

Memorandum for:

INDEPENDENT HEARINGS PANEL

PRE-HEARING MEETING – 1 AUGUST 2023

Name:

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50 Gracefield Avenue

Christchurch 8013

Submission Number:

200

Person(s) attending on my behalf:

Rae James and/or Geoff Banks

- 1** Because I am overseas, I will not be able to attend the Pre-Hearing Meeting on 1 August 2023. However, I wish the IHP to consider the following matter at the PRE-HEARING MEETING. In my opinion, the false background information CCC provided in the Consultation Document compromised the integrity, the validity and, possibly, the legality of the submission process in response to the PC14. This matter is relevant, I believe, to points 26d and 26g in Minute 3 and should, therefore, be considered by the IHP at the Pre-Hearing Meeting

26d: "Receive and hear from Council and submitters any applications for the IHP to consider any preliminary legal issues including any issues regarding the scope of Plan Change 14 and/or submissions."

26g: "An opportunity for submitters to ask any procedural questions or clarify any matter if it is not related to the merits of the plan change."

2 Two examples of false background information

- 2a Future Housing shortage:** The Consultation Document, the key PC14 document for many submitters, was rendered invalid by the false figure in the first sentence (p.5): "Over the next years it's predicted we'll need more than 40,000 new houses in Otautahi Christchurch to ensure everyone has a place to live." However, in the supporting material it is clearly stated *several* times that "... the level of enablement across the city is significant and well exceeds project [sic] demand in both the 30yr long term period and when considered against a 50-60yr or one million population scenario." The impact of the CCC's '40,000 new houses' figure was to lead people to respond to a falsely more 'urgent' scenario than warranted by the actual data.
- 2b Future population growth:** A similarly misleading statement occurred in the introduction to the *City Spine Transport Corridor Planning* document: "Planning is underway for Ōtautahi Christchurch to cater for a population of one million people, over the long term..." (Section 32: Part 2: Appendix 45, QM-City Spine Transport Corridor Background Information.) This 'guesstimate' is contradicted by actual projections for **Greater Chch** [my emphasis] that estimate 621,00 people in 2038 and 653,000 in 2048 (Canterbury Well-Being Index: canterburywellbeing.org.nz/our.population/).

3 This deception—particularly the housing shortage estimate—most likely invalidated much of the feedback that was received, and, therefore, seriously compromised the integrity of the submission process.

4 **Questions I wish the IHP to require the CCC to address:**

Q1: How does the CCC justify their presentation of a false estimate of future housing capacity in the Consultation Document?

Q2: To what extent did misleading the public in this way invalidate the submission process?