

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

MINUTE NO 1 OF HEARING PANEL ADDRESSING HEARING RELATED MATTERS

Dated 27 June 2025

Introduction

1. Commissioners David Caldwell (Chair) and Nathan O'Connell have been appointed by the Christchurch City Council to consider and make the decisions on the application by Woolworths New Zealand Limited for land use consent to establish a new standalone supermarket and ancillary facilities, including a click and collect service, loading bay and landscaping, at 476-494 Madras Street, Christchurch. I have been appointed to Chair the Panel.
2. The purpose of this Minute is to: provide Commissioner disclosure of interests and potential conflicts; set out the dates for the receipt and circulation of key documents in advance of the hearing; provide an outline of our expectations in terms of how evidence is to be presented at the hearing; and to identify our intention regarding a site visit.

Disclosure

3. The Commissioners have addressed interests and potential conflicts in the **attached** Register which will be placed on the hearings page and updated from time to time if necessary.

Timetabling Directions

4. Although no hearing notice has been issued, the Panel understands the hearing is scheduled to commence on Monday 11 August 2025. 5 days have been provisioned.
5. By Memorandum dated 2 May 2025¹, the Applicant requested an extended evidence exchange timetable to enable more time for the Applicant and for submitters, and particularly their experts, to prepare evidence and respond to the s42A report and evidence received.
6. The Panel considered that request and determined the extension to be appropriate.² We amended the officer's proposed timetable suggestions. The "default" exchange provisions require that any s42A report, if in writing, is provided to the Applicant and to every person who has made a submission and stated they wished to be heard at least 15 working days before the hearing (if a direction is given) or at least five working days before the hearing if the authority does not give a direction.
7. Again the "default" position in terms of evidence is that the Applicant's evidence is to be provided 10 working days prior to the hearing and expert evidence from submitters five working days prior to the hearing.
8. The extended timeframes sought were, in our view, appropriate for the reasons expressed. They enable the s42A report to be provided some 25 working days before the commencement of the hearing, 15 working days prior to the commencement of the hearing for the Applicant to file its evidence, and providing 10 working days for submitter expert evidence to be filed.
9. We consider the extended timeframes will enable us to be better informed in our decision-making through allowing adequate time for expert evidence to be prepared and provided, and responded

¹ Memorandum of Counsel on behalf of Woolworths New Zealand Limited dated 2 May 2025.

² RMA 2024 3209 Report and Decision 10 June 2025 s37 Extension of time - hearing start date.

to. That will not incur any unnecessary delay and has been sought by the Applicant. All parties providing evidence will be assisted by the additional time.

10. We therefore make the following directions:

- (a) The officer's s42A report is to be provided no later than **4.00pm Friday 4 July 2025**;³
- (b) The Applicant's evidence is to be provided no later than **4.00pm Friday 18 July 2025**; and
- (c) Submitter expert evidence is to be provided no later than **4.00pm Friday 1 August 2025**.

11. We advise the Panel intends to read all expert evidence in advance of the hearing and will not require it to be read in full. We direct that all experts (including reporting officers) provide a summary of their evidence which is to be read out loud at the hearing. This should generally be no more than 2-3 pages. 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 (Applicant's and submitter experts), and other experts, can be identified.
12. Expert evidence is evidence prepared by independently qualified persons such as landscape architects, transportation experts, ecologists and planners.
13. Submitters who do not intend calling expert evidence do not have to comply with the timeframe specified in 10(c). Submitters are able to present their submissions themselves, or through authorised representatives. Submitters can present their written submissions and other materials on the day of the hearing. That is to be presented by reading out loud. We will have read the submissions lodged.
14. If submitters have not sent any written material to the Hearings Administrator electronically prior to the hearing, they will need to bring at least ten copies of any written material to the hearing, and supply an electronic copy to the Hearings Administrator within two days of completing their presentation.
15. Generally submitters presenting their own submissions will be allocated 15 minutes to speak. Of course if the presentation is anticipated to be longer than 15 minutes, that can be raised with the Hearings Administrator to enable additional time to be allocated. We encourage submitters who have issues in common with other submitters to endeavour to work together and consider presenting a joint case.
16. Legal submissions on behalf of all parties are to be in writing. We request that they be filed by **4.00pm Wednesday 6 August 2025**. We will require counsel to speak to those submissions at the hearing.

³ Note s42A report has been provided

Site Visit

17. We intend to visit the site and the surrounding area ahead of the hearing if at all possible. In addition to the site, if there are any particular locations or viewpoints that submitters would like us to visit, then that should be provided to the hearings officer 10 working days prior to the commencement of the hearing.

Expert Conferencing

18. Once the evidence is provided, we will consider any request for conferencing of expert witnesses. If it appears to the Panel that there will be benefit from a formal conferencing, directions will issue.

Hearing Procedures

19. The hearing will commence at 9.00am each day and will generally conclude at 5.00pm.
20. 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.
21. The general order of hearing will be:
- Introduction and any procedural/housekeeping matters;
 - Applicant's submissions and evidence;
 - Submitters in support;
 - Submitters opposing;
 - s42A Report authors; and
 - Applicant's right of reply (either at the hearing or in writing thereafter).
22. If there are any issues arising from this Minute, they are to be raised through the Hearings Administrator Ashley Crook at the following email addresses: Ashley.Crook@ccc.govt.nz / CCCResourceconsentapplications@ccc.govt.nz) within 5 working days of the date of this Minute.



David Caldwell
Chair

Dated: 27 June 2025

RMA/2024/3209 – COMMISSIONER INTERESTS REGISTER AS AT 27 JUNE 2025

Commissioner	Potential Conflict	Discussion	Action Taken
David Caldwell	I have no conflicts to declare	I have no financial, personal, or professional interests that could be perceived as influencing the content or outcomes of this process.	No further actions need to be taken.
Nathan O'Connell	I have no conflicts to declare	I have no financial, personal, or professional interests that could be perceived as influencing the content or outcomes of this process.	No further actions need to be taken.