

PRIVATE PLAN CHANGE 23 WHISPER CREEK, SPENCERVILLE

MINUTE # 2

HEARING PROCEDURES AND COMMISSIONER'S DIRECTIONS

Notice of Hearing

1. Pursuant to section 34(A)(1) of the Resource Management Act 1991 (the Act), I have been given delegated authority from Christchurch City Council to consider the above Plan Change and the submissions received.
2. The hearing to consider and make recommendations on Private Plan Change 23 Whisper Creek has been scheduled as follows:

Hearing details:

Location: VIP Room, Level 2, Parakiore - 50 Saint Asaph Street, Christchurch Central City, Christchurch 8011

Date: Wednesday 20 May 2026

Time: 9:00am start

3. The hearing will continue Thursday 21 and Friday 22 May 2026, commencing at 9:00 am each day. One of the Hearing Administrators: Andrew Jackson, Gina Robson, or Dylan Cresswell-Miley, will contact the parties who have stated that they wish to be heard and will issue a preliminary timetable for the hearing. This will be updated as required during the course of the hearing.

Exchange of Evidence

4. In order to facilitate an efficient hearing process which minimises time and costs to all parties participating in the hearing, I have decided to make a number of directions under sections 41B, 41C and 42A(3) of the Resource Management Act as follows.
5. Pursuant to section 42A(3)(a), Christchurch City Council shall provide a copy of its Section 42A report to the applicant and every person who made a submission or further submission and stated a wish to be heard, **no later than 15 working days before the hearing being 5pm on Tuesday 28 April 2026.**
6. Pursuant to s41B(2) of the Act any expert evidence prepared by the plan change applicant must be provided to the Christchurch City Council and every person who made a submission or further submission and stated a wish to be heard, **no later than 10 working days before the hearing being 5pm on Tuesday 5 May 2026.**

7. Pursuant to section 41B(3) and (4), any person who made a submission or further submission and who is intending to call expert evidence shall provide briefs of expert evidence to the Hearing Administrator at Christchurch City Council **no later than 5 working days before the hearing being 5pm on Tuesday 12 May 2026**. Copies shall then be provided to the applicant and respective submitters and further submitters as appropriate.
8. Rebuttal evidence may be filed, to reduce the need for the Council or expert witnesses to spend time at the hearing responding to the evidence lodged by other witnesses. Any rebuttal evidence shall be provided to the Hearing Administrator at Christchurch City Council **no later than 5pm on Monday 18 May 2026**.
9. The pre-lodgement of evidence and rebuttal evidence will enable me to pre-read the evidence and allow most of the allocated time to be used for questions.
10. Non-expert evidence (including submitter lay evidence and legal submissions) should be tabled and read aloud on the day that the relevant party appears at the hearing.
11. In terms of the above directions, all reports and evidence shall be provided electronically by e mail in pdf format to one of the Hearing Administrators Andrew Jackson / Gina Robson / Dylan Cresswell-Miley at **SPPCBusinessSupport@ccc.govt.nz**. The phone contact is **03 941 8999** and request to speak to one of the administrators. Parties shall notify the Hearing Administrator and make specific arrangements if they are not able to send or receive documents in this manner.
12. All reports and expert evidence shall also be made available from the Christchurch City Council web site. Any documents relating to this matter, including all briefs of expert evidence, will be found at **ccc.govt.nz/pc23 & letstalk.ccc.govt.nz/PC23**.

Potential Expert Caucusing

13. Following the lodgment of evidence, directions may be given for pre-hearing caucusing by expert witnesses. The purpose of caucusing is to identify areas of agreement and remaining areas of disagreement between experts in order that the hearing can focus on key issues.
14. In order to assist in planning for this and to ensure that adequate time can be provided, it would be useful to have an indication from any submitters intending to submit expert evidence. This does not include lay evidence or submitter statements.
15. Any submitter intending to submit expert evidence is requested to advise the

Hearings Administrators of their intention by **5pm on Friday 1 May 2026**.

16. It is appreciated that some submitters may not have yet decided whether or not to lodge expert evidence. Failure to advise of their intention does not otherwise preclude expert evidence being submitted.

Conduct of the Hearing

17. Pursuant to section 41C(1), all expert evidence that has been exchanged in advance of the hearing will be taken as read. Expert witnesses shall provide an evidence summary and make a succinct presentation on the key issues and conclusions of the evidence and any rebuttal.
18. Cross examination is not permitted, however, each witness may be questioned by the Commissioner. Questions from other parties will be limited to points of clarification and shall be made through the Commissioner.
19. Any supplementary evidence including evidence summaries shall be read in full and 15 copies of that evidence shall be provided on the day of appearance. The Commissioner may request that experts in common fields participate in conferencing in accordance with the Code of Conduct for Expert Witnesses contained in the Environment Court's Practice Note 2011 to clarify areas of agreement and disagreement.
20. Non-expert evidence may be presented verbally and/or in writing. 15 copies of any written material shall be provided on the day of appearance.
21. Any legal submissions may be presented verbally and/or in writing on the day of appearance. 15 copies of any written legal submissions, including any casebooks, shall be provided on the day of appearance. We note that where legal submissions are not provided in written form, the Commissioner cannot guarantee that she will accurately record all legal points presented.
22. The hearing will be conducted in the following order of appearances:
 - a) Applicant
 - b) Submitters
 - c) Further Submitters
 - d) Christchurch City Council
 - e) Applicants Reply

23. The Hearing Administrator will prepare an initial timetable for the order of appearances and will liaise with the parties on the timetable once evidence has been exchanged.

24. A site visit will be undertaken by the Commissioner prior to the hearing. The site visit will be undertaken unaccompanied by any other parties. The applicant is to advise the Hearing Administrator prior to 1 May 2026 of any specific access and/or health and safety requirements relating to the site. The Commissioner may also undertake additional site visits during or after the hearing.

A handwritten signature in black ink, appearing to be 'G. Taylor', written in a cursive style.

Graham Taylor
Independent Commissioner
24 March 2026