

NOTE: The provisions proposed in this privately requested Plan Change **have no legal effect** until the Plan Change is made operative.

PARTIAL REMOVAL OF MEADOWLANDS EXEMPLAR OVERLAY, NORTH HALSWELL

Explanation

The purpose of Private Plan Change 10 is to remove the south-eastern section of the Meadowlands Exemplar Overlay, south of Manarola Road Halswell and located within Lot 116 DP 548934 and Lot 120 DP 514570) from Planning Map 45A and the North Halswell Outline Development Plan in the Christchurch District Plan.

The Exemplar Overlay requires a comprehensive design approach including the approval of a Neighbourhood Plan setting out detailed residential building design parameters at the same time as the subdivision consent. This has resulted in complexity in consenting, numerous subsequent variations to consents being required, and a very slow uptake of development opportunities.

Spreydon Lodge Limited is seeking to remove the south-eastern section of the Meadowlands Exemplar Overlay area, to facilitate development of the balance of the land that is subject to the Overlay. The land will continue to be subject to the underlying Residential New Neighbourhood (RNN) provisions of the District Plan.

The removal of the Exemplar provision will give prospective purchasers greater autonomy to design houses that are more in line with their personal circumstances and preferences.

The Plan Change proposes the following **amendments**:

- a. Amend the North Halswell Outline Development Plan in Appendix 8.10.4 to Chapter 8 by deleting the south eastern section of the Meadowlands Exemplar Overlay.
- b. Amend Planning Map 45A by deleting the south eastern section of the Meadowlands Overlay.
- c. Any other consequential amendments.

Date Publicly Notified: 3 November 2021

Council Decision Notified: DD Month YYYY

Plan Details: Chapter 8, Planning Map 45A

Date Operative: DD Month YYYY

File No: PL/DP/10

TRIM No: FOLDER21/279

DISTRICT PLAN AMENDMENTS

Amend the District Plan as follows:

Appendix 8.10.4 – North Halswell Outline Development Plan

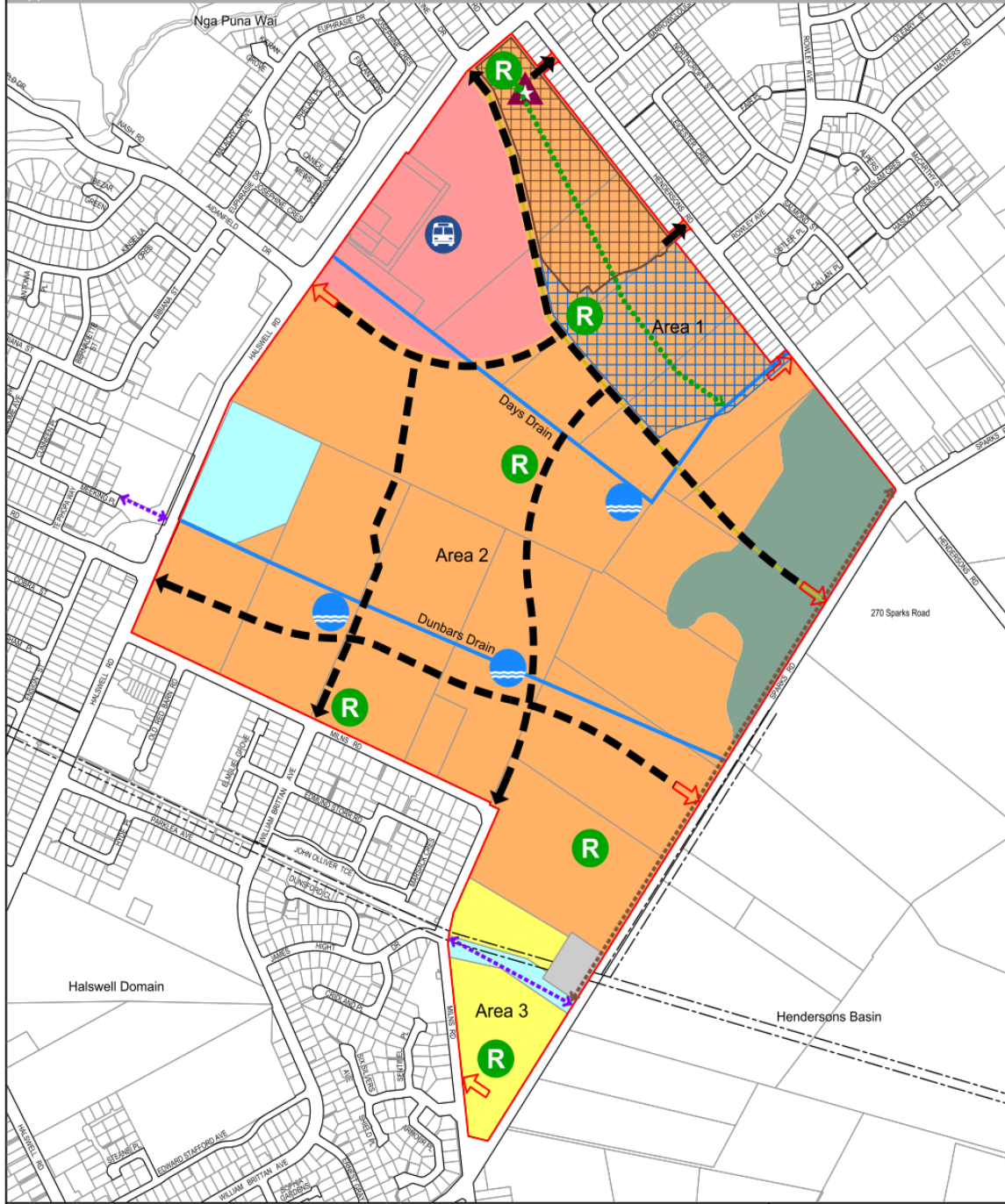
Amend the Outline Development Plan as shown, by deleting the blue hatched area from the Meadowlands Exemplar Overlay shown on the ODP.

Planning Maps

Planning Map 45A.

Amend Planning Map 45A by deleting the section of the Meadowlands Exemplar Overlay, as shown on the attached map enlargement.

Appendix 8.10.4 North Halswell Outline Development Plan



| KEY | | Development requirements continued | |
|---------------------------------|---|-------------------------------------|---|
| | Outline development plan boundary | | Land to be set aside for stormwater management. Size and shape to be determined |
| | Electricity distribution lines | | Road access point Fixed location |
| | Substation | | Road access point Location may vary |
| | Existing pedestrian / cycle link / route | | Collector road Indicative alignment |
| Development requirements | | | Green corridor Indicative alignment |
| | Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary | | Reserve Indicative location Size to be determined at time of subdivision |
| | Existing stormwater management, recreational / conservation use | | Quarrymans Trail Indicative route |
| | Stormwater facility. Indicative location. Size and shape to be determined at time of subdivision | | Main trunk rising sewer |
| | | | Commercial core zone |
| | | | Transport interchange |
| | | | Heritage item to be safeguarded (not scheduled in District Plan) |
| | | Residential development area | |
| | | | Residential development area |
| | | | Residential development area with greater development constraints |
| | | | Meadowlands Exemplar Overlay |
| | | | Meadowlands Exemplar Overlay Area to be Removed |

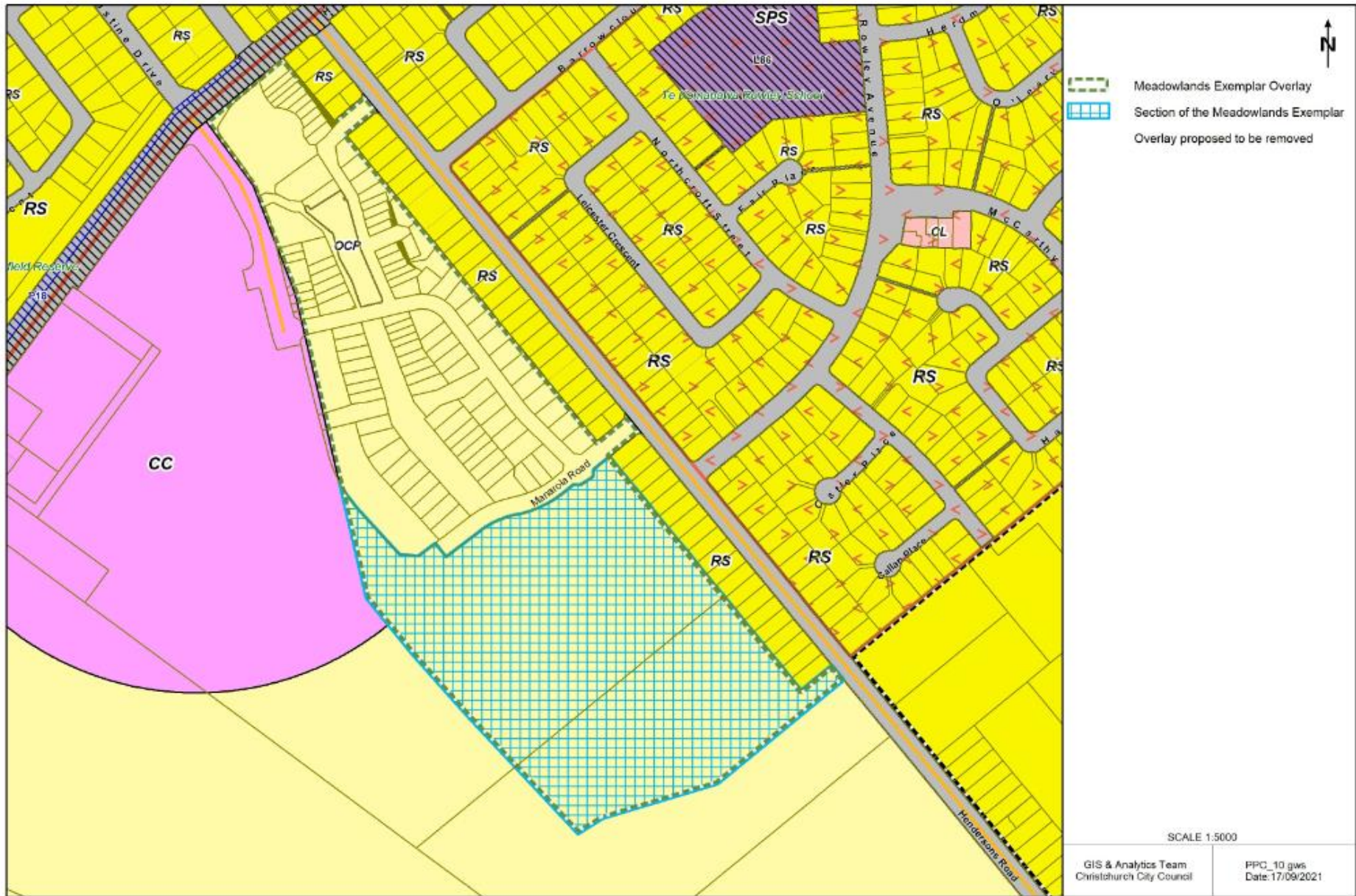
12 NORTH

SCALE (m) A3 at 1:7,500

Technical Services and Design
Assets and Network Line
Christchurch City Council

Mfg: ps007602.dgn
Date: 21/09/2021

Appendix 8.10.4
North Halswell
Outline Development Plan



Proposed Private Plan Change 10 - Change to Planning Map 45A - Removal of section of the Meadowlands Exemplar Overlay