

Janel Hau

From: Customer Services
Sent: Tuesday, 25 March 2014 12:59 p.m.
To: Mailroom Mailbox
Subject: FW: RE: Submission on Variation 1 of the proposed Land and Water Regional Plan EMAIL:01620099
Attachments: ~WRD000.jpg; image001.png; image002.png; image003.jpg; image004.jpg; image005.jpg; image006.jpg; image007.jpg; sub001v2-ecan-nps.docx; SC360 C360014032117160.pdf
Categories: Purple Category

Updated submission to what was received on Friday afternoon.

Thanks

Tessa

Customer Services

----- Original Message -----

From: Sheehy, Niamh
Received: 24/03/2014 4:50 p.m.
To: ECan; Services, Customer
Cc: Deuling, Kerstin; W.Blanchfield@harrisingrierson.com
Subject: RE: Submission on Variation 1 of the proposed Land and Water Regional Plan EMAIL:01620099

Good afternoon,

Here is an updated submission on behalf of Islington Park Limited on Variation 1 of the proposed Land and Water Regional Plan. Please accept this late submission as an update of what was lodged with ECan on Friday afternoon. Please consider the submission attached as part of our initial application as it was brought to our attention late on Friday afternoon (see email below).

Apologies for any inconvenience caused.
If you have any question please let me know.

Kind regards,
Niamh

NIAMH SHEEHY
Graduate Planner

Level 1, 3M Building
84 Peterborough Street, Christchurch 8013
PO Box 4283, Christchurch 8140

M +64 21 569 844  P +64 3 962 9770 

All our emails and attachments are subject to [conditions](#).

From: ECInfo [mailto:ecinfo@ecan.govt.nz]
Sent: Monday, 24 March 2014 10:34 a.m.
To: Niamh Sheehy
Subject: RE: Submission on Variation 1 of the proposed Land and Water Regional Plan EMAIL:01620099

Dear Niamh

Thank you for your submission on Variation 1 of the proposed Land and Water Regional Plan on behalf of your client Islington Park Limited.

This email is to acknowledge receipt of that submission.

If you have any further enquiries, please reply to this email or call Customer Services (details below).

Kind regards
Tessa

CUSTOMER SERVICES

Environment Canterbury

PO Box 345, Christchurch 8140, New Zealand

Customer Services: 0800 324 636

ecinfo@ecan.govt.nz

----- Original Message -----

From: Sheehy, Niamh
Received: 21/03/2014 5:01 p.m.
To: ECInfo; Services, Customer
Subject: Submission on Variation 1 of the proposed Land and Water Regional Plan

Good afternoon,

It has just been brought to our attention that Variation 1 to the proposed Canterbury Land and Water Regional Plan relates to the Te Waihora/ Lake Ellesmere catchment which was publicly notified on 22 February 2014 will have considerable impact on our client Islington Park Limited who are developing the site at 400 Waterloo Road for Industrial activity. Another consultant is processing a bore consent and has just brought this to our attention late this afternoon and it will affect our client's site at 400 Waterloo Road

Under Section 2 "Amendments to Section 9 - Christchurch-West Melton", *the Groundwater Level Restrictions in the West Melton Special Zone table description states that "When groundwater levels fall below the specified water levels in the nominated monitoring bores the following reductions in the volume of water available for abstraction are to be applied to groundwater abstractions in the West Melton Special Zone. The restrictions do not apply to takes less than 10 m and takes for community water supply permitted under this Plan."*

Because the Islington Park property is located within Sub Zone WGA02 of the West Melton Special Zone, water levels in bore M35/1110 (i.e. the monitoring bore for Sub Zone WGA02) are used to determine when restrictions will be put in place. There are no changes to the water levels in this bore on the existing consent. However, the description states that "The restrictions do not apply to takes less than 10 m³ and takes for community water supply permitted under this Plan."

This has only just been brought to our attention by the processing planner and we believe the submission deadline is today at 5pm. We would like the opportunity to submit on behalf of Islington Park Limited as this negatively impacts the development of their land and would appreciate the opportunity to do so first thing on Monday due to the short notice at which we received this information.

We would appreciate the opportunity to submit first thing on Monday.

Thanks in advance.

Kind regards,

Niamh

NIAMH SHEEHY
Graduate Planner

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84 Peterborough Street, Christchurch 8013
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Submission on Proposed Variation 1 to the Proposed Canterbury Land and Water Regional Plan

FOR OFFICE USE ONLY

Submitter ID:

File No:

Form 5: Submissions on a Publicly Notified Proposed Policy Statement or Regional Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by 5.00pm Friday 21 March 2014 to:

Freepost 1201 Variation 1 to pLWRP
Environment Canterbury
P O Box 345
Christchurch 8140

Full Name: Niamh Sheehy Phone (Hm): 03 962 9770
 Organisation*: Islington Park Limited Phone (Wk): _____
* the organisation that this submission is made on behalf of
 Postal Address: PO 4283 Phone (Cell): _____
CHCH 8140 Postcode: _____
 Email: n.sheehy@harrisongruerson.com Fax: _____
 Contact name and postal address for service of person making submission (if different from above):
same as above

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

- I could not gain an advantage in trade competition through this submission; or
- I could gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

- I am directly affected by an effect of the subject matter of the submission
- I am not directly affected by an effect of the subject matter of the submission

Signature: Niamh Sheehy Date: 21/3/14

(Signature of person making submission or person authorised to sign on behalf of person making the submission)

Please note:

(1) all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

- I do not wish to be heard in support of my submission; or
- I do wish to be heard in support of my submission; and if so,
- I would be prepared to consider presenting your submission in a joint case with others making a similar submission at any hearing

(1) The specific provisions of the Proposed Plan that my submission relates to are:		(2) My submission is that: (include whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views.)		(3) I seek the following decisions from Environment Canterbury: (Please give precise details for each provision. The more specific you can be the easier it will be for the Council to understand your concerns.)
Section & Page Number	Sub-section/ Point	Oppose/support (in part or full)	Reasons	
3 page 3-1	3-1	Oppose	Resirichons on groundwater take has the potential to adversely effect the Waterloo Business Park who rely on groundwater as a potable water supply	Recognise The function + importance of the Waterloo Business Park and the reliance on groundwater.

Add further pages as required – please initial any additional pages.

**SUBMISSION ON A PUBLICLY
NOTIFIED PROPOSAL FOR POLICY STATEMENT OR PLAN**

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

To Environment Canterbury Regional Council (the Council)

Submission on: Proposed Canterbury Land and Water Plan (LWRP)

Name of submitter: Islington Park Limited ('Islington Park')

Address: C/- Harrison Grierson Consultants Limited
PO Box 4283
CHRISTCHURCH 8140

Attention: Niamh Sheehy

This is a submission on the Variation 1 of the Proposed Land and Water Regional Plan ('Variation 1'). The specific provision of Proposed Land and Water Regional Plan that this submission relates to are:

Section 3 '*Amendments to Section 9 – Christchurch West Melton*'

Islington Park'could not gain an advantage in trade competition through this submission.

SUBMISSION IN OPPOSITION SUBJECT TO THE FOLLOWING

1. The specific provisions of the proposal that this submission relates to are:

1.1 Policy 9.6.2

2. Islington Park's submission is:

2.1 Islington Park opposes the specific provision and seek to have it amended to ensure that the basic water facilities necessary for the functioning of Waterloo Business Park are not limited.

2.2 Islington Park Limited are currently developing an industrial site comprising approximately 114ha situated at 400 Waterloo, Islington, Christchurch.

2.3 Restrictions on the groundwater take has the potential to adversely effect the business park development as the functioning of the industrial activity will rely on groundwater as a potable water supply. Islington Park opposes the limiting of the potable water supply as it will negatively impact the development at Waterloo as it will have considerable impact on the community water supply should abstraction of groundwater cease.

2.4 The submitters would like clarification of the rule and if the definition of community water supply in Section 3 of the LWRP includes industrial use.

3. The submitters seek the following relief from the Council:

3.1 To recognise the function and importance of the Waterloo Business Park and the reliance on groundwater to ensure a safe and potable water supply can be provided to the overall development.

3.2 That Policy 9.6.2 be amended to clarify what is included as part of the community water supply. Islington Park propose that the definition be amended to include residential, commercial and industrial use.

AND

3.3 Such other additional or consequential relief as it is necessary to satisfy the concerns of the submitters.

4. Islington Park wish to be heard in support of our submission.

5. If others make a similar submission Islington Park will consider presenting a joint case with them at a hearing.

Signature 

.....
(Signature of submitter or person authorised to sign on behalf of submitter)

Date 24 March 2014

Address for Service Waterloo Business Park Limited
C/-Harrison Grierson Consultants Limited
of Submitter P O Box 4283
CHRISTCHURCH

Attention: Niamh Sheehy

Telephone: 03 962 9770

Facsimile/email: 03 962 9771

n.sheehy@harrisingrierson.com

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