

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

**AND**

**IN THE MATTER of  
hearing of submissions and further  
submissions on the Proposed  
Waimakariri District Plan**

**AND**

**of hearing of submissions and further  
submissions on Variations 1 and 2 to the  
Proposed Waimakariri District Plan**

**MINUTE 21 – REQUESTS FOR  
EXTENSIONS OF TIME FOR PROVISION  
OF EVIDENCE FOR HEARING STREAM 12  
AND ECONOMICS EXPERT  
CONFERENCING**

## PURPOSE

1. The purpose of this Minute is to:
  - a. formally record and respond to the requests for extensions to the provision of evidence for Hearing Stream 12. Evidence was due to be submitted no later than Tuesday 5<sup>th</sup> March 2024
  - b. Respond to the Memorandum from Kāinga Ora seeking to extend the economics expert conferencing requested through Minute 20 to include economics experts who will be involved in Hearing Stream 7.

## REQUESTS FOR EXTENSIONS

2. The Hearings Panel received five requests for extensions of time to provide evidence for Hearing Stream 12, from the following parties:
  - a. Andrew McAllister [s8] and Survus [s250]
  - b. Woodwater Limited [s215]
  - c. Daniel Smith [s10]
  - d. Ravenswood Developments Limited [s347]
  - e. Bellgrove Rangiora Ltd [s408, s413, FS85 PDP, s79, FS18 Var 1]
3. The Hearings Panel has considered all these requests under s37 of the RMA, which are available on the [Council website](#). The requests set out the length of extension sought, what the extension is for, and the reasons for the requested extension. We have not repeated these here.
4. The Hearings Panel has granted the extensions to the first three submitters on the basis of the late evidence being restricted to planning evidence, with the reasons being for the personal circumstances of those planners and the short extensions sought. We consider no parties are prejudiced by these extensions.
5. The Hearings Panel has granted the extension for the fourth submitter on the basis that the late evidence is restricted to recommended new planning provisions, rather than expert evidence in itself, and the relatively short extension sought. We consider that no parties are prejudiced by this extension.
6. The Hearings Panel found the fifth request more complex and finely balanced, and after careful consideration, have granted the extension. We granted the extension to ensure that the Panel had the best available evidence in order to make recommendations on the submissions, taking into account the opposing submissions on the certification process and the Infrastructure Acceleration Funding agreement between Kāinga Ora, the Council and the submitter. We carefully considered whether any other submitter would be prejudiced by the extension of time, given that all other parties seeking significant rezonings had provided evidence in time (excepting the first four requests we discussed above). Given the PDP as notified included an Outline Development Plan for

the Bellgrove South area and provided for the certification process as a means to achieve development in advance of rezoning, it could have been anticipated that development could occur without rezoning, and hence the need to provide evidence. We have also noted the comments of the Council's reporting officer, who advised that the later the evidence is received, the less likely the experts' opinions will be able to be addressed in the s42A report.

7. We record that our granting this extension was finely balanced, and we were concerned of the lateness of the request for the extension, made only three working days before rezoning evidence was due, and the length of the extension sought. We believe there are unique circumstances to this request, and that we would have been otherwise unfavourable. We suggest that the submitter treats the 30 April date as a worst case deadline and endeavours to provide evidence in advance of that date.

## ECONOMICS EXPERT CONFERENCING

8. The Kāinga Ora Memorandum of 5 March 2024 is available on the [Council website](#). It seeks that the economic expert conferencing that we have requested in advance of Hearing Stream 12 be extended to include economists who will be filing evidence as part of Hearing Stream 7 and/or Variation 1.
9. The IHP see merit in extending conferencing to include economics experts who will be filing evidence for Hearing Stream 7 and/or Variation 1, given our questions to the Hearing Stream 12 experts. The one concern that the IHP have in this regard is that only the economics experts appearing in Hearing Stream 12 will have filed evidence, and economics evidence from experts appearing in Hearing Stream 7 will not have done so. This means that all the opinions from economics experts would not be available for review by their colleagues before conferencing occurs.
10. Accordingly, to ensure fair process for all participants and robust economic conferencing, we request that the economics expert conferencing we have requested to have occurred by 4pm Friday 26<sup>th</sup> April 2024 be extended to include economic experts who will be appearing as part of Hearing Stream 7 (and are not otherwise already appearing in Hearing Stream 12).
11. We request and encourage that submitters to Hearing Stream 7:
  - a. Make their economics experts available for the conferencing,
  - b. Engage their economics experts to provide a suitable level of evidence in advance of the economics expert conferencing occurring. We suggest that this should occur no later than **4pm Friday 22<sup>nd</sup> March 2024** to ensure the economics and planning expert conferencing can have been completed by the 26<sup>th</sup> April 2024.
12. Submitters who intend to make their economics experts available for the expert conferencing are requested to liaise with the relevant s42A report author(s) through the

Hearing Administrator (developmentplanning@wmk.govt.nz) for co-ordinating the conferencing. This should occur no later than **4pm Tuesday 12<sup>th</sup> March 2024**. Please refer back to Minutes 20 and 1 for more information on expert conferencing.

## CORRESPONDENCE

13. Submitters and other hearing participants must not attempt to correspond with or contact the Hearings Panel members directly. All correspondence relating to the hearing must be addressed to the Hearings Administrator on 0800 965 468 or [developmentplanning@wmk.govt.nz](mailto:developmentplanning@wmk.govt.nz).



Gina Sweetman

Independent Commissioner – Chair - on behalf of the Hearings Panel members

6 March 2024