

To: The Independent Hearings Panel
Name of Submitter: Global Edge Properties Limited

SUBMISSION ON CHRISTCHURCH REPLACEMENT DISTRICT PLAN (PHASE 1)

Scope of Further Submission

1. This is a further submission filed in respect of primary submissions on the proposed provisions relating to workers' temporary accommodation in the Proposed Christchurch Replacement District Plan ("the Proposal").
2. Global Edge Properties Limited ("Global Edge") has an interest in the Proposal that is greater than the interest of the general public, noting that it is a developer of land which may be directly affected by the relevant submission, namely the sale yards site.

Submissions Supported or Opposed

3. The submission supported is set out in the table attached as Schedule 1.

Reasons for Further Submission

4. The reasons for Global Edge's further submission are set out in Schedule 1. Global Edge requests that the submission be allowed, noting:
 - (a) The submission would give effect to the RPS;
 - (b) The submission is consistent with the Statement of Expectations in the Canterbury Earthquake (Christchurch Replacement District Plan) Order 2014 ("Order");
 - (c) The submission is consistent with the purposes and provisions of other relevant planning documents, including the LURP;
 - (d) The submission is in accordance with the purpose of the Resource Management Act 1991 ("RMA") and its provisions, including Part 2;
5. Without limiting the generality of the above, further specific reasons for Global Edge's submission are set out in the table attached as Schedule 1.

Relief

6. Global Edge seeks the following relief:

- (a) That the submission supported in Schedule 1 be allowed (either in full or in part).
 - (b) Such further, alternative or other consequential amendments as may be necessary to fully address Global Edge's further submission.
7. Global Edge wishes to be heard in support of this further submission.

GLOBAL EDGE PROPERTIES LIMITED

Date: 09 April 2015

Signature:



L J Semple (for the Submitter)

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Global Edge Properties Limited
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SCHEDULE 1: SUBMISSIONS SUPPORTED OR OPPOSED

	Submission number	Submitter	Decision sought by submitter (reference/ paragraph number)	Support/ Oppose	Reasons	Decision sought
Chapter 6 – General Rules and Processes						
1.	1603	Canterbury Earthquake Recovery Authority	The submitter requests that further opportunities be provided for workers' temporary accommodation activities to establish as permitted activities in brownfield sites and former brownfield sites now zoned residential currently undeveloped for residential land use, such as the former sale yard site.	Support	Global Edge notes that the sites identified by the submitter have capacity to absorb the effects of temporary development in a manner similar to the zones in which workers' temporary accommodation is permitted. As such Global Edge considers permitted activity status for these sites is appropriate. Global Edge considers that the establishment of workers' temporary accommodation as a permitted activity on the sites identified by the submitter is consistent with Objective 3.3.15(a) of the Strategic Directions decision and will assist in ensuring such development is expeditiously enabled.	Allow the relief sought.