

RESOURCE MANAGEMENT ACT 1991
SELWYN DISTRICT COUNCIL

RESOURCE CONSENT APPLICATION – RC246049

McDonald Road

MINUTE 1 OF COMMISSIONER

Date: 29 June 2025

1.0 INTRODUCTION

- 1.1 I have been appointed by the Selwyn District Council (the **Council**) to conduct the hearing and make the decision on the land use resource consent application by Jo and Paul Cambell (the **Applicant**) to construct a residential unit on an undersized rural lot.
- 1.2 A hearing is scheduled for Monday 4 August 2025 at the Selwyn District Council Offices, commencing at 10:00am. The following outlines preliminary procedural matters in relation to the hearing.
- 1.3 Firstly, I confirm that I will have pre-read all expert evidence along with the submissions prior to the hearing and accordingly, I will not require any of this material to be read aloud at the hearing.

2.0 DIRECTION

- 2.1 I direct that each expert who intends to appear at the hearing prepare a concise summary of their evidence, which they will present.
- 2.2 This summary should generally be no more than 2–3 pages in length and must focus on the key issues in respect to the evidence, including any points of contention or disagreement with other evidence or information, proposed mitigation and/or conditions etc. The summary must also clearly identify any changes to the pre-circulated evidence.
- 2.3 For the avoidance of doubt, ‘expert’ refers to evidence prepared by persons with relevant qualifications or expertise, this includes planning professionals.
- 2.4 I understand that the submitters do not intend to call expert evidence, and that no such evidence has been pre-circulated. As noted, I will have pre-read the submissions in advance and will not require the submitters to read their submissions at the hearing. However, it would assist if the submitters also provided a 2-3 page summary of their key concerns, points of contention, etc. This is not mandatory, but it would assist with my deliberations and the running of the hearing.
- 2.5 Please ensure that eight hard copies of your summary are available on the day for distribution to the other hearing participants. I note that one submitter has requested to attend via Zoom and understand the Council administration team is coordinating this. In that case, I request that the submitter email their summary to the administration team by 9:30am on the morning of the hearing.
- 2.6 Legal submissions on behalf of any party are to be in writing and can be presented at the hearing.

3.0 HEARING PROCEDURES

- 3.1 The order of the hearing will be:
- Introduction (Commissioner);
 - The Applicant and their representatives will present their evidence;
 - The submitters will present their submissions;
 - The Council planner will present their s.42A report; and
 - The Applicant is provided an opportunity for a Right of Reply (either at the hearing or in writing thereafter).
- 3.2 Throughout the hearing I will be asking questions of all parties as necessary to seek clarification or test the evidence and information presented.

4.0 SITE VISIT

- 4.1 I intend to visit the site and surrounding area prior to the hearing. At this stage, I do not consider it necessary to enter the subject site or the submitters' properties; however, should that become necessary, I will arrange a separate site visit following the hearing.

5.0 SERVICE

- 5.1 A copy of this minute is to be served on all parties.

A handwritten signature in black ink, appearing to read 'N. O'Connell', is positioned above the printed name.

Commissioner O'Connell
Date: 29 July 2025