

Appendix 2: Recommended Amendments

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Notes to readers:

- Only provisions that have recommended amendments as a result of Variation 1 are included in the table below.
- The text of these provisions is as per the PDP Right of Reply [Appendix 2](#) for the *Residential* chapter¹.
- Text shown [blue](#) is proposed in Variation 1. Amendments to this are shown with insertions underlined and deletions struck through.

Part 1 – How the Plan Works – Relationship between Spatial Layers

HPW30	Qualifying Matters	
Feature	Description	Qualifying Matter Type
Development Areas ²	Identifies the location where setbacks are required to address reverse sensitivity effects of development and to provide for the protection of important infrastructure.	3.32(1)(h) / 77I(j) – Any other matter that makes higher density development inappropriate in an area

RESZ

RESZ-Matters for Control or Discretion	
RESZ-MAT4	Height in Relation to Boundary
	<ol style="list-style-type: none"> 1. ... 2. The extent to which the proposal provides for the pprotection³ of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.
RESZ-MAT6	Internal Boundary Setback
	<ol style="list-style-type: none"> 1. Effects on privacy, outlook, or shading on the affected property. 2. Effects on the visual amenity values of adjoining residential properties, including with regard to privacy, outlook and shading, and the compatibility with the receiving environment. 3. The extent to which the reduction in the setback provides for the pProtection of any notable tree (not protected trees) listed in TREE-SCHED2, heritage item listed in HH SCHED2, or sites and areas of significance to Māori listed in SASM-SCHED1.

¹ https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/1374497/s42A-Residential-Appendix-2-Amendments-ROR.pdf

² Clause 99 amendment to recognise that qualifying matters exist within development areas, to acknowledge outcomes of various Schedule 1 processes

³ V1-0113.035 Kāinga Ora

	<p>4. The extent to which the reduction in the setback provides for the mMitigation of the effects of natural hazards.</p> <p>5. Reverse sensitivity effects.</p> <p>6. Whether a reduced setback from boundaries with the rail corridor will enable buildings, balconies, or decks to be constructed or maintained without requiring access above, on, or over the railway corridor.</p> <p>7. Effects on the accessibility of the space between buildings and the affected boundary for cleaning and maintenance; access for emergency services personnel; ⁴ storage; and to keep the area free of vermin.</p>
RESZ-MAT7	Fences
	<p>1. The degree extent to which an open street scene is maintained and views passive surveillance opportunities are provided between the residential unit and the public space, private right of way, or shared access are retained <u>street</u>.</p> <p>2. The effects on the streetscape and whether adequate mitigation of adverse effects can be achieved through landscaping or alternative design <u>extent to which the visual appearance of the site from the street, or private right of way, or shared access over which the lot has legal use of any part, is dominated by garden planting and the residential unit, rather than front fencing.</u></p> <p>3. The extent to which the proposed fence is constructed out of the same materials as the residential unit and incorporates articulation and modulation, landscaping, or visually permeable elements.</p> <p>4. Where located in the Large Lot Residential Zone, in a way that <u>the extent to which the fencing</u> is compatible with the open and spacious character anticipated within this zone.</p> <p>...</p> <p>7. Where located in the Medium Density Residential Zone, the The extent to which the fencing will reduce the outlook space from habitable rooms⁵.</p>
RESZ-MATB	Outdoor Living Space
	<p>....</p> <p>3. The degree to which large areas of public open space are provided within very close proximity to the site.</p> <p>4. The degree to which a reduction in outdoor living space would contribute to a visual perception of cramped development or over development of the site.⁶</p>
RESZ-MATC	Outlook Space
	<p>1. The ability of the affected habitable room to receive natural sunlight and daylight, especially on the shortest day of the year.</p> <p>...</p> <p>3. The degree to which a reduction in outlook space would contribute to a visual perception of cramped living conditions.</p> <p>4.-3.⁷</p>
RESZ-MATD	Landscaping
	<p>1. The extent to which the proposed landscaping enhances residential amenity and is integrated within the site design to:</p> <p>...</p> <p>d. contribute to a cooling effect of the urban environment. ⁸</p> <p>...</p>

⁴ V1-0090.019 FENZ, incorporating a consequential amendment to link to definition of *emergency services*

⁵ Clause 99(2)(b) amendment (V1-0113.038 Kāinga Ora)

⁶ V1-0113.041 Kāinga Ora

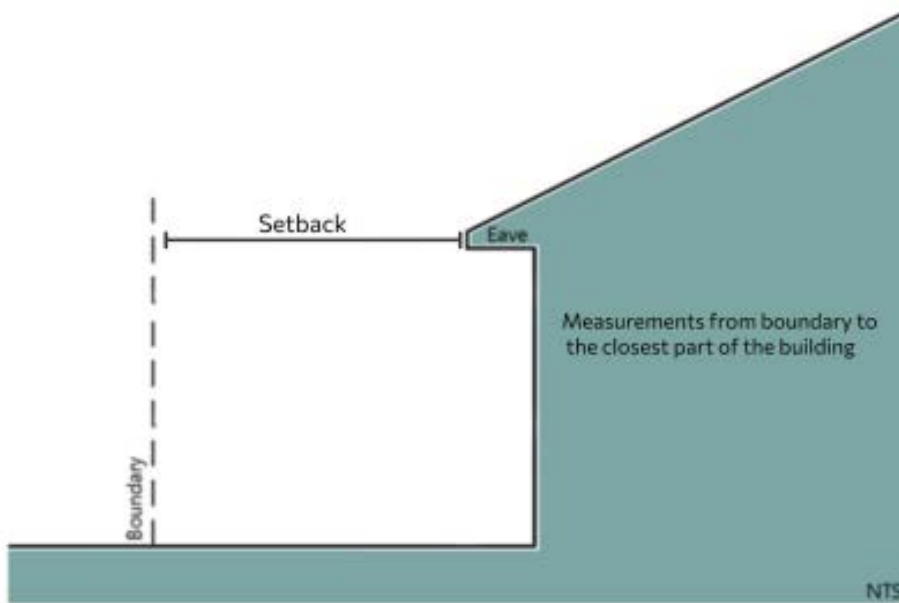
⁷ V1-0113.042 Kāinga Ora

⁸ V1-0113.043 Kāinga Ora

RESZ-SCHED1

MRZ

Insert the below the text⁹



⁹ V1-0092.014 SDC

MRZ

MRZ-Objectives and Policies

MRZ-Objectives

MRZ-O1	The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to: 1. housing needs and demands ¹⁰ ; and ...
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MRZ-Rules

MRZ-Rule List

[MRZ-R6](#) [Relocated Building](#)¹¹

[MRZ-RA](#) [Retirement Village](#)¹²

MRZ-R2 Residential Unit or other Principal Building

...
Where this activity complies with the following rule requirements:
...
[MRZ-REQA Dominance of Garages](#)¹³

MRZ-R3 Accessory Building

...
Where this activity complies with the following rule requirements:
...
[MRZ-REQB Dominance of Accessory Building and/or Structures](#)¹⁴

MRZ-R4 Any Structures not otherwise listed in MRZ-Rule List

...
The establishment of, or addition/external alteration to, ~~an accessory building~~ any structure not otherwise listed.¹⁵
Where this activity complies with the following rule requirements:

¹⁰ Clause 16(2) amendment (V1-0113.046 Kāinga Ora)

¹¹ V1-0113.058 Kāinga Ora

¹² V1-0045.001 Summerset, V1-0077.046 and 048 Ryman and V1-0079.046 and 048 RVA, V1-0096.021 Metlifecare, V1-0096.021 Metlifecare and V1-0113.082 Kāinga Ora

¹³ V1-0092.017 and 018 SDC

¹⁴ V1-0092.019 and 020 SDC

¹⁵ Clause 16(2) amendment to clarify application of provision

	... MRZ-REQA Dominance of Accessory Building and/or Structures ¹⁶	
MRZ-R5	Fencing	
	<p>Activity Status: PER</p> <p>1. Any fence or freestanding wall</p> <p>Where:</p> <p>a. ...</p> <p>b. <u>within 4m of any legal road frontage, is a maximum height of 1m. a site has a road boundary, shall be a maximum of:</u></p> <p>i. <u>1.2m in height within 1.5m of the primary road boundary; and</u></p> <p>ii. <u>in relation to a secondary road boundary, 1.8m in height for the remaining length of the road boundary where at least 50% of the fence is visually permeable.</u>¹⁷</p> <p>c. a site shares a boundary with a reserve:</p> <p>i. ...</p> <p>ii. the fence or freestanding wall shall be a maximum of:</p> <p>1. 1m in height if solid; or</p> <p>2. 1.8m in height where no more than 50% of the length of the reserve boundary of the site has fencing that is less than 50% visually permeable at least 50% of the fence is visually <u>permeable.</u>¹⁸</p> <p>d. any other fence or freestanding wall is a maximum height of 1.8m.</p> <p>...</p>	...
MRZ-R6	Relocated Building¹⁹	
	<p>Activity status: PER</p> <p>1. The placement of a relocated building onto land</p> <p>Where:</p> <p>a. the building is a garage or accessory building; and</p> <p>b. the building is being shifted from one position to another position within the same site; or</p> <p>c. the building is for a temporary activity and will be removed from</p>	<p>Activity status when compliance not achieved:</p> <p>2. When compliance with any of MRZ-R6.1 is not achieved: CON</p> <p>When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ Rule Requirements</p> <p>Matters of control:</p> <p>4. The exercise of control in relation to MRZ-R6.2 is restricted to the following matters:</p> <p>a. RESZ-MAT10 Relocated Building</p>

¹⁶ V1-0092.021 and 022 SDC

¹⁷ V1-0092.023 and 024 SDC, V1-0095.002 and 005 Fletcher, V1-0099.002 Barton Fields, V1-0112.008, 019 and 020 Hughes and V1-0113.056 Kāinga Ora

¹⁸ V1-0092.023 and 024 SDC, V1-0095.002 and 005 Fletcher, V1-0099.002 Barton Fields, V1-0112.008, 019 and 020 Hughes and V1-0113.056 Kāinga Ora

¹⁹ V1-0113.058 Kāinga Ora

	<p>the site within two days of the activity ceasing; or</p> <p>d. the building is to provide temporary accommodation during the time a construction project is taking place on the site, and will be removed from the site within the lesser time period of 12 months or the construction project ceasing.</p> <p>And this activity complies with the following rule requirements:</p> <p>MRZ-REQ1 Servicing</p> <p>MRZ-REQ2 Number of Residential Units per Site</p> <p>MRZ-REQ3 Building Coverage</p> <p>MRZ-REQ4 Height</p> <p>MRZ-REQ5 Height in Relation to Boundary</p> <p>MRZ-REQ6 Setbacks</p> <p>MRZ-REQ7 Windows to Street</p> <p>MRZ-REQ8 Outdoor Living Space</p> <p>MRZ-REQ9 Outlook Space</p> <p>MRZ-REQ10 Landscaping</p> <p>MRZ-REQ12 Development Areas</p>	<p>Notification:</p> <p>5. Any application arising from MRZ-R6.2. shall not be subject to public notification.</p>
MRZ-RA²⁰	<u>Retirement Village</u>	
	<p><u>Activity status:</u> <u>RDIS</u></p> <p><u>1. Any retirement village</u></p> <p><u>Where:</u></p> <p><u>a. any single building design shall only be used for a maximum of:</u></p> <p><u> i. four residential units where they are detached or semi-detached;</u></p> <p><u> or</u></p> <p><u> ii. six residential units where they are terraced housing;</u></p> <p><u>b. no more than two residential units in a row shall be exactly the same design, materials, and colour;</u></p> <p><u>c. a gap of a minimum of 6m shall be provided between residential units for every six residential units fronting the road;</u></p> <p><u>d. there shall be a recess along any elevation of a building, where the building length is greater than 20m. The recess shall:</u></p> <p><u> i. be at least 1m in depth for a length of at least 2m;</u></p> <p><u> ii. be for the full height of the wall; and</u></p> <p><u> iii. include a break in the eave line and roof line of the façade.</u></p>	<p><u>Activity status when compliance not achieved:</u></p> <p><u>3. When compliance with any of MRZ-RA.1. is not achieved: DIS</u></p> <p><u>4. When compliance with any rule requirement listed in this rule is not achieved: Refer to MRZ-Rule Requirements</u></p>

²⁰ V1-0045.001 Summerset, V1-0077.046 and 048 Ryman and V1-0079.046 and 048 RVA, V1-0096.021 Metlifecare, V1-0096.021 Metlifecare and V1-0113.082 Kāinga Ora

<p><u>And this activity complies with the following rule requirements:</u></p> <p>MRZ-REQ1 Servicing</p> <p>MRZ-REQ3 Building Coverage</p> <p>MRZ-REQ4 Height</p> <p>MRZ-REQ5 Height in Relation to Boundary</p> <p>MRZ-REQ6 Setbacks</p> <p>MRZ-REQ7 Windows to Street</p> <p>MRZ-REQ8 Outdoor Living Space</p> <p>MRZ-REQ9 Outlook Space</p> <p>MRZ-REQ10 Landscaping</p> <p>MRZ-REQ11 Outdoor Storage</p> <p>MRZ-REQ12 Development Areas</p> <p>MRZ-REQA Dominance of Garages</p> <p>MRZ-REQB Dominance of Accessory Building and/or Structures</p> <p><u>Matters for discretion:</u></p> <p>2. The exercise of control in relation to MRZ-RA.1 is restricted to the following matters:</p> <p>a. RESZ-MAT13 Location of Comprehensive Development and Retirement Village</p> <p>b. RESZ-MAT14i Design of Retirement Village</p> <p>c. NH-MAT3 Geotechnical Considerations</p>	
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MRZ-Rule Requirements

MRZ-REQ2	Number of Residential Units per Site	
	...	<p><u>Matters for discretion:</u></p> <p>5.</p> <p>b. RESZ-MAT8 Additional Residential Units²¹</p> <p><u>Notification:</u></p> <p>4. Any application arising from MRZ-REQ2.2. shall not be subject to public or limited notification.²²</p>

²¹ Clause 16(2) amendment to correct reference

²² V1-0113.086 Kāinga Ora

MRZ-REQ3	Building Coverage	... Notification: 4. Any application arising from MRZ-REQ3.2. shall not be subject to public or limited ²³ notification.
MRZ-REQ4	Height	... Notification: 4. Any application arising from MRZ-REQ4.2. shall not be subject to public or limited ²⁴ notification.
MRZ-REQ5	Height in Relation to Boundary	... Notification: 4. Any application arising from MRZ-REQ5.2. shall not be subject to public or limited ²⁵ notification.
MRZ-REQ6	Setbacks	... Notification: 4. Any application arising from MRZ-REQ6.2. shall not be subject to public or limited ²⁶ notification.
MRZ-REQ7	Windows to Street	... Notification: 4. Any application arising from MRZ-REQ7.2. shall not be subject to public or limited ²⁸ notification.
	<p>1. Any residential unit, or other principal building, facing the street must have a minimum of 20% of the street facing façade in glazing. This can be in the form of windows or doors.</p> <p>For the purposes of this requirement, any area of of roofspace that is fully enclosed by a gable shall not be included in the area of the street facing façade.</p> <p><u>1. Where any residential unit, or other principal building, has a frontage to a road, shared accessway or public space, the ground level facing the road, shared accessway or public space shall</u></p>	

²³ V1-0113.087 Kāinga Ora

²⁴ V1-0113.064 Kāinga Ora

²⁵ V1-0113.084 Kāinga Ora

²⁶ V1-0113.067 Kāinga Ora

²⁸ Clause 99(2)(b) amendment to improve consistency

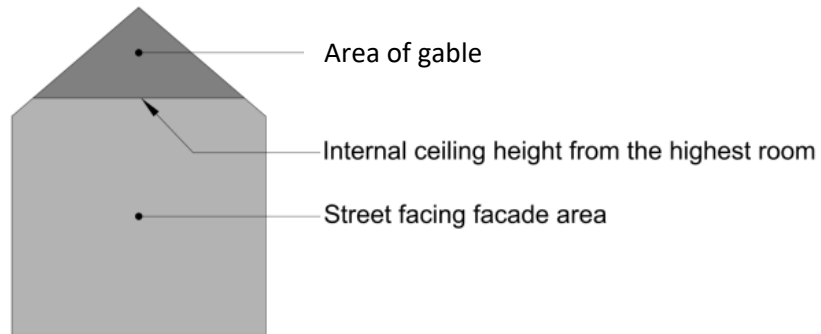
incorporate all of:

- a. a minimum of 20% glazing in the façade facing the road, shared accessway or public space. This can be in the form of windows or doors;
- b. at least one habitable room or kitchen facing the road, shared accessway or public space; and
- c. the primary pedestrian entrance that is visible and accessible from a road, shared accessway or public space.

For the purposes of clarification, MRZ-REQ7.1:

- applies to all road frontages where a site has direct frontage to a road. On a corner site, this requirement applies to both road frontages;
- only refers to the area of glass, excluding window and door frames;
- excludes any area of an attached garage;
- excludes the fully enclosed roof space of any gabled end facing a road, shared accessway or public space, as measured from the internal ceiling height of the highest room, as shown in MRZ-DIAGRAMC: Measurement of Gable Ends²⁷

MRZ-DIAGRAMC Measurement of Gable Ends



²⁷ V1-0092.025, 026, 027, 036, 037, 038 and 039 SDC, V1-0095.001 Fletcher, V1-0099.003 Barton Fields and V1-0112.010 Hughes

MRZ-REQ8	Outdoor Living Space	
	<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. where located at ground level, <u>is not located between the road boundary and the residential unit and</u>²⁹ has no dimension less than 3m; and b. where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and c. is accessible from the residential unit; and d. may be: <ul style="list-style-type: none"> i. grouped cumulatively by area in 1 <u>one</u>³⁰ communally accessible location; or ii. located directly adjacent to the unit; and e. is free of buildings, parking spaces, and servicing and maneuvering <u>manoeuvring</u>³¹ areas. <p>2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:</p> <ul style="list-style-type: none"> a. is at least 8m² and has a minimum dimension of 1.8m; and b. is accessible from the residential unit; and c. may be: <ul style="list-style-type: none"> i. grouped cumulatively by area in 1 <u>one</u>³² communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. 	<p>...</p> <p>Notification:</p> <p>4. Any application arising from MRZ-REQ8.2. shall not be subject to public or limited³³ notification.</p>
MRZ-REQ9	Outlook Space	
	<p>1. An outlook space must be provided for each residential unit.</p> <p>2. An outlook space must be provided from habitable room windows glazing as shown in MRZ-DIAGRAMB: Outlook Space. <u>This can be in the form of windows or doors.</u>³⁴</p>	<p>Notification:</p> <p>4. Any application arising from MRZ-REQ8.2. shall not be subject to public or limited³⁷ notification.</p>

²⁹ V1-0092.028, 029, 030 and 031 SDC

³⁰ Clause 99(2)(b) amendment to improve grammar.

³¹ Clause 16(2) amendment to correct spelling.

³² Clause 99(2)(b) amendment to improve grammar.

³³ Clause 99(2)(b) amendment to improve consistency.

³⁴ V1-0092.034 and 035 SDC

³⁷ Clause 99(2)(b) amendment to improve consistency.

	<p>3. The minimum dimensions for a required outlook space are as follows:</p> <ul style="list-style-type: none"> a. a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and b. all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width; <u>and</u> c. <u>any outlook space shall have a minimum height that is the lesser of:</u> <ul style="list-style-type: none"> i. <u>the height of the eave immediately adjacent the habitable room adjacent the outlook space; or</u> ii. <u>the ceiling height of the habitable room adjacent the outlook space where no eave is included in the façade of the residential unit.</u>³⁵ <p>4. The width of the outlook space is measured from the centre point of the largest window <u>expanse of glazing</u>³⁶ on the building face to which it applies.</p> <p>5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</p> <p>6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</p> <p>7. Outlook spaces may be under or over a balcony.</p> <p>8. Outlook spaces required from different rooms within the same building may overlap.</p> <p>9. Outlook spaces must:</p> <ul style="list-style-type: none"> a. be clear and unobstructed by buildings and structures, including fences; and b. not extend over an outlook space or outdoor living space required by another residential unit. 	
MRZ-REQ10	Landscape Area	
	<p>...</p> <p>2.</p> <p>b.</p> <ul style="list-style-type: none"> i. a minimum of of 1.8m high at time of planting <u>planting</u>³⁸ 	

³⁵ V1-0092.032 and 033 SDC

³⁶ V1-0092.034 and 035 SDC

³⁸ Clause 16(2) amendment to remove duplication and correct spelling.

MRZ-REQ11	Outdoor Storage	<p>...</p> <p>Matters for discretion:</p> <p>3. The exercise of discretion in relation to MRZ-REQ11.2. is restricted to the following matters:</p> <p>a. .RESZ-MAT1 Residential Design <u>Effects of outdoor storage areas on the amenity of the streetscape, adjoining public space and adjoining residential sites.</u>³⁹</p>
MRZ-REQA⁴⁰	Dominance of Garages	<p><u>1. Any garage shall:</u></p> <p><u>a. not be located between the front façade of any residential unit, or other principal building, and any road boundary or shared accessway;</u></p> <p><u>b. not comprise more than 50% of the width of any ground floor front façade of a residential unit or other principal building.</u></p> <p>Activity status when compliance not achieved:</p> <p><u>2. When compliance with any of MRZ-REQA.1 is not achieved: RDIS</u></p> <p>Matters for discretion:</p> <p><u>3. The exercise of discretion in relation to MRZ-REQA.2 is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT5 Road boundary setback</u></p> <p>Notification:</p> <p><u>4. Any application arising from MRZ-REQA.2. shall not be subject to public notification.</u></p>
MRZ-REQB⁴¹	Dominance of Accessory Buildings and/or Structures	<p><u>1. Any accessory building and/or structure shall not be located between the front façade of any residential unit, or other principal building, and any road boundary or shared accessway.</u></p> <p>Activity status when compliance not achieved:</p> <p><u>2. When compliance with any of MRZ-REQB.1 is not achieved: RDIS</u></p> <p>Matters for discretion:</p> <p><u>3. The exercise of discretion in relation to MRZ-REQB.2 is restricted to the following matters:</u></p> <p><u>a. RESZ-MAT5 Road boundary setback</u></p> <p>Notification:</p> <p><u>4. Any application arising from MRZ-REQB.2. shall not be subject to public notification.</u></p>

³⁹ V1-0113.077 Kāinga Ora

⁴⁰ V1-0092.040, 041, 042 and 043 SDC

⁴¹ V1-0092.044, 045, 046 and 047 SDC

APP3

Height in Relation to Boundary D

...

Any height in relation to boundary provisions do not apply to:

- ...
- antennas, aerials and satellite dishes (less than 1m in diameter), chimneys, flues, [solar panels or heating devices](#)⁴² and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary angle by more than 3m measured vertically.

Development Areas

Lincoln

DEV-LI1 – Lincoln 1 Development Area

Land Use

The ODP area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁴³

DEV-LI2 – Lincoln 2 Development Area

Land Use

The area shall achieve a minimum density of ~~10 households per hectare~~ 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁴⁴

DEV-LI3 – Lincoln 3 Development Area

Land Use

The area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁴⁵

⁴² Clause 99(2)(b) amendment for plan consistency and coherence

⁴³ V1-0080.001 CCC

⁴⁴ V1-0080.002 CCC

⁴⁵ V1-0080.003 CCC

DEV-LI4 – Lincoln 4 Development Area**Land Use**

... The area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁴⁶

DEV-LI7 – Lincoln 7 Development Area**Land Use**

The portion of the area included in the ~~General~~ Medium Density Residential Zone shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁴⁷

DEV-LI8 – Lincoln 8 Development Area**Land Use**

The development area shall provide for a maximum of 1710 households beyond which an Integrated Transport Assessment shall be required in association with any resource consent application. In addition, the development area shall achieve a minimum net density of ~~12 household per hectare~~ 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁴⁸ 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~~ 15⁴⁹ household per hectare for the overall area can be achieved, will be required.

Prebbleton**DEV-PR1 – Prebbleton 1 Development Area****Land Use**

...

The area shall achieve a minimum net density of 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁰

⁴⁶ V1-0080.004 CCC

⁴⁷ V1-0080.007 CCC

⁴⁸ V1-0080.008 CCC

⁴⁹ Consequential amendment following V1-0080.008 CCC

⁵⁰ V1-0080.009 CCC

DEV-PR2 – Prebbleton 2 Development Area**Land Use**

The development area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵¹

DEV-PR3 – Prebbleton 3 Development Area**Land Use**

The area is to achieve a minimum of ~~12 households per hectare~~ 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵²

DEV-PR4 – Prebbleton 4 Development Area**Land Use**

A minimum net density of ~~12 households per hectare~~ 15 households per hectare (approximately 320hh) shall be achieved, averaged over the Site, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵³

Rolleston**DEV-RO1 – Rolleston 1 Development Area****Land Use**

The development area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁴

DEV-RO2 – Rolleston 2 Development Area**Land Use**

The area shall achieve a minimum of ~~10 households per hectare~~ 15 households per hectare averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁵

⁵¹ V1-0080.010 CCC

⁵² V1-0080.011 CCC

⁵³ V1-0080.012 CCC, including a consequential amendment to remove reference to the number of households achievable over the site.

⁵⁴ V1-0080.013 CCC

⁵⁵ V1-0080.014 CCC

DEV-RO3 – Rolleston 3 Development Area**Land Use**

The area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁶

DEV-RO4 – Rolleston 4 Development Area**Land Use**

The area shall achieve a minimum net density of ~~10 households per hectare~~ 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁷

DEV-RO5 – Rolleston 5 Development Area**Land Use**

The area shall achieve a minimum of ~~10 households per hectare~~ 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁸

DEV-RO9 – Rolleston 9 Development Area**Land Use**

The development area shall achieve a minimum net density of ~~12 households per hectare~~ 15 households per hectare, averaged over the area, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁵⁹

DEV-RO10 – Rolleston 10 Development Area**Land Use**

The development area shall achieve a minimum of ~~12 household lots per hectare~~ 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁶⁰ The development areas supports a variety of allotment sizes within the zone 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~~ 15hh/ha⁶¹ for the overall area can be achieved, will be required.

⁵⁶ V1-0080.015 CCC

⁵⁷ V1-0080.016 CCC

⁵⁸ V1-0080.017 CCC

⁵⁹ V1-0080.020 CCC

⁶⁰ V1-0080.021 CCC

⁶¹ Consequential amendment following V1-0080.021 CCC

DEV-RO11 – Rolleston 11 Development Area**Land Use**

The area is to achieve a minimum of ~~12 households per hectare~~ 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁶².

DEV-RO12 – Rolleston 12 Development Area**Land Use**

The development area shall achieve a minimum net density of 15 households per hectare, ~~averaged over the northern portion area; and 12 households per hectare averaged over the southern portion of the area~~ unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁶³
 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 or 15 households per hectare respectively for each overall area~~⁶⁴ can be achieved, will be required.

DEV-RO13 – Rolleston 13 Development Area**Land Use**

The area is to achieve a minimum of 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁶⁵

...

⁶² V1-0080.022 CCC

⁶³ V1-0080.023 CCC

⁶⁴ Consequential amendment following V1-0080.023 CCC

⁶⁵ V1-0080.024 CCC

DEV-RO14– Rolleston 14 Development Area

Land Use

The area is to achieve a minimum of 15 households per hectare, unless there are demonstrated constraints in which case a minimum net density of no less than 12 households per hectare shall be achieved.⁶⁶

...

Delete the ODP as notified and replace as follows, to reflect the realignment of the north/south road.⁶⁷



⁶⁶ V1-0080.025 CCC

⁶⁷ V1-0067.002 Kevler

Subdivision

SUB-REQ3 Outline Development Plan

Development Areas⁶⁸	A. <u>Where an area is shown on an Outline Development Plan as a neighbourhood centre, any sites within that area shall be subject to the provisions of the NCZ.</u>	Activity status when compliance not achieved: <u>2. When compliance with any of SUB-REQ3.A is not achieved: DIS</u>
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Consequential Amendments

LRZ-R2	Residential Unit or other Principal Building	
	Matters for discretion: 5. The exercise of discretion in relation to LRZ-R2.4 is restricted to the following matters ... b. RESZ-MAT8 Second <u>Additional</u> Residential Unit ⁶⁹ ...	
GRZ-R2	Residential Unit or other Principal Building	
	Matters for discretion: 5. The exercise of discretion in relation to GRZ-R2.4 is restricted to the following matters ... b. RESZ-MAT8 Second <u>Additional</u> Residential Unit ⁷⁰ ...	
SETZ-R2	Residential Unit or other Principal Building	
	Matters for discretion: 5. The exercise of discretion in relation to SETZ-R2.4 is restricted to the following matters ... b. RESZ-MAT8 Second <u>Additional</u> Residential Unit ⁷¹ ...	

⁶⁸ V1-0025.005 Yoursection and V1-0054.002 MON Group Ltd

⁶⁹ Clause 16(2) amendment for plan coherence

⁷⁰ Clause 16(2) amendment for plan coherence

⁷¹ Clause 16(2) amendment for plan coherence