

PRIVATE PLAN CHANGE 23 WHISPER CREEK, SPENCERVILLE

MINUTE # 3

COMMISSIONER'S DIRECTIONS AS TO EXPERT CAUCUSING

1. The hearing of Private Plan Change 23 (PC23) is set down to commence on Wednesday 20 May 2026.
2. In Minute #2 I made directions as to provision of expert evidence. I also indicated that further directions may be made as to expert caucusing to identify areas of agreement and remaining areas of disagreement between experts in order that the hearing can focus on key issues. To assist in planning for this I directed that submitter parties advise whether they intend to lodge expert evidence by Friday 1 May.
3. I have received advice that the Ouruhia Residents Group intends to file expert evidence on planning, traffic engineering and three waters / flooding matters.
4. Christchurch City Council s42A report was lodged on time on 28 April. The applicant's expert evidence is due at 5pm today - 5 May.
5. The 42A report has highlighted areas where the report writers consider that further technical assessments are necessary to substantiate the effects of the rezoning and establish the appropriateness of PC23. These matters relate to:
 - Economic Assessment
 - Landscape / Urban Design Assessment
 - Stormwater Management
 - Transport Assessment
 - Natural Hazards
6. The 42A report writer acknowledges that provision of this information may be challenging within the available evidence exchange timeframes and has suggested expert caucusing in order to assist in refining the issues.
7. I have also been provided with an emailed request from the applicant, suggesting expert caucusing in respect of traffic, natural hazards, and infrastructure/ servicing.
8. I agree that expert caucusing will be useful in order to refine the issues before the hearing. In addition to the matters suggested by the applicant I consider that there would be merit in extending this to include economic and landscape experts.
9. I am conscious that the applicant and submitter evidence is yet to be submitted.

It is possible that the applicant's evidence will address some or all of the issues raised in the s42A reports, however the extent to which this may satisfy the concerns raised by the report writers is still unknown. I therefore consider that any caucusing should concentrate on confirming whether or not the respective experts agree as to the adequacy of the information now provided, and what areas of agreement / disagreement remain.

10. I note that submitter evidence is not due until 12 May. This potentially places the submitter experts at a disadvantage, as they will be under time constraints to prepare their own evidence, and they may be required to participate in caucusing prior to their own evidence and positions being circulated. I therefore consider that any caucusing on traffic and infrastructure / flooding issues should occur after lodgment of submitter expert evidence – this does not however preclude informal discussion between experts where it may assist in expediting and/or clarifying matters.
11. For the above reasons I direct that:
 - a) Expert Caucusing take place between s42A reporting officers and the applicant and submitter expert witnesses in respect of:
 - Economic Assessment
 - Landscape / Urban Design Assessment
 - Infrastructure / Servicing
 - Transport Assessment
 - Natural Hazards
 - b) Joint witness statements recording the outcome of expert caucusing, including:
 - Areas of agreement; and
 - Remaining areas of disagreement; and
 - Reasons for agreement / disagreementare to be prepared and provided to the Hearing Administrator at Christchurch City Council **no later than 5pm on Monday 18 May 2026.**
12. Rebuttal evidence is no longer required to be filed in respect of experts participating in the above caucusing, however may still be filed by any other experts as per Minute #2, to be provided to the Hearing Administrator at Christchurch City Council **no later than 5pm on Monday 18 May 2026.**
13. 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.

14. 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**.



Graham Taylor
Independent Commissioner
5 May 2026