

Appendix 4: Variation to Private Plan Change 72 – Prebbleton

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 PC72 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. 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:

Prebbleton Outline Development Plan – Area 5.

...

Land Use and Density

...

The Living ~~Z (LZ)~~ MD1 (LMD1) zone allows for a range of lot sizes, which responds to the context of the surrounding area and supports variety in dwelling styles and diversity in housing typologies ~~including medium density developments~~.

The ODP provides suitable locations for ~~medium~~ higher density housing. These will be appropriately located within the Site and adjacent to:

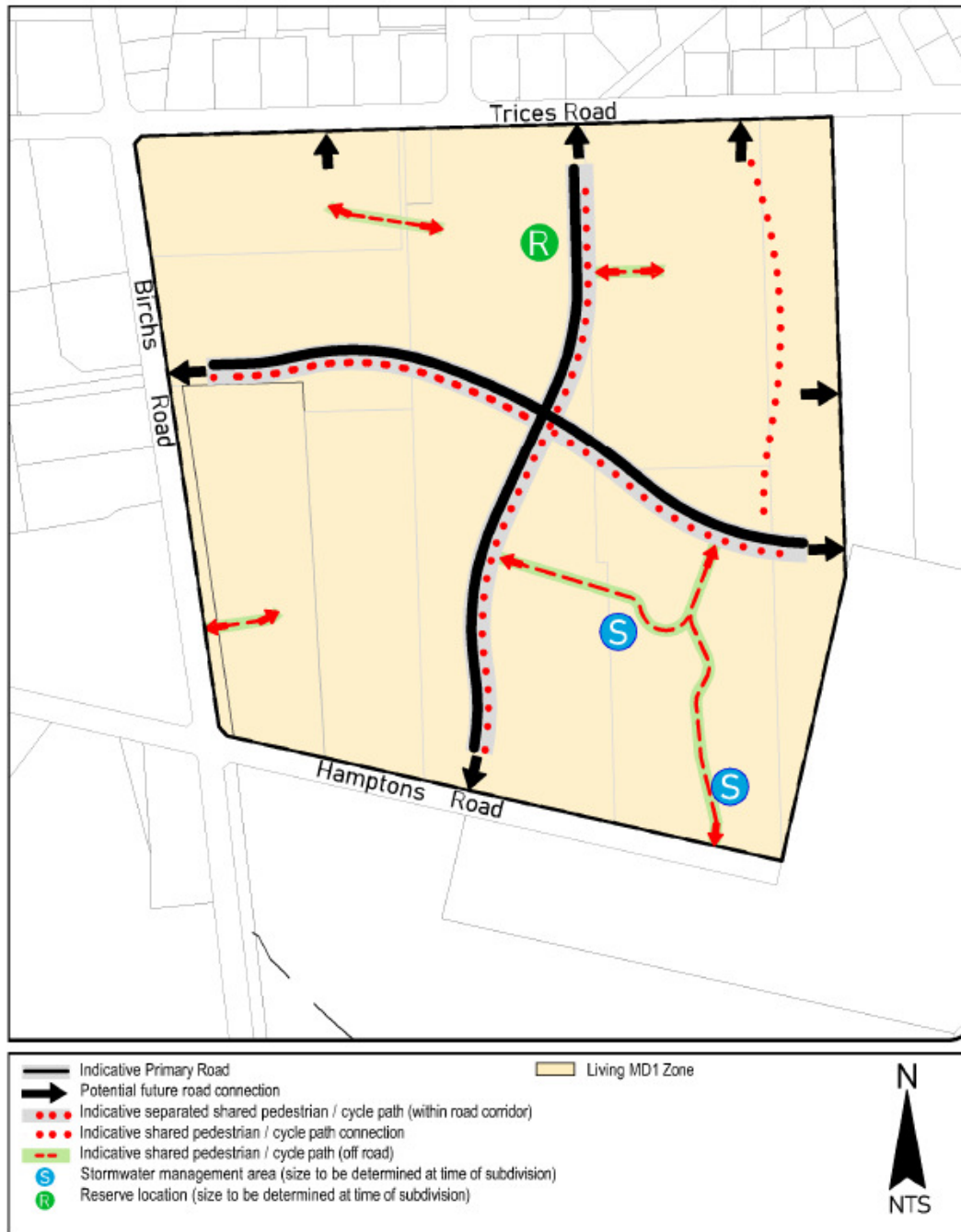
- ...

~~Medium~~ Higher density areas are not specifically shown on the ODP and are to be identified as part of detailed design at subdivision stage. This is to allow for sufficient flexibility and the ability to respond to technical roading and services related matters.

The ODP allows for existing dwellings and related curtilage /garden areas integrated in the final layout if this is required. Larger lots, within the scope of the ~~LZ~~ LMD1 zone, may be required adjacent to areas where existing trees and or dwellings are retained to allow for slightly larger setbacks avoiding shading. Any reduction in density resulting from this integration can be offset by an increase in ~~medium~~ higher density areas, or by identifying larger sites retaining existing dwellings and related garden areas as future development areas, provided at subdivision stage, it can be illustrated how these sites can be further subdivided to achieve an average density of 12 hh/ha. Consent notices on these larger site titles may be imposed to require future potential subdivision at this ultimate required density.

Prebbleton Outline Development Area 5

Operative District Plan - Living MD1 Zone



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