

## V1 PART A: GENERAL SUBMISSIONS

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## **1 Scope of Report**

- [1] This Recommendation Report prepared by the Independent Hearing Panel (IHP) relates to general submissions and further submissions that were received on Part A of the SDC's Intensification Planning Instrument (IPI) which is otherwise known as Variation 1 to the PDP.
- [2] The IHP members were:
- Lindsay Daysh
  - Raewyn Solomon
  - Rob van Voorthuysen (Chair)
- [3] The Section 42A Reports<sup>1</sup> were:
- Section 42A Report, Part A of Intensification Planning Instrument – Variation 1 to the Proposed District Plan, Report on submissions and further submissions, General Submissions, Jessica Tuilaepa, 22 March 2023.
- [4] Our recommended amendments to the IPI provisions are set out in Appendix 1.

## **2 Our Approach**

- [5] The Section 42A Report helpfully outlined relevant background information on a number of matters:
- Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021;
  - Resource Management Act 1991;
  - The Medium Density Residential Standards (MDRS) contained within a new Medium Density Residential Zone (MRZ) in the PDP;
  - The areas in Rolleston, Lincoln and Prebbleton that have been zoned MRZ, including existing residential areas (where the MRZ has immediate legal effect) and new areas zoned MRZ (where the proposed MRZ does not have legal effect);
  - National Policy Statement on Urban Development (NPS-UD);
  - National Policy Statement on Highly Productive Land (NPS-HPL); and
  - National Planning Standards.
- [6] We adopt that background information without repeating it here.
- [7] Ms Tuilaepa provided a description of each submitter's request. We also adopt those descriptions without repeating them here. It is therefore imperative that readers of this Recommendation Report also read Ms Tuilaepa's Section 42A Report.
- [8] Further submitters are not generally referred to in this Recommendation Report, because further submissions are either accepted or rejected in conformance with our recommendations on the primary submissions to which they relate.

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<sup>1</sup> No Section 42A Reply Reports were provided for the Variation 1 hearings.

### 3 Hearing and Parties Heard

[9] The hearing was held on 2 to 4 May 2023. No parties identified themselves as specifically addressing the matters in the General Submissions Section 42A Report.

[10] We nevertheless record that we considered all submissions and further submissions, regardless of whether the submitter or further submitter appeared at the hearing.

### 4 Submissions Recommended for Rejection

[11] For the following submissions we adopt the reasons and recommendations of the Section 42A Reporting officer. This results in no change to the notified IPI.

Sub #	Submitter	Submission Points
V1-0006	Johan Rivas	001, 003
V1-0015	Darren Wilson	002
V1-0024	Robert Claman	006
V1-0030	Tracey MacLeod	005
V1-0031	Elene Anderson	001, 002, 003, 004
V1-0038	Jeff Heyl	004
V1-0042	Jason Horne	001, 004, 005
V1-0044	Nicki Turner	005
V1-0046	Denise Carrick	006, 008, 010
V1-0050	Kathleen Liberty	003
V1-0064	Margaret Gael Morrison	001
V1-0074	Jeremy Alsop	002
V1-0081	Adriana de Groot	003, 004, 005, 006, 007, 008
V1-0083	Waka Kotahi	006, 019, 021
V1-0104	Sonya Strahan	004
V1-0109	Fiona Thirring	011
V1-0113	Kāinga Ora	003, 004, 005, 006
V1-0119	Stephanie Broomhall	003

[12] For the benefit of readers, we note some of the more salient reasons for recommending the rejection of the above submissions:

- as a Tier 1 Council, SDC must apply the MDRS to the townships that meet the criteria specified in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021;
- rezoning requests for West Melton, Darfield, Leeston and Southbridge were considered under PDP Rezoning Hearings 30.3, 30.6, 30.7 and 30.9;
- the IHP must give effect to the NPS-HPL when considering rezoning requests;
- the IHP has no jurisdiction over SDC engagement and consultation processes, the setting of financial contributions, or private covenants on land titles;
- if areas sought to be rezoned are located in recognised flood areas, then the Natural Hazards provisions of the PDP provide direction on whether or not that development is appropriate; and
- the ISPP does not dictate where schools, medical services, supermarkets or roads are to be located.

## 5 Submissions Recommended for Acceptance in Whole or in Part

- [13] For the following submissions we adopt the reasons and recommendations of the Section 42A Reporting officer.

Sub #	Submitter	Submission Points
V1-0001	Erith Boyd	001
V1-0013	Jig Dhakal	004
V1-0031	Elene Anderson	005
V1-0077	Ryman	001
V1-0079	RVA	001
V1-0092	SDC	001, 050

- [14] For the benefit of readers, we note some of the more relevant reasons for recommending the acceptance in whole or part of the above submissions:

- as a Tier 1 Council, SDC must apply the MDRS to the townships that meet the criteria specified in the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021;
- the IHP must give effect to the NPS-HPL when considering rezoning requests;
- urban growth around Rolleston, Lincoln and Prebbleton is considered on a case-by-case basis;
- reserves will continue to be provided in Rolleston, Lincoln and Prebbleton in accordance with SDC's Open Space Strategy; and
- as noted by SDC, Ryman and RVA, the MRZ is missing from the zone descriptions in HPW20 – Residential Zone Descriptions and so a new definition is required, as shown in Appendix 1.

## 6 Other Matters

- [15] No other matters were brought to our attention.

## Appendix 1: Recommended amendments

**Note to readers:** The text of these provisions is based on the recommendations of the PDP TRAN Hearings Panel. Text proposed in Variation 1 is in blue font. Recommended amendments are shown with insertions underlined and deletions struck through, with further or different amendments recommended by the Hearing Panel shown in red font.

### Amendments to the PDP Maps

There are no amendments recommended to PDP Planning Maps arising from our recommendations on the submissions and further submissions covered by this Recommendation Report.

### Amendments to the PDP Text

#### Part 1 –Introduction and General Provisions

##### How the Plan works

HPW20		Residential Zone Descriptions
Name/Code		Description
...	GRZ	...
Medium Density Residential Zone	MRZ	Areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments, and other compatible activities. <sup>2</sup>
...	SETZ	...

<sup>2</sup> V1-0092.001, 050 SDC, V1-0077.001 Ryman and V1-0079.001 RVA