
OFFICER'S RESPONSE TO MEMORANDUM

DATE: 30 November 2021

HEARING: Rezoning Requests

HEARING DATES: TBC

PREPARED BY: Justine Ashley, District Plan Review Project Lead

Introduction

The purpose of this memorandum is to provide a written response to the request outlined in the Memorandum received from counsel for Kāinga Ora (DPR-414) (dated 22 November 2021) to alter the timetable for the exchange of evidence for Hearing 30: Rezoning Requests.

Implications of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill

As set out in Kāinga Ora's Memorandum, the Bill proposes to amend the RMA to bring forward and strengthen the implementation of the NPSUD by introducing Medium Density Residential Standards (MDRS) to enable greater housing variety and choice; and providing for a new Intensification Streamlined Planning Process (ISPP) to more quickly implement the NPSUD. The Bill also includes transitional provisions which require Tier 1 territorial authorities, including Selwyn District Council to withdraw proposed district plans, in whole or in part, where the proposed plan:

- a) Proposes changes to, or the creation of, relevant residential zones that do not incorporate the MDRS; and
- b) A hearing has not completed by 20 February 2022.

The Bill is expected to be passed on 16 December 2021.

On the basis of the current wording of the Bill, the Council anticipates that it will be required to withdraw the Residential and Subdivision Chapters of the PDP (submissions on these Chapters will not be heard by 20 February 2022) and re-notify these provisions to align with the updated legislation through the ISPP. Given the implications of these changes for submissions seeking to rezone land through the PDP, it is agreed that the current timetable that requires evidence to be lodged by submitters requesting rezoning by 4 February 2022 does not provide sufficient time for all parties to respond to the consequences of the Bill once enacted. We are also mindful that the hearing date for the commencement of the Rezoning Requests submission points is likely to be further extended to better align with the ISPP, given the significant overlap with the Residential and Subdivision provisions.

Recommendation

For the reasons set out above, it is recommended that the evidence exchange timetable (including any update to the Rezoning Framework s42A Report) for Hearing 30: Rezoning Requests, as set out in the Panel's Minute 7, is vacated until further notice.



Justine Ashley

District Plan Review Project Lead

30 November 2021