

Proposed private plan change 10 – Meadowlands Exemplar

Could you gain an advantage in trade competition through this submission?	No
If yes, are you directly affected by an effect of the proposed plan change/part that adversely affects the environment, and does not relate to the trade competition or the effects of trade competition?	Not applicable
The specific provisions of the plan change that my submission relates to are as follows.	The Waipuna Halswell Hornby Riccarton Community Board opposes Proposed private plan change 10 – Meadowlands Exemplar see attached submission.
My submission is that	The Waipuna Halswell Hornby Riccarton Community Board opposes Proposed private plan change 10 – Meadowlands Exemplar see attached submission.
I seek the following decision from the Council	The Waipuna Halswell Hornby Riccarton Community Board opposes Proposed private plan change 10 – Meadowlands Exemplar see attached submission.
Do you wish to speak at the hearing in support or opposition of your submission	I wish to speak
If others make a similar submission would you consider presenting a joint case at the hearing	No
First name	Faye
Last name	Collins
Name of organisation, if you are submitting on behalf of the organisation	Waipuna Halswell Hornby Riccarton Community Board
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Office Use	
Submitted Date	30/11/2021 12:13:03

Submission Type	Online
Attachments	Yes
Notes	No
Submission ID	43773

SUBMISSION TO: Christchurch City Council

ON: **Proposed private plan change 10 – Meadowlands Exemplar**

BY: Waipuna Halswell-Hornby-Riccarton Community Board

CONTACT: Faye Collins
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1. INTRODUCTION

The Waipuna Halswell-Hornby-Riccarton Community Board (“the Board”) appreciates the opportunity to make a submission on the Proposed private plan change 10 – Meadowlands Exemplar (“the proposed change”).

This submission was compiled by the Board’s Submission Committee under the delegated authority granted by the Board.

The Board wishes to be heard in support of its submission.

2. GENERAL

- 2.1 The Board recognises that the aim of the Exemplar overlay is to ensure high quality residential development offering a variety of housing typology including affordable homes.
- 2.2 The Board acknowledges that the Exemplar provides a set of very detailed rules to be complied with.
- 2.3 The Board understands that there has already been resource consents granted to allow development in the vicinity under a set of modified rules and that the consenting process is an option to achieve modification where this is appropriate.

3. SUBMISSION

- 3.1 The Board considers that the Exemplar is a complex set of rules that are likely to produce a more certain outcome and a higher standard of neighbourhood design. Departure from the exemplar is likely to mean simpler/fewer rules with a less certain outcome and probably a lower standard of neighbourhood design.
- 3.2 While the Board understands developers’ desire for more flexibility in developments to accommodate the preferences of purchasers it is conscious that there is already an alternative process available under the Resource Management Act 1991 to authorise a modification of the rules where a proposal is separately assessed.
- 3.3 The Board therefore **opposes** the proposed change.

4. CONCLUSION

The Board requests that the council considers the matters set out above in relation to the Proposed private plan change 10 – Meadowlands Exemplar.



Debbie Mora

Chairperson Waipuna Halswell-Hornby-Riccarton Community Board
Submissions Committee



Mike Mora

Chairperson Waipuna Halswell-Hornby-Riccarton Community Board

Dated 29 November 2021