

**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)

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**MINUTE NO 3 OF COMMISSIONER DAVID CALDWELL  
ADDRESSING SITE VISIT AND PROPONENT'S RIGHT OF REPLY**

**Dated 27 March 2025**

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1. This Minute addresses a site visit and the Proponent's reply.
2. As discussed at the conclusion of the second hearing day, I am overseas until 22 April 2025. I am of course conscious of my duties in terms of avoiding unnecessary delay and wish to ensure that this application is dealt with as promptly and efficiently as possible.

### **Site Visit**

3. While I am familiar with the site and the surrounding area, it would be useful for me to have a site visit, given the degree of change I understand has occurred on site.
4. Ideally the site visit should be undertaken prior to the Proponent's reply. While it is short notice, I could undertake the site visit on Friday 28 March, ideally mid-morning.
5. If that timeframe is too short, I could look at undertaking the site visit on the morning of 31 March.
6. I understand of course that given the works which are being carried out on the site, I will need to be escorted for health and safety reasons. The person escorting me will need to be someone who has not been involved in the hearing and the usual rules will apply. Their role will simply be to escort me around the site.
7. I ask that in responding to the issues relating to the potential site visit, and the timing, if there are any areas, apart from the site itself, that parties would like me to view, that could be identified through the hearings officer. I do intend looking around the surrounding residential areas, and will likely have a look around the IZone and the LFRZ located north of the state highway. I may also re-familiarise myself with the location of the Mitre10 in Papanui.
8. Given the possible timeframes for the site visit, I ask that any responses are provided, if at all possible, by no later than 5.00pm today.

### **Reply**

9. I direct that the Proponent's reply be provided no later than midday Tuesday 22 April.
10. Any issues arising from this Minute can be addressed in the usual manner through [policy.planners@selwyn.govt.nz](mailto:policy.planners@selwyn.govt.nz).



**David Caldwell**  
Hearing Commissioner

Dated: 27 March 2025