

BEFORE THE WAIMAKARIRI DISTRICT COUNCIL

IN THE MATTER OF the Resource Management Act 1991 ('the RMA')

AND

A PRIVATE PLAN CHANGE REQUEST (PPCR) by Ravenswood Developments Limited (RDL) pursuant to s73 (2) and Schedule 1(Part 2) of the RMA to enable and facilitate the development of a Town Centre within the settlement of Ravenswood.

**MINUTE 2- FURTHER DIRECTIONS FOR INFORMATION REQUEST AND TIMELINE
FOR REMAINING STEPS**

25 MAY 2021

INTRODUCTION

- 1 This second minute addresses our further information request of the Proponent of the PPCR and includes directions and the time table for remaining steps leading to hearing close.

INFORMATION REQUEST- RESPONSE AND CIRCULATION

- 2 On 24 May pursuant to s41C (3) of the RMA we requested the following further information from Mr Fraser Colegrave an economic consultant who provided expert evidence in support of the Proponents PPCR.

2.1 To assist in assessing effects on Rangiora & Kaiapoi as a whole (rather than just the KACs):-

- (a) Rerun the model to produce Tables 9-12 (p 35-37 of the assessment) to give the total township turnovers, not just the KAC turnover, and the estimated trade impacts on the township turnovers.
- (b) This must include the three supermarkets (New World, Countdown and Pack n Save) and the Mitre 10 Mega at Southbrook.
- (c) Other than the change in geographic coverage of the Kaiapoi & Rangiora columns in Table 9-11, all other parameters of the model should be the same were used to produce the tables in his assessment.
- (d) Include an additional column in tables 9-11 for "Rest of Waimakariri District", with a consequential adjustment to the "Rest of Region".
- (e) Provide any qualifications he considers appropriate in terms of the results.

2.2 To assist in assessing cumulative effects:

- (a) Rerun the model to produce Tables 9-12 starting from a zero-base for Ravenswood (i.e. The Ravenswood column in table 9 is all zeros) showing the effect on the KACs as per his statement, and then on the whole-of-town, as per 2.1(a) above, both with the additional column as in 2.1 (d) above. All other model parameters are to remain as were used to produce his original statement.
- (b) Provide any qualifications he considers appropriate in terms of the results.

2.3 To assist in understanding the impact of the proposal

- (c) Provide the actual and forecast retail expenditure, total and by store type, generated from the population for which Ravenswood will be the closest KAC (i.e. the Woodend/Pegasus/Ravenswood/Waikuku Beach/Pegasus Bay area), 2018 – 2045, that has been used in the model results – i.e. Table 5 (p24) but only for the area for which Ravenswood would be the closest KAC.
- (d) Provide a map (perhaps similar to Mr Foy's fig 10.1 - p 15 of his Statement of Evidence, but larger) or other description of the area covered.
- (e) Provide any qualification he considers appropriate on the results.

2.3 To assist in understanding the impact of the proposal

- (a) Provide the breakdown of 2028 Ravenswood sales by store type by originating catchment of the expenditure, i.e. the "Ravenswood" column of Table 10 broken down by area in which the expenditure originated. The originating catchments should be: -
- (i) the areas for which Ravenswood, Rangiora & Kaiapoi are the closest KAC (separately),
 - (ii) Hurunui District,
 - (iii) Christchurch broken into Northern Christchurch (areas for which Belfast, Papanui & Shirley KACs are the closest KAC or similar) and some reasonable breakdown of the rest of Christchurch City broadly by distance from Ravenswood;
 - (iv) Selwyn District and
 - (v) Other.
- Depending on the significance of Selwyn and Other they may be combined.
- If he considers it significant or of interest, Other may be further disaggregated.
He should apply his judgement as to these matters, and on presentation.
- (b) Provide a map or other description of the originating catchment areas,
- (c) Provide any qualification he considers appropriate on the results.

2.4 For completeness

- (a) Provide Table 7 with a Total row.
- (b) As discussed in evidence it will need to be a weighted average, so provide a description of how this total row was obtained,
- (c) Provide any qualification he considers appropriate on the total actual & future retention result.

2.5 To assist in interpreting the above and in making the decisions we are required to make:-

- (a) Provide any comment he considers appropriate arising out of the above information.
- 3 Counsel for the Proponent has advised Mr Colegrave will provide to the Hearings Officer, Mandy Fox <mandy.fox@wmk.govt.nz> a response to our information request on or before 5.00pm on Friday 4 June 2021.
- 4 Mandy Fox will both place the Colegrave response on the appropriate page of the Councils website and by email circulate the response to all hearing participants, inclusive of the s 42A officer group.
- 5 Any participant, including the s42A Officers, if they wish to, may respond in writing to the Colegrave response on or before 5.00pm on Friday 11 June 2021. The Hearings Officer will circulate any participant's response in the same in manner.

FURTHER CAUCUSING REQUEST ON THE PROPOSED CHANGES TO THE DISTRICT PLAN (The D Haines 24 May 2021 Document)

- 6 In his presentation to the panel on 25 May 2021, Mr David Haines presented the latest version of the PPCR wording changes to the District plan (D Haines Document). The issue date on that document is recorded as 24 May 2021.
- 7 Mr Bonis, in his written summary and response presentation to the panel on 24 May under the heading "Urban Design and being a KAC" paragraphs 35 to 39,

identified and commented on a number of issues that he, and other s42A officers, considered were either not included in the D Haines Document or, if included, were inadequate.

- 8 We request that the Proponent and the s42A officer further caucus on the D Haines document, in person or otherwise. Caucusing is for the purpose of further exploring if consensus on wording, the proposed future consenting process for the intended development, particularly relating to the proposed concept master plan and the issues raised by Mr Bonis in his presentation, can be resolved.
- 9 Caucusing is to occur in accordance with the current Environment Court Practice Note. Those attending are acting as experts. If caucusing reaches consensus then a final version of the D Haines document is to be made available as directed below.
- 10 If partial agreement results, then both the Proponent and the s42A officers are to provide their own separate versions of the D Haines document. They should identify points of disagreement, providing their preferred wording. As well they should provide either a short commentary, or reference to evidence already provided, on why their position on wording is to be preferred.
- 11 We are not directing, but requesting, caucusing. If the s42A officers considered, given caucusing has already been undertaken and given joint witness statements have issued, further caucusing would not be helpful, then we direct the s42A officers provide their own recommended version of the D Haines document. They are to identify, through track changes, their recommended amendments. They may provide further explanatory information accompanying their recommendations.
- 12 Whatever results from our caucusing request, we direct the Proponent jointly with s42A officers, or the s42A officers acting separately, provide the Hearings Officer a final version(s) of the D Haines document on or before 5.00pm on Friday 25 June 2021. That document is to be posted by the Hearings Officer on the appropriate Council web page and circulated to hearing participants as soon as practicable following receipt.

REPLY AND HEARING CLOSE

- 13 We direct the Proponent provide to the Hearings Officer a written reply including their final version of the D Haines document, unless otherwise earlier agreed with the s42A officers, no later than 5.00pm on Friday 2 July 2021.
- 14 We will issue a minute formally closing the hearing. Until we do so the hearing will remain adjourned.

OTHER MATTERS

- 15 If any party has any issue with the information/directions or wish to undertake any contact with the Panel, please do so by contacting the Hearings Officer as soon as possible following receipt of this minute.



Paul Rogers

Independent Commissioner – Chair - on Behalf of the Panel

Dated: 25 May 2021