

**BEFORE THE SELWYN DISTRICT COUNCIL**

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

**AND**

**IN THE MATTER OF** Proposed Plan Change 73 being a request by Rolleston West Residential Ltd in relation to approximately 160 hectares of land generally on the western side of the Rolleston Township, to the west of Dunns Crossing Road and south of Main South Road (State Highway 1)

**AND** Proposed Plan Change 75 being a request by Yoursection Limited to rezone approximately 24.7ha of land located generally on the south eastern side of Rolleston township, adjacent to and south of Falcons Landing residential development and to the west of Lincoln Rolleston Road

**AND** Proposed Plan Change 76 being a request by Dunweavin 2020 Limited for rezoning of approximately 13 hectares of rural land to residential land located on the south western edge of Rolleston with frontage to East Maddisons Road

**AND** Proposed Plan Change 78 being a request by Urban Estates Limited to rezone approximately 63 hectares of current rural land to residential land south of Falcons Landing and east of Acland Park, with frontages to Lincoln Rolleston Road and Selwyn Road, Rolleston

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**MINUTE OF COMMISSIONER DAVID CALDWELL ADDRESSING MATTERS  
ARISING FROM THE RESOURCE MANAGEMENT (ENABLING HOUSING SUPPLY  
AND OTHER MATTERS) AMENDMENT BILL**

**Dated 16 December 2021**

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1. As the parties will be aware, the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (**the Bill**) was introduced on 19 October 2021. It had its first reading on 26 October 2021. The Select Committee Report was released on 2 December 2021. The second reading occurred on 7 December 2021, and the third reading on 14 December 2021. It is currently awaiting Royal Assent.
2. The Bill awaiting assent incorporates significant amendments from the Bill as introduced, particularly in relation to the status of partly completed proposed plan changes. These amendments have been incorporated through a reasonably truncated process.
3. The Bill in its now final form raises, in my mind, some issues in relation to the housing capacity/demand matters which were the subject of considerable evidence. This is particularly so in relation to PC73, but is also relevant, in my preliminary view, to PC75, 76 and 78. The hearings were all closed on 29 November 2021.
4. The intensification provisions also raise potential issues around infrastructure.
5. The issue I seek the parties' views on is whether I can, and if so should, re-open the hearings to enable the parties to provide submissions, or potentially evidence, on the Bill and its ramifications, or whether I must continue my deliberations on the evidence and submissions before me.
6. I am conscious of avoiding unnecessary delay in completing my Recommendations to Council, and I understand that the Bill incorporates a process whereby plan changes can continue. It does however raise issues relevant to decision-making, particularly in Rolleston where there are a number of plan change requests. I understand the rezoning hearings on the PDP have been deferred indefinitely in light of the Bill.
7. I am conscious that the Christmas period is rapidly approaching, and I direct that parties provide their comments on this issue by no later than **5.00pm Tuesday 21 December 2021**. Those comments should be provided, in writing, to [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz) and Jocelyn Lewes ([Jocelyn.Lewes@selwyn.govt.nz](mailto:Jocelyn.Lewes@selwyn.govt.nz)).
8. If there are any issues arising from this Minute, they should also be raised, in writing, to [submissions@selwyn.govt.nz](mailto:submissions@selwyn.govt.nz) and Jocelyn Lewes ([Jocelyn.Lewes@selwyn.govt.nz](mailto:Jocelyn.Lewes@selwyn.govt.nz)).



**David Caldwell**  
Hearing Commissioner

Dated: 16 December 2021