

BEFORE THE SELWYN DISTRICT COUNCIL

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF a request by Foodstuffs (South Island) Properties Limited to change the Partially Operative Selwyn District Plan by rezoning approximately 7 hectares of land at 157 Levi Road, Rolleston from Medium Density Residential Zone to Large Format Retail Zone (Variation 2)

**MINUTE NO 4 OF COMMISSIONER DAVID CALDWELL
RECORDING THE SITE VISIT AND NEXT STEPS**

Dated 9 May 2025

1. In accordance with the indication given in my Minute 3, I undertook the site visit on Monday 31 March 2025. On the visit to the site, I was escorted by Foodstuffs' senior project manager Prue Leefe and senior project manager Darryl Grobler of Naylor Love Construction.
2. Both of those persons had, I understand, been previously advised in relation to their obligations in escorting me on the site. In accordance with that, the discussions we had on site were limited to the identification of particular areas and features.
3. I undertook most of the site visit on foot. I went into the PaknSave building, walked along the eastern boundary and viewed the biodiversity strip and fences which have been installed. The walkover also enabled me to get a clearer understanding of the nature of the site and its shape, including its narrowing as it moves away from Levi Road. I was able to observe the relationship of the site with the residential areas opposite the site and towards the Levi Road frontage.
4. I then got into my vehicle and, unaccompanied, refamiliarised myself with the surrounding area and visited the IZone/IPort area north of the State Highway.
5. While I did not undertake an official site visit of the new Brougham Street Mitre10, and the Papanui Mitre10, I record that I am familiar with the location of both of those sites.

Legal Submissions in Reply

6. In accordance with my directions, the Applicant provided legal submissions in reply. These were dated 17 April 2025. I have now read and considered those.
7. In general terms I consider that I have sufficient information to commence my deliberations but there is one matter which I do seek some clarification on. That relates to the outdoor storage areas, including those identified for landscaping supplies.
8. I note that the reply refers to Mr Johnston confirming that outdoor storage is considered as part of the building and site layout. The reply also records that where these areas would not be caught by the reference in the rule to a new building, they will be caught by the reference to 'structure' in LZRZ-R1.
9. I wish to ensure that I understand the framework in relation to those identified outdoor areas and which rules will apply. As an example, are those areas, and particularly the area identified for landscape supplies, subject to the proffered setback?
10. In the circumstances, and in order to ensure that this matter progresses, I direct that a summary of which rules will apply to those areas, particularly in the event they do not involve "a new building", is provided, preferably by way of a brief joint planning statement, or alternatively, by a brief memorandum, within no more than 7 days from the date of this Minute.

11. Any other issues arising from this Minute can be addressed in the usual manner through policy.planners@selwyn.govt.nz.

A handwritten signature in blue ink, appearing to read 'D Caldwell', is positioned above a horizontal line.

David Caldwell
Hearing Commissioner

Dated: 9 May 2025