



Christiaan Zwart

Year of call: 1997

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"Excellent" The Legal 500 2022

An *"insightful and steely streetfighter"* with over 20 years' experience, Christiaan is ranked as a Leading Junior in Tier 1 and was shortlisted for Planning Junior of the Year by The Legal 500 2022.

Christiaan is an Infrastructure (including DCO), Planning and Heritage, Compulsory Purchase, Environment, Energy, and Tax lawyer practicing in multiple jurisdictions, namely England, Wales, Jersey and Hong Kong. Christiaan also advises on these areas within the Transport, Construction, Commercial, Inquiries, Judicial Review, and Investigations, Regulatory and Disciplinary, Administrative and Public, and Information and Media spheres.

Christiaan has represented an impressive range of clients, such as Exxon Mobil, BP, Swift Energy, Bouygues, Stanstead Airport, The Environment Agency, Historic England, Natural Resources Wales, HMRC, developers including housebuilders such as Bellway, a number of well-known Retail giants, local authorities such as The City of Westminster and Uttlesford District Council, and government agencies.

As an Infrastructure Barrister Christiaan has significant expertise in DCOs, their promotion and regulation, advising the Examining Authority and Secretaries of State, objecting to them, at Hearings and the Courts.

As a Planning, Environment and Energy Barrister Christiaan has considerable experience in all development and regulatory matters..

As a Tax Barrister, Christiaan's expertise encompasses development and environment-related Taxes including CIL, VAT, Landfill Tax, and Aggregate and Climate Change Levies.

Christiaan's practice includes the following areas of expertise:

- Planning and Property
- Environment
- Energy and Natural Resources
- Construction
- Administrative and Public
- Inquiries and investigations
- Commercial
- Regulatory and Disciplinary
- Information and Media

Areas of expertise

- Art and Cultural Property
- Aviation and Aerospace
- Compulsory Purchase and Compensation
- Development Consent Orders and Infrastructure
- High Court Planning Challenges
- Highways, Footpaths and Rights of Way
- Planning Policy Making
- Planning Applications
- Planning Appeals, Hearings and Inquiries
- Planning Enforcement

Energy and Natural Resources

- Biomass and Energy from Waste
- Electricity
- Nuclear Energy
- Oil and Gas
- Renewables
- Water

Environment

- Development Consent Orders and Infrastructure

Christiaan is *"...always my Infrastructure/DCO Counsel of choice"*(Head of Planning and Environment, Blake Morgan LLP)

Christiaan has acted on more than a dozen DCOs, giving him unparalleled experience in nationally significant infrastructure projects under the Planning Act 2008. Christiaan consistently adds value and brings a unique perspective to all DCO infrastructure and to Transport and Works Act matters, including any integral CPO elements. Christiaan brings a strategic edge to any advisory team because he not only risk audits and inputs into DCO application documents throughout the DCO up to and including court challenges, but he has also represented all participants in the infrastructure consenting process, such as promoters, regulators, objectors, examining authorities, and the Secretary of State. His experience includes Energy, Transport, Healthcare, and Utilities projects, such as:

- Energy: Aquind Electricity Interconnector DCO (acting for successful principal landowner objector), Hornsea Three Offshore Windfarm Order (acting for Spirit Energy – owner of gas rigs), Mynydd y Gwynt Wind Farm Development Consent Order (acting for Natural Resources Wales), Swansea Bay Tidal Order (acting for the Examining Authority Panel), South Hook Combined Heat and Power Plant Order (promoting for Exxon Mobil and State of Qatar), Hinkley Point C (Nuclear Generating Station) Order (acting for the Environment Agency), Energy from Waste projects at Rookery South (acting for objector) and Lockstock (acting for Secretary of State).
- Transport: A303 Stonehenge Order DCO (acting for Historic England), Silvertown Tunnel Order DCO (acting for the London Borough Newham), M27 Junction 8 expansion (acting for the principal landowner), A14 Cambridge to Huntingdon Improvement Order DCO (acting for the principal landowner), Manchester Rail Realignment Project (Transport and Works Act Order) (acting for Euro Car Parks), and Hinkley Point C Harbour Empowerment Order (acting for the Environment Agency);

- Healthcare: acting for the Minister for Infrastructure Jersey on new hospitals (the “Future Hospital” and “Our Hospital” developments), and acting for Clinical Commissioning Group to deliver a Healthcare Hub.
- Utilities: Thames Tideway Tunnel Order DCO (acting for the Secretary of State), Manchester Ship Canal Ltd v Environment Agency [2013] EWCA Civ 452 (defending a JR against the Environment Agency’s regulation of flood risk from ship canal infrastructure), and acting for the Environment Agency in its regulatory action against Southern Water resulting in a record £90 million fine.

Recommendations

- “Christiaan consistently delivers KC quality at Junior rates”
- “Really insightful”
- “A streetfighter ... goes through brick walls for clients”
- “Thinks outside of the box to secure the client’s objective”
- “Always packs a punch and our clients love him”

Qualifications

- Bar Vocational Course, Inns of Court School of Law, Scholarship Inner Temple
- CPE, City University
- RIBA Part III, & double first in Architecture, Newcastle University

Memberships

- CPA
- SCL
- NIPA
- PEBA
- UKELA
- TECBAR
- COMBAR

Appointments

Appointed to the Attorney General’s (Treasury) B panel in March 2010

Appointed to the Attorney General’s (Treasury) C panel in March 2004

Prince of Edinburgh Scholar, Inner Temple

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