

REPORT

TO: Chair of the Independent Hearing Panel on Variation 1

FROM: Robert Love – Head of Strategy and Policy

DATE: 05 December 2022

SUBJECT: **ACCEPTANCE OF LATE FURTHER SUBMISSIONS ON VARIATION 1**

RECOMMENDATION

‘That:

- a) all late further submissions received up to the date of this report, and included as part of this report are accepted; and*
- b) no late further submissions received after the date of this report will be accepted.*

1. PURPOSE

To accept further submissions that Selwyn District Council has received on original submissions to the notified Variation 1 to the Proposed District Plan, and Variation 1 to various private Plan Changes post close of the further submission period (18 November 2022).

2. HISTORY/BACKGROUND

The procedure set out in Selwyn District Council's policy manual (R501) regarding late further submissions is to have the Hearing Commissioner(s) consider the late further submissions and determine if they should be accepted.

As part of this consideration the Hearing Commissioner(s) shall take into account the following:

- a) The Council's duties under Section 37A of the Resource Management Act 1991;
- b) The principles of natural justice; and
- c) Any views expressed on the matter by the applicant, the late further submitter, any other affected party, and the Council's Reporting Officer(s).

3. DISCUSSION

By accepting the late further submission attached at **Appendix A** it has been determined that:


- the Variation process will not be delayed by its acceptance due to the allocation of submission points to s42A reporting planners not being carried out at this stage; and
- no parties will gain anything or prejudice the process by submitting a late further submission at this stage in the process.

4. OPTIONS

- a) To accept the recommendation to accept the late further submission; or

b) To reject the recommendation and not accept the late further submission.

The recommended option is 'A' - to accept the late further submissions received as of 05 December 2022.



Robert Love
HEAD OF STRATEGY AND POLICY



Rob van Voorthuysen
Chair of the Independent Hearing Panel

Appendix A – Late Further Submission

Submitter ID	Name	Date Received	Original Submission	Support/Oppose	Reasons	Decision Sought
V1-0070	Ballantrae Group	23/11/2022	080.01 Christchurch City Council	Oppose	Not all development plan areas are automatically suited to a minimum of 15 hh /ha. The Ballantrae Group land at Trices Road Prebbleton is an existing fully developed LLR zone, with lot sizes around 5000m ² with existing dwellings and established gardens. It is not a greenfield site. Residential intensification is appropriate given that the site is no longer on the Prebbleton urban boundary, and its proximity to the town centre and public transport services. The final density will need to be tailored to the local environment.	Reject the submission