

**BEFORE INDEPENDENT HEARING COMMISSIONERS
AT SELWYN**

**I MUA NGĀ KAIKŌMIHANA WHAKAWĀ MOTUHAKE
HEREWINI**

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF of the hearing of submissions on the
Proposed Selwyn District Plan

**MEMORANDUM OF COUNSEL ON BEHALF OF KĀINGA ORA—HOMES
AND COMMUNITIES**

Hearing 3 – Urban Growth

10 August 2021

GREENWOOD ROCHE
LAWYERS
CHRISTCHURCH
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MAY IT PLEASE THE PANEL

- 1 Kāinga Ora—Homes and Communities (Kāinga Ora) is a submitter (DPR-0414) and further submitter on the proposed Selwyn District Plan (PDP).
- 2 As part of its submissions on the Urban Growth Chapter, Kāinga Ora sought that a Future Urban Zone be provided for in the PDP in preference to the notified Future Urban Overlay. Provisions for a Future Urban Zone were included in the submission.
- 3 The section 42A report prepared for the Urban Growth Chapter recommended the rejection of this submission point stating:

*"The submission points do not provide the appropriate level of evidence required to provide certainty that these areas are suitable to change to a zone from an overlay. The areas identified in the overlay have not been through a s32 process with supporting evidence to justify rezoning."*¹
- 4 Kāinga Ora agrees that further information would assist the Panel to be able to make an assessment on this matter.
- 5 As the submission effectively seeks a rezoning, Kāinga Ora seeks leave to have this part of its submission heard during the Rezoning hearings, rather than as part of the Urban Growth hearing.
- 6 It is submitted that hearing the Future Urban Zone rezoning request as part of the Rezoning topic is more consistent with the overall approach being taken to these hearings and will allow a comprehensive section 32 analysis to be carried out and provided to the panel along with the necessary technical evidence.
- 7 Kāinga Ora is grateful for the Panel's consideration of this matter.

DATED this 10th day of August 2021

L J Semple

Counsel for Kāinga Ora—Homes and Communities

¹ Section 42A Urban Growth Report, paragraph 8.8