



FAST TRACK APPROVALS Act 2024(FTAA 2024)

Carter Group Ōhoka Substantive Application

File No	FTAA-2606-1253
Date	12 October 2026
Memo To	Kate Barry-Piceno - Ōhoka Residential Subdivision Expert Panel Chair
From	Andrew Willis
Subject	Plan Change History

1. Introduction

My name is Andrew Willis. I hold the following qualifications: Bachelor of Science and a Masters of Science in Resource Management (an accredited planning degree). I am a full member of the New Zealand Planning Institute (NZPI) and former deputy Chair of the NZPI Board. I am also an accredited hearings commissioner. I have over 30 years' experience in town planning, working as a planner for local and central government (in New Zealand and the UK), as well as planning consultancies. I have been the director of Planning Matters Limited (a town planning consultancy) since its inception in late 2012. Of relevance to this memo, I was engaged by the Council as the s42A author for both RCP-031 and the Proposed District Plan review process.

The purpose of this report is to set out the recent plan change history for the Ōhoka site. It also responds in part to the Panel's following question:

"identify with any technical expert reports or comments material if it formed part of evidence provided through previous RMA statutory processes related to the subject site, such as the Waimakariri Proposed Plan or private plan change 31 to the Waimakariri District Plan. Areas of agreement or disagreement reached between the experts on a particular matter through the previous RMA process; identify any material statutory, legal precedent or factual differences under the FTAA process that affect prior areas of agreement or disagreement made under the previous RMA process."

Two similar district plan rezoning proposals have already been assessed and declined for the Ōhoka site as set out in the sections below. These were:

- RCP-031, which was a private plan change to the now superseded Waimakariri District

- Plan; and
- Submissions on the Proposed District Plan.

Whilst there has been some refinement from RCP-031, to the Proposed District Plan and then the FTAA application, the proposal remains very similar at a high level, i.e. an urban rezoning to provide for residential activities at different densities, provision for retirement housing and education, greenspaces, and a local commercial centre.

Of note, the previous proposals were for rezonings, as opposed to full subdivision and land use consents (as required under the FTAA). Accordingly, much of the technical evidence assessed as part of the plan change proposals was at a higher level, and not at the level of detail required for full subdivision and land use consent applications. It was accepted that much of the detail could be determined at consent stage, albeit the Council still sought sufficient detail to have confidence that the proposal, including the infrastructure and effects mitigations could be addressed at the consents stage.

Another key difference between the previous plan changes, especially RCP-031, and the FTAA application is that the Proposed Plan has now become the Partially Operative District Plan, with significant additional urban rezonings now confirmed.

Another key difference are the purposes of the FTAA and RMA and how the relevant statutory planning documents are to be considered as part of decision making under each Act. The Panel will be well aware of the differences, so this memo has not addressed this further.

Based on the Proposed District Plan review s42A report, at a high level the Council and Applicant agreed the following key matters in relation to the submission on the Proposed District Plan (note: this is not an exhaustive list):

- The site is not subject to the NPS-HPL;
- Land contamination and geotechnical matters can be adequately addressed at subdivision stage;
- The proposal, if done in accordance with the ODP and expert recommendations can provide environmental enhancement in the selected water bodies and freshwater ecosystems within the site;
- The internal ODP layout was well considered and designed and will achieve a well-functioning urban environment within the development proposal boundaries;
- Adequate power and telecoms can be provided;
- On site flooding issues can be managed (noting this was based on rezoning information, not detailed consent information);
- The proposed rezoning will be resilient to the effects of climate change;
- There are development constraints (of differing significance) over many parts of the District; and
- The final bespoke planning provisions were acceptable (if the hearings panel chose to rezone the site as per the submissions).

At a high level the Council and Applicant¹ did not agree on the following key matters in relation to the submission on the Proposed District Plan (note: this is not an exhaustive list):

- Whether the proposal contributed to a well-functioning urban environment;

¹ The planning witness for the Oxford Ōhoka Community Board was also involved in planner conferencing and opposed the rezoning submission. However, their specific position on the identified not agreed matters has not been included here.

- Whether the site had good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
- Whether the NPS-UD required demand and capacity assessments to be undertaken at a small settlement / local scale (as opposed to a district or township level);
- The district level housing demand and capacity generally, and whether there was demonstrated demand for additional urban density / scale housing at Ōhoka;
- The extent to which housing markets and typologies (in different locations in Greater Christchurch and Waimakariri District) are interchangeable;
- The extent to which the proposed development was well connected / integrated with the existing Ōhoka settlement;
- The extent to which there were adverse character and amenity effects on the existing Ōhoka settlement;
- Whether the proposal contributed to a reduction in greenhouse gas emissions;
- Whether the size of the proposed greenspaces was sufficient;
- Whether the site was productive as a farming activity;
- The extent to which the proposal improved housing affordability;
- The appropriate size of the local commercial centre;
- Whether the site is located near a centre zone or area of employment; was well serviced by public transport; or where there is high demand for housing or business land;
- The extent to which the proposal was integrated with the provision of infrastructure; strategic; and supplied significant development capacity (due to the need to be supported by development infrastructure);
- The extent to which there were other feasible or practicable alternative locations where development capacity could be provided closer to the district's existing urban centres;
- The extent to which the proposal gave effect to the Canterbury Regional Policy Statement (RPS) and was consistent with other planning documents such as the Greater Christchurch Spatial Plan and Waimakariri District Development Strategy;
- The extent to which the proposal was the most appropriate way of achieving the Proposed District Plan's objectives and the RMA.

Other matters of agreement and disagreement on technical matters (such as servicing) were contained within topic specific joint witness statements. These are not addressed here as in many instances conclusions reached for a plan change proposal may not be fully applicable to a resource consent proposal provided at a greater level of detail, and reporting specifically on these matters is being provided separately.

2. Proposed Private Plan Change 31 (RCP-031) Summary

2.1 Proposal

Proposed Private Plan Change 31 (RCP-031) was initially lodged with the Waimakariri District Council (the Council) in late 2021 by Rolleston Industrial Developments Limited (RIDL) and subsequently revised and updated in June 2022. The Plan Change proposed to:

Rezone 155.9 hectares of land at Mill and Bradleys Roads Ōhoka from Rural to Residential 3, 4A and Business 4 to Residential 8
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Add 700 Residential 3 households and 100 Residential 4A households
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Provide for education, retirement housing and residential activities within a Residential 8 zone

Include a new Business 4 Zone for approximately 5700m² to 6900m² of commercial floor area and car parking

2.2 Notification and Submissions Received

RCP-031 was accepted for public notification by the Council without modification and formally notified on **July 6 2022**.

The period for lodging submissions closed on **August 12 2022**, noting that a one-week extension from August 5 was provided. Submissions were received from 648 parties including 844 submission points and 8 Further Submissions. The section 42A report determined there to be 32 primary submission points in support, 790 in opposition and 23 neutral. (There were also seven late submissions accepted).

The summary of submissions was notified on **February 18 2023** and lodging of further submissions closed on **March 3 2023**.

The major topic areas for submissions were as follows:

Broad Topic Area	Sub-topics	Raised by
Land suitability	Loss of highly productive land	Local residents WDC (Council)
	Land contamination	ECan WDC
	Natural hazards - Flooding and drainage	Local residents
Three waters infrastructure servicing	Potable water, water availability/bores, wastewater, stormwater	Local residents WDC
Transportation	Traffic congestion, accident risk speed limit reduction. Reduced walking, biking and horse-riding safety. Road and intersection upgrades and cost.	Local residents Ōhoka School Board Fire and Emergency NZ WDC Canterbury Regional Council Waka Kotahi

Other infrastructure	Power, communications and refuse/recycling	Local residents Oxford-Community Board WDC Vodafone, Transpower
Ōhoka Village character	Amenity, landscape and residential density	Local residents WDC
	Other amenity concerns	Local residents WDC
Cost implications		Local residents
Commercial Distribution	Effects on existing retail	Local residents Mandeville Village Partnership
Well-functioning Urban Environment		Local residents The Ōhoka Residents Association Christchurch City Council WDC
	Reductions in Greenhouse Gas emissions	Local residents Canterbury Regional Council Waka Kotahi Christchurch City Council
	Development Capacity	Local residents Ministry of Education

2.3 Hearing

Hearing of RCP-031 by an independent hearings panel commenced on **3 August 2023**, adjourned on **10 August 2023** and reconvened on **11 September 2023**. The Hearing closed on 18 September and the recommendation of the Independent Hearings Panel (to decline RCP-031) was dated **27 October 2023**.

The Council adopted the Commissioners' decision to decline RCP-031 at its Council meeting on 5 December 2023. The Applicant appealed the decision to the Environment Court on **8 December 2023**.

The Independent Hearings Panel considered principal issues of: land suitability for urban development; infrastructure provision; transportation; urban design and urban form; and the need for additional residential zoning; together with the statutory framework for urban and rural development; and Regional and District Council policies.

The Panel concluded that the proposal did not give effect to the NPS-UD and RPS, and that the proposal was not the most appropriate means to achieve the purpose of the Resource Management Act (the Act).

A list of the technical evidence presented is contained in **Appendix 1**.

3. Proposed Waimakariri District Plan and Variation 1: Rolleston Industrial Developments Ltd and Carter Group Property Ltd Ōhoka Rezoning Submission Summary

3.1 Submissions of Rolleston Industrial Developments Ltd and Carter Group Property Ltd

Submissions to the Proposed Waimakariri District Plan (PDP) received from Rolleston Industrial Developments Ltd (RIDL) and Carter Group Property Ltd (CDL) were very similar in nature to the proposal for RCP-031.

The submissions on the PDP sought the following:

The rezoning of land adjacent to the settlement of Ōhoka from Rural Lifestyle Zone to General Residential Zone with a portion subject to an Education/Retirement Village Overlay, Large Lot Residential Zone and Open Space Zone. This was to enable residential development supported by a local commercial centre.
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The rezoning of the existing Ōhoka Settlement Zone to General Residential Zone.

The submissions on Variation 1 to the PDP (Var 1) sought:

Rezoning to a combination of Medium Density Residential Zone, Large Lot Residential Zone, Local Commercial Zone and Open Space Zone. (No rezoning of the Ōhoka Settlement Zone was sought).

Rezone the submitter's land at Ōhoka to Medium Density Residential Zone.
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3.2 Notification and Further Submissions Received

Proposed District Plan

There were 30 further submissions on RIDL [160.1] (28 in opposition, one in partial support and one neutral). There were 16 further submissions on CGL [237.1] (14 in in opposition, one in partial support and one neutral).

There were 28 further submissions in opposition to this submission and one further submission in partial support.

Variation 1

There were seven further submissions in opposition to this submission and one neutral further submission.

Main matters raised in opposition:

Topic	Further submitters
Increased flooding and drainage issues	Further submitters include the following: Residents Ōhoka Residents Association Oxford Ōhoka Community Board WDC Transpower Waka Kotahi NZ Transport Agency
Loss of rural character and outlook	
Loss of amenity values of Ōhoka Village and surrounding areas	
Increased traffic and congestion, noise	
Contravention of the Waimakariri Rural District Character Assessment, 6 June 2018	
Increased GHG emissions and contravention of New Zealand's Emissions Reduction Plan	
The loss of productive land	
Contravention of the NPS-UD	
Negative impacts on the local schools and Community	
Lack of infrastructure to support the development	

Submissions supporting in part or neutral position

The support in part submission also sought large lot residential development, and Transpower were neutral, but sought particular outcomes in relation to their activities if the submission were allowed.

3.3 Hearing

The Hearing of submissions were held between 1-3 July 2024 and reconvened on 4 November 2024. Expert conferencing occurred between the two hearing dates, which culminated in a number of joint witness statements. As indicated later, the technical evidence considered was extensive.

The Independent Hearings Panel Recommendation Report 35 (Hearing Stream 12D – Maps – Rezoning – Ōhoka PDP and Variation 1) recommended that the submissions from RIDL and CGL be rejected. The Council made its decisions on the PDP/Var 1 on **24 June 2025**, accepting the Panel's recommendation, and this was publicly notified on **14 July 2025**. In summary, the main reasons provided for the Panel's decline recommendation were:

- Demand for the specific Ōhoka location was not established;
- The NPS-UD does not require housing to be provided at the granularity sought, i.e. within Ōhoka or the Ōhoka area;
- New growth areas do not need to be adjacent to one of the three existing residential areas within the District, however new growth needs to give effect to the objectives and policies in the NPS-UD and the RPS;
- The submission request proposes similar lot types to that already existing and proposed in other greenfield areas within the District;
- Although the Master Plan shows a well-designed development, it is at a scale that would be incongruous with the existing Ōhoka settlement and the surrounding area;
- While the development internally may be well-connected and accessible, the proposed development is not well-connected or accessible in respect to the rest of the District/Region, including by public and active transportation. The area is not accessible to other urban areas by bicycle, given the distances to those areas and the reliance on rural roads. The reliance on private vehicles is not consistent with the NPS-UD in respect of supporting reductions in GHG;
- Certainty is required that infrastructure can be provided, not that it is in place, planned, funded or identified in an LTP. However, there remains considerable uncertainty about whether the State Highway upgrade required is feasible, if and when those works, along with the other roading upgrades necessary, may be funded and undertaken. There are also increased safety risks from the significantly increased use of the rural roads that would arise from this rezoning request without upgrade works occurring;
- While staging triggers have been proposed to ensure that the number of residential allotments created does not exceed specific numbers before specified upgrades have occurred, the roading upgrade uncertainty and the staging of works set by the provisions brings into question whether the development, and the outcomes promised by the submitters, can be realised. Satisfaction that most, if not all, of the land can and will be developed for residential purposes is required to recommend that the Council rezone a substantial amount of land for residential purposes. However, the proposed trigger for significant roading improvement works is set at a relatively low level of development, leaving uncertainty that a rezoning recommendation for all of the land would be soundly based;
- The Council demonstrated that there is sufficient existing development capacity (and therefore no strong impetus for the requested rezoning). Additional approved rezoning recommendations through the District Plan review will also add extra capacity;
- The NPS-UD does not constrain the consideration of rezoning requests that are out of sequence with planned development or are unanticipated by planning documents, however in this instance the proposed rezoning would not contribute to well-functioning urban environments and would not give effect to the NPS-UD. Further, the rezoning would not give effect to the RPS and the PDP's proposed objectives and policies in respect to urban growth and development.

A list of the technical evidence presented is contained in **Appendix 2**.



Andrew Willis
12 October 2026

Appendix 1 – RCP-01 Technical Evidence and Supplementary Evidence Considered

* Canterbury Regional Council (ECAN)

**Waimakariri District Council (WDC)

Prepared for:	Title	Date	Author
Applicant	Evidence of Tim Walsh (Planning)	7 July 2023	Timothy Walsh (Novo Group)
Applicant	Evidence of Victor Mthamo (Productive Soils)	6 July 2023	Victor Mthamo (Reeftide)
Applicant	Evidence of Eoghan O'Neill (Stormwater and Wastewater)	6 July 2023	Eoghan O'Neill (Pattle Delamore Partners Ltd)
Applicant	Evidence of Tim McLeod (Infrastructure)	6 July 2023	Timothy McLeod (Inovo Projects Ltd)
Applicant	Evidence of Ben Throssell (Flooding)	6 July 2023	Ben Throssell (Pattle Delamore Partners Ltd)
Applicant	Evidence of Carl Cedric Steffens (Water Supply)	7 July 2023	Carl Steffens (Pattle Delamore Partners Ltd)
Applicant	Evidence of Chris Thompson (Geotechnical)	7 July 2023	Chris Thompson
Applicant	Evidence of Mark Crooks (Contamination)	6 July 2023	Mark Crooks (Tetra Tech Coffey)
Applicant	Evidence of Chris Sexton (Spatial Analysis)	7 July 2023	Chris Sexton (Inovo Projects Limited)
Applicant	Evidence of Dave Compton-Moen (Landscape)	7 July 2023	David Compton-Moen (DCM Urban Design Limited)
Applicant	Evidence of Tony Milne (Landscape)	7 July 2023	Tony Milne (RMM Landscape Architects Ltd)
Applicant	Evidence of Garth Falconer (Urban Design)	7 July 2023	Garth Falconer (Reset Urban Design Limited)
Applicant	Evidence of Nicole Lauenstein (Urban Design)	7 July 2023	Nicole Lauenstein (A+ Urban)
Applicant	Evidence of Laura Drummond (Ecology)	7 July 2023	Laura Drummond (Pattle Delamore Partners Ltd)
Applicant	Evidence of Mark Taylor (Ecology)	7 July 2023	Mark Taylor (Aquatic Ecology Limited)
Applicant	Evidence of Nicholas Peter Fuller (Transport)	7 July 2023	Nicholas Fuller (Novo Group Limited)
Applicant	Evidence of Simon Nicholas Milner (Public Transport)	7 July 2023	Simon Milner (PTM Consultants)
Applicant	Evidence of Paul Farrelly (Greenhouse Gas)	7 July 2023	Paul Farrelly (Lumen)
Applicant	Evidence of Gregory Michael Akehurst (Economics)	6 July 2023	Gregory Michael Akehurst (Market Economics)
Applicant	Evidence of Natalie Dianne Hampson	6 July 2023	Natalie Dianne

	(Commercial Economics)		Hampson (Market Economics)
Applicant	Evidence of Gary Sellars (Medium Density Residential Standards)	7 July 2023	Gary Sellars (Colliers Valuation)
Applicant	Assessment of Economic Effects	17 February 2022 (Version 2)	Mike Copeland Brown, (Copeland and Co Ltd)
Applicant	Ōhoka Plan Change Request (Manawhenua Statement)	22 February 2022	Mahaanui Kurataiao Ltd
Applicant	Evidence of Chris Jones (Real Estate)	6 July 2023	Christopher Jones
Applicant	Evidence of Dr Gabrielle Julya Howard Wall (Education)	7 July 2023	Dr Gabrielle Julya Howard Wall
Applicant	Evidence of Barbara Warren (Education)	6 July 2023	Barbara Warren (Ōhoka Farmers Market)
Applicant	Evidence of Charles Wood (Polo)	6 July 2023	Chales Wood (Waireka Polo Club)
Applicant	Supplementary evidence of Dave Compton-Moen	5 September 2023	Dave Compton-Moen
Applicant	Supplementary evidence of Garth James Falconer	5 September 2023	Garth James Falconer
Applicant	Supplementary evidence of Gary Sellars	5 September 2023	Gary Sellars
Applicant	Supplementary Statement of Evidence of Gregory Michael Akehurst	5 September 2023	Gregory Michael Akehurst
Applicant	Supplementary evidence of Laura Drummond	5 September 2023	Laura Drummond
Applicant	Supplementary evidence of Tim Walsh	5 September 2023	Tim Walsh
Submitter – Fire and Emergency NZ	Fire and Emergency New Zealand – Letter to be tabled for Private Plan Change 31	11 July 2023	Lydia Shirley, Beca Ltd
Submitter: Dr Tim Curran	Submission by Dr Tim Curran to hearing on Plan Change 31	21 July 2023	Dr Tim Curran
Submitter: Dr Tim Curran	Evidence of Associate Professor Peter Almond (Highly Productive Land)	13 July 2023	Professor Peter Almond
Submitter: ECAN*	Statement of evidence of Ben Wilkins on behalf of ECAN	21 July 2023	Ben Wilkins
Submitter: ECAN	Statement of evidence of Callum Margetts on behalf of ECAN	21 July 2023	Callum Margetts
Submitter: ECAN	Statement of evidence of Greg Burrell on behalf of ECAN	13 July 2023	Greg Burrell
Submitter: ECAN	Statement of evidence of Joanne Mitten on behalf of ECAN	21 July 2023	Joanne Mitten
Submitter:	Statement of evidence of Anthony	21 July	Anthony Fleete

ECAN	Fleete on behalf of ECAN	2023	
Submitter: ECAN	Legal Submissions on behalf of ECAN	July 2023	I F Edwards, Wynn Williams
Submitter: ECAN	Summary of statement of evidence of Callum Margetts on behalf of ECAN	8 August 2023	Callum Margetts
Submitter: ECAN	Summary of statement of evidence of Ben Wilkins on behalf of ECAN	8 August 2023	Ben Wilkins
Submitter: WDC	Brief of evidence of Andrew Metherell on behalf of WDC (as Submitter) - Transport	21 July 2023	Andrew Metherell
Submitter: WDC	Brief of evidence of Nick Boyes on behalf of WDC (as Submitter) - Planning	21 July 2023	Nick Boyes
Submitter: WDC	Brief of evidence of Shane Bishop on behalf of WDC (as Submitter) – 3 Waters Infrastructure	21 July 2023	Shane Bishop
Submitter: WDC	Statement of evidence of Kim Thomas Goodfellow on behalf of WDC (as Submitter) - Landscape	21 July 2023	Kim Thomas Goodfellow
Submitter: WDC	Brief of evidence of Richard John Knott on behalf of WDC (as Submitter) - Urban Design	21 July 2023	Richard John Knott
Submitter: WDC	Legal submissions on behalf of WDC (as Submitter)	21 July 2023	Andrew Schulte, Cavell Leitch Ltd
Submitter: WDC	Summary of evidence of Kim Thomas Goodfellow on behalf of WDC (as Submitter)	9 August 2023	Kim Thomas Goodfellow
Submitter: WDC	Summary of evidence of Richard John Knott on behalf of WDC (as Submitter)	9 August 2023	Richard John Knott
Submitter: WDC	Summary of evidence of Andrew Metherell on behalf of WDC (as Submitter) - Transport	9 August 2023	Andrew Metherell
Submitter: WDC	Summary of evidence of Shane Bishop on behalf of WDC (as Submitter) – 3 Waters Infrastructure	9 August 2023	Shane Bishop
Submitter: WDC	Summary of evidence of Nick Boyes on behalf of WDC (as Submitter) – Planning	9 August 2023	Nick Boyes
Submitter: Transpower	Statement of Evidence of Ainsley Jean McLeod on behalf of Transpower New Zealand Limited	9 August 2023	Ainsley Jean McLeod
Submitter: Janet Hadfield	Further Memorandum of Counsel on Behalf of Janet Hadfield Submitter #260	15 August 2023	Duncan Cotterill, Lloyds Scully
Submitter: Grant Edge	Ōhoka Landscape Assessment	November 2004	Grant Edge, Edge Landscape Projects Ltd
Post Hearing Evidence			
Submitter: ECAN	Memorandum Of Counsel on Behalf of ECAN (Rural Lifestyle Zone interpretation)	10 August 2023	I F Edwards, Wynn Williams
Submitter: ECAN	Memorandum – Question to Joanne Mitten from the Hearing Panel on PC31	8 August 2023	Joanne Mitten

	(Housing capacity assessment)		
Submitter: WDC	Supplementary legal submissions on behalf of WDC (as Submitter) (information requirements for service provision and mitigation)	15 August 2023	Andrew Schulte, Cavell Leitch

The following is a list of Joint Witness Statements, Memoranda and Minute responses considered:

Title	Parties	Date	Experts/Authors
Joint witness statement in relation to development constraints	Applicant WDC (Council) WDC as submitter Canterbury Regional Council	17 August 2023	Timothy Walsh Andrew Willis Nick Boyes Joanne Mitten
Joint witness statement in relation Public Transport Options	Applicant WDC (Council) WDC as submitter Canterbury Regional Council	18 August 2023	Mr Milner Mr Fleete Mr Binder Mr Metherell
Joint Witness Statement of Experts- Plan Change 31 to the Waimakariri District Plan – Topic: Groundwater and surface water issues and implications for stormwater management	Applicant WDC Canterbury Regional Council	18 August 2023	Ben Throssell Callum Margetts Eoghan O'Neill Christopher Bacon Tim McLeod Ben Wilkins Shane Bishop Carl Steffens Colin Roxburgh Bas Veendrick
Joint witness statement in relation Transport Infrastructure Provision	Applicant WDC (Council) WDC as submitter	22 August 2023	Nicholas Fuller Shane Binder Andrew Metherell
Memorandum of counsel on behalf of RIDL – supplementary evidence	Applicant	24 August 2023	Jo Appleyard/Lucy Forrester (Counsel for applicant)
Memorandum of counsel on behalf of RIDL – Response to Panel's Minute 6	Applicant	28 August 2023	Jo Appleyard/Lucy Forrester (Counsel for applicant)
Memorandum of counsel on behalf of RIDL – Response to WDC response to Minute 5	Applicant	18 September 2023	Jo Appleyard/Lucy Forrester (Counsel for applicant)
Memorandum Of Counsel – filing date for evidence	Applicant	30 June 2023	Jo Appleyard/Lucy Forrester

			(Counsel for applicant)
Memorandum of counsel on behalf of RIDL regarding the appearance of witnesses at hearing	Applicant	28 July 2023	Jo Appleyard/Lucy Forrester (Counsel for applicant)
MEMO: to the Independent Hearings Panel FROM: Andrew Willis (s42A Officer) in response to Panel Minute 2	WDC	2 August 2023	Andrew Willis (s42A Officer)
Memorandum Transpower New Zealand Limited (submitter reference 191)	Transpower	2 August 2023	Transpower
Memorandum of counsel on behalf of RIDL regarding question to Mr Yeoman	Applicant	14 August 2023	Jo Appleyard/Lucy Forrester (Counsel for applicant)
Further Memorandum of Counsel on Behalf of Janet Hadfield Submitter #260 (Zoning matters)	Janet Hadfield	16 August 2023	Duncan Cotterill, Lloyds Scully
Memorandum of counsel on behalf of RIDL (conferencing)	Applicant	18 August 2023	Jo Appleyard/Lucy Forrester (Counsel for applicant)
Minute 5: Questions for Mr Yeoman - Response	Applicant	Undated	Mr Yeoman
Supplementary Statement of evidence of Andrew Willis on behalf of the WDC in Response to Minute 4	WDC	23rd August 2023	Andrew Willis (s42A Officer)



Appendix 2 – District Plan Review Technical Evidence and Supplementary Evidence Considered

* *Carter Group Limited*

***Rolleston Industrial Developments Limited*

****Waimakariri District Council*

Prepared for	Title	Date	Author/Expert
CGL* and RIDL**	Statement Of Evidence of Bas Veendrick on Behalf of CGL and RIDL (Hydrology)	1 March 2024	Bas Veendrick (Pattle Delamore Partners Ltd)
CGL and RIDL	Statement of evidence of Ben Throssell (Flooding) on behalf of CGL and RIDL	5 March 2024	Ben Throssell (Pattle Delamore Partners Ltd)
CGL and RIDL	Statement of evidence of Carl Cedric Steffens (Water Supply) on behalf of CGL and RIDL	5 March 2024	Carl Steffens (Pattle Delamore Partners Ltd)
CGL and RIDL	Statement of evidence of Chris Jones (Real Estate) on behalf of CGL and RIDL	5 March 2024	Chris Jones
CGL and RIDL	Statement of evidence of Chris Sexton (Spatial Analysis) on behalf of CGL and RIDL	5 March 2024	Chris Sexton (Inovo Projects Limited)
CGL and RIDL	Statement of evidence of Chris Thompson (Geotech) on behalf of CGL and RIDL	5 March 2024	Chris Thompson (Geotechnical consultant)
CGL and RIDL	Statement of evidence of Dave Compton-Moen (Landscape) on behalf of CGL and RIDL	5 March 2024	Dave Compton-Moen (DCM Urban Design Limited)
CGL and RIDL	Statement of evidence of Dr Gabrielle Julia Howard Wall (Education) on behalf of CGL and RIDL	5 March 2024	Dr Gabrielle Julia Howard Wall
CGL and RIDL	Statement of evidence of Eoghan O'Neill (Stormwater and Wastewater) on behalf of CGL and RIDL	5 March 2024	Eoghan O'Neill (Pattle Delamore Partners Ltd)
CGL and RIDL	Statement of evidence of Garth Falconer (Urban Design) on behalf of CGL and RIDL	5 March 2024	Garth Falconer (Reset Urban Design Limited)
CGL and RIDL	Statement of evidence of Gary Sellars (Market Analysis and Medium Density Residential Standards) on behalf of CGL	5 March 2024	Gary Sellars (Colliers Valuation)

	and RIDL		
CGL and RIDL	Statement of evidence of Gregory Michael Akehurst (Economics) on behalf of CGL and RIDL	5 March 2024	Gregory Michael Akehurst (Market Economics)
CGL and RIDL	Statement of evidence of Jeremy Phillips (Planning) on behalf of CGL and RIDL	5 March 2024	Jeremy Phillips (Novo Group Limited)
CGL and RIDL	Statement of evidence of Laura Drummond (Ecology) on behalf of CGL and RIDL	5 March 2024	Laura Drummond (Instream Consulting Limited)
CGL and RIDL	Statement of evidence of Mark Crooks (Contamination) on behalf of CGL and RIDL	5 March 2024	Mark Crooks (Tetra Tech Coffey)
CGL and RIDL	Statement of evidence of Natalie Dianne Hampson (Commercial Economics & Housing Sufficiency) on behalf of CGL and RIDL	5 March 2024	Natalie Dianne Hampson (Savvy Consulting Limited)
CGL and RIDL	Statement of evidence of Nicholas Peter Fuller (Transport) on behalf of CGL and RIDL	5 March 2024	Nicholas Peter Fuller (Novo Group Limited)
CGL and RIDL	Statement of evidence of Nicole Laurenstein (Urban Design) on behalf of CGL and RIDL	5 March 2024	Nicole Laurenstein (A + Urban)
CGL and RIDL	Statement of evidence of Paul Farrelly (Greenhouse Gas) on behalf of CGL and RIDL	5 March 2024	Paul Farrelly (Lumen)
CGL and RIDL	Statement of evidence of Simon Nicholas Milner (Public Transport) on behalf of CGL and RIDL	5 March 2024	Simon Nicholas Milner (PTM Consultants)
CGL and RIDL	Statement of evidence of Tim McLeod (Infrastructure) on behalf of CGL and RIDL	5 March 2024	Tim McLeod (Inovo Projects Ltd)
CGL and RIDL	Statement of evidence of Tim Walsh (Planning) on behalf of CGL and RIDL	5 March 2024	Tim Walsh (Novo Group Limited)
CGL and RIDL	Statement of evidence of Tony Milne (Landscape) on behalf of CGL and RIDL	5 March 2024	Tony Milne (RMM Landscape Architects Ltd)
CGL and RIDL	Statement of evidence of Victor Mkurutsi Mthamo (Soils) on behalf of CGL and RIDL	5 March 2024	Victor Mkurutsi Mthamo (Reeftide Environmental and Projects Limited)
CGL and RIDL	Statement of evidence of Jeremy Phillips (Planning) on behalf of RIDL	5 March 2024	Jeremy Phillips (Novo Group Limited)
CGL and RIDL	Supplementary statement of evidence of Eoghan O'Neill	13 June 2024	Eoghan O'Neill (Pattle Delamore Partners)

	(Stormwater)		Ltd)
CGL and RIDL	Supplementary statement of evidence of Gary Sellars (Market Analysis and Medium Density Residential Standards)	13 June 2024	Gary Sellars (Colliers Valuation)
CGL and RIDL	Supplementary statement of evidence of Jeremy Phillips (Planning)	13 June 2024	Jeremy Phillips (Novo Group Limited)
CGL and RIDL	Supplementary statement of evidence of Nicholas Fuller	13 June 2024	Nicholas Fuller (Novo Group Limited)
CGL and RIDL	Supplementary statement of evidence of Nicole Lauenstein (Urban design)	13 June 2024	Nicole Laurenstein (A + Urban)
CGL and RIDL	Supplementary statement of evidence of Paul Farrelly (Greenhouse gas)	13 June 2024	Paul Farrelly (Lumen)
CGL and RIDL	Supplementary statement of evidence of Simon Milner	13 June 2024	Simon Milner (PTM Consultants)
CGL and RIDL	Supplementary statement of evidence of Tim McLeod (Infrastructure)	13 June 2024	Tim McLeod (Inovo Projects Ltd)
CGL and RIDL	Supplementary statement of evidence of Tim Walsh (Planning)	13 June 2024	Tim Walsh (Novo Group Limited)
CGL and RIDL	Supplementary statement of evidence of Victor Mthamo (Soils)	13 June 2024	Victor Mthamo (Reeftide Environmental and Projects Limited)
CGL and RIDL	Supplementary statement of evidence of Ben Throssell (Flooding)	13 June 2024	Ben Throssell (Pattle Delamore Partners Ltd)
CGL and RIDL	Supplementary statement of evidence of Chris Jones (real estate)	13 June 2024	Chris Jones
CGL and RIDL	Statement of evidence of Tim Carter (submitter representative)	13 June 2024	Tim Carter (RIDL and Carter Group Property Limited)
CGL and RIDL	Statement of evidence of Carl Davidson (survey)	13 June 2024	Carl Davidson (Research First)
CGL and RIDL	Supplementary statement of evidence of Dave Compton-Moen (Landscape)	13 June 2024	Dave Compton-Moen (DCM Urban Design Limited)
CGL and RIDL	Supplementary statement of evidence of Garth Falconer (Urban design)	13 June 2024	Garth Falconer (Reset Urban Design Limited)
CGL and RIDL	Supplementary statement of evidence of Natalie Hampson (Economics)	18 June 2024	Natalie Hampson (Savvy Consulting Limited)
CGL and RIDL	Supplementary statement of evidence of Chris Sexton	18 June 2024	Chris Sexton (Inovo Projects Limited)

	(Spatial analysis)		
CGL and RIDL	Legal submissions on behalf of RIDL	20 June 2024	J M Appleyard / Lucy M N Forrester Counsel for CGL and Rolleston Industrial
CGL and RIDL	Legal submissions on behalf of CGL and RIDL	20 June 2024	J M Appleyard / Lucy M N Forrester Counsel for CGL and RIDL
CGL and RIDL	Further supplementary statement of evidence of Eoghan O'Neill (Stormwater)	25 June 2024	Eoghan O'Neill (Pattle Delamore Partners Ltd)
CGL and RIDL	Further supplementary statement of evidence of Simon Milner (public transport servicing and funding)	24 June 2024	Simon Nicholas Milner (PTM Consultants)
CGL and RIDL	Further supplementary statement of evidence of Nick Fuller (Transport)	24 June 2024	Nicholas Peter Fuller (Novo Group Limited)
CGL and RIDL	Memorandum of counsel regarding further supplementary evidence	25 June 2024	J M Appleyard / L M N Forrester Counsel for RIDL
CGL and RIDL	Legal submission speaking notes on behalf of submitters/proponents of rezoning request For Ōhoka Hearing Stream 12d	undated	J M Appleyard / L M N Forrester Counsel for RIDL
CGL and RIDL	Summary of evidence of Chris Sexton	1 July 2024	Chris Sexton (Inovo Projects Limited)
CGL and RIDL	Summary of evidence of Dave Compton-Moen	1 July 2024	Dave Compton-Moen (DCM Urban Design Limited)
CGL and RIDL	Summary of evidence of Garth Falconer	1 July 2024	Garth Falconer (Reset Urban Design Limited)
CGL and RIDL	Summary of evidence of Nicole Lauenstein	1 July 2024	Nicole Laurenstein (A + Urban)
CGL and RIDL	Summary of evidence of Tim Carter	1 July 2024	Timothy Carter. (RIDL and Carter Group Property Limited)
CGL and RIDL	Summary of evidence of Tony Milne	1 July 2024	Tony Milne (RMM Landscape Architects Ltd)
CGL and RIDL	LWRP Legal Review – Groundwater Takes	13 April 2023	Cedric Carranceja (Special Counsel, Buddle Findlay)
CGL and RIDL	Summary of evidence of Carl Davidson	1 July 2024	Carl Davidson (Research First)
CGL and RIDL	Summary of evidence of Chris Jones	1 July 2024	Chris Jones (Real Estate)
CGL and RIDL	Summary of evidence of Greg Akehurst	1 July 2024	Gregory Michael Akehurst (Market Economics)

CGL and RIDL	Summary of evidence of Gary Sellars	1 July 2024	Gary Sellars (Colliers Valuation)
CGL and RIDL	Summary of evidence of Dr Gabrielle Wall	1 July 2024	Dr Gabrielle Julia Howard Wall
CGL and RIDL	Summary of evidence of Nick Fuller	1 July 2024	Nicholas Peter Fuller (Novo Group Limited)
CGL and RIDL	Summary of evidence of Natalie Hampson	1 July 2024	Natalie Dianne Hampson (Savvy Consulting Limited)
CGL and RIDL	Summary of evidence of Paul Farrelly	1 July 2024	Paul Farrelly (Lumen
CGL and RIDL	Summary of evidence of Simon Milner	1 July 2024	Simon Nicholas Milner (PTM Consultants)
CGL and RIDL	Summary of evidence of Victor Mthamo	1 July 2024	Victor Mthamo (Reeftide Environmental and Projects Limited)
CGL and RIDL	Summary of evidence of Jeremy Phillips	1 July 2024	Jeremy Phillips (Novo Group Limited)
CGL and RIDL	Summary of evidence of Ben Throssell	4 July 2024	Ben Throssell (Pattle Delamore Partners Ltd)
CGL and RIDL	Memorandum of counsel regarding revised Ōhoka provisions	26 July 2024	J M Appleyard / L M N Forrester (Legal Counsel)
CGL and RIDL	Ōhoka Assessment Criteria – GRZ and SETZ	2 December 2024	Zoe Hughes/ Dave Compton-Moen
WDC	Statement of Evidence of Rodney George Yeoman on behalf of WDC (Economics)	20 May 2024	Rodney Yeoman (Formative Ltd)
WDC	Summary Statement of Rodney George Yeoman on behalf of WDC on Economics with the Private Plan Change RCP031	7 August 2023	Rodney Yeoman (Formative Ltd)
WDC	Summary Statement of evidence of Stuart Ford on behalf of Waimakariri District Council	15 May 2024	Stuart Ford (The Agribusiness Group)
WDC	Statement of evidence of Shane Binder (Transport), Christopher Bacon (Servicing, Hazards), Colin Roxburgh (Servicing), Jon Read (Green Space) on behalf of Waimakariri District Council	16 May 2024	Shane Binder (Transport Engineer WDC)
WDC	Statement Of Evidence of Hugh Anthony Nicholson on Behalf Of WDC Urban Design and Landscape	14 May 2024	Hugh Nicholson (UrbanShift)
WDC	Ōhoka Greenhouse Gas Emission Review	21 May 2024	Beca Limited (Vicky Li, Clare Harvey, Andrew

			Murray)
WDC	Memo on housing uptake and Land Uptake Monitoring Survey	17 May 2024	Peter Wilson
WDC	Summary Statement on Natural Hazards (Flooding) Relating to Hearing Stream 12D – Ōhoka RIDL	1 July 2024	Christopher Bacon (Network Planning Team Leader WDC)
WDC	Summary Statement on 3 Waters Servicing Relating to Hearing Stream 12D – Ōhoka RIDL	1 July 2024	Colin Roxburgh (Project Delivery Manager WDC)
WDC	Summary Statement by Andrew Murray on the Ōhoka rezoning submissions (Hearing Stream 12 D) on behalf of the Waimakariri District Council	1 July 2024	Andrew Murray (Beca NZ)
Waimakariri District Council	S42A Officer's Summary Statement on the Ōhoka rezoning submissions Hearing Stream 12D - on behalf of WDC	27th June 2024	Andrew Willis (s42A Officer)
Waimakariri District Council	Summary Statement of Evidence of Rodney George Yeoman on behalf of WDC(Economics)	28 June 2024	Rodney Yeoman (Formative Ltd)
Waimakariri District Council	Summary Statement on Transport Relating to Hearing Stream 12D – Ōhoka RIDL	1 July 2024	Shane Binder (Transport Engineer WDC)
Waimakariri District Council	Response to Minute 31 – Stream 12D. Provision of Information to Inform Expert Conferencing	24 July 2024	Rodney Yeoman (Formative Ltd)
Waimakariri District Council	Proposed Waimakariri District Plan: Ōhoka Rezonings – S42A Report Addendum	9 October 2024	Andrew Willis (s42A Officer)
Waimakariri District Council	Response to Stream 12D Ōhoka Minute 40 Economics	4 October 2024	Rodney Yeoman (Formative Ltd)
Waimakariri District Council	Council S42A Officer's Addendum Update on the Reconvened Ōhoka 12D Hearing, on behalf of WDC	4 November 2024	Andrew Willis (s42A Officer)
Waimakariri District Council	Reply Report – Hearing Stream 12D: Ōhoka rezoning request Submissions 237 and 160 (Urban Design)	3 December 2024	Hugh Nicholson (UrbanShift)
Waimakariri District Council	Reconvened Right of Reply - New titles issued in the Waimakariri District between 2016 – 2024	26 November 2024	Peter Wilson (Principal Policy Planner WDC)
Waimakariri District	Right of Reply Statement of	undated	Rodney Yeoman

Council	Evidence of Rodney George Yeoman on behalf of WDC (Economics)		(Formative Ltd)
Waimakariri District Council	Reconvened Right of Reply - WDC Level of Service - Neighbourhood Park Provision	25 November 2024	Jon Read (Greenspace Planner WDC)
Waimakariri District Council	Right of Reply – Shane Isaac Binder On behalf of Hearing Stream 12D – Ōhoka RIDL	3 December 2024	Shane Binder (Transport Engineer WDC)
Waimakariri District Council	Council s42A Officer's Reply on Ōhoka 12D Rezoning on behalf of the Waimakariri District Council	4 December 2024	Andrew Willis (s42A Officer)
Ōhoka Residents Association	Memorandum of Counsel for Ōhoka Residents Association	1 July 2024	PAC Maw (Counsel for Ōhoka Residents Association)
Ōhoka Residents Association	Legal Submissions on Behalf of the Ōhoka Residents Association	1 July 2024	PAC Maw (Counsel for Ōhoka Residents Association)
Ōhoka Residents Association	Civil Engineering Memo – Ōhoka Flooding	23 July 2024	Andrew Congalton (Kotahi Engineering Studio)
Ōhoka Residents Association	Memorandum of Counsel for Ōhoka Residents Association (flooding)	29 July 2024	PAC Maw (Counsel for Ōhoka Residents Association)
Oxford-Ōhoka Community Board	Brief of evidence of Richard John Knott on behalf of Oxford-Ōhoka Community Board – Urban Design.	12 June 2024	Richard John Knott (Richard Knott Ltd)
Oxford-Ōhoka Community Board	Brief of evidence of Nick Keenan on behalf of Ōhoka Community Board (as Further Submitter) – Stormwater Management.	13 June 2024	Nicholas John Keenan (Stantec)
Oxford-Ōhoka Community Board	Brief of evidence of Nick Boyes on behalf of the Oxford-Ōhoka Community Board (as Further Submitter) - Planning	13 June 2024	Nick Boyes (Core Planning)
Oxford-Ōhoka Community Board	Brief of evidence of Kim Thomas Goodfellow on behalf of Oxford- Ōhoka Community Board - Landscape.	13 June 2024	Kim Goodfellow (The Goodfellow Group Ltd)
Oxford-Ōhoka Community Board	Brief of evidence of Andrew Metherell on behalf of Ōhoka Community Board (as Further Submitter) - Transport	13 June 2024	Andrew Metherell (Stantec)
Oxford-Ōhoka Community Board	Statement of Sarah Kaye Barkle (Chairperson) on behalf of Oxford-Ōhoka Community Board	20 June 2024	Sarah Barkle
Oxford-Ōhoka	Legal submissions on behalf of	20 June 2024	Andrew Schulte (legal

Community Board	Oxford-Ōhoka Community Board		Counsel)
Oxford-Ōhoka Community Board	Synopsis of legal submissions on behalf of Oxford-Ōhoka Community Board	3 July 2024	Andrew Schulte (legal Counsel)
Oxford-Ōhoka Community Board	Summary Brief of evidence of Andrew Metherell on behalf of Oxford Ōhoka Community Board (as Further Submitter) - Transport	2 July 2024	Andrew Metherell (Stantec)
Oxford-Ōhoka Community Board	Summary of evidence of Kim Thomas Goodfellow on behalf of Oxford- Ōhoka Community Board - Landscape.	2 July 2024	Kim Goodfellow (The Goodfellow Group Ltd)
Oxford-Ōhoka Community Board	Summary of evidence of Nick Boyes – Planning	2 July 2024	Nick Boyes (Core Planning)
Oxford-Ōhoka Community Board	Summary of evidence of Nick Keenan on behalf of Oxford-Ōhoka Community Board – Stormwater Management	2 July 2024	Nicholas John Keenan (Stantec)
Oxford-Ōhoka Community Board	Summary of evidence of Richard John Knott on behalf of Oxford-Ōhoka Community Board – Urban Design	2 July 2024	Richard John Knott (Richard Knott Ltd)
Oxford-Ōhoka Community Board	Summary of Sarah Kaye Barkle (Chairperson) on behalf of Oxford-Ōhoka Community Board	2 July 2024	Sarah Barkle

Reconvened Hearing Evidence

Prepared for	Title	Date	Author/Expert
CGL and RIDL	Reconvened hearing statement of evidence of Ben Throssell (Flooding)	17 October 2024	Ben Throssell (Pattle Delamore Partners Ltd)
CGL and RIDL	Reconvened hearing statement of evidence of Bas Veendrick (Hydrology)	17 October 2024	Bas Veendrick (Pattle Delamore Partners Ltd)
CGL and RIDL	Reconvened hearing statement of evidence of Chris Sexton (Spatial analysis)	17 October 2024	Chris Sexton (Inovo Projects Limited)
CGL and RIDL	Reconvened hearing statement of evidence of Dave Compton-Moen (Landscape)	17 October 2024	Dave Compton-Moen (DCM Urban Design Limited)
CGL and RIDL	Reconvened hearing statement of evidence of Eoghan O'Neill (Stormwater)	17 October 2024	Eoghan O'Neill (Pattle Delamore Partners Ltd)
CGL and RIDL	Reconvened hearing statement of evidence of Jeremy Phillips (Planning)	17 October 2024	Jeremy Phillips (Novo Group Ltd)
CGL and RIDL	Reconvened hearing statement	17 October	Nick Fuller (Novo Group

	of evidence of Nick Fuller	2024	Ltd)
CGL and RIDL	Reconvened hearing statement of evidence of Tim Walsh (Planning)	17 October 2024	Tim Walsh (Novo Group Limited)
Oxford Ōhoka Community Board	Supplementary Brief of evidence of Andrew Metherell on behalf of Oxford Ōhoka Community Board (as Further Submitter) – Transport	18 October 2024	Andrew Metherell (Stantec)
Oxford Ōhoka Community Board	Supplementary Brief of evidence of Nick Boyes on behalf of the Oxford-Ōhoka Community Board (as Further Submitter) – Planning	18 October 2024	Nick Boyes (Core Planning)
Oxford Ōhoka Community Board	Supplementary Brief of evidence of Nick Keenan on behalf of Ōhoka Community Board (as Further Submitter) – Stormwater Management	18 October 2024	Nicholas John Keenan (Stantec)
Oxford Ōhoka Community Board	Supplementary legal submissions on behalf of Oxford-Ōhoka Community Board	18 October 2024	Andrew Schulte (legal Counsel)
CGL and RIDL	Legal submissions for reconvened hearing on behalf of CGL and RIDL	24 October 2024	J M Appleyard / L M N Forrester (Legal Counsel)
CGL and RIDL	Memorandum of counsel regarding updated bespoke planning rules Attachments: 1. 535 Mill Rd Ōhoka Assessment Criteria E – GRZ 2. 535 Mill Rd Ōhoka Assessment Criteria E SETZ 3. 535 Mill Rd Ōhoka ODP GRZ version 4. 535 Mill Rd Ōhoka ODP SETZ version 5. Ōhoka Provisions – GRZ version 6. Ōhoka Provisions - SETZ version 7. Ōhoka Provisions – SETZ version	1 November 2024	J M Appleyard / L M N Forrester (Legal Counsel)

The following is a summary of Joint Witness Statements, Memoranda and Minute responses considered:

Title	Submitters/Parties	Date	Experts/Authors
Memorandum of	CGL and RIDL	29 July 2024	J M Appleyard / L M N

counsel regarding agreed planning matters and economic conferencing			Forrester (Legal Counsel)
Joint witness statement – confirmation of agreement of planning matters	CGL and RIDL WDC Oxford-Ōhoka Community Board	16 July 2024	Experts: Jeremy Phillips Tim Walsh Andrew Willis Nick Boyes Prepared by: J M Appleyard / L M N Forrester (Legal Counsel)
Joint witness statement – engineering	CGL and RIDL WDC Oxford-Ōhoka Community Board	6 August 2024	Experts: Eoghan O'Neill Tim McLeod Ben Throssell Bas Veendrick Christopher Bacon Colin Roxburgh Nick Keenan Prepared by: J M Appleyard / L M N Forrester (Legal Counsel)
Joint witness statement – transport	CGL and RIDL WDC Oxford-Ōhoka Community Board	23 August 2024	Experts: Nick Fuller Simon Milner Shane Binder Andrew Metherell Prepared by: J M Appleyard / L M N Forrester (Legal Counsel)
Joint witness statement – LUMS	CGL and RIDL WDC	9 July 2024	Experts: Gary Sellars Chris Sexton Peter Wilson Prepared by: J M Appleyard / L M N Forrester (Legal Counsel)
Memorandum: Greenfield Plan Enabled Capacity Assessment And (Beachgrove: Appendix 1)	CGL and RIDL	30 August 2024	Gary Sellars Chris Sexton
Joint witness statement – planning	CGL and RIDL WDC Oxford-Ōhoka Community Board	30 August 2024	Experts: J Phillips Tim Walsh Andrew Willis Nick Boyes

			Prepared by: J M Appleyard / L M N Forrester (Legal Counsel)
Joint Witness Statement – Stream 12C/12D Stormwater Expert Conferencing	CGL and RIDL WDC Oxford-Ōhoka Community Board	4 September 2024	Experts: John Aramowicz David Delagarza James Hopkins Nick Keenan Daniel McMullan Eoghan O'Neill Colin Roxburgh Ben Throssell Bas Veendrick
Joint Witness Statement – Stream 12C/12D Wastewater Expert Conferencing	CGL and RIDL WDC Oxford-Ōhoka Community Board	4 September 2024	Experts: John Aramowicz James Hopkins Cameron Mars Colin Roxburgh Danash Sookdev Eoghan O'Neill
Outline Development Plan 535 Mill Road, Ōhoka	CGL and RIDL	Undated	Applicant
Joint Witness Statement – Transport	CGL and RIDL WDC Mark and Melissa Prosser Andrew McAllister, Rainer and Ursula Hack Crichton Developments Ltd	July 2024	Experts: Nick Fuller Shane Binder Mark Gregory Dave Smith Andy Carr Wayne Gallot