

Christchurch City Council

RMA/2018/2029

Proposed Supermarket – 171 Main North Road, Papanui

Council Response to Commissioners Minute 1

Pre-hearing Discussions and Conferencing

1. Council received two responses to the Commissioners Minute dated 24th September 2019. This included a Memorandum of Counsel on behalf of Foodstuffs (South Island) Properties Ltd, and confirmation from Environment Canterbury which experts they intend to call and that those experts are available for conferencing.
2. I have reviewed the responses received to the Commissioners Minute, as well as the assessments from Council officers. Without prejudice, I note the following points:
 - a. Transport – additional conferencing is supported, discussed below.
 - b. Urban design – conferencing is supported, discussed below.
 - c. Policy – conferencing is supported, discussed below.
 - d. Economics – Council's expert generally agrees with the applicant's assessment from an economic perspective. Conferencing is not considered necessary.
 - e. Earthworks – Council's expert is satisfied that matters relating to earthworks can be addressed through a set of consent conditions. These are being finalised, and will be sent to the applicant in the coming weeks. Conferencing is not considered necessary.
 - f. Flooding – Council's experts are generally satisfied with this aspect of the proposal. Proposed conditions of consent are being finalised, and will be sent to the applicant in the coming weeks. Conferencing is not considered necessary.
 - g. Waterway – Council's experts consider that indigenous planting as per the application will provide some mitigation for this. Proposed conditions of consent are being finalised, and will be sent to the applicant in the coming weeks. Conferencing is not considered necessary. Please note, however, there is some tension within the policy framework.
 - h. Environmental Health (noise, lighting, contaminated land) – Council's expert considers that these matters can be appropriately managed through consent conditions. These are being finalised and will be sent to the applicant in the coming weeks. Conferencing is not considered necessary.
 - i. Street trees – Council's expert has reviewed the proposed removal of, and earthworks within proximity to, street trees. Considers these can be managed through consent conditions. These are being finalised and will be sent to the applicant in the coming weeks. Conferencing is not considered necessary.
3. The above points 'd' to 'i' have been set out having regard to the submissions received, however, it is acknowledged that through the hearings process additional matters may arise that may require these to be revisited.
4. As per the Memorandum of Counsel on behalf of Foodstuffs (South Island) Properties Ltd (7th October 2019), conferencing has been taking place between transport experts. This has included representatives from CTOC and NZTA. I understand that progress has been made in this regard and support further conferencing taking place between the same parties, as well as Environment Canterbury. Council's representatives for this would be Mr Mark Gregory and Mr Richard Holland. I will be working with the applicant and Environment Canterbury to arrange this.

5. With respect to Urban Design, Council's expert has raised concerns. These have generally not deviated from those expressed in earlier meetings between experts. I support conferencing to produce a joint witness statement confirming the expert's areas of agreement and disagreement. Council representatives for this process would be Mr David Hattam and Ms Jennifer Dray. I will be working with the applicant to arrange this.
6. With regard to policy interpretation, I have concerns with the proposal. These largely relate to the out-of-zone nature of the activity. I support conferencing to produce a joint witness statement confirming areas of agreement and disagreement. In light of the submission by Environment Canterbury (as well as their confirmation of availability) I recommend their attendance at this. I will be working with the applicant and Environment Canterbury to arrange this.

Circulation of Evidence before Hearing

7. I am aware of the requirements for pre-circulation of evidence and am working towards this being available on 11th November 2019.

Hearing Process and Presentations

8. I anticipate that the following persons will attend the hearing on behalf of Council:
 - a. Nathan Harris, Planner at Christchurch City Council.
 - b. David Hattam, Senior Urban Designer at Christchurch City Council.
 - c. Jennifer Dray, Senior Landscape Architect at Christchurch City Council.
 - d. Mark Gregory, Transport Network Planner at Christchurch City Council.
9. Subject to the above matters being addressed prior to the hearing, it is anticipated that the following experts will be available on an as needed basis:
 - a. Tim Heath, Managing Director of Property Economics.
 - b. Isobel Stout, Senior Environmental Health Officer at Christchurch City Council.
 - c. Sheryl Keenan, Planning Engineer at Christchurch City Council.
 - d. Victor Mthamo, Planning Engineer at Christchurch City Council.
 - e. Emily Tredinnick, Surface Water and Land Drainage Planner at Christchurch City Council.
 - f. Greg Burrell, Waterways Ecologist at Christchurch City Council.
 - g. Bill Dray, Civil Engineer (Building Control) at Christchurch City Council.
 - h. John Thornton, Arborist Environmental Consents at Christchurch City Council.

Site and Locality Visits

10. I have no requests with regard to this matter.



Nathan Harris
Planner
Christchurch City Council