

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER OF Proposed Plan Change 14 Housing and
Business Choice pursuant to Part 5, subpart
5A and Part 6 of Schedule 1 of the Resource
Management Act 1991

**MINUTE 5: RESPONSE TO MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY
COUNCIL 18 AUGUST 2023 – ERRORS IN SUMMARY OF SUBMISSIONS**

Introduction

- [1] This is the fifth procedural Minute to be issued by the Independent Hearings Panel (IHP) established by the Christchurch City Council (the Council) to conduct the hearing of submissions on proposed Plan Change 14 Housing and Business Choice (PC 14) notified by the Council and to make recommendations to the Council, after the hearing of submissions is concluded, pursuant to Part 5, subpart 5A and Part 6 of Schedule 1, of the Resource Management Act 1991 (RMA).
- [2] The purpose of this Minute is to acknowledge and respond to the matters raised in the Memorandum of counsel from Christchurch City Council filed on 18 August 2023.
- [3] This Minute also issues directions to the Council and modifies the deadline for the filing and service of expert evidence in chief for the three affected submitters and further submitters (if any) to those three submissions.

Recommended changes to PC 14 provisions as notified

- [4] The IHP acknowledges that with the Memorandum of counsel filed on 18 August 2023, the Council filed 28 documents with the changes to the text of PC 14 provisions as recommended by section 42A report authors (18 August 2023 updated recommended provisions).
- [5] The IHP confirms that the 18 August 2023 updated recommended provisions were published on the IHP website on Friday 18 August 2023.

Errors in the Summary of Submissions

- [6] The IHP acknowledges the notification of the additional errors in the summary of submissions, which are the subject of corrections notified by the Council on Wednesday 23 August 2023. Further submissions on these additional points, if any, are due by 6 September 2023.
- [7] As a consequence of the identified errors and notified additional points and to provide a fair opportunity for the three affected submitters (the three submitters) to be able to consider any further submissions (related further submissions) and the views of Council s42A Report writers on their submission points, the IHP directs changes to the timeline

issued on 15 August 2023 for the three submitters below, along with any related further submitters¹:

- (a) Teewah Holdings Limited (submission #2108)
- (b) Tobias Meyer (submission #55)
- (c) Wigram Lodge (2001) Limited, Elizabeth Harris and John Harris (#817) regarding 152-158 Peterborough Street and 237-333 Manchester Street.

[8] The three submitters and related further submitters, if any, are directed:

- (a) To file expert evidence in chief by 12 noon on 13 October 2023
- (b) That applications by the Council or any other affected submitter or further submitter to file rebuttal evidence, or to cross examine an expert witness called by the three submitters or related further submitters are to be filed by 12 noon on 20 October 2023.
- (c) That opening legal submissions for the three submitters and related further submitters are required to be filed by 12 noon five working days before allocated speaking time.

[9] The IHP proposes that these submitters are scheduled to be heard at the hearings in the week of 21, 22 and 23 November 2023, identified on the current [Hearing topics and subtopics schedule](#) for the hearing of submissions on residential zones and commencement of other zones. Alternatively, the IHP Secretariat will endeavour to accommodate those submitters in the hearing weeks scheduled for January and February of 2024.

[10] Any of the parties referred to in this Minute intend to call expert evidence are requested to advise the IHP Secretariat of that as soon as possible and are directed to participate in expert conferencing to be held in September 2023, notwithstanding that they won't have filed expert evidence by that time.

¹ For the avoidance of doubt any further submitter on submissions #2108, #55 and #817 who may already be a submitter or further submitter on matters unrelated to submissions #2108, #55 and #817, are still required to comply with the existing timelines with regard to expert evidence, and the amended direction is limited to the submission points for submissions #2108, #55 and #817.

Direction to the Council

[11] The IHP requests that the Council provide any further submitter to the additional submission points notified on 23 August 2023 with a copy of this minute within two working days of receipt of the further submission.

[12] As soon as possible after the close of further submissions on the additional submission points the Council is requested to provide a list of further submitters and address for service details to the IHP Secretariat.

[13] The IHP requests that the Council file a supplementary section 42A report addressing the three submissions referenced in paragraph [7], and further submissions, if any, by 15 September 2023 and serve it on those parties.

Dated 23 August 2023



Cindy Robinson

Chair

for Independent Hearings Panel