

BEFORE THE CHRISTCHURCH CITY COUNCIL

IN THE MATTER OF The Resource Management Act 1991 (**Act**)

AND

IN THE MATTER OF Resource consent application RMA/2024/576 by
Cambridge 137 Limited to demolish a heritage
building and construction of a hotel at 137
Cambridge Terrace, Christchurch

**MINUTE NO 1 OF HEARING COMMISSIONER DAVID CALDWELL
ADDRESSING HEARING RELATED MATTERS**

Dated 11 July 2024

1. I have been appointed as the Independent Hearing Commissioner to hear and determine this application.
2. I have commenced reading the application and have reviewed the submissions lodged. I have identified that submissions have been lodged by Lane Neave, Penny Hoogerwerf, Canterbury Chambers and Boffa Miskell.
3. I record that I was a partner at Lane Neave until 2016. Ms Hoogerwerf was a solicitor at Lane Neave when I was a partner there and I have spoken to her on occasion since then as we live in the same area of Christchurch.
4. In relation to Canterbury Chambers, as a barrister I know a number of the barristers practising from those Chambers. Finally, in terms of Boffa Miskell's submission, again as a barrister practising in resource management in Christchurch, I have dealt with a number of staff of Boffa Miskell.
5. None of the issues which I have identified lead me to a view that there is anything that could give rise to a perceived, potential or actual bias, or conflict. They are disclosed for transparency.

Timetabling Directions

6. I understand that the hearing is scheduled to commence on 2 September 2024. I have been provided with a tentative timeframe for the various steps to precede that hearing. In general terms, I consider those to be appropriate. I therefore make the following directions:
 - (1) The officer's s42A report to be circulated no later than **Monday 12 August 2024**;
 - (2) The Applicant's evidence to be circulated no later than **Monday 19 August 2024**; and
 - (3) Submitter expert evidence to be provided no later than **Monday 26 August 2024**.
7. I intend to read all expert evidence in advance of the hearing and will not require it to be read in full. I direct that all experts prepare a summary of their evidence which is to be read at the hearing. To be of benefit, the summary should focus on key assumptions, methodology, conclusions and reasons for those conclusions. It is particularly helpful if areas of disagreement with the reporting officers can be identified.
8. Evidence from submitters (other than expert evidence) may be presented orally or in writing at the hearing, and I do not require it to be prepared and distributed in advance.
9. Legal submissions on behalf of all parties are to be in writing and need not be submitted in advance. They can be presented in full at the hearing.
10. The hearing will commence at 9.00am each day and will generally conclude at 5.00pm.

11. Breaks will be held for:

- Morning tea at approximately 10.30-10.45am;
- Lunch at approximately 12.30-1.30pm; and
- Afternoon tea at approximately 3.00-3.15pm.

12. The general order of hearing will be:

- Introduction and any procedural/housekeeping matters;
- Applicant's submissions and evidence;
- Any Submitters;
- s42A Report authors; and
- Applicant's right of reply (either at the hearing or in writing thereafter).

13. If there are any issues arising from this Minute, they are to be raised through the following email address: CCCResourceconsentapplications@ccc.govt.nz

A handwritten signature in blue ink, reading "D Caldwell", is positioned above a horizontal line.

David Caldwell
Hearing Commissioner

Dated: 11 July 2024