

## Appendix 2: Variation to Private Plan Change 69 – Lincoln

The proposed variation to the plan change request, 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 PC69 site Living MD1, with the exception of three Business 1 zones.

### 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 C4 Living Zone Rules – Buildings

#### 4.9 Buildings and Building Position

4.9.32 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Maps 122 and 123, except that for the Living Z MD1 Zone within Outline Development Plan Area 9 in Appendix 37, a 100m setback shall apply from the edge of the treatment pond within the Lincoln Sewage Treatment Plant.

















4.9.34 Within the Living 3 Zone at Lincoln shown on ODP Area 8 and the Living Z MD1 Zone shown on ODP Area 9 in Appendix 37, no dwelling or principal building shall be constructed within 50m of the Business 2B Zone boundary

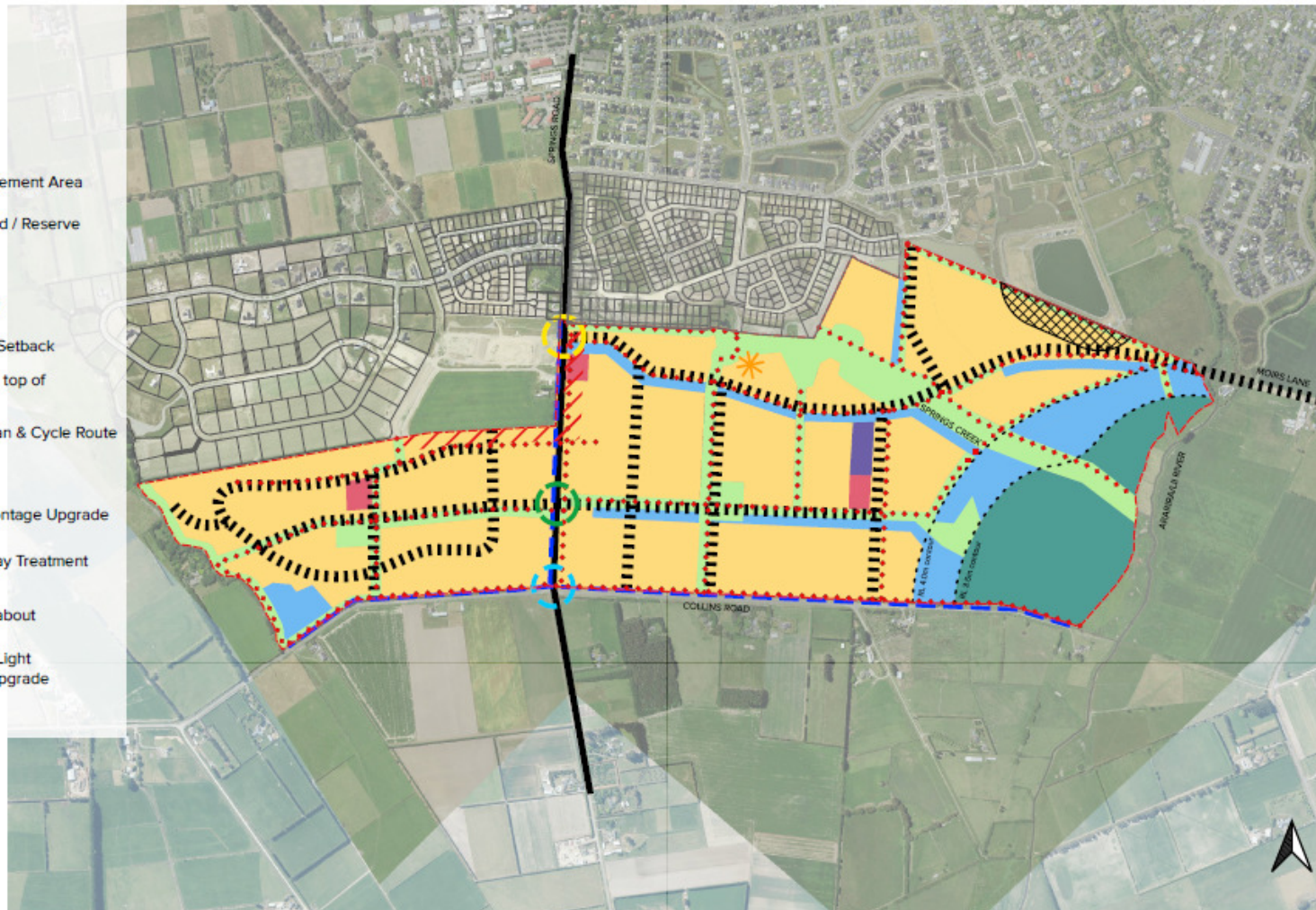
### 4. Outline Development Plan:

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 (ODP) - LINCOLN SOUTH

### LEGEND

-  ODP Boundary
-  Business 1 Zone
-  Reserve
-  Stormwater Management Area
-  Stormwater Wetland / Reserve
-  Living MD1 Zone
-  Park & Ride Facility
-  Business 2B Zone Setback
-  100m setback from top of wastewater pond
-  Indicative Pedestrian & Cycle Route
-  Indicative Road
-  Indicative Road Frontage Upgrade
-  Indicative Gateway Treatment
-  Indicative Roundabout
-  Indicative Traffic Light or Roundabout Upgrade
-  Heritage Setting



## OUTLINE DEVELOPMENT PLAN AREA 9

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### Land Use

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~~Medium~~ Higher density areas within the development area are able to be supported by adjacent amenities that include key open spaces, green corridors, waterbodies, and a small commercial centre.

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The spatial extent of the stormwater management area and Living ~~Z-MD1~~ zone identified on the ODP is defined by the RL 3.5m and 4.0m contours respectively (New Zealand Vertical Datum 2016 (NZVD2016)).

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