

**BEFORE THE CHRISTCHURCH CITY COUNCIL**

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

**AND**

**IN THE MATTER OF** Resource Consent Application RMA/2024/3209 for land use consent to establish and operate a new supermarket and associated small scale retail at 476-494 Madras Street, Christchurch

**Woolworths New Zealand Limited**  
Applicant

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**MINUTE NO 3 OF HEARING PANEL ADDRESSING LATE RECEIPT OF  
SUBMITTER EXPERT EVIDENCE AND TIMING AND ORDER OF WITNESSES**

**Dated 4 August 2025**

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1. As advised in Minute 1, any submitter expert evidence was to be provided no later than 4.00pm on Friday 1 August 2025.
2. Expert evidence was filed on behalf of submitters Juanita O'Connell and Daniel Stedmond at 4.34pm on Friday 1 August 2025. This was accompanied by an explanatory email from Saunders & Co advising that there had been a misunderstanding in their office as to who was filing that evidence.
3. In accordance with Section 37(1)(b) of the Resource Management Act 1991, the local authority may waive a failure to comply with a requirement for time or method of service of documents, but can only do so having taken into account:
  - (a) The interests of any person who, in its opinion, are directly affected by the extension or waiver; and
  - (b) The interests of the community in receiving adequate assessment of the effects of a proposal, policy statement or plan; and
  - (c) Its duty under Section 21(2) to avoid unreasonable delay.
4. We extend the time for filing of that evidence. The evidence was filed only 34 minutes late. We do not consider there is prejudice to any party, including the Applicant. Receiving that evidence will not cause unreasonable delay. We have considered the interests of the community in achieving adequate assessment of the effects of the application, and it will better inform our decision-making.
5. We record that the expert evidence will be considered and direct that it be added to the hearing website, together with this Minute.

#### **Timing and Order of Witnesses**

6. Ms Perpick, counsel for submitters Daniel Stedmond and Juanita O'Connell, has asked that we direct the Applicant and the Council to provide the order in which they intend to call their witnesses. Her email states that would enable submitters who wish to see part, but not all, of the presentations to be able to better organise their time.
7. We consider that having the Applicant and the Council providing the order, and to the degree practicable, an estimate of time for each of the witnesses, would be helpful for submitters and will assist us in our preparation for the hearing. While that may be subject to amendment, it should be provided.
8. We direct that the Applicant and Mr Blair provide that information to the Hearings Administrator Ashley Crook by no later than 4.30pm Wednesday 6 August 2025.



**David Caldwell**  
Chair for and on behalf of the Commissioners

Dated: 4 August 2025