

**BEFORE THE SELWYN DISTRICT COUNCIL**

**IN THE MATTER OF** the Resource Management Act 1991

**AND**

**IN THE MATTER OF** Proposed Plan Change 69 being a request by Rolleston Industrial Developments Limited for rezoning of approximately 190 hectares of rural land to mainly residential land together with a small commercial zone, generally located on the south side of the Lincoln township, to the east and west of Springs Road, and to the north of Collins Road

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**MINUTE NO 1 OF COMMISSIONER DAVID CALDWELL**  
**Dated 23 September 2021**

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1. The Selwyn District Council has, pursuant to s34A of the Resource Management Act 1991 (**RMA**), appointed me to hear, recommend and write the recommendations on Proposed Plan Change 69 to the District Plan in relation to land generally located on the south side of the Lincoln township, to the east and west of Springs Road, and to the north of Collins Road.
2. The hearing has been set down from **Monday 22 November 2021** to **Friday 26 November 2021** inclusive commencing at 9.00am each day, and is to be held at the Tai Tapu Community Centre at 722 Old Tai Tapu Road (located within Rhodes Park), Tai Tapu.
3. The purpose of this Minute is to address the pre-circulation of evidence prior to the hearing.

#### **Pre-provision of Evidence**

4. I consider that pre-provision of expert evidence will reduce the length of the hearing by reducing the need to have all evidence read. It also enables the focus to be on matters in contention and conflicting opinions.
5. It will also help me to better prepare for the hearing and will enable the reporting officer to consider the evidence of expert witnesses prior to the hearing and to seek further opinion from other Council staff or consultants if necessary.
6. For the above reasons, and pursuant to s41B of the RMA, it is directed that evidence be pre-provided in accordance with the following timetable. I have excluded Canterbury Anniversary (Show Day) from the working days prior to hearing.
  - (a) The Council must circulate the s42A Officers Report to all parties by no later than **Thursday 28 October 2021**, being 15 full working days before the hearing;
  - (b) The Applicant must provide briefs of evidence to the Council in an electronic form by no later than **Thursday 4 November 2021**, being 10 full working days before the hearing; and
  - (c) Any submitter who is intending to call expert evidence must provide briefs of evidence to the Council in an electronic form by no later than **Thursday 11 November 2021**, being 5 full working days before the hearing.
7. Briefs of evidence are to be emailed to Emma Robertson at the following email address: [Emma.Robertson@selwyn.govt.nz](mailto:Emma.Robertson@selwyn.govt.nz).
8. Expert evidence is evidence prepared by independently qualified persons such as landscape architects, transportation experts, ecologists and planners.
9. Submitters who do not intend to call expert evidence do not have to comply with the timeframe specified in 6(c) and will be able to present their own evidence at the hearing.

10. I direct that all experts (including the reporting officers) provide a summary of the key points of their evidence which will be read at the hearing. To be of benefit, the summaries should focus on key assumptions, methodology, conclusions and reasons for those conclusions. It would be particularly helpful if any areas of disagreement can be identified.
11. Legal submissions do not need to be pre-circulated and can be presented at the hearing.

**Covid 19**

12. At this stage, and given that the hearing is some time away, I have not included any directions in relation to Covid 19 protocols. If necessary, I will issue directions in relation to that prior to the hearing.
13. If there are any issues arising from these directions, they may be raised, in writing, through Ms Robertson.

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

**David Caldwell**  
Hearing Commissioner

Dated: 23 September 2021