

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Proposed Plan Change 80 being a request by Two Chain Road Limited to rezone approximately 98 hectares of current rural land at 7-183 Two Chain Road, on the south side of Two Chain Road between Walkers Road and Jones Road, and Main South Road, Rolleston to Business 2A

MINUTE NO 1 OF COMMISSIONER DAVID CALDWELL
Dated 16 August 2022


1. The Selwyn District Council has, pursuant to s34A of the Resource Management Act 1991 (**RMA**), appointed me to hear and write recommendations on Proposed Plan Change 80 to the District Plan in relation to land at 7-183 Two Chain Road, on the south side of Two Chain Road between Walkers Road and Jones Road, and Main South Road, Rolleston.
2. The hearing has been set down for **Thursday 20 October 2022** and **Friday 21 October 2022** commencing at 9.00am, and is to be held at a venue still to be confirmed.
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:
 - (a) The Council must circulate the s42A Officers Report to all parties by no later than **Wednesday 28 September 2022**, 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 **Wednesday 5 October 2022**, 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 **Wednesday 12 October 2022**, being 5 full working days before the hearing.
7. Briefs of evidence are to be emailed to: submissions@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.
12. Once the evidence is provided, I will consider any request for conferencing of expert witnesses.
13. If there are any issues arising from these directions, they may be raised, in writing, through submissions@selwyn.govt.nz.



David Caldwell

Hearing Commissioner

Dated: 16 August 2022