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28 March 2008

Further Submissions
 Change No. 1, RPS
 Environment Canterbury
 P O Box 345
CHRISTCHURCH

1135

To Whom it May Concern

FURTHER SUBMISSIONS OF BEHALF OF BELFAST PARK LIMITED AND TYRONE ESTATES LIMITED ON PLAN CHANGE 1 TO THE RPS

HG Ref 2120.125376.01

Please find attached two copies of our further submission with regard to Plan Change 1 to the RPS.

Please feel free to contact the writer should you have any questions.

Yours faithfully
Harrison Grierson Consultants Limited



Melanie Foote
 Senior Planner

Encl: Further Submissions on Plan Change 1 to the RPS

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FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR A PLAN CHANGE

Under Clause 6 of The First Schedule to The Resource Management Act 1991

To Change No. 1 RPS
Environment Canterbury
P O Box 345
CHRISTCHURCH

Name of submitter Belfast Park Limited and Tyrone Estates Limited

This is a further submission on Proposed Plan Change 1 to the Canterbury Regional Policy Statement.

The specific provisions of the plan change that this submission relates to:

Please refer to the attached document

The submission is:

Please refer to the attached document

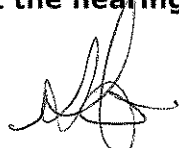
We wish to be heard in support of our submission:

Yes

If others make a similar submission we would consider making a joint case with them at the hearing:

Yes

Signature:



Date:

20/3/15

Address for Service:

Belfast Park Limited and Tyrone Estates Limited
C/- Melanie Foote
Harrison Grierson Consultants Ltd
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CHRISTCHURCH 8013

Telephone: 03 962 9770

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Submitter	Submission No.	Section of RPS Change 1	Issue Raised in Original Submission	Belfast Park Ltd and Tyrone Estates Ltd response	Decision Sought by Council
Calco Developments C/-A J Scott Haines Planning Consultants Ltd P O Box 68 856 Newton AUCKLAND	6	Map E6 in map volume	Submission point 6.3: <i>" Amend Map E6 to identify an area in Belfast in conjunction with the adjacent Supa Centre as shown on the submitters submission, as a Key Activity Centre..."</i> Submission point 6.8: <i>"Amend Policy 5 to identify an area in Belfast in conjunction with the adjacent Supa Centre, as shown on the submitters submission, as a Key Activity centre..."</i>	Support in Part Belfast Park Ltd and Tyrone Estates Limited support this submission in part. We consider that a Key Activity Centre should be located in the East Belfast Area however are reluctant to support or oppose any particular location at this stage. We support East Belfast as a Key Activity Centre for the following reasons: <ul style="list-style-type: none"> • The extent of the likely growth of the area; • Large distance to nearest Key Activity Centre at Northlands; • Provide cohesion to currently dispersed community facilities; • The strategic location on the northern growth corridor and the intention of the UDS for Belfast to be a Key Activity Centre. 	Accept in Part
	6	Policy 6	Submission Point 6.5 <i>" Add explicit reference to Policy 6(b) to the potential for identified development areas to come forward 'in advance' of their stated sequencing to respond to demonstrated need".</i> Submission point 6.6	Support Belfast Park Limited and Tyrone Estates Limited support this submission and consider if the required infrastructure is in place to support development then development can take place earlier than listed in the sequencing table.	Accept

			<i>" Amend Policy 6, Table 2, reviewing the sequencing pattern detailed for growth sites CN1 to CN4 and bringing forward the delivery dates for these sites"</i>		
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FURTHER SUBMISSION ON A PUBLICLY NOTIFIED PROPOSAL FOR A PLAN CHANGE

Under Clause 6 of The First Schedule to The Resource Management Act 1991

To Change No. 1 RPS
Environment Canterbury
P O Box 345
CHRISTCHURCH

Name of submitter Belfast Park Limited and Tyrone Estates Limited

This is a further submission on Proposed Plan Change 1 to the Canterbury Regional Policy Statement.

The Specific provisions of the Plan change that this submission relates to:

Please refer to the attached document

The submission is:

Please refer to the attached document

We wish to be heard in support of our submission:

Yes

If others make a similar submission we would consider making a joint case with them at the hearing:

Yes

Signature: 

Date: 28/07/08

Address for Service:

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Submitter	Submission No.	Section of RPS Change 1	Issue raised in Original Submission	Belfast Park Ltd and Tyrone Estates Ltd response	Decision sought by Council
Antipodean Properties Ltd C/- Alasdair Scott Haines Planning Consultants Ltd P O Box 68 856 Newton Auckland	251	Policy 5	<p>Submission Point 251.3</p> <p>"Add Belfast as a Key Activity Centre with the implication that the quantum of residential dwellings directed towards the locality be increased and the sequencing of residential growth be brought forward, as appropriate"</p> <p>Paragraph 2.8 in original submission:</p> <p>"The submitter supports the designation on Map 1 for significant business development at the northern periphery to Belfast (CB1). This level of provision for new business uses (primarily comprising employment/industrial uses), in conjunction with the existing provision and an appropriate level of commercial and community based activities will provide the cornerstone necessary for sustainable residential growth at Belfast".</p>	<p><u>Support in Part</u></p> <p>Belfast Park Ltd and Tyrone Estates Limited support this submission in part. We consider that a Key Activity Centre should be located in the East Belfast Area however are reluctant to support or oppose any particular location at this stage.</p> <p>We support East Belfast as a Key Activity Centre for the following reasons:</p> <ul style="list-style-type: none"> • The extent of the likely growth of the area; • Large distance to nearest Key Activity Centre at Northlands; • Provide cohesion to currently dispersed community facilities; • The strategic location on the northern growth corridor and the intention of the UDS for Belfast to be a Key Activity Centre; <p>Belfast is in a position to take on a strategic role in the provision of a growth within the northern part of the city. Additionally the locality of Area CB1 is adjoining major transport links.</p>	Accept in Part