

BEFORE THE SELWYN DISTRICT COUNCIL

UNDER the Resource Management Act 1991

AND

IN THE MATTER Of a request to change the Operative Selwyn District Plan –
Plan Change 71

**MEMORANDUM ON BEHALF OF FOUR STARS DEVELOPMENT
LIMITED AND GOULD DEVELOPMENT LIMITED**

Anthony Harper
Solicitor Acting: Gerard Cleary
Level 9, Anthony Harper Tower
62 Worcester Boulevard,
PO Box 2646, Christchurch
Tel +64 3 379 0920
Fax +64 3 366 9277
Email

A handwritten signature in dark ink, reading "Anthony Harper". The signature is fluid and cursive, with the first letters of "Anthony" and "Harper" being capitalized and prominent.

1 PURPOSE OF MEMORANDUM

- 1.1 The purpose of this Memorandum is seek an extension of the time in which to provide a written reply on behalf of the Applicants. As per the Commissioner's Second Minute a reply was due to be filed today, Friday 25 February 2022.
- 1.2 An extension is being sought for two principal reasons:
- (a) Discussions with Foodstuffs South Island Limited continue, with the Applicants awaiting expert advice on documentation prepared for the purposes of those discussions; and
 - (b) The Applicant intends to provide some evidence in reply from Ms Lauenstein which responds to the summary presented by Mr. Nicholson at the hearing. Due to significant other commitments, this evidence in reply has yet to be finalised.
- 1.3 An extension until Friday 02 March 2022 is therefore sought to file a reply.
- 1.4 In the interim, in addition to responding to the merits of the cases presented by the parties in opposition to approval of part of PC78, it is intended to briefly address the Commissioner on the following matters:
- (a) In the context of the "environment" against which to assess PC78, should any regard be had to the Pak N Save supermarket application?;
 - (b) Whether a comparison between different plan change applications is either permissible or appropriate?; and
 - (c) The appropriateness of deferring or declining a plan change application to await a wider review such as the review of the RPS in 2024.
- 1.5 At the hearing, the Commissioner contemplated requesting advice as to groundwater wells/bores in proximity to the site. The Applicant is of course fully prepared to provide this information, if required. In the interim, it is noted that effects on groundwater did not feature as an issue in either submissions or at the hearing. Further, stormwater disposal associated with development of the site will require discharge consent(s) from the Canterbury Regional Council. Accordingly, the existing regional planning framework anticipates consideration of any potential effects on groundwater at the time consent is sought.

G J Cleary

25 February 2022