview/whole of plan Central City/Commercial Industrial and Mixed-Use Zones Residential zones Specific Purpose Zones Qualifying matter on Sunlight Access Transport City Spine	20. William Field – <i>Urban Design</i> 25. Dave Hattam – <i>Urban Design (urban design monitoring, heights and building envelopes)</i> 37. Amanda McKay – <i>Urban design (SPZs) sites</i> 48. Alistair Ray – <i>Urban Design City Centre (development capacity, building heights)</i> 58. Nicola Williams – <i>Urban design (Commercial zones in &amp; around centres)</i>
9.	1.00pm – 5.00pm Friday 22 September	<b>Wind effects/ meteorology/atmospheric science</b> MRZ/HRZ Sunlight Access	23. Mike Green – <i>Wind/meteorology</i> 35. Ben Liley – <i>Atmospheric Science – QM Sunlight Access</i>
10.	1.00pm – 5.00pm Friday 22 September	<b>Ecology/Biodiversity</b> Sites of Ecological Significance Trees/Heritage Trees Trees/Financial Contributions	26. Nicholas Head – <i>Ecology (sites of Ecological Significance)</i> 40. Colin Meurk – <i>Biodiversity (Tree Canopy Cover values)</i> 43. Justin Morgenroth – <i>Ecology (Tree Canopy Cover)</i>

11.	9.00am – 12.30pm Monday 25 September	<b>Landscape Architecture</b> Riccarton Bush and boundary Trees/ Significant and other Trees Ōtākaro Avon River Corridor	30. Wendy Hoddinott – <i>Heritage Landscape (Riccarton Bush QM)</i> 36. Dave Little – <i>Landscape values of Ōtākaro Avon River Corridor</i> 50. Hilary Riordan – <i>Landscape Architecture (Scheduled Significant trees and Riccarton Bush Boundary)</i>
12.	9.00am – 12.30pm 1.00pm – 5.00pm Monday 25 September	<b>Arboriculture</b> Heritage Trees Significant Notable and other Trees Financial Contributions	14. Dr Andrew Benson – <i>Urban Tree Ecophysiology</i> 17. Toby Chapman – <i>Arborist (Significant, notable, and other trees and Financial Contributions)</i> 55. Matthew Stobbart - <i>Arborist (heritage site)</i>
13.	9.00am – 12.30pm <u>Wednesday 27</u> <u>September</u>	<b>Infrastructure</b> <u>Future Stormwater infrastructure to support growth</u> <u>Wastewater constraint areas</u> <u>Low Public Transport</u> <u>Accessibility</u>	<u>38. Michele McDonald – Wastewater and water supply infrastructure</u> <u>44. Brian Norton – flooding, water quality, stormwater infrastructure</u>
14.	9.00am – 12.30pm <u>Wednesday 27</u> <u>September</u>	<b>Urban Design and Architecture</b> <u>Strategic Overview/whole of plan</u> <u>Central City/Commercial</u> <u>Industrial and Mixed-Use Zones</u> <u>Residential zones</u> <u>Specific Purpose Zones</u> <u>Qualifying matter on Sunlight Access</u> <u>Transport City Spine</u>	<u>20. William Field – Urban Design</u> <u>25. Dave Hattam – Urban Design Residential (urban design monitoring, heights and building envelopes)</u> <u>37. Amanda McKay – Urban design (SPZs) sites</u> <u>48. Alistair Ray – Urban Design City Centre (development capacity, building heights)</u> <u>58. Nicola Williams – Urban design (Commercial zones in &amp; around centres)</u>
15.	1.00pm – 5.00pm Wednesday 27 September	<b>Conservation Architecture</b> Heritage sites  <b>Heritage Engineering</b> Heritage sites  <b>Quantity Surveying</b> Heritage sites	22. William Fulton – <i>Conservation Architect (heritage)</i> 32. Tim Holmes - <i>Conservation Architect (heritage)</i> 47. Dave Pearson - <i>Conservation Architect (heritage)</i> 54. Chessa Stevens - <i>Architect (heritage)</i>  16. Clara Caponi - <i>Engineering (heritage)</i> 31. Stephen Hogg – <i>Engineering (heritage)</i>  24. Phil Griffiths – <i>Quantity surveying (heritage sites)</i>

			53. Gavin Stanley – <i>Quantity surveying (heritage sites)</i>
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