

Appendix 7: Variation to Private Plan Change 78 – 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 PC78 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 13 15 Living Z areas have been identified, and an Outline Development Plan for 12 14 of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan. ...

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 16

Urban Design

Design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and promote the following environmental outcomes:

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

Density

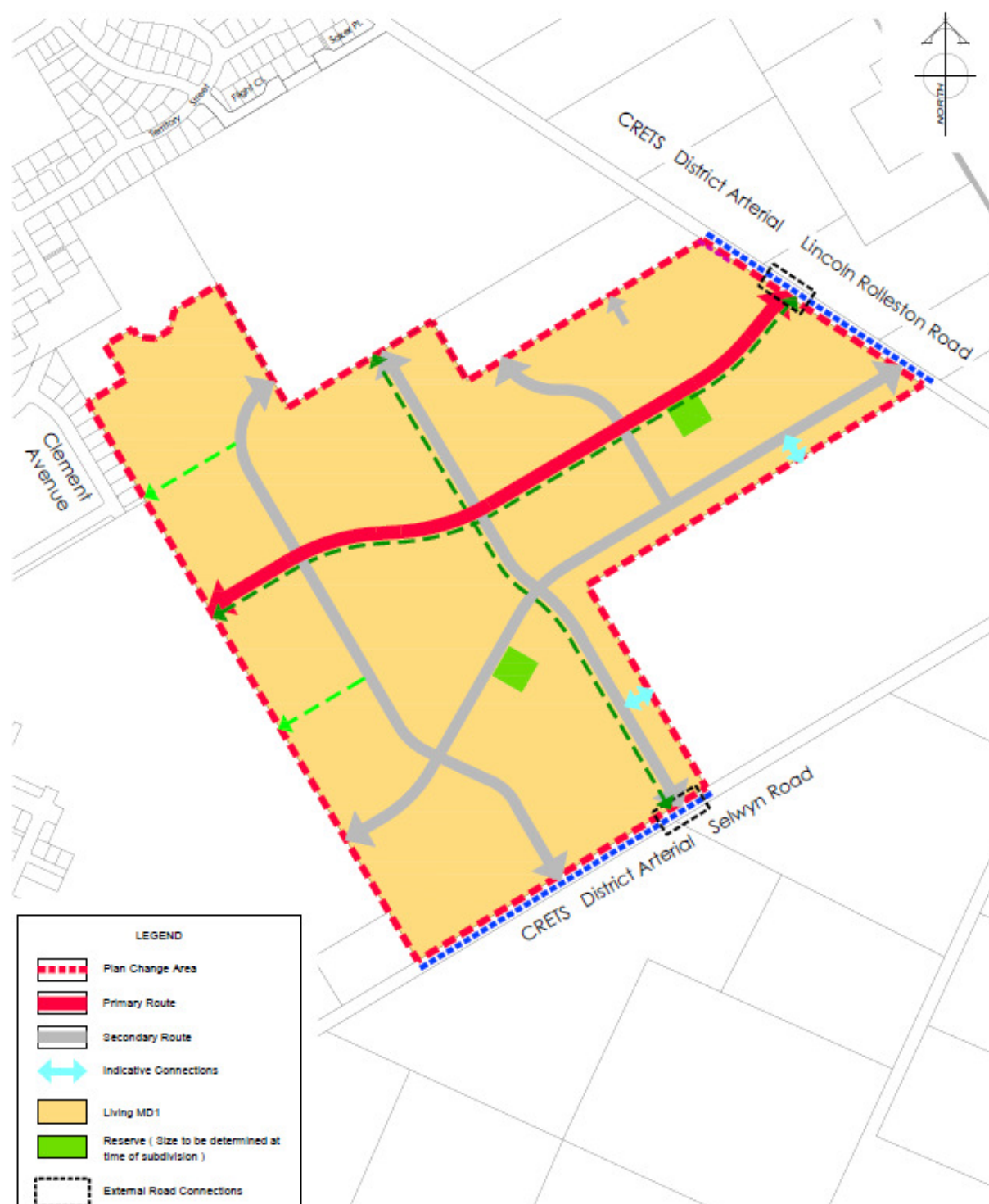
...

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

- ...

Green Network

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



| LEGEND | |
|--------|--|
| | Plan Change Area |
| | Primary Route |
| | Secondary Route |
| | Indicative Connections |
| | Living MD1 |
| | Reserve (Size to be determined at time of subdivision) |
| | External Road Connections |
| | Frontage Upgrade |
| | Indicative Cycle / Pedestrian Green Route |
| | Key Cycle Connections |

Urban Estates Limited - PC 78
East Rolleston
Outline Development Plan

Not to Scale
 Date: 29.07.2022
APPROVED BY COUNCIL