

**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 7 OF COMMISSIONER DAVID CALDWELL  
SEEKING CLARIFICATION IN RELATION TO LFRZ-P4**

**Dated 9 July 2025**

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1. I am endeavouring to finalise my recommendation on this Proposal. In response to my earlier Minute, I have been provided with an updated document of proposed amendments to the Partially Operative Selwyn District Plan (**POSDP**).
2. I have a query regarding the proposed Policy LFRZ-P4. This provides:  
  

*Manage built form and layout within PREC13 Lincoln Rolleston Road Large Format Retail Precinct to maintain compatibility with the amenity of adjacent residentially zoned land.*
3. I wish to understand why the word “adjacent” is used rather than “adjoining”. “Adjoining” is of course defined in the POSDP. “Adjacent” does not appear to be.
4. Can Mr Friedel and Mr Allan advise, through the usual channels, whether the use of the word “adjacent” is purposeful and if so, for what reason. I seek that response by close of business today.
5. If there are any issues arising from this Minute, they can be raised in writing through [policy.planners@selwyn.govt.nz](mailto:policy.planners@selwyn.govt.nz).



**David Caldwell**  
Hearing Commissioner

Dated: 9 July 2025