

## **Peter Wilson speaking notes (hearing 7A and 7B)**

### Hearing 7A (Proposed District Plan)

<Show map of zones>

Proposed District Plan contains a number of residential zones, including a medium density residential zone in the centres of Kaiapoi and Rangiora. Most of the district's residential zones are general residential.

Mr McLennan has assessed all the residential zone submissions, apart from the PDP medium density residential zone submissions which I undertook myself.

The split between the reports is necessary to ensure integration with the IPI.

#### *Variation 2*

Variation 2 is a Schedule 1 variation, and assessed by myself in the s42A report. Variation 2 is in response to the RMA changes (s77T, enabling housing amendment act ) that enabled financial contributions to be reinserted into district plans.

The operative district plan has financial contribution provisions, however, the proposed district plan at the time of notification (prior to the amendment act) did not have these.

Variation 2 proposes financial contribution rules for residential unit construction (in medium density zones only) and subdivision (across all zones).

Variation 1 (which we will be discussing this afternoon), later applied the MDRS standards to relevant residential zones (with a population of over 5000), which I entitle as the V1 medium density residential zone.