

## Appendix 2: Recommended amendments

Only provisions where amendments are recommended in this s42A report are shown below. All other Variation 1 amendments remain as notified. Insertions are shown underlined and deletions are shown ~~struck through~~.

For context, amendments as proposed in Variation 1 as notified are shown in black text.

Amendments proposed as a result of this s42A report are shown in blue text.

### **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:

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#### **Outline Development Plan Area 14<sup>108</sup>**

- Provision of a mix of low and medium density housing areas with a minimum net density of ~~12~~ 15<sup>109</sup> households per hectare averaged over the ODP area.

#### **Outline Development Plan Area 15<sup>110</sup>**

- Provision of a minimum net density of ~~12~~ 15<sup>111</sup> households per hectare averaged over the ODP.

#### **Outline Development Plan Area 16<sup>112</sup>**

- Provision of a minimum net density of ~~12~~ 15<sup>113</sup> households per hectare averaged over the ODP Area;

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<sup>108</sup> PC76

<sup>109</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>110</sup> PC75

<sup>111</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>112</sup> PC78

<sup>113</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

## Private Plan Change 68

### **Appendix E52**

#### **OUTLINE DEVELOPMENT PLAN NARRATIVE – PREBBLETON – SOUTH WEST**

##### **Density**

The ODP area is to achieve a minimum of [12 15](#)<sup>114</sup> households per hectare. It supports a variety of lot sizes within the Living Z MD1 framework to achieve this minimum density ~~including medium density and comprehensive development.~~

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## Private Plan Change 69

### **Appendix E37**

#### **OUTLINE DEVELOPMENT PLAN AREA 9**

##### **Land Use**

The development area shall provide for a maximum of 1710 ~~households~~ [residential units](#)<sup>115</sup> beyond which an Integrated Transport Assessment shall be required in association with any resource consent application [for subdivision or additional residential units](#).<sup>116</sup> In addition, the development area shall achieve a minimum net density of [12 15](#)<sup>117</sup> household 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 15](#)<sup>118</sup> household per hectare for the overall area can be achieved, will be required.

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## Private Plan Change 71

### **Appendix E38**

#### **OUTLINE DEVELOPMENT PLAN AREA 14**

##### **Density Plan**

The ODP 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 mid and southern portions of the area.~~<sup>119</sup>

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

<sup>114</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>115</sup> PCV1-0016.003 SDC

<sup>116</sup> CI99(2)(b) amendment to clarify that an ITA is only required for applications that would result in additional residential units

<sup>117</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>118</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>119</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

assessment as to how the minimum net density of ~~12 or~~<sup>120</sup> 15 households per hectare ~~respectively for each overall area~~<sup>121</sup> can be achieved, will be required.

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## Private Plan Change 72

### Appendix E42

#### PREBBLETON OUTLINE DEVELOPMENT PLAN – AREA 5

##### Land Use and Density

A minimum net density of ~~12~~ 15<sup>122</sup> households per hectare (~~approximately 320hh~~)<sup>123</sup> shall be achieved, averaged over the Site.

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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~~ 15<sup>124</sup> hh/ha. Consent notices on these larger site titles may be imposed to require future potential subdivision at this ultimate required density.

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### Appendix E37

#### OUTLINE DEVELOPMENT PLAN AREA 15

##### Density Plan

The ODP area shall achieve a minimum of ~~12~~ 15<sup>125</sup> 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 ~~12~~ 15<sup>126</sup>hh/ha for the overall ODP can be achieved, will be required.

ODP Area 15 predominately ...

<sup>120</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>121</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>122</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>123</sup> CI99(2)(b) amendment, consequential to PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>124</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>125</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>126</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

- To meet the minimum [12 15](#)<sup>127</sup>hh/ha density requirement and development yield.

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### **Appendix E37**

#### **OUTLINE DEVELOPMENT PLAN AREA 14**

##### **Land Use**

The development area shall achieve a minimum net density of [12 15](#)<sup>128</sup> 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 15](#)<sup>129</sup> households per hectare for the overall area can be achieved, will be required. The site supports some medium density housing within the centre of the area and in proximity to the identified reserve.

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## Private Plan Change 78

### **Appendix E37**

#### **OUTLINE DEVELOPMENT PLAN AREA 16**

##### **Density**

The ODP area is to achieve a minimum of [12 15](#)<sup>130</sup> households per hectare. It supports a variety of lot sizes within the Living [z MD1](#)<sup>131</sup> framework to achieve this minimum density.

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<sup>127</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>128</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>129</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>130</sup> PCV1-0015.002, 003, 004, 005, 006, 007, 008 and 009 CCC

<sup>131</sup> CI16(2) amendment to reflect the new zone name