

## Memorandum – Question to Joanne Mitten from the Hearing Panel on PC31

Date	8 August 2023
To	PC31 Hearing Panel
CC	Imogen Edwards
From	Joanne Mitten, Principal Planner, Canterbury Regional Council

### Response to Hearing Panel Question on 08 August 2023

Today I attended the hearing of PC31 on behalf of the Canterbury Regional Council as an expert planner. A question was asked by the hearing panel in relation to paragraph 90 in my statement of evidence, dated 21 July 2023. My response was that I needed to go away and think about the answer and that I would provide my answer to the panel in writing.

As I understand it, the hearing panel asked the following question:

*Why do you prefer the housing capacity assessment by Mr Foy over Mr Sexton's spatial analysis?*

My answer to the above question is as follows:

I prefer Mr Foy's assessment as Mr Sexton's assessment does not include the area under the operative 50dB airport noise contour within Kaiapoi as being able to be developed. CRPS Policy 6.3.5(4) has a special exclusion for the area within Kaiapoi that sits within the 50dB airport noise contour that allows it to be developed.

Mr Sexton's assessment also did not include the area of high flood hazard in the Kaiapoi NDA or CRPS FDA. These flood areas could still be developed with appropriate mitigations in place. I think it is premature to exclude this entire high flood hazard area from a housing capacity assessment.

Thank you,



Jo Mitten