

IN THE MATTER of the Selwyn District Plan

AND

IN THE MATTER of Proposed Plan Change 76

Response to Commissioner's Minute of 16 December regarding the Resource Management (Enabling Housing Supply And Other Matters) Amendment Bill on behalf of Dunweavin 2020 Limited.

21 December 2021

This Statement is filed on behalf of Dunweavin 2020 Limited, the proponents of Plan Change 76 (PC 76). It responds to Commissioner Caldwell's Minute of 16 December 2021 in respect of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill. Royal Assent was given to the Bill on 20 December 2021.

The Plan Change Proponent considers there is no need to re-open the hearing in response to the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill (the *Amendment Bill*). Nor is there any need to produce further evidence or information for the Commissioner to make a decision.

PC 76 is within an identified Future Development Area and, subject to meeting specified criteria, residential development is anticipated by Policy 6.3.12 of the Canterbury Regional Policy Statement (CRPS). There is Officer support for the Plan Change and evidence was presented at the hearing, and other Plan Change hearings such as PC 73, that there is an acute shortage of residential land at Rolleston. It is submitted therefore that any delay in notifying a decision on PC 76 should be avoided.

It is highly speculative as to whether the opportunities provided by MDRS will be utilised in existing and future residential areas. It is therefore highly speculative as to what, if any, impacts the new legislation might have on housing supply and infrastructure. Some existing residential areas may not be suitable for intensification for several reasons, and we do not know whether the use of development covenants will impact on the use of the MDRS. It is submitted that there is questionable value in preparing any further evidence on these matters because any meaningful assessments would be difficult.

The appropriate time to consider all these and other related matters (e.g. qualifying matters) is through the plan variation process provided for in the Amendment Bill under Clause 34. The Clause requires the local authority to notify a variation to a plan change at the same time as it notifies its Intensification Planning Instrument (IPI), to incorporate the new standards on or before 22 August 2022¹. This process will presumably consider the intensification issue in Selwyn, including implications for infrastructure. It is submitted that there is little to be gained by trying to second guess the outcome of the variation process.

In conclusion it is considered that the Commissioner should continue his deliberations on Plan Change 76 and other plan changes without re-opening the hearing.

Ivan Thomson

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¹ Unless the private plan changes that have incorporated the new density standards and have received a decision at the time the Amendment Bill Commences.