

**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 Large Lot Residential rezonings  
to the Proposed Waimakariri District Plan**

**MINUTE 34 – UPDATED DIRECTIONS FOR EXPERT  
CONFERENCING FOR HEARING STREAM 12D**

## UPDATED DIRECTIONS FOR HEARING STREAM 12D EXPERT CONFERENCING

1. This Minute responds to the Memorandum to the IHP from Mr Yeoman (Yeoman Memo) and the Memorandum of Counsel from Counsel for Carter Group Property Ltd and Rolleston Industrial Developments Ltd (RIDL Memo). Both of these Memos are available on the [Council website](#).
2. In our Minute 31, we directed that the Council provide particular information in respect to economics matters in advance of expert conferencing occurring. The Yeoman Memo set out that there was no additional demand or sufficiency information that can be provided from the WCGM22 which is not already before Hearing Stream 12D and available to the submitters. The Memo also referred to “feasible and RER Capacity” being provide online at a parcel level, which included capacity in settlement and large lot residential zones outside the main towns. This is available under [Growth Modelling](#) on the Hearing Stream 12 page.
3. The RIDL Memo seeks that the direction for economics conferencing be cancelled, or the conferencing questions revised, on the basis that Mr Yeoman has not provided evidence or any information in respect to demand and sufficiency in Ōhoka.
4. Having reviewed the RIDL memo, we agree that there is little point in proceeding for expert conferencing between the Hearing Stream 12D economists at this time, and that this may better occur through Hearing Stream 12E. We therefore cancel our direction for the economics expert conferencing to occur.
5. The RIDL memo suggests that Mr Yeoman addresses some matters that were to form part of economics expert conferencing either in advance of Hearing Stream 12D reconvening or in the Reply Report. Mr Willis and Mr Yeoman are requested to consider these matters. The IHP will issue further directions in due course in advance of either of these occurring.
6. However, the IHP would like to understand the WCGM22 and its formulation better. We hereby direct pursuant to s41C of the RMA that the Council provides:
  - a. a copy(ies) of the brief(s) provided to Formative for the WCGM22 and any subsequent iterations; and
  - b. an explanation, which should include details from any briefs to Formative, of why the WCGM22 is limited to only assessing “demand” and “sufficiency” for the main towns of Rangiora, Kaiapoi and Woodend/Pegasus.
7. This information is to be provided by no later than **4pm Friday 9<sup>th</sup> August 2024**.

## CORRESPONDENCE

8. 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 [Audrey.benbrook@wmk.govt.nz](mailto:Audrey.benbrook@wmk.govt.nz).



Gina Sweetman  
Independent Commissioner – Chair - on behalf of the IHP members  
30 July 2024