

Cottam, Rachel

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From: Tim Walsh - Novo Group <tim@novogroup.co.nz>  
Sent: Thursday, 11 May 2023 11:53 am  
To: Cottam, Rachel  
Cc: Lowe, Paul  
Subject: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace  
Attachments: P19-321-06-1122-MS\_C\_Haul Road Topo.pdf

Follow Up Flag: Follow up  
Flag Status: Flagged

Hi Rachel

In response to item 5, please find attached the as-built plans for the haul road. As per the application, some minor earthworks are required in the area shown in this plan "to bury the haul road, to provide a bed of topsoil for planting, and regrade towards the river".

As of now, the applicant has responded to items 1 (via Pinnacle Group), 3 and 5. I'll give you an update on item 2 ASAP. As discussed previously, item 4 will be best resolved following a site meeting. Rob (surveyor) and Ben (applicant rep) can meet you at the site next Wednesday or Thursday morning anytime between 9.30am and 12pm. Does that suit?

Best regards

**Tim Walsh**

M: 027 267 0000



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From: Tim Walsh - Novo Group  
Sent: Wednesday, April 19, 2023 2:55 PM  
To: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>  
Subject: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Rachel

In response to item 3, I've attached an aerial showing the three trees that were removed in accordance with the arborist report (Tree A = Blue, Tree B = yellow, Tree C = red). Work is underway to respond to the other further information items.

Best regards

**Tim Walsh**

M: 027 267 0000



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From: Cottam, Rachel <[Rachel.Cottam@ccc.govt.nz](mailto:Rachel.Cottam@ccc.govt.nz)>  
Sent: Tuesday, April 11, 2023 12:05 PM

To: Tim Walsh - Novo Group <[tim@novogroup.co.nz](mailto:tim@novogroup.co.nz)>  
Cc: Lowe, Paul <[Paul.Lowe@ccc.govt.nz](mailto:Paul.Lowe@ccc.govt.nz)>; Higgins, John <[John.Higgins@ccc.govt.nz](mailto:John.Higgins@ccc.govt.nz)>; Weston, Tracey <[Tracey.Weston@ccc.govt.nz](mailto:Tracey.Weston@ccc.govt.nz)>; Ward, Sean <[Sean.Ward@ccc.govt.nz](mailto:Sean.Ward@ccc.govt.nz)>; Jorgensen, Craig <[Craig.Jorgensen@ccc.govt.nz](mailto:Craig.Jorgensen@ccc.govt.nz)>; Ben Owen <[ben@peeblesgroup.co.nz](mailto:ben@peeblesgroup.co.nz)>; [richard@peeblesgroup.co.nz](mailto:richard@peeblesgroup.co.nz); Rob Howe <[rob.howe@woods.co.nz](mailto:rob.howe@woods.co.nz)>; Chris Greenshields <[chris@dcmurban.com](mailto:chris@dcmurban.com)>  
Subject: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Tim,

Hope you are well and had a good break. I have spoken to most of the specialists in terms of the RFI response. We do require some further information which I have listed below. I have also provided some feedback and required changes needed to application to allow some components to be considered acceptable from the specialists. If the applicant does not agree to this, please can you outline this and detail the reasoning as we can provide this to the commissioner for the notification/substantial decisions.

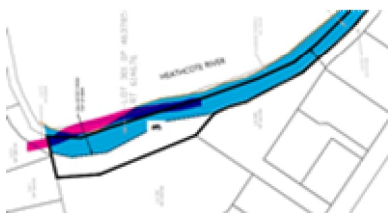
My understanding is that there is no further information required from Jeremy Head and he is currently writing up his assessment.

#### Further information

1. As acknowledged previously, a noise assessment will be provided later this month;
2. Council officers still require a detailed site investigation to be provided for haulage routes and bund material. The environmental officer has provided the following comments:

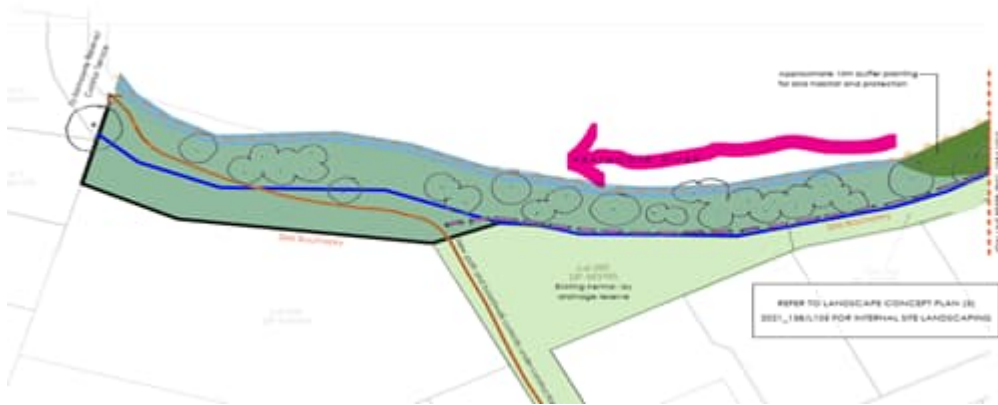
*“Although CCL have undertaken sampling of crushed material they cannot be considered fully independent as they are developing the site and they are not contaminated land experts. We cannot be sure of the location that sampling has been taken from to give us confidence in any particular area. I also note their lack of information regarding the ACM stockpile and what happened to it. Given the ACM discovery last year there is a concern that material containing asbestos has been included in the concrete crushing and I would still like to see a DSI completed by a contaminated land expert, for the land to be vested in Council.”*

3. In terms of the arborist report provided, it is unclear where the location of the trees are. Please can this be identified on a hand annotated aerial map. Once I have this, I can sent this through to the arborist for comment.
4. We require a finished levels plan for Lot 305. The channel you have mentioned in your RFI response at 75/81 Kennaway Road is illegal and all industrial lots should be draining directly to Kennaway Road. We need to obtain confirmation that Lot 305 is not draining into 75/85 Kennaway Road to determine the next compliance steps.
5. We need a further as-built of the remainder of the haulage route fill highlighted in pink below. The current as built only shows levels up to the first flush wetland and not the start of the haulage route. Please ensure the landscaping plan also starts at the start of the haulage route entrance.



Further comments and amendments required

## Landscaping



The ecologists are relatively happy with the proposed landscaping plan subject to the comments below. There may be some detailed conditions in terms of landscaping. The bird habitat needs to be extended to the H in the Heathcote river as shown above however the lizard habitat can remain as proposed on the plans. In terms of the haulage route, the area will be sheet/shaped to flow gently to the river (sloped 2% to the top of the bank) and will require the illegal channel to be filled as part of these works.

The main concern is the south west bund. The Parks Team do not accept the south west bund due to the crushed concrete material and the uncertainty of the contamination are the reasons. They will be recommending that this is removed as it a liability to Council. It is noted the northern bund is required for mitigation and the acceptance of this bund will depend on the contamination levels found in this area. This bund may also need to be replaced with topsoil to ensure it is suitable for planting. It is considered that 300mm topsoil is not suitable for larger vegetation establishment. If the applicant were to accept the removal of the south west bund, this would resolve the footpath issue in this area. It is recommended that a 2m crusher dust footpath is setback 2-3 metres from the internal boundary along the south western reserve's length.

I anticipate that the applicant may not agree to all the recommendations or viewpoints of Council therefore if you could provide commentary of what the applicant agrees with and does not, it will assist with my recommendation report.

### *Consent notice*

We propose that instead of the consent notice being cancelled, that it is changed to include the following:  
*Stormwater runoff from roofs (not including shipping containers) in a 10% ARI storm shall discharge directly to the Heathcote River via a conveyance system separated from roading and hardstand runoff.*  
*All roof flows in excess of the 10% ARI will discharge to the vegetated swales*

Council stormwater officers do not want untreated water from shipping containers going directly into the waterway. This is due to the material of the shipping containers (including the paint and any other coating required for the maintenance of the containers). In the event industrial buildings are established onsite, the consent notice is still required. Happy to discuss this further. The remainder of the consent notices I am happy for them to be removed.

Happy to discuss these points further with you.

Thanks,

**Rachel Cottam**

**Senior Planner**  
Planning Team 5



03 941 8650

 Rachel.Cottam@ccc.govt.nz  
 Te Hononga Civic Offices, 53 Hereford Street, Christchurch  
 PO Box 73013, Christchurch 8154  
 ccc.govt.nz

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From: Tim Walsh - Novo Group <[tim@novogroup.co.nz](mailto:tim@novogroup.co.nz)>  
Sent: Friday, 24 March 2023 9:14 am  
To: Cottam, Rachel <[Rachel.Cottam@ccc.govt.nz](mailto:Rachel.Cottam@ccc.govt.nz)>  
Cc: Lowe, Paul <[Paul.Lowe@ccc.govt.nz](mailto:Paul.Lowe@ccc.govt.nz)>; Higgins, John <[John.Higgins@ccc.govt.nz](mailto:John.Higgins@ccc.govt.nz)>; Weston, Tracey <[Tracey.Weston@ccc.govt.nz](mailto:Tracey.Weston@ccc.govt.nz)>; Ward, Sean <[Sean.Ward@ccc.govt.nz](mailto:Sean.Ward@ccc.govt.nz)>; Jorgensen, Craig <[Craig.Jorgensen@ccc.govt.nz](mailto:Craig.Jorgensen@ccc.govt.nz)>; Ben Owen <[ben@peeblesgroup.co.nz](mailto:ben@peeblesgroup.co.nz)>; [richard@peeblesgroup.co.nz](mailto:richard@peeblesgroup.co.nz); Rob Howe <[rob.howe@woods.co.nz](mailto:rob.howe@woods.co.nz)>; Chris Greenshields <[chris@dcmurban.com](mailto:chris@dcmurban.com)>  
Subject: TRIM: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Morning Rachel

The Esplanade Ecological Principles Plan in Appendix 1 had the bird habitat and visual mitigation planting areas mixed up in the version I sent last night. Follow the [link](#) to download the correct version.

Best regards

**Tim Walsh**

M: 027 267 0000



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From: Tim Walsh - Novo Group  
Sent: Thursday, March 23, 2023 8:59 PM  
To: Cottam, Rachel <[Rachel.Cottam@ccc.govt.nz](mailto:Rachel.Cottam@ccc.govt.nz)>  
Cc: Lowe, Paul <[Paul.Lowe@ccc.govt.nz](mailto:Paul.Lowe@ccc.govt.nz)>; Higgins, John <[John.Higgins@ccc.govt.nz](mailto:John.Higgins@ccc.govt.nz)>; Weston, Tracey <[Tracey.Weston@ccc.govt.nz](mailto:Tracey.Weston@ccc.govt.nz)>; Ward, Sean <[Sean.Ward@ccc.govt.nz](mailto:Sean.Ward@ccc.govt.nz)>; Jorgensen, Craig <[Craig.Jorgensen@ccc.govt.nz](mailto:Craig.Jorgensen@ccc.govt.nz)>; Ben Owen <[ben@peeblesgroup.co.nz](mailto:ben@peeblesgroup.co.nz)>; [richard@peeblesgroup.co.nz](mailto:richard@peeblesgroup.co.nz); Rob Howe <[rob.howe@woods.co.nz](mailto:rob.howe@woods.co.nz)>; Chris Greenshields <[chris@dcmurban.com](mailto:chris@dcmurban.com)>  
Subject: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Rachel

Please follow the [link](#) to download the RFI response. Let me know if you have any trouble accessing the document.

I'll give you a call to discuss.

Best regards

**Tim Walsh**

M: 027 267 0000

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From: Cottam, Rachel <[Rachel.Cottam@ccc.govt.nz](mailto:Rachel.Cottam@ccc.govt.nz)>  
Sent: Wednesday, 18 January 2023 9:28 am  
To: Tim Walsh - Novo Group <[tim@novogroup.co.nz](mailto:tim@novogroup.co.nz)>  
Cc: Lowe, Paul <[Paul.Lowe@ccc.govt.nz](mailto:Paul.Lowe@ccc.govt.nz)>; Higgins, John <[John.Higgins@ccc.govt.nz](mailto:John.Higgins@ccc.govt.nz)>; Weston, Tracey <[Tracey.Weston@ccc.govt.nz](mailto:Tracey.Weston@ccc.govt.nz)>; Ward, Sean <[Sean.Ward@ccc.govt.nz](mailto:Sean.Ward@ccc.govt.nz)>; Jorgensen, Craig <[Craig.Jorgensen@ccc.govt.nz](mailto:Craig.Jorgensen@ccc.govt.nz)>; Ben Owen <[ben@peeblesgroup.co.nz](mailto:ben@peeblesgroup.co.nz)>; [richard@peeblesgroup.co.nz](mailto:richard@peeblesgroup.co.nz)  
Subject: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Tim,

I just left you a voice message. Please find attached the request for further information for the application at 320A Cumnor Terrace. The RFI points are in terms of the visual assessment, subdivision matters (consent notices, reserves), cultural values, noise, environmental health and ecology.

Once you have had a read through, happy to have a face to face, teams meeting or a phone call to go through the points in detail. It may be beneficial for a round table meeting with all specialists at some point also.

Attached is an addendum which should be read alongside the RFI, this contains preliminary advice from the specialists. A previous ornithology assessment have also been attached for your reference.

Thanks,

## Rachel Cottam

**Senior Planner**

Planning Team 5



03 941 8650



[Rachel.Cottam@ccc.govt.nz](mailto:Rachel.Cottam@ccc.govt.nz)



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



PO Box 73013, Christchurch 8154



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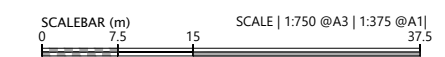






**LEGEND**

- PROPOSED BOUNDARIES ———
- EXISTING BOUNDARIES ———
- TOP OF BANK ———
- BOTTOM OF BANK ———
- MINOR CONTOUR (0.1m) - - - - -
- MAJOR CONTOUR (0.5m) ———



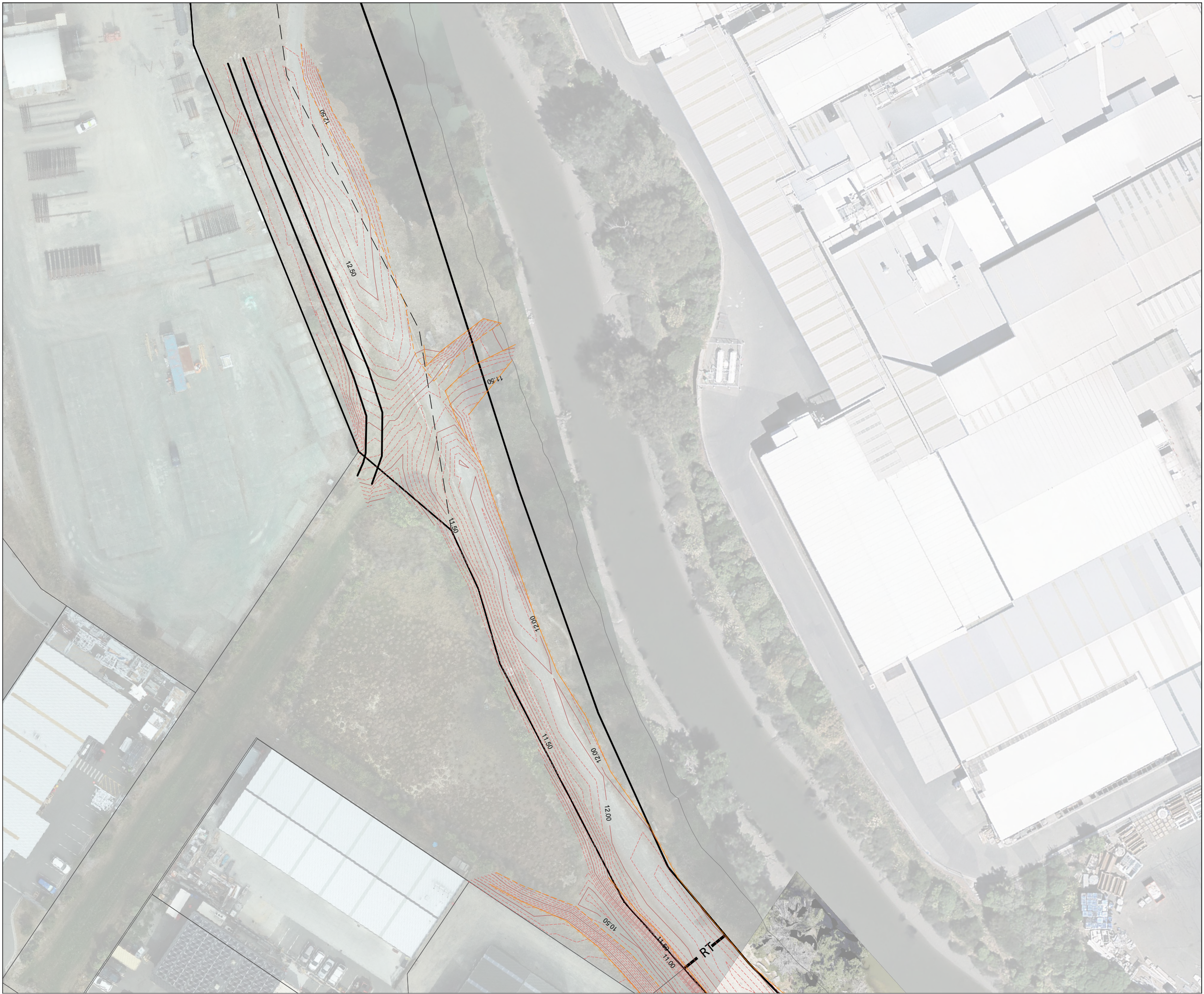
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1 ISSUED FOR INFORMATION	RH	21/03/2023
2 SURVEY EXTENDED	HL	21/04/2023

SURVEYED	HL	KENNAWAY ROAD WOOLSTON CHRISTCHURCH 8023
DESIGNED	RH	
DRAWN	HL	
CHECKED	RH	
APPROVED	RH	

**PORTLINK INDUSTRIAL PARK**  
**STAGE 6-8**  
 TOPO SURVEY OF FILLED LEVELS  
 ALONG ORIGINAL HAUL ROAD

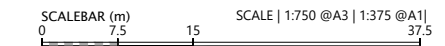
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COUNCIL	CHRISTCHURCH CITY	
DWG NO	P19-321-06-1122-MSC	





**LEGEND**

- PROPOSED BOUNDARIES ———
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REVISION DETAILS	BY	DATE
1 SURVEY EXTENDED	HL	21/04/2023

SURVEYED	HL	KENNAWAY ROAD WOOLSTON CHRISTCHURCH 8023
DESIGNED	RH	
DRAWN	HL	
CHECKED	RH	
APPROVED	RH	





**PORTLINK INDUSTRIAL PARK**  
**STAGE 6-8**  
 TOPO SURVEY OF FILLED LEVELS  
 ALONG ORIGINAL HAUL ROAD

STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:750 @ A3	1
COUNCIL	CHRISTCHURCH CITY	
DWG NO	P19-321-06-1123-MSC	

Cottam, Rachel

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From: Tim Walsh - Novo Group <tim@novogroup.co.nz>  
Sent: Monday, 8 May 2023 1:33 pm  
To: Cottam, Rachel  
Cc: Richard Peebles; Jorgensen, Craig; Lowe, Paul; Aaron Temperton  
Subject: TRIM: RE: Portlink Industrial Park Noise Assessment

Follow Up Flag: Follow up  
Flag Status: Completed

Record Number: 23/696315

Hi Rachel

As discussed on Friday afternoon, Pinnacle Group requests that Council waive the requirement for resource consent pursuant to s87BB of the Act in respect of potential non-compliance of the noise standards affecting Open Space zoned land to the east of the site on the other side of Tunnel Road. Any non-compliance would be marginal and occasional as set out in the relevant section of the Powell Fenwick report as reproduced below:

*Noise exposure to Open Space zoned land to the east of the container yard and across Tunnel Rd is calculated to be equivalent to noise exposure to residential properties, that is 48 dB  $L_{Aeq(15 mins)}$  with full screening from containers (compliant with the District Plan limit of 55 dB  $L_{Aeq(15 mins)}$ ), and 56 dB  $L_{Aeq(15 mins)}$  with partial screening from containers (marginally non-compliant with the District Plan limit of 55 dB  $L_{Aeq(15 mins)}$ ). The road traffic noise exposure to the Open Space zoned land from Tunnel Rd is calculated to be above 60 dB  $L_{Aeq(15 mins)}$  within 40 m of the nearest marked traffic lane, significantly above calculated noise from container yard activities. We consider any occasional non-compliance with District Plan daytime noise limits in this zone to be a technical non-compliance with no particular effect.*

The activity, as it relates to the Open Space zoned land to the east, satisfies the criteria for a permitted activity set out at 87BB(1) (a)-(c) subject to Council's agreement as required by s87BB(1)(d).

Best regards

**Tim Walsh**

M: 027 267 0000



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From: Aaron Temperton <Aaron.Temperton@pinnacle-corp.co.nz>  
Sent: Monday, May 8, 2023 8:31 AM  
To: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>; Lowe, Paul <Paul.Lowe@ccc.govt.nz>;  
Craig.Jorgensen@ccc.govt.nz  
Cc: Richard Peebles <richard@peeblesgroup.co.nz>; Tim Walsh - Novo Group <tim@novogroup.co.nz>  
Subject: Portlink Industrial Park Noise Assessment

Good morning

I am the National HSE Manager for Pinnacle Corporation, including Specialised Container Services (Christchurch) Limited (SCS). SCS currently operates the shipping container yard across an area of approximately 4.4 ha at the Portlink Industrial Park, located at 320A Cumnor Terrace, Woolston, Christchurch.

The Council has queried SCS's compliance with the noise standards in the Christchurch District Plan on the Site. On 14 November 2022 SCS advised the Council that it was engaging an acoustic expert to undertake a noise assessment of its operations at the Site and that it would present this assessment to the Council and either confirm that its operations at the Site complied with the applicable noise standards in the Christchurch District Plan, or otherwise advise how SCS would achieve compliance.

Attached please find the Noise Assessment report prepared by Powell Fenwick for the 320A Cumnor Terrace container yard.

In summary the assessment identifies that as the container depot operated by Specialised Container Services (SCS) at the Portlink Industrial Park is currently configured and operating (primarily on the eastern side of the container yard) there are occasions where daytime noise outputs marginally exceed Christchurch District Plan noise limits.

However, with the following key changes, the noise outputs of the container yard (when fully operational) have been assessed as "marginally compliant with daytime noise limits".

1. Currently the containers along the northern boundary are aligned perpendicular to the boundary. This was established as a temporary measure to appease perceived safety concerns about the stability of the stacked containers (a concern that SCS does not share). An unfortunate by-product of this is that it results in there being no extended barrier of containers to effectively act as a screen for noise. Consistent with Braeburn's resource consent application (RMA/2022/3611) we are proposing to re-align the containers closer to and parallel with the boundary. This will result in the provision of a semi-permanent container barrier / noise screen
2. In addition, a 2.4 metre high solid timber acoustic fence has been proposed by Braeburn in its resource consent application for construction on top of the bund. This will further mitigate the effects of noise, particularly where there is a break in the container barrier for operational reasons.
3. Some additional operational measures proposed by Powell Fenwick to ensure noise outputs are minimised as much as possible, particularly in relation to the proposed container barrier (see 6.3).

On the basis of these findings and our intention to adopt the specified mitigations set out above and described in the attached report we do not consider it is necessary to apply for any resource consent to exceed daytime noise limits.

We would also like to reinforce the point that at this time we do not operate on the site over the night time period prescribed within the District Plan.

Further to the above specified mitigations SCS are undertaking a review of our deployed material handlers (hoists) used at the container yard with a view to determining whether at an individual machine level they can be modified to produce reduced noise outputs (generally and operationally) or whether there are alternative machines in our fleet that may offer these performance characteristics that can alternatively be substituted onto the site.

We look forward to continuing to constructively progress matters with the Christchurch City Council.

Ngā mihi



Aaron Temperton  
National HSE Manager

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  [www.pinnacle-corp.co.nz](http://www.pinnacle-corp.co.nz)

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