
DIRECTIONS OF THE COMMISSIONERS**MINUTE 7****Rezoning Requests – Timetable Amendments**

- [1] In Minute 1 we set out a timetable for the provision of a Section 42A Rezoning Framework Report to be followed by the provision of evidence from the submitters requesting rezoning. The Section 42A Rezoning Framework Report has been circulated to submitters.
- [2] In Memoranda dated 5 and 6 October 2021 respectively, Kāinga Ora – Homes and Communities and the 'Carter Group & CSI Property Limited'¹ sought amendments to the Minute 1 timetable. The Memoranda from Kāinga Ora and the 'Carter Group' are available on the SDC webpage² and so we do not repeat the detailed reasons for their requests here.
- [3] The SDC officers provided a response to the requests on 11 October 2021. They advised:
- “... to ensure that the conclusions in the Rezoning Framework s42A report align with any recommendations made in the Urban Growth s42A Reply Report, we agree that it would be beneficial to submitters to delay the exchange of evidence for submitter evidence until after this report is available. We are also mindful that the hearing date for the commencement of the Rezoning Requests submission points has been extended due to delays in the progression of other hearing topics”*
- [4] We agree.
- [5] The officers recommended a date of 4 February 2022 for the provision of expert evidence in support of a rezoning request that was one week earlier than the date requested by Kāinga Ora. The reason being a need for extra time for SDC to engage experts to peer review technical reports (where required) and for the findings of any peer review to be addressed in the first Individual s42A Report addressing specific rezoning requests.
- [6] We consider that to be reasonable.
- [7] Accordingly, the timeframes for the exchange of evidence for the Rezoning Requests hearing stream is amended from that included in Minute 1 as follows:
- (a) Subject to any recommended amendments identified in the Urban Growth s42A Reply Report, an updated Rezoning Framework s42A Report for Hearing 30 – Rezoning is to be circulated to all submitters following the conclusion of the Urban Growth hearings but no later than **17 December 2021**;
 - (b) Submitters requesting rezoning are to file their expert evidence for the rezoning hearings, including a section 32AA further evaluation report, by **4 February 2022**;
 - (c) Submitters supporting or opposing any rezoning request are to file their evidence for the hearings by **4 March 2022**;
 - (d) SDC is to prepare and release individual section 42A reports for each rezoning hearing no later than **20 working days** prior to the commencement of each hearing;
 - (e) Any rebuttal evidence by the proponents and opponents of the rezoning is to be filed no later than **10 working days** prior to the commencement of the relevant hearing; and

¹ Rolleston West Residential Limited, Rolleston Industrial Developments Limited, Rolleston Industrial Holdings Limited, iPort Rolleston Holdings Limited and CSI Property Limited.

² <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review/hearings>

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- (f) Any legal submissions are to be filed no later than **5 working days** prior to commencement of the relevant hearing.
- [8] It should be noted that there will be multiple rezoning hearings and the deadlines in (d) to (f) above relate to the scheduled dates for specific rezoning request hearings which we understand will commence in mid-May 2022.
- [9] The SDC will publish a schedule of the various rezoning request hearings in due course.
- [10] We note that the amended timeframes set out above will also satisfy the extension of time requested by the Carter Group & CSI Property Limited submitters for the submission of their evidence, being 15 November 2021.



Rob van Voorthuysen

Independent Commissioner – Chair - on behalf of the DPR Hearing Panel members
12 October 2021