

Appendix 6: Variation to Private Plan Change 76 – 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 PC76 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:

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 14 (East Maddisons)

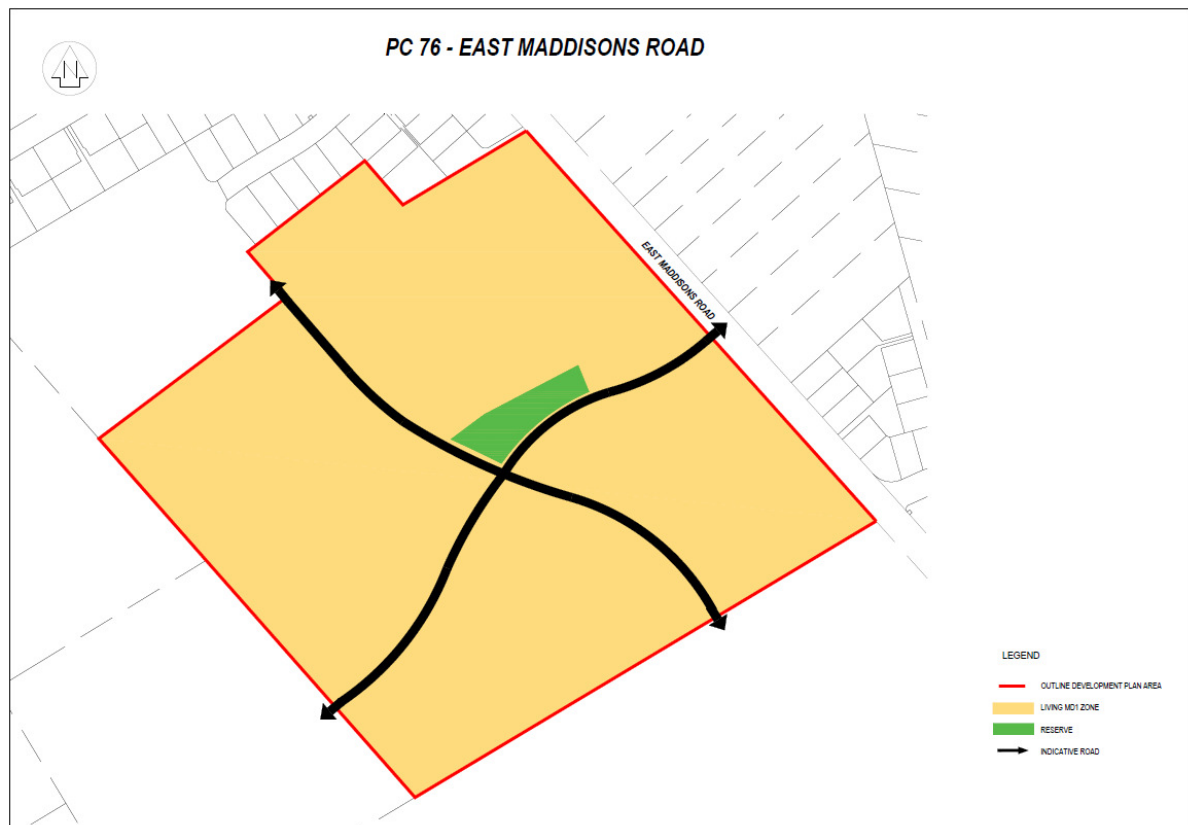
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- Provision of ~~a mix of low and~~ medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area.

...

4. Outline Development Plan:

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



Outline Development Plan Area 14 (East Maddisons)

...

Land Use

The development area shall achieve a minimum net density of 12 households per hectare, averaged over the area. The zoning framework supports a variety of site sizes 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 net density of 12 households per hectare for the overall area can be achieved, will be required. The site supports some medium higher density housing within the centre of the area and in proximity to the identified reserve.

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