

## Appendix 1: Variation to Private Plan Change 68 – Prebbleton

The proposed variation to Private Plan Change 68, as directed by clause 34 of the RMA, undertakes the following:

### 1. Planning Maps:

To amend the Selwyn District Plan Planning Maps, by rezoning the entirety of the PC68 site Living MD1.

### 2. District Plan Provisions:

To amend the District Plan provisions to incorporate the Medium Density Residential Standards (MDRS) and the Living MD1 Zone. These proposed changes are based on Council's preferred approach to incorporating such amendments in the District Plan in a consistent manner and in accordance with the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. The amendments proposed in this regard are set out in **Appendix 8**.

### 3. Variation to provisions proposed to be inserted as a result of the approved plan change:

To make consequential amendments to the provisions identified below and approved through the Schedule 1 process to date to take account of, and align with, the MDRS:

Part B 4 Growth of Townships – Residential and Business Development

Policy B4.3.77

Outline Development Plan Area [xx] (Trents, Shands and Hamptons Road)

- ...
- Provision of two ~~medium~~ higher density areas focussed on the two primary road running the development
- ...

Part C 12 Living Zone Rules – Subdivision

12.1 Subdivision – General

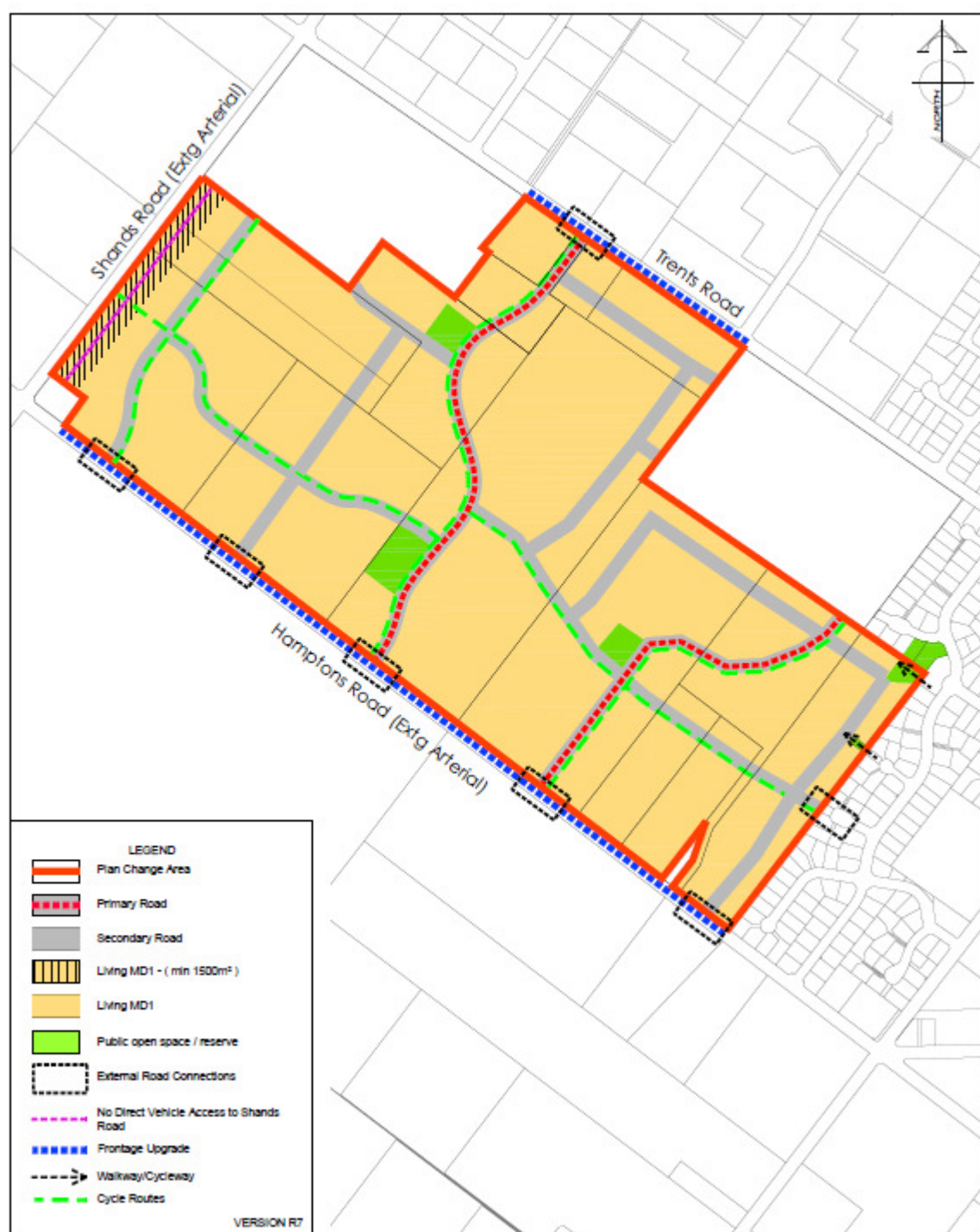
12.1.3.48A In respect of the Living ~~Z~~ MD1 zoned land identified in Appendix [ ]:

...

### 4. Outline Development Plan:

To amend the Outline Development Plan and accompanying narrative identified below and approved through the Schedule 1 process to date to take account of, and align with, the MDRS:

## Outline Development Plan - Prebbleton - South West



## OUTLINE DEVELOPMENT PLAN –PREBBLETON – SOUTH WEST INTRODUCTION

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### URBAN DESIGN

...

- ...
- Opportunities for ~~medium~~ higher density residential development which relate well to each other and are strategically located in relation to open space.
- ...

### DENSITY

The ODP area is to achieve a minimum of 12 households per hectare. It supports a variety of lot sizes within the Living Z MD1 framework to achieve this minimum density ~~including medium density and comprehensive development.~~

The ODP area predominantly provides for ~~lower~~ medium density sections, with ~~medium~~ higher density along primary roads supported by adjoining reserves. Additional ~~medium~~ higher density ~~and comprehensive~~ developments may be provided through the subdivision consent process to provide choice and achieve this density. The criteria below should apply to consideration of ~~the identified and any additional medium~~ higher density ~~and comprehensive development~~ areas:

...

### GREEN NETWORK

Four reserve areas are provided for in locations which provide good accessibility for residents. ~~Medium~~ Higher density housing is to be located around three of these reserves to promote a high level of amenity for housing and compensate for any reduced private space available to individual properties.

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