

Appendix 5: Variation to Private Plan Change 75 – Rolleston

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 PC75 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 B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows: In Rolleston ~~15~~ 13 Living Z areas have been identified, and an Outline Development Plan for ~~14~~ 12 of these areas has been incorporated into the District Plan. ...

Policy B4.3.76

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below: ...

Outline Development Plan Area 15

...

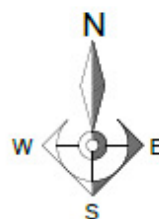
- Provision for ~~medium~~ higher density development adjacent the reserve;

...

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:

ODP - Falcons Landing



KEY

Site Boundary

Living MD1 zone

Reserve

Neighbourhood Centre

Primary Road with cycle connection to be consistent with existing connection to the west.

Secondary Roads

Future Roundabout

Possible Future Road Connection

Pedestrian / Cycle Connections

Key Cycle Connections

OUTLINE DEVELOPMENT PLAN AREA 15

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Density Plan

The ODP area shall achieve a minimum of 12 household lots per hectare. ODP Area 15 supports a variety of allotment sizes within the Living Z MD1 framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 12hh/ha for the overall ODP can be achieved, will be required.

ODP Area 15 predominantly provides for ~~low~~ medium density sections, although some ~~medium~~ higher density housing options have been supported along the Primary Road adjoining a reserve. ~~Minor changes to the boundaries of the medium density area will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions~~ The criteria below should apply to consideration of any higher density development areas:

- ...

Green Network

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A single central reserve/neighbourhood park is proposed centrally within the ODP area, adjacent the Primary Road. ~~Medium~~ Higher Density Housing is to be located adjacent the reserve to promote a high level of amenity for that housing, and compensate for any reduced private open space available to individual allotments.

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