

23 March 2023

Christchurch City Council
53 Hereford Street
CHRISTCHURCH 8013

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Attention: Rachel Cottam

By email: rachel.cottam@ccc.govt.nz

Dear Rachel,

RESOURCE CONSENT RMA/2022/3611 – RFI RESPONSE LAND USE AND SUBDIVISION APPLICATION 320 AND 320A CUMNOR TERRACE, CHRISTCHURCH

1. This letter responds to the further information Council requested on 18 January 2023 in respect of the above resource consent application.
2. The following response is organised under the same headings with the items reproduced in grey text.

Visual/Landscape assessment

To better understand the landscape concept, please amend the landscape concept plans to contain the following:

Landscape concept Plans 1 and 2

- *Please add scale bar (to all plans). Please note 1:1500 is not a commonly used scale;*
- *Ensure the red dashed line on the site boundary is consistent with the Wood's subdivision and as-built plans.*

Bund cross sections

- *Please illustrate existing topographical levels and features, and finished levels on the cross section and confirm that it is to scale. The existing cross section implies a flat topography and gradients to the bund are inconsistent with the Woods survey and as-built plans. Key features include boundaries, fences, track, esplanade reserve, waterway setback, locations/levels of low flow/top of bank and relative slopes*
3. Please see **Appendix 1** with scale bar added to the landscape plans. The red dashed line has been confirmed to be consistent with the site boundary as per updated subdivision and as-built survey data.
 4. **Appendix 1** also contains the amended landscape concept plans that includes the requested details including updated cross-sections showing accurate topography / levels,



boundaries / setbacks and other key features. The cross-sections are consistent with updated survey data provided by the surveyor.

The northern face of the bund appears to be 1H:1V when on site. Please confirm if this is the case. Please confirm the fill material used to create the northern and southwest bund. Is the material and slope suitable for planting upon?

5. The north face of the northern bund has a gradient of 2H:1V and the western face of the southwest bund has a gradient of 2H:1V, as confirmed by survey data. In terms of its construction, the core has been formed using recycled concrete left over from site filling. The core is covered with a minimum 300mm layer of topsoil and was grass seeded for stabilisation prior to planting.

6. OuterSpace (the landscape contractor engaged by the applicant to implement the proposed landscaping) provides the following comment regarding suitability of the northern bund for planting:

300mm depth of soil to the bund is of sufficient depth and quality for the proposed planting. We have allowed for an irrigation system and maintenance care for three months to ensure proper establishment.

7. Further, the applicant's landscape architect (DCM) suggests that planting soil conditioner/compost and/or fertiliser can be added to the planting holes for an improved growing medium prior to planting if required.

In terms of the bund planting plan and methodology. Please confirm the following:

- *If plant protection sleeves are proposed and if not, why;*
- *The proposed method of pest control;*
- *What method of irrigation is proposed?*
- *If trees will be staked;*
- *What size weed mats are proposed;*
- *If the tree sizes will comply with Appendix 6.11.6(1) of the District Plan; and*
- *If the plant replacement will be consistent with Appendix 6.11.6(3)*

8. It is expected that these matters will form part of the detailed design and specification for implementing the planting. In general DCM provides the following comment:

- *Plant protection sleeves are proposed, these will help with identify where the plants are and provide protection from climatic conditions and pest animal browsing, as well as protection from potential weed spray drift during the establishment period. Not all proposed plant species will require protection sleeves, this will be considered at detail design.*
- *The plant protection sleeves will generally reduce potential pest animal browsing. An adaptive management approach during the plant establishment period will monitor pest animal browsing/*



damage. A control programme, such as trapping maybe be required if plant protection sleeves are not adequate.

- Pest plant management will form part of the requirements to control prior to planting and for the duration of the establishment period.
- A temporary dripper irrigation system is proposed for bund planting only. Manual watering methods will apply to new planting not on the bunds. The irrigation system will be installed prior to planting of the bunds and decommissioned and/or removed after the establishment period, unless Council wishes to take handover and operation/ maintenance of the irrigation system.
- Large grade trees will be staked in accordance with CCC CSS SD702, generally for tree grades 25L and larger. Staking will mostly apply to the proposed street trees within the road reserve.
- Bark mulch or 400x 400mm wool mulch mats are proposed for weed suppression. Existing grass cover will initially be retained in between plants and progressively managed out as planted vegetation establishes (excluding areas retained for lizard habitat).
- Tree sizes are proposed to comply with Appendix 6.11.6(1). As per the plant schedule provided, both *Plagianthus regius* and *Tilia cordata* are proposed to be planted at a size of 2.5 metres, and grow to heights of approximately 12 metres and 15 metres respectively.
- Plant replacement will be consistent with Appendix 6.11.6(3), a 36-month establishment period is recommended.

Please confirm whether all existing trees will be retained as per the ODP?

9. All healthy and safe trees have been retained. During construction works authorised under a s348 Local Government Act ('LGA') process (refer to RMA/2021/3436), it was requested by the Council subdivision officer that an arborist assess the trees within the reserve. The arborists found that there were three trees that needed removed for safety and the health of the other trees. The arborist report is attached as **Appendix 2**, along with a recent site aerial showing the remaining trees.

The northern bund in the extreme western corner of the site appears insufficient / narrows down and would provide a potential view shaft into the site for any occupants at 90 Barton Street. Please provide an assessment of visual effects along this view shaft.

10. The following is a visual effects assessment from 90 Barton Street provided by DCM:

Viewpoint	Visually Sensitive Receptors (VSR)	Approximate Distance to Proposal Site (m)	Type of View (open, partial, screened)	Magnitude of Change	Mitigation Measures	Effects after mitigation measures
90 Barton St	Occupants of 90 Barton St	64m	Partial	Low	MM1/ MM3*	Less than minor



Table 1. Assessment of Effects on Visually Sensitive Receptors in terms of the difference between the proposal and permitted baseline.

*MM1 Maximum Height – 11.6m, MM3 Landscape Planting for Screening.

The narrowing of the northern bund in the extreme western corner of the site does provide the potential for a narrow viewshaft looking east along the site's southwest boundary from 90 Barton Street. Of note, the house at 90 Barton Street has its main orientation and principal living areas facing north/ northeast, rather than directly overlooking east towards the site, and any visual changes to this outlook is considered a secondary view from the property. Mitigation measures as discussed in Section 4 of the Visual Assessment are intended to improve this screening and enable a predominantly green view, rather than industrial activities. While the bund does not extend to obscure this narrow view shaft, the proposed mitigation planting will continue around this corner, providing a sufficient vegetation screen to soften views into the site from this angle, becoming more effective over time as the vegetation matures. Any remaining visibility of built form is considered comparable to the permitted baseline development and will maintain a similar level of visual amenity.

While it is accepted that outdoor storage (including shipping containers) has lesser aesthetic appeal compared to buildings (where architectural form and materiality can reduce visual effects), and likely result in a change to the perceived pleasantness of the site and surround environment, the potential visual bulk, height and scale remains comparable. Presence of outdoor storage is common within industrial zoned land and therefore can be reasonably expected. The wider (overall) view along the site boundary where visibility is more apparent, the (fronting) bund and proposed mitigation planting will, over time provide a greener appearance to the majority of the site. This narrow shaft is assessed to have a low (less than minor) visual effect on 90 Barton Street and is considered of lesser consequence in context of the overall view, difference between the permitted baseline for the site in term of height, and the proposed mitigation planting (albeit planted at existing ground level).

The ground level shown on the north side of the river appears approximately 1.8 m below the site hardstand level. Please confirm the relative levels are correct?

11. The levels have been checked by the surveyor and they have confirmed that levels on the north side of the river range from 1.4 metres to 1.8 metres below the site hardstand level.

Please provide a sightline diagram and analysis of the effects from further away, such as along parts of Gould Crescent. From here, the sightline will be 'flatter' where more of the proposed containers stacked 11.6 m – 18+ m high will be visible.

12. Please refer to **Appendix 1** for the sightline diagram and below for additional comment from DCM:

The parts of Gould Crescent which are relevant to this sightline are limited to where Gould Crescent runs parallel with the Heathcote River, and where more direct views over the site are available. In assessing this sightline, the view is flatter in angle due the viewer being more distant from the site. From this viewpoint, as assessed previously, the proposed sloping height plane capped at 18m creates no additional visual effects due to the flatter view angle allowing a greater visibility of the part of the site not subject to a height restriction (where a 20-25m height building could be constructed).



The flatter view angle does provide a view over the site which is backdropped by the Port Hills where the built form largely doesn't break the skyline, retaining the ridgeline. While the effectiveness of the proposed mitigation planting is marginally reduced by this flatter view angle, once matured, the vegetation will provide a predominantly 'green' view.

Please provide an analysis of the visual effects of the proposed height exceedances where parts of the backdrop crater rim/Mount Pleasant Spur/Montgomery Spur ridgelines will be obscured and how that loss of amenity would potentially affect permanent residents and the public.

13. See the response from DCM below:

Views to the backdrop of crater rim / Mount Pleasant Spur/ Montgomery Spur ridgelines will be obscured in part with some views toward these features retained, depending on viewer location / outlook. The 11m permitted baseline height, will have a similar impact on obscuring views in most areas and it is considered comparable with the proposal's 600mm breach (11.6m) at the northern end of the site. This difference is unlikely to create a noticeable change for the majority of viewpoints.

The greater effect on viewers is the visual change of the site from open vacant land to industrial use / built form which is anticipated by the industrial zoning. Effects on amenity is consider similar between the proposal and the permitted baseline development for the site and viewers will likely be more affect by the development as a whole, rather than proposed breach of height restriction. Proposed mitigation planting will, over time, soften and screen the bulk appearance of the development.

14. In addition to the above, we note that a breach of the height rule alone would result in a restricted discretionary resource consent application that could not be notified. Further, a key matter of discretion at Clause 16.7.1.1.a.i. of the Plan is concerned with the distance buildings are setback from residential neighbours, which in this case is significant.

Does the woody weed removal also include the removal of Tasmanian Ngaio?

15. The applicant has not examined the site for the presence of Tasmanian Ngaio. The detailed design phase of landscaping will investigate and identify any Tasmanian Ngaio present with the aim to either:

- Remove prior to starting the planting works where they are not providing an inherent ecological or visual screening function, and/or
- Selectively remove them during the plant establishment period as mitigation planting matures to replace is function.

16. This can be required by way of a condition(s) of consent.

How high could containers be safely stacked? Please refer to best practice industrial standards.

17. While storage of transiting shipping containers is currently being undertaken within the site, the application seeks to allow any activity permitted in the Industrial General Zone (Portlink Industrial Park) to exceed the ODP 11-metre height limit – including buildings. Therefore, this question is not relevant. However, we understand that shipping containers can be safely stacked to the to the maximum height proposed in the application.



In terms of the visual impact assessment, please clarify the following points:

- 2.3 Under 'Moderate' please confirm what the 'main view qualities' are.
- 2.3 Under 'Moderate-High' please confirm what the 'loss of views' are, and to what.
- 3.1 last paragraph: It states, "the site is considered to have low sensitivity to change."
- Given part of the site for the Proposal is within a Green Space area, please clarify what type of change is assumed in this comment.
- 3.2 Permitted baseline, second to last paragraph: Please discuss the actual permitted baseline and demonstrate the effects (or lack of effects) on the visibility of skylines and the amenity these landscape features provide primarily for permanent residents of Gould Crescent, but also to the public within the area.
- 3.3 Second paragraph, third to last sentence: This is unclear, please clarify what is meant here.
- 3.3 Second paragraph, second to last sentence: Please clarify what "a similar level of screening is achieved" refers to.

18. Please see the response below from DCM:

Under 2.3 'Moderate' the main view qualities can be confirmed as the visual parameters that make up the view such as: distance, orientation of the view with respect to the proposal, extent of the view and how the proposal occupies this, existing amenity, screening, backdrop, perspective (depth and complexity of foreground and middle ground layers), etc. These parameters combine to inform the pleasantness and coherence of a view.

Under 2.3 'Moderate to High' the loss of views is defined as how much the proposal reduces existing views of the site and surroundings, with consideration of the permitted baseline.

In 3.1 'the site is considered to have low sensitivity to change' considers the visual change of the existing site (pre-development) from vacant (industrial zoned) land to land developed to serve industrial purposes. The site is considered to have a modified appearance, and therefore the ability to absorb this change with consideration of the permitted baseline, meaning a 'low sensitivity to change'. The proposal aims to enhance to ecological and amenity values within the majority of ODP Green Space / Heathcote River, which is consider a positive effect resulting from the proposal.

3.2 Permitted Baseline: The permitted baseline is a 11m building height limit area as per the ODP, outside of the ODP Green Space setback. Further into the site, as per the ODP there exists areas not subject to a height restriction, where a 20-25m height building could be constructed. This permitted baseline is considered as having similar visual effects to the proposal in obstructing potential views of the skyline from various viewpoints. The potential visual bulk, height and scale remains comparable.

*3.3 . 'As shown on the cross section in **Appendix 1**, and mentioned above, the use of the sealed encroachment has low visual effects when compared to buildings within the 11m height limit due to the immediate increased height obtained from the bund.'*



To clarify, the encroachment of buildings and outdoor storage into the ODP Green Space is considered to have low visual effects compared with the permitted baseline (buildings with 11m height limit, outside of the Green Space). Width of planting in this case is not considered the primary important factor to achieving adequate screening mitigation of the site. It is the vertical height that is of importance, where the bund provides an immediate screen and elevated height for mitigation planting to achieve a vertically higher and improved level of softening / screening to the bulk appearance of the development, over time as vegetation matures.

3.3 A 'similar level of screening' refers to as planting matures in height on the bund the visual appearance of the reduced depth of vegetation is considered to provide a 'similar level' of screening (compared to a wider strip of planting) as vertical height is of primary importance in achieving screening rather the depth. Height of the vegetation will have greatest effect on screening the bulk appearance of the site. The proposed width of vegetation buffer for screening on top of the bund is approximately 5m. Refer to Peacocks Gallop example under item 24 below, where planting is approximately 3m wide, providing a successful screening outcome.

Subdivision

Does the applicant wish to vary or cancel any of the existing consent notices on the existing titles? If so any changes proposed under s221(3) should be formally added to the application.

19. There are a number of existing consent notices that are considered to be redundant and should be cancelled as part of this application as follows:

RT 614676 (Lot 301 DP 463785)

20. This title has Consent Notice 9446208.13 which requires "All finished floor levels of structures shall be set to a minimum elevation of 11.80mRL CDD & all building & structures shall require specific foundation design by a Chartered Geotechnical Engineer"

21. Since this title was issued in 2013, minimum floor levels for the site are now 12.3mRL CDD, therefore, the specified RL is no longer relevant. This lot is also proposed to vest as esplanade reserve which is another reason the consent notice is no longer required.

RT 842854 (Lot 305 DP 525615 & Lot 302 DP 473298)

22. This title also has Consent Notice 9446208.13, which is no longer relevant as explained above.

23. Consent Notice 9138592.2 has a number of notices related to Lot 303 DP 452437 (the underlying allotment before subdivision created Lot 305). Most of these were cancelled by consent notice variation 9750370.5 with the only one remaining related to stormwater. It requires "Stormwater runoff from roofs 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". Due to the site being mostly hardstand, it was not feasible to create a separate roof water network. During the design of the stormwater network (and subsequent approval under the LGA s348 process – RMA/2021/3436) it was determined that the stormwater swale network and wetland were sized to accommodate the site and a separate roof water pipe network is not required. Accordingly, this consent notice is no longer required.



24. Consent notice 11294647.10 has the same roof stormwater consent notice as above referencing Lot 305, along with the following notice: “The strip of land extending 20m from the Heathcote River shall not be developed with permanent buildings or structures”. As the esplanade reserve is being vested as part of this application, the consent notice becomes redundant and is no longer required.

Summary

25. We consider all the consent notices no longer required should be cancelled. Copies of these consent notices are included at **Appendix 3**. We also note there are several existing easements subject to s243a of the Resource Management Act (**‘Act’**) that are no longer required. These were created based on the temporary works that were constructed from the previous Stage 5 Portlink subdivision. These have been addressed via the LGA s348 process (RMA/2021/3436) and cancellation approval under s243e of the Act will be required at the appropriate time.

Stormwater

Please outline the finished (proposed) and original ground levels for the haulage route.

26. Please refer to a topographical survey plan along the haul road alignment included at **Appendix 4**. There is no reliable survey data to provide a comparison of the pre-haul road construction topography.
27. The topsoil already added to the haul road ties into the existing levels on the river side and generally drains towards the river. A small swale has been shaped against the existing private property boundaries (73, 75 and 81 Kennaway Road) to allow the water that flows towards those properties (to the east) to drain away. However, due to existing site levels, some ponding will persist unless works are undertaken between the original haul road alignment and the river to provide for discharge to the river.
28. Surface water drainage would be improved further if a small subsoil drain was installed along the boundary to discharge to the river. This subsoil drain and the swale could also be extended south to connect into the consented swale that directs runoff into the wetland. The applicant requests allowance in the consent for these works to be undertaken and managed by way of conditions.

Cultural Values

Rule 8.7.4 requires an assessment of the matters of discretion in Rule 9.5.5 (sub-chapter 9.5 Ngāi Tahu Values) of the District Plan. I note that your application does not address these provisions. In order to address the matters of discretion, which among other things, requires an assessment of any effects on Ngāi Tahu cultural values, it will be necessary to consult with the relevant papatipu rūnanga, i.e. the rūnanga having guardianship (kaitiaki) for the area within which the site is located. We have initiated consultation on behalf of the applicant

The application will be placed on hold while this consultation takes place, and will not be reactivated until such time as we have provided you with the comments from the Rūnanga and you have responded to them.



29. Council consulted Ngāi Tūāhuriri Rūnanga (via Mahaanui Kaurataiao Limited) on behalf of the applicant. Council already has the consultation report. The Rūnanga does not consider themselves to be an adversely affected person provided its recommended consent conditions are accepted. The subject conditions are as follows and are accepted by the applicant:

The Applicant must incorporate indigenous vegetation as mitigation for the subdivision and earthworks. Should a condition requiring the planting of indigenous vegetation be out of scope for this application, it should, at the very least be provided as an advice note to ensure the stance of the rūnanga, who hold tino rangatiratanga, is made clear to the Applicant.

An Erosion and Sediment Control Plan must be prepared in accordance with Environment Canterbury's Erosion and Sediment Control Toolbox for Canterbury and implemented on site during all earthworks. This Plan must ensure the protection of Ōpāwaho.

An Accidental Discovery Protocol (ADP) must be followed during all earthworks and all contractors made familiar with this.

Noise

An assessment of noise is required in terms of the final earthworks for the site and the proposed industrial activity in terms of compliance of the rules and assessment of amenity effects including along the river corridor and residential properties. The noise assessment shall be undertaken by a suitably qualified and experience practitioner.

30. The retrospective nature of several elements of the application, including earthworks, means that any remaining earthworks would be of a minor scale and only involve contouring or removal of already disturbed soil. As such, any noise generated by final earthworks would be low level. Despite this, to ensure any adverse noise effects of earthworks are managed appropriately, Council may consider imposing conditions of consent similar to those of Resource Consent RMA92023697 that relate to noise; in particular, that earthworks be planned and managed in accordance with the applicable construction noise standards.
31. In terms of proposed industrial activities, the applicant maintains its position that compliance with District Plan noise standards can be assumed. Put another way, the applicant is not applying for consent to authorise existing or future industrial activities within the site to exceed the District Plan noise standards. As set out in the application, the site is leased to several tenants. Those tenants are required by way of the lease agreements to “comply with the provisions of all statutes, ordinances, regulations and by-laws” – the District Plan noise standards included.
32. Despite the above, Pinnacle Group (the company that currently leases the yards closest to residential neighbours) has engaged an acoustic engineer (Powell Fenwick) to determine whether its operations comply with the District Plan noise standards. Pinnacle Group has advised the applicant (and Council) that it will provide a report on the matter to Council in mid-April this year at the latest. If compliance is demonstrated, that will be the end of the matter. If non-compliance is identified, Pinnacle Group will apply for resource consent to authorise the activity. This is clearly the tenant's responsibility, not Braeburn Property Limited.



Does the experience and skill of the operator affect the noise generation in terms of the container operation. If so, how is this to be managed?

33. This question is not relevant to the assessment of this resource consent application.

NZexpress

The operation by NZexpress is partially located within the 11m height limit. Does this application include this operation as well? If so, please identify all relevant non-compliances and relevant effects including noise.

34. The application relates to both current and future activities. Therefore, the proposed height restriction affects the small area land leased by NZexpress that is within the 11-metre height limit area as indicated on the ODP. Despite this, we understand that the current activities being undertaken by NZexpress comply with the ODP height limit and the District Plan noise standards (noting that these activities are located further from any residential zoned properties compared to Pinnacle Group activities).

Reserves

Please identify the required 20m width of the esplanade reserve requirement on the subdivision site plan. The width measurement commences from the edge of the bed of the river or the landward boundary of the coastal marine area, as defined in terms of Section 2 of the Resource Management Act 1991.

35. The esplanade reserve boundary as shown on the scheme plan has been defined as 20m from the top of bank. This top of bank survey location complies with the Act “bed” definition within s2 which reads:

bed means,—

(a) in relation to any river—

(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks:

36. Please refer to a plan showing the esplanade reserve dimensions in relation to the top of bank in **Appendix 5**.

Is a footpath proposed within the stormwater facility, which will connect Kennaway Road to the esplanade reserve?

37. No.

Are any earthworks proposed within existing Council reserve land?

38. There are no earthworks proposed within any existing Council reserve land (i.e. the existing esplanade reserve adjacent the Heathcote River). The exception to this may be any earthworks for the construction of the path, depending on its final agreed alignment. Some earthworks have occurred within the proposed esplanade reserve areas.



How will CPTED principles be managed in the location where the weir and southwest bund are to be located?

39. Please see the following response from DCM:

It is considered that the proposal does not to create additional adverse effects in terms of safety and CPTED beyond any potential existing concerns in this location. On one side of the proposed track, the existing industrial activities essentially 'turn their back' on the proposed esplanade reserve, and on the other side, the Heathcote River creates a separation and a physical barrier limiting the chance for passive surveillance over the esplanade reserve.

The upgrade of the path is considered a positive inclusion providing a logical and legible route which will be more user friendly, creating activation of this space through increased use, and therefore greater passive surveillance from other users. Paths are movement predictors for potential offenders to anticipate a victims likely movements, and having a legible path provides clear retreat routes and wayfinding should a potential offender or antisocial behaviour be present.

The proposed planting for the esplanade reserve provides an approximately 1.5m minimum clear sightline either side of the path where vegetation is 1m maximum in height to reduce potential concealment space for offending. Not lighting is proposed, for the purpose of not providing the perception it is safe to use the reserve during night-time.

Land Contamination

Please provide a detailed site investigation from a suitably qualified and experienced practitioner to address the following:

- *Evidence that any bunding onsite, as well as the haulage route, are free of any contaminants;*
- *If there are contaminants present, please advise of their location;*
- *If any contaminated material was removed off site, please provide evidence of its disposal; and*
- *Confirm whether it is likely land contamination is elsewhere on the site.*

40. A detailed site investigation is not considered necessary in light of the following response from Construction Contracting Limited (the contractor that has undertaken the site works at Portlink) including the testing it refers to:

*The original contract involved the construction of a crushed concrete foundation layer with a final surface layer of asphalt millings over all areas [see **Appendix 6** for a map of the areas] within the site. At that stage, the site was open to other contractors for the disposal of uncontaminated concrete which was then processed and crushed on site. Random sampling was taken of the crushed concrete and tested for the presence of asbestos. Testing and reporting was done by Hill Laboratories in Christchurch and further testing by Central Testing Services in Alexandra. No asbestos was detected in any testing. Copies of sample test reports attached [see **Appendix 6**].*

Only half the Area 1 was constructed with a foundation of 380mm of crushed concrete followed by an 80mm layer of Asphalt millings. This was subsequently uplifted following a re-design to accommodate the current container storage facilities and replaced by an AP 65 Subbase, AP 40



Base course and a polymer modified asphalt layer of either 85mm or 110mm due to significantly high axle loadings required.

The unused concrete, processed concrete, and crushed concrete was then used as the core of the northern bund adjacent Areas 2 and 3 (running east/west parallel to the Heathcote River). This core was then topped off with a minimum layer of 300mm of topsoil and grass seeded for stabilisation.

The bund to the east of the stormwater basin and the bund running north/south along the western site boundary parallel to the Heathcote were constructed with surplus topsoil.

Topsoil

The overall Pointlink site was originally farmland with a covering of topsoil for approximately 10.606 ha. While only 2.01 ha was required to have topsoil stripped, this left a substantial amount of superfluous topsoil to be used on site. This topsoil was used in the following areas:

- *Landscaping along the western boundary.*
- *Construction of the bund along the western boundary behind Area 5 (Champion Freight) and Area 4 (the log yard)*
- *Topping off the bund along the northern boundary adjacent Areas 2 and 3.*

The topsoil was regularly sampled and tested by Hill Laboratories for the presence of:

- *asbestos (none detected in any samples), and*
- *heavy metals.*

*Copies of the following are attached [see **Appendix 6**]:*

- *Contractor declaration – Cleanfill Acceptance Criteria.*
- *Hill Laboratories – Crushed Concrete sampling for Asbestos*
- *Hill Laboratories – Topsoil sampling for asbestos*
- *Hill Laboratories – Topsoil sampling for Heavy Metals*
- *Central Testing Services – Recycled crushed concrete*

Ecology

Please provide an assessment from a suitably qualified and experienced ecologist, which assesses the suitability of the works in, and landscape plans of, the proposed reserves to:

- *Retain and protect lizard habitat and populations as per the report attached in the application;*
- *Provide habitat, protect existing habitat and nesting/breeding areas for avifauna (this will require an updated bird assessment to that referred to below) and a bird management plan;*



- Provide robust riparian margins to protect both aquatic and terrestrial ecology

41. Following a meeting between the applicant and Council on 10 February to discuss the RFI, it was agreed that an ecological assessment would not be necessary. Instead, the applicant was directed to revise the landscape concept plan to provide for the various ecological imperatives as communicated by the Council experts at the meeting. The revised landscape concept included at **Appendix 1** attempts to balance the competing ecological interests to Council's satisfaction. Subject to Council's general satisfaction with the revised concept, we anticipate that further refinement/detail can be provided post issue of the consent as required by conditions.

If the above assessment results in changes to the landscaping, how do those changes impact on the visual assessment?

42. Please see the response from DCM below:

Changes to the landscape concept affect planting on the northern bund face, where lizard habitat likely exists in this area. Based on herpetological advice, the planting of the bund face is proposed to change to lower growing species suitable for lizard habitat – whereas taller vegetation may (over time) overhang and shade out this habitat, which is not favourable for lizards. The crest and southern side of the bund remains planted for visual screening purpose and provides an approximate 5m vegetation buffer for screening. The change does not alter the findings of the visual assessment.

Previous experience has proven the 5m vegetation buffer is adequate to achieve screening. As seen along Peacocks Gallop, Main Road, Sumner, a similar vegetation buffer of approximately 3m depth exists (see the image below). This vegetation is approximately 4-5 years old and planted with similar species, such as Ngiao, demonstrating a successful level of screening.



Image: Peacocks Gallop, Main Road, Sumner



Does the application comply with 6.6.4.1 P5 concerning the proposed sealed areas within the 30m setback?

43. The rule requires that the total area of impervious surfaces do not exceed 10% of the water body setback area within any site in any zone. The proposal results in a single impervious area of approximately 68m² within the 30-metre water body setback. This is clearly well below the 10% limit (which translates to a very large area given the site has an extensive river boundary). Refer to the plan included at **Appendix 7**.

44. We trust the above is sufficient, however, should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

Novo Group Limited

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Appendix 1

Revised Landscape Concept



APPENDIX 1 - LANDSCAPE RFI PORTLINK INDUSTRIAL SUBDIVISION

BRAEBURN PROPERTIES

23 March 2023

PROJECT NO. 2021_138



PORTLINK INDUSTRIAL SUBDIVISION

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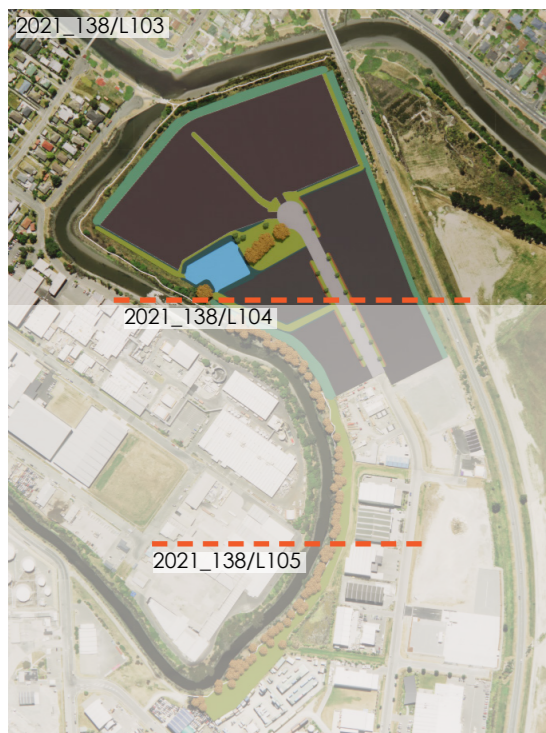
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LANDSCAPE CONCEPT PLAN (2)	4
LANDSCAPE CONCEPT PLAN (3)	5
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BUND CROSS SECTION	7
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LEGEND

PLANTING MIXES

- Site Boundary
- Mix A - Wetland Mix
- Mix B - Swale Mix
- Mix C - Bund Planting Mix (12,727m²)
- Mix D - Roadside Swale Mix (744m²)
- Grass
- Proposed Tree
- Existing Tree to be Retained
- Existing Track to be Retained
- Extent of Proposed Encroachment on ODP Green Space
- 2.4M High Acoustic Fence

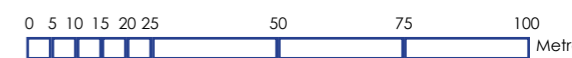
REFER TO
ESPLANADE
ECOLOGICAL
PRINCIPLES
PLAN



A. LOCATION PLAN



B. LANDSCAPE CONCEPT PLAN (1)



Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: LANDSCAPE CONCEPT PLAN (1)
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:1500 @ A3

Revision no: A	Amendment: RFI update	Approved: CG	Date: 23/03/2023
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REGISTERED
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ARCHITECT



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Project no / drawing no: 2021_138/L103 Revision: A

LEGEND

PLANTING MIXES

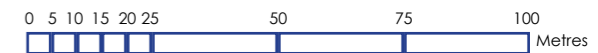
- Site Boundary
 - Mix A - Wetland Mix
 - Mix B - Swale Mix
 - Mix C - Bund Planting Mix (12,727m²)
 - Mix D - Roadside Swale Mix (744m²)
 - Grass
 - Proposed Tree
 - Existing Tree to be Retained
 - Existing Track to be Retained
 - Extent of Proposed Encroachment on ODP Green Space
- REFER TO
ESPLANADE
ECOLOGICAL
PRINCIPLES
PLAN



A. LOCATION PLAN



B. LANDSCAPE CONCEPT PLAN (2)



Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: LANDSCAPE CONCEPT PLAN (2)
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:1500 @ A3

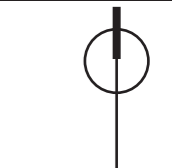
Revision no: A
 Amendment: RFI update

Approved: CG
 Date: 23/03/2023



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Project no / drawing no: 2021_138/L104



Revision: A

LEGEND

PLANTING MIXES

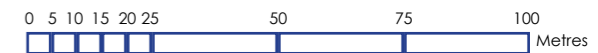
- Site Boundary
 - Mix A - Wetland Mix
 - Mix B - Swale Mix
 - Mix C - Bund Planting Mix (12,727 m²)
 - Mix D - Roadside Swale Mix (744m²)
 - Grass
 - Proposed Tree
 - Existing Tree to be Retained
 - Existing Track to be Retained
 - Extent of Proposed Encroachment on ODP Green Space
- REFER TO
ESPLANADE
ECOLOGICAL
PRINCIPLES
PLAN



A. LOCATION PLAN



B. LANDSCAPE CONCEPT PLAN (3)



Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: LANDSCAPE CONCEPT PLAN (3)
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:1500 @ A3

Revision no: A
 Amendment: RFI update

Approved: CG
 Date: 23/03/2023



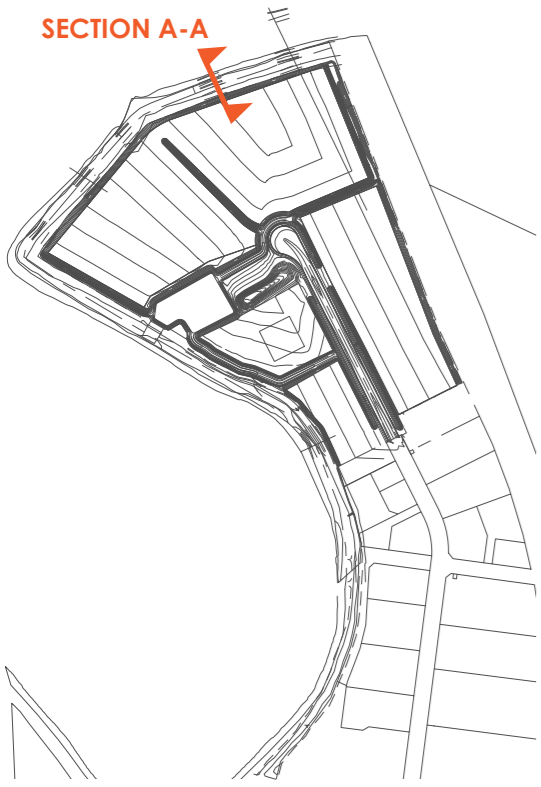
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Project no / drawing no: 2021_138/L105

Revision: A

SECTION A-A



A. LOCATION PLAN

NORMAL LOW FLOW WATER LEVEL (USED TO DEFINE WATERWAY SETBACK)

TOP OF BANK (USED TO DEFINE ESPLANADE RESERVE BOUNDARY). PROPOSED RIPARIAN MARGIN ENHANCEMENT PLANTING

EXISTING PLANTING AND GRASS RETAINED (ONLY PROPOSED BUND IS TO BE PLANTED). EXOTIC WOODY WEEDS TO BE REMOVED

EXISTING TRACK TO BE RETAINED

EXISTING PROPERTY BOUNDARY

EXISTING STOCK FENCE - REMOVAL TO BE CONFIRMED

FACE OF BUND PLANTED WITH SUITABLE SPECIES FOR LIZARD HABITAT

PROPOSED NATIVE PLANTING FOR SOFTENING AND SCREENING ON EXISTING BUND

PROPOSED 2.4m ACOUSTIC FENCE ON TOP OF EXISTING 2m BUND

EXISTING 2.4m CHAIN LINK FENCE

EXISTING KERB/CHANNEL AND ASPHALT SURFACE

HEATHCOTE RIVER RL 9.25m

RL 10.95m

RL 11.3m

RL 11.51m

RL 14.22m

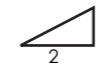
RL 14.32m

RL 12.9m

20M WATERWAY SETBACK

30M WATERWAY SETBACK

20M ESPLANADE RESERVE



NOTE: Survey levels provided by Woods

B. BUND CROSS SECTION A-A (SCALE 1:100)

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: BUND CROSS SECTION A-A
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:100

Revision no: A
 Amendment: RFI update

Approved CG

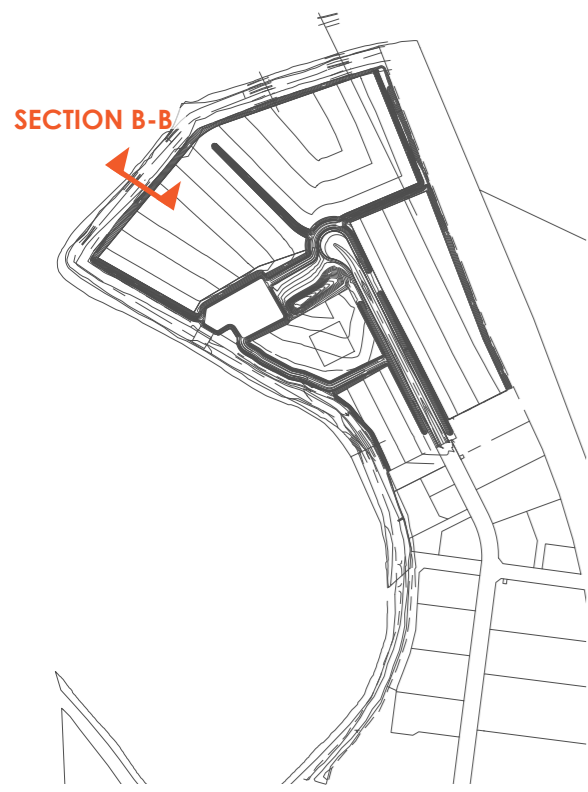
Date 23/03/2023



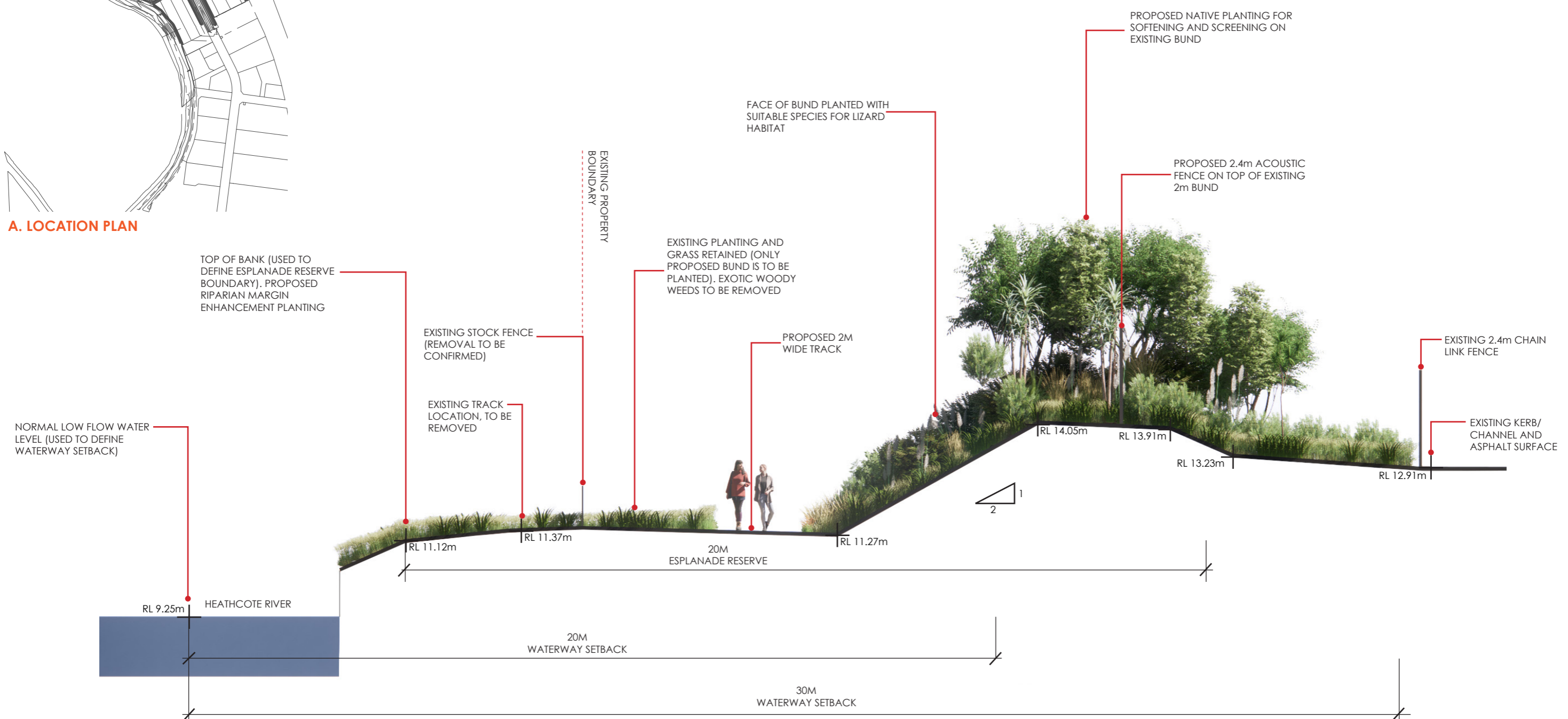
REGISTERED LANDSCAPE ARCHITECT



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A. LOCATION PLAN



NOTE: Survey levels provided by Woods

B. BUND CROSS SECTION B-B (SCALE 1:100)

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: BUND CROSS SECTION B-B
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:100

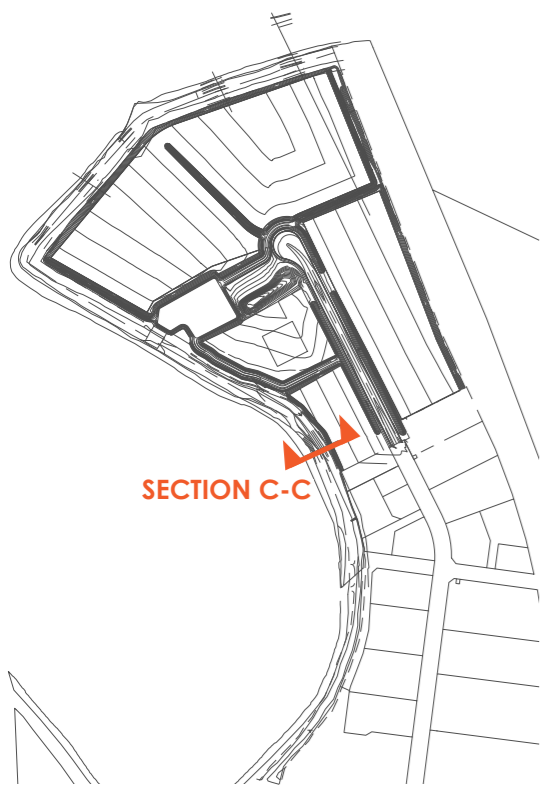
Revision no: A	Amendment: RFI update	Approved CG	Date 23/03/2023
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REGISTERED LANDSCAPE ARCHITECT

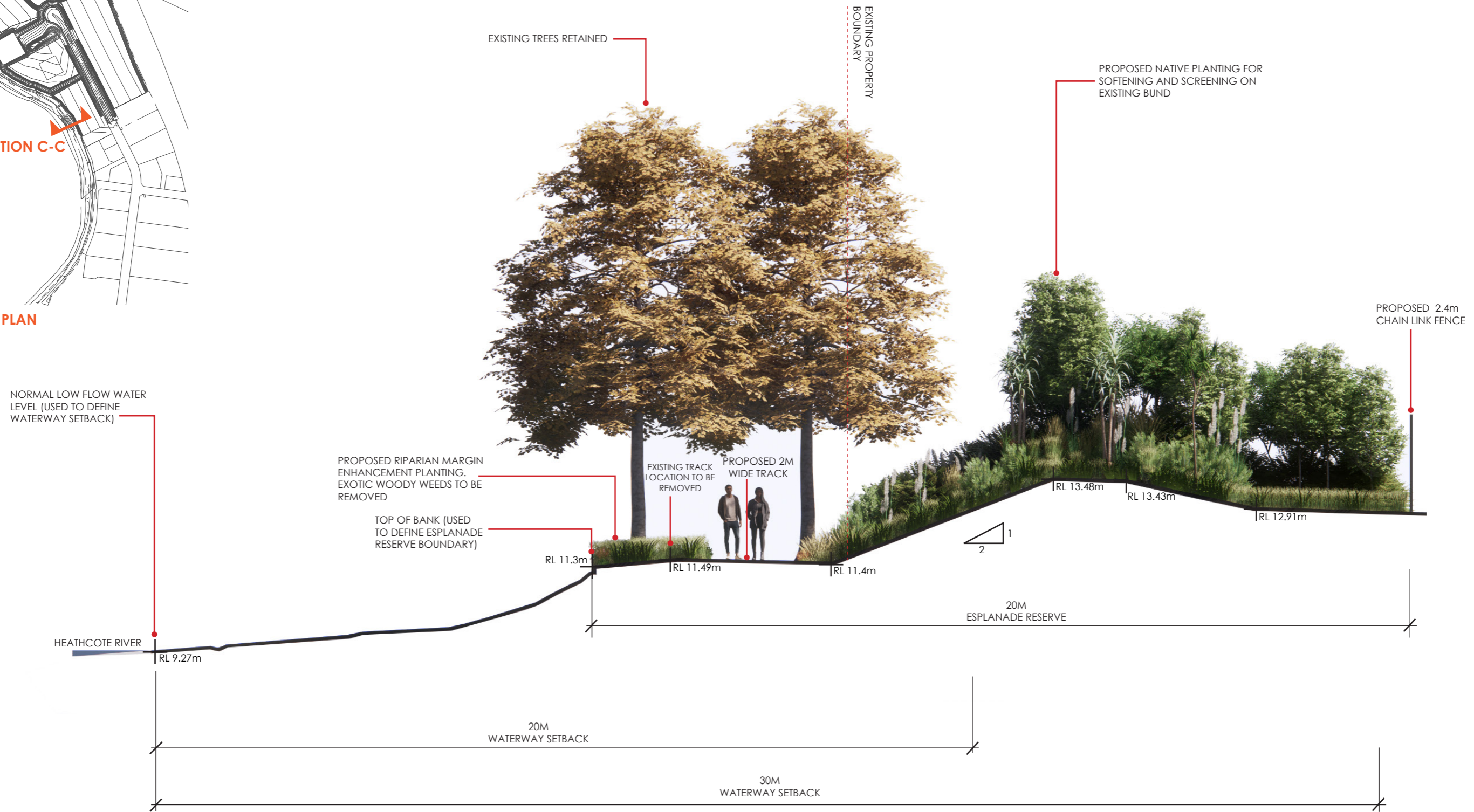


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SECTION C-C

A. LOCATION PLAN



NOTE: Survey levels provided by Woods

B. BUND CROSS SECTION C-C (SCALE 1:100)

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: BUND CROSS SECTION C-C
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:100

Revision no: A	Amendment: RFI update	Approved CG	Date 23/03/2023
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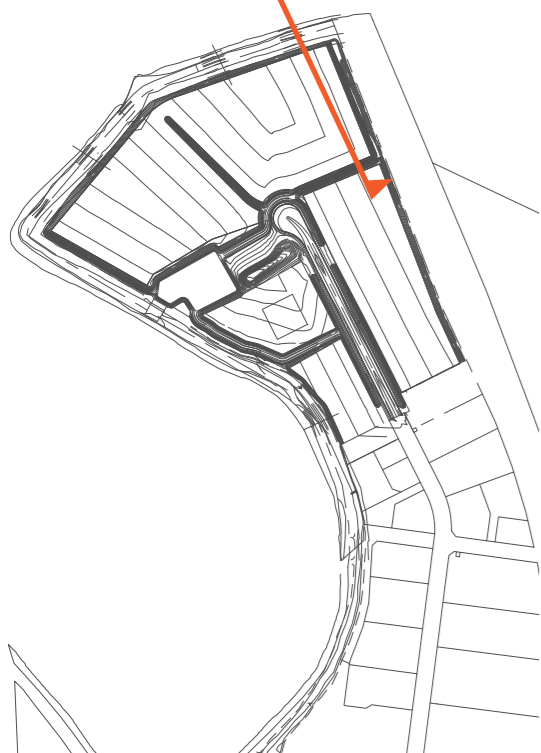


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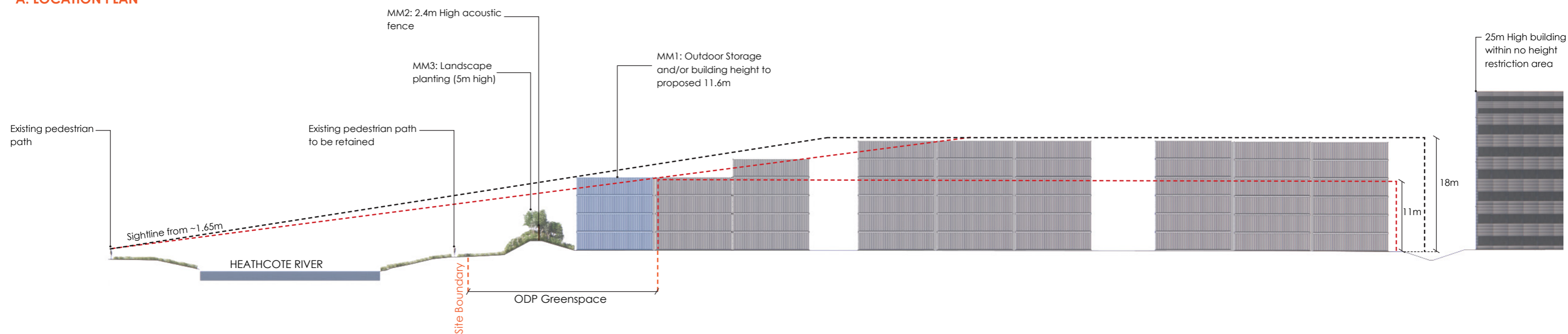


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BASELINE/ PROPOSAL SECTION



A. LOCATION PLAN



LEGEND

- - - - Permitted baseline
- - - - Proposal

SCALE: 1:600

NOTE: Survey levels provided by Woods

B. BASELINE/ PROPOSAL SECTION

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: BASELINE/ PROPOSAL SECTION
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: 1:600

Revision no: A
 Amendment: RFI update

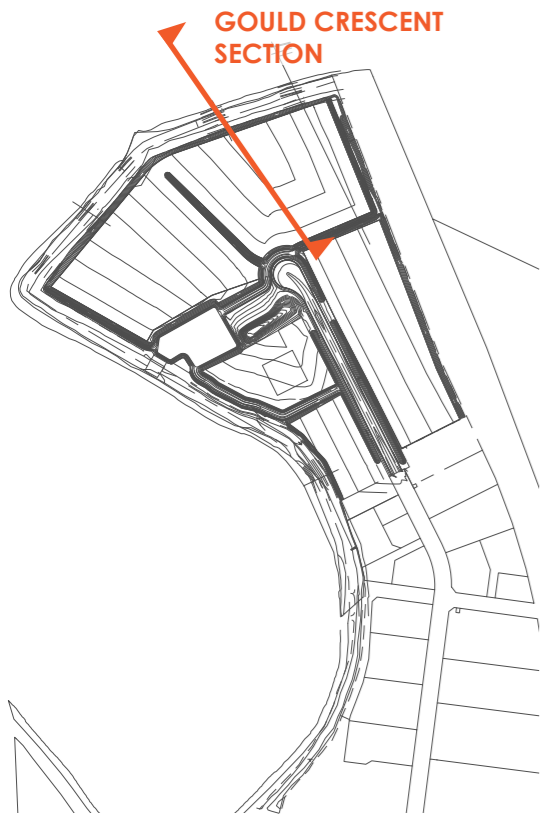
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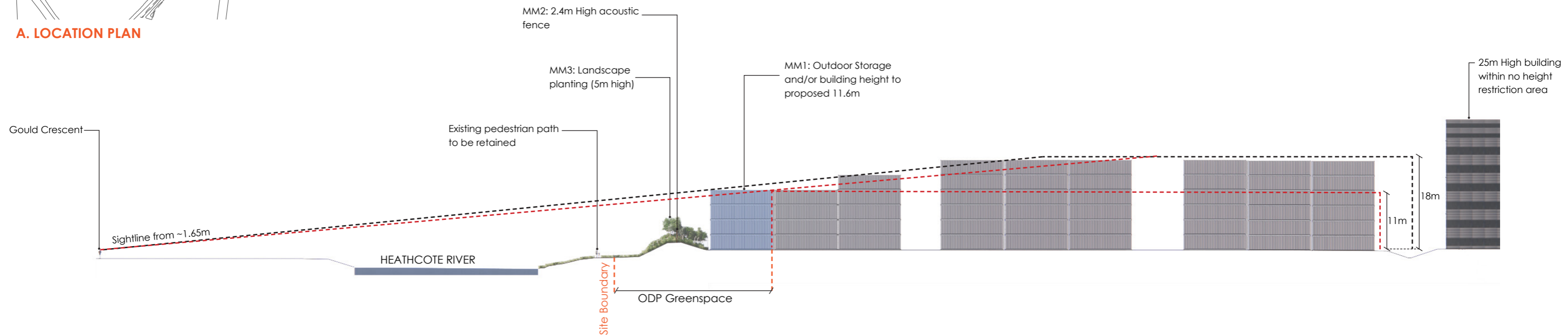
REGISTERED LANDSCAPE ARCHITECT



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A. LOCATION PLAN



LEGEND

- - - Permitted baseline
- - - Proposal

SCALE: 1:750

B. GOULD CRESCENT SECTION

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: GOULD CRESCENT SECTION
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
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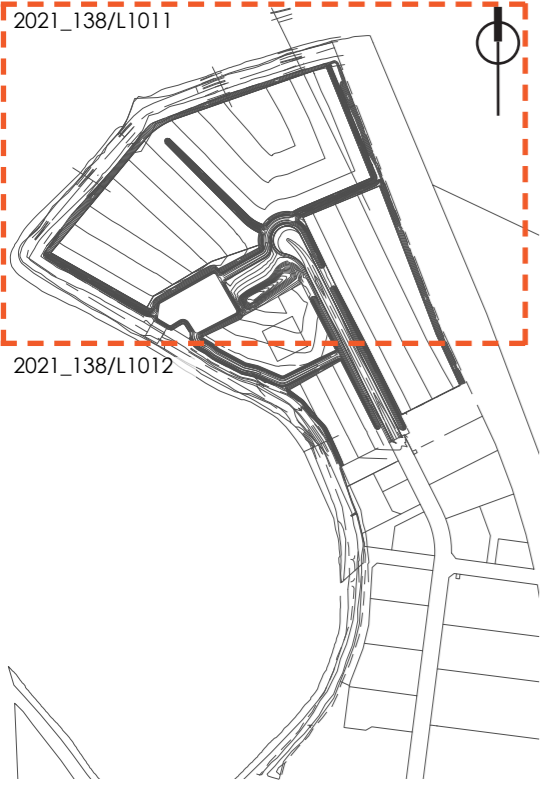
Revision no: A	Amendment: RFI update	Approved CG	Date 23/03/2023
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REGISTERED
LANDSCAPE
ARCHITECT



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A. LOCATION PLAN



B. ESPLANADE ECOLOGICAL PRINCIPLES PLAN (1) (N.T.S)

- LEGEND**
- Esplanade Reserve boundary (defined as 20m from top of bank)
 - Top of river bank
 - Existing track removed
 - Existing track retained
 - Proposed new 2m wide track
 - Existing trees/ vegetation retained
 - Riparian Margin Planting*
 - Lizards Habitat Planting*
 - Bird Habitat/ Protection planting*
 - Visual Mitigation Planting*
 - General enhancement planting*
 - Proposed 2.4m high acoustic fence

*Plant species to be discuss and agreed with the various ecological experts to create suitable habitat.

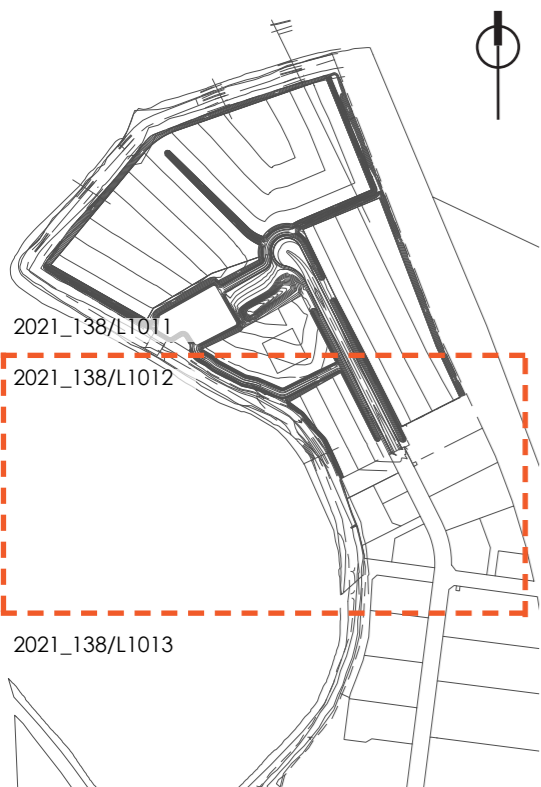
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 Drawing name: ESPLANADE ECOLOGICAL PRINCIPLES
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: N.T.S

Revision no: A	Amendment: RFI update	Approved CG	Date 23/03/2023
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A. LOCATION PLAN

LEGEND

-  Esplanade Reserve boundary (defined as 20m from top of bank)
-  Top of river bank
-  Existing track removed
-  Existing track retained
-  Proposed new 2m wide track
-  Existing trees/ vegetation retained
-  Riparian Margin Planting*
-  Lizards Habitat Planting*
-  Bird Habitat/ Protection planting*
-  Visual Mitigation Planting*
-  General enhancement planting*
-  Proposed 2.4m high acoustic fence

*Plant species to be discuss and agreed with the various ecological experts to create suitable habitat.



B. ESPLANADE ECOLOGICAL PRINCIPLES PLAN (2) (N.T.S)

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: ESPLANADE ECOLOGICAL PRINCIPLES
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: N.T.S

Revision no: A
 Amendment: RFI update

Approved: CG
 Date: 23/03/2023

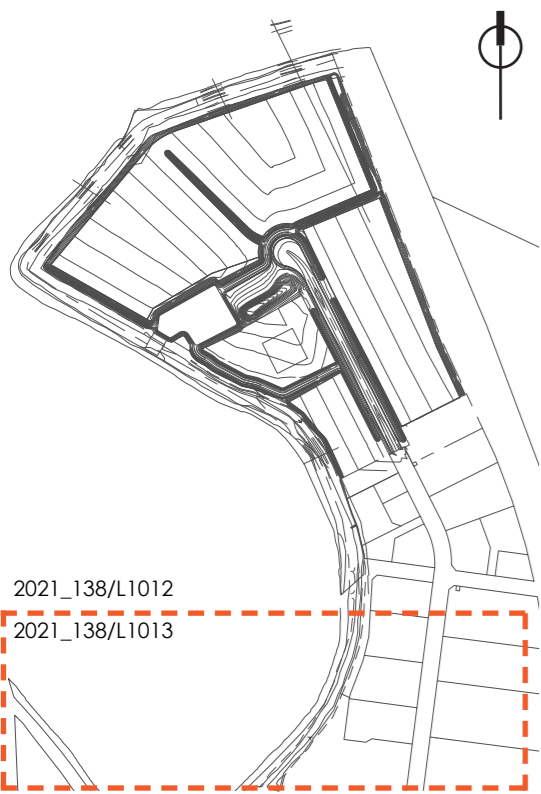


REGISTERED LANDSCAPE ARCHITECT

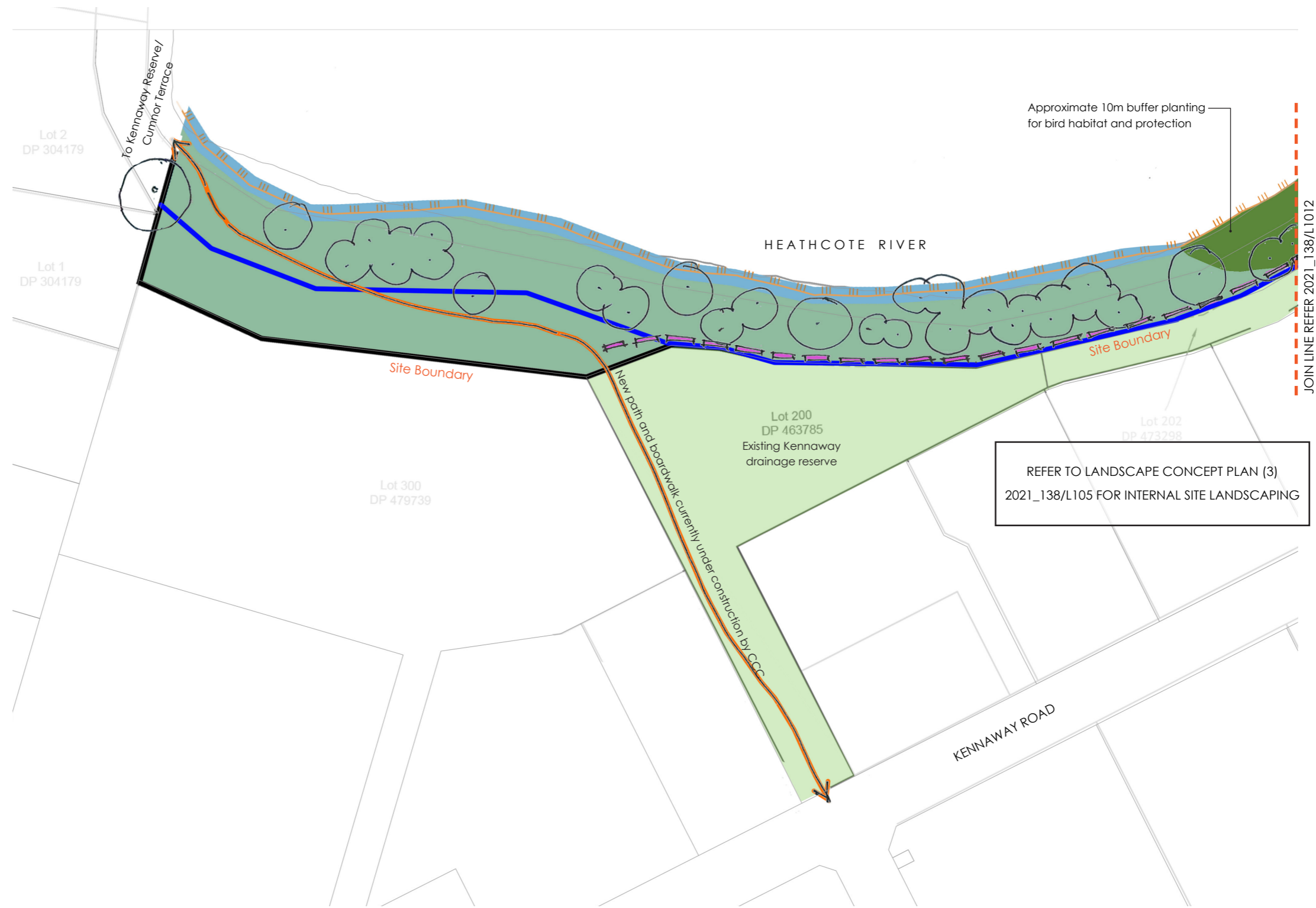


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A. LOCATION PLAN



B. ESPLANADE ECOLOGICAL PRINCIPLES PLAN (3) (N.T.S)

- LEGEND**
- Esplanade Reserve boundary (defined as 20m from top of bank)
 - Top of river bank
 - - - Existing track removed
 - . . . Existing track retained
 - - - Proposed new 2m wide track
 - Proposed 2.4m high acoustic fence
 - Riparian Margin Planting*
 - Lizards Habitat Planting*
 - Bird Habitat/ Protection planting*
 - Visual Mitigation Planting*
 - General enhancement planting*
 - Existing trees/ vegetation retained

*Plant species to be discuss and agreed with the various ecological experts to create suitable habitat.

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: ESPLANADE ECOLOGICAL PRINCIPLES
 Designed by: CG
 Drawn by: CG/ NK
 Original issue date: 23 MARCH 2023
 Scale: N.T.S

Revision no: A	Amendment: RFI update	Approved CG	Date 23/03/2023
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REGISTERED LANDSCAPE ARCHITECT



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Appendix 2
Arborist Report

Arborist Contact Information

Arborist: richard atkinson			
Professional Qualifications: (e.g. ISA Certification No.) level 4 advanced			
Company Name: elite trees			
Company Address: 264 russley rd			
City:	christchurch	Province:	Postal Code:
Phone Number:	0274695160	Email Address:	nicky@elitetrees.co.nz

Property Owner Contact Information

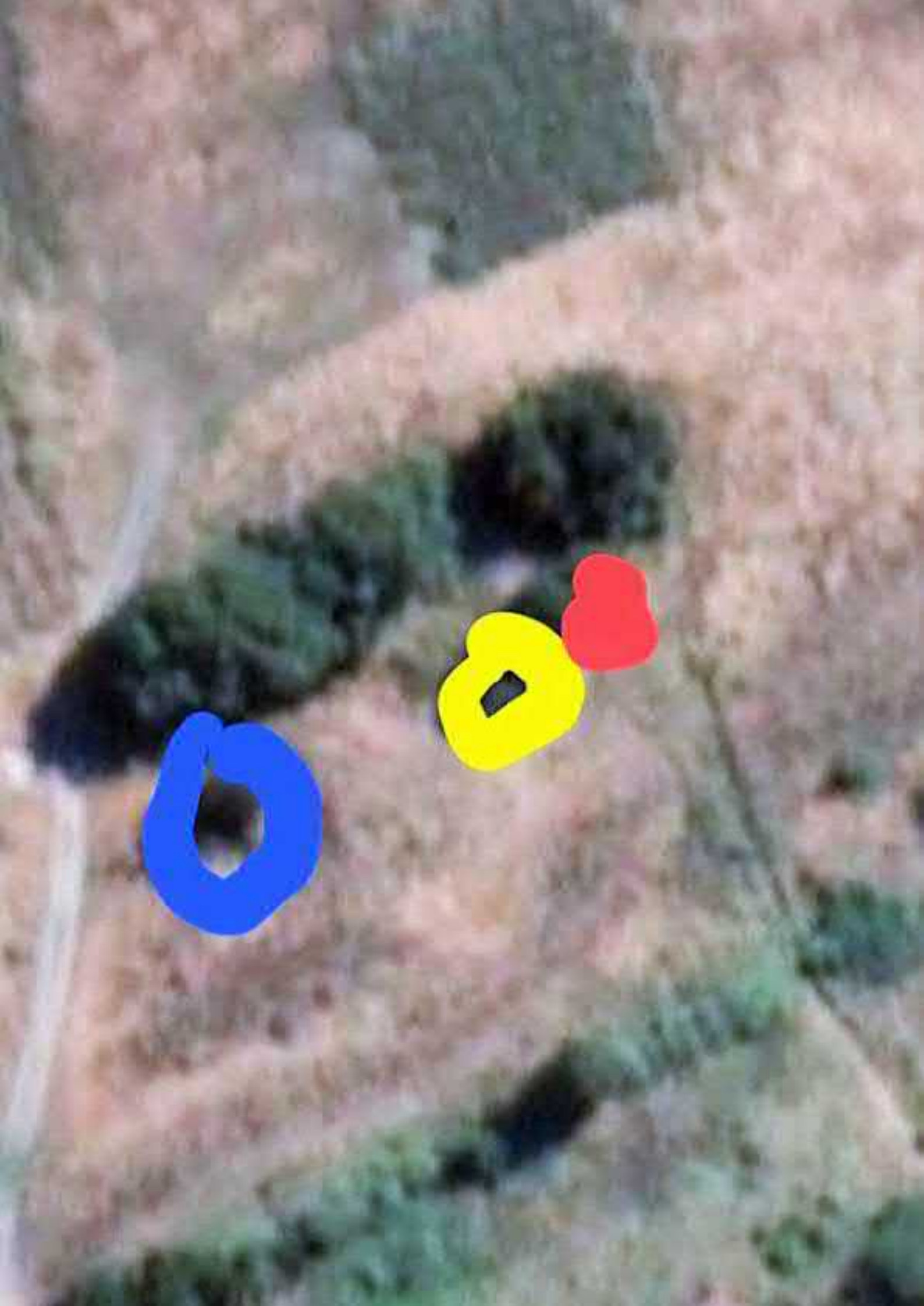
Property Owner Name: c/o clive @ccl T			
Property Address: kennaway drive			
City:		Province:	Postal Code:
Phone Number:	0274904898	Email Address:	

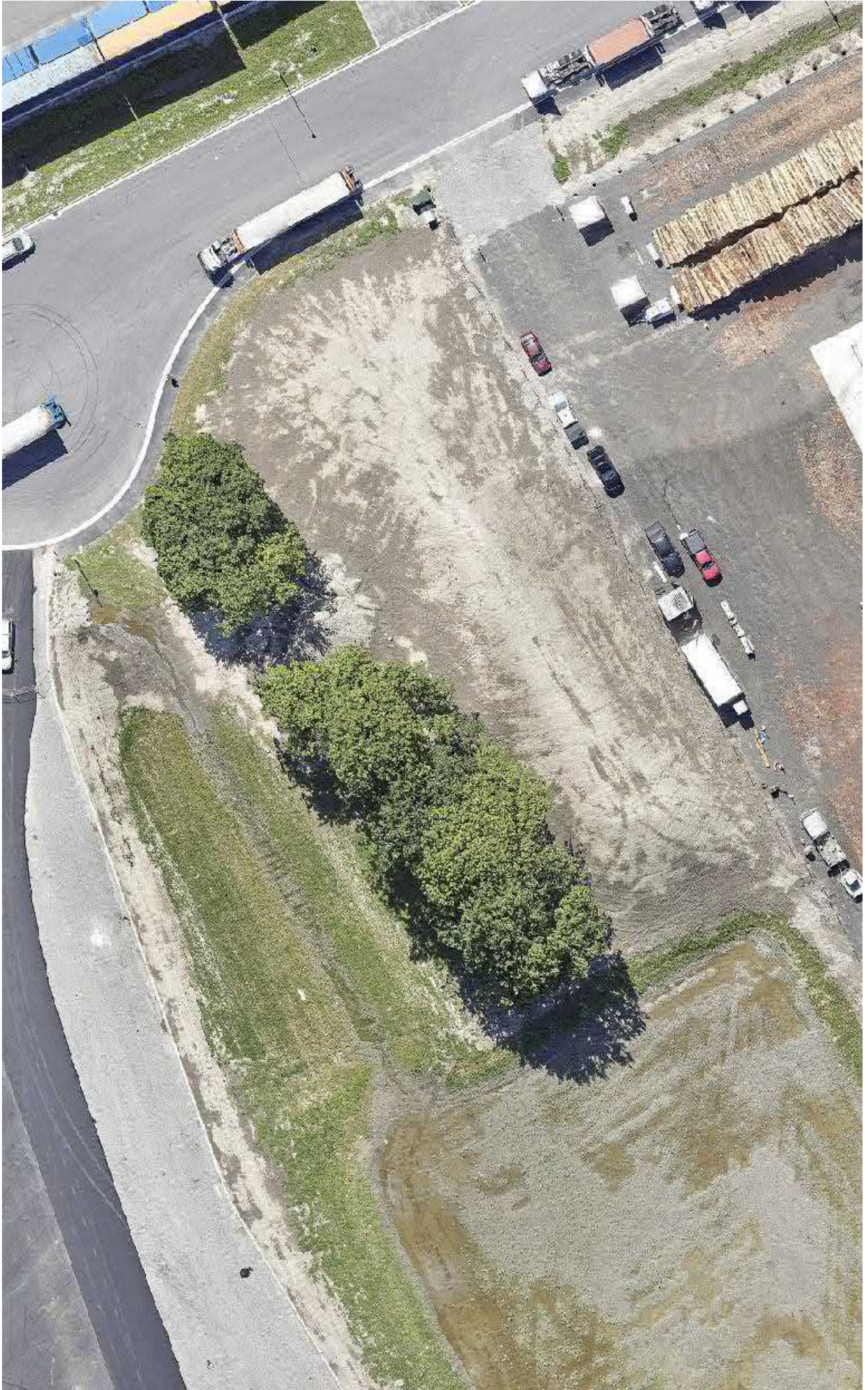
Is this property subject to any other application? Yes No

Note that approval of other applications including building permits, private approaches and pool enclosure permits are required before a Distinctive Tree Permit can be issued by City Staff.

Tree Information

Tree Species:	English Oak.(Quercus robur)
Tree Diameter (in centimeters, at 1.2 meters from the ground):	
Tree Condition (include health, structural integrity, and vigour):	front 3 trees tree A has over 40 percent dead wood in my opinion it is not healthy also looks like a lot of soil movement around it could be what has upset it. I recommend it be removed as it's dead branches are very dangerous tree B also has a lot of dead wood and a big tear out creating a wound going into stem of tree in my opinion tree B is also dangerous and should be removed. tree C is the smallest of group and has grown under another big oak causing the top 45 percent to die out and is now starting to effect the bigger Oak so in my opinion it needs to be removed to save the bigger Oak and keep it healthy.
Arborist's Recommendation(s):	my recommendddation is the the 3 dieing oaks be removed and the rest of Oaks in the grove have a formative prune.
Tree Location on Property (description, map, or sketch):	map will be supplied tree A = blue tree B = yellow and tree C = red







Appendix 3

Consent Notices



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **842854**
Land Registration District **Canterbury**
Date Issued 18 December 2018

Prior References
689371

Estate Fee Simple
Area 12.0077 hectares more or less
Legal Description Lot 305 Deposited Plan 525615 and Lot
302 Deposited Plan 473298

Registered Owners
Braeburn Property Limited

Interests

Appurtenant to Lot 302 DP 473298 herein and appurtenant to Lot 305 DP 525615 part formerly Lot 1 DP 53089 herein is a right of way created by Transfer 811061 - 9.10.1970 at 2:00 pm

9138592.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.8.2012 at 3:21 pm (affects Lot 302 DP 473298)

Appurtenant to Lot 302 DP 473298 herein is a right to drain water created by Easement Instrument 9446208.7 - 11.7.2013 at 12:01 pm

The easements created by Easement Instrument 9446208.7 are subject to Section 243 (a) Resource Management Act 1991
Appurtenant to Lot 302 DP 473298 herein is a right to drain water created by Easement Instrument 9446208.9 - 11.7.2013 at 12:01 pm

The easements created by Easement Instrument 9446208.9 are subject to Section 243 (a) Resource Management Act 1991
9750370.5 Variation of Consent Notice 9138592.2 pursuant to Section 221(5) Resource Management Act 1991 - 9.6.2014 at 5:10 pm

9750370.14 Encumbrance to Christchurch City Council - 9.6.2014 at 5:10 pm

10703567.1 Variation of Encumbrance 9750370.14 - 24.2.2017 at 2:10 pm

10838003.1 Variation of Encumbrance 9750370.14 - 8.8.2017 at 8:46 am

Subject to Section 241(2) Resource Management Act 1991 (affects DP 525615)

Subject to a right to drain water over part Lot 305 DP 525615 marked EE, H, J, DD, W, N & FF on DP 525615 created by Easement Instrument 11294647.5 - 18.12.2018 at 2:51 pm

The easements created by Easement Instrument 11294647.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to drain water over part Lot 305 DP 525615 marked EE, DD, FF & H on DP 525615 in favour of Christchurch City Council created by Easement Instrument 11294647.7 - 18.12.2018 at 2:51 pm

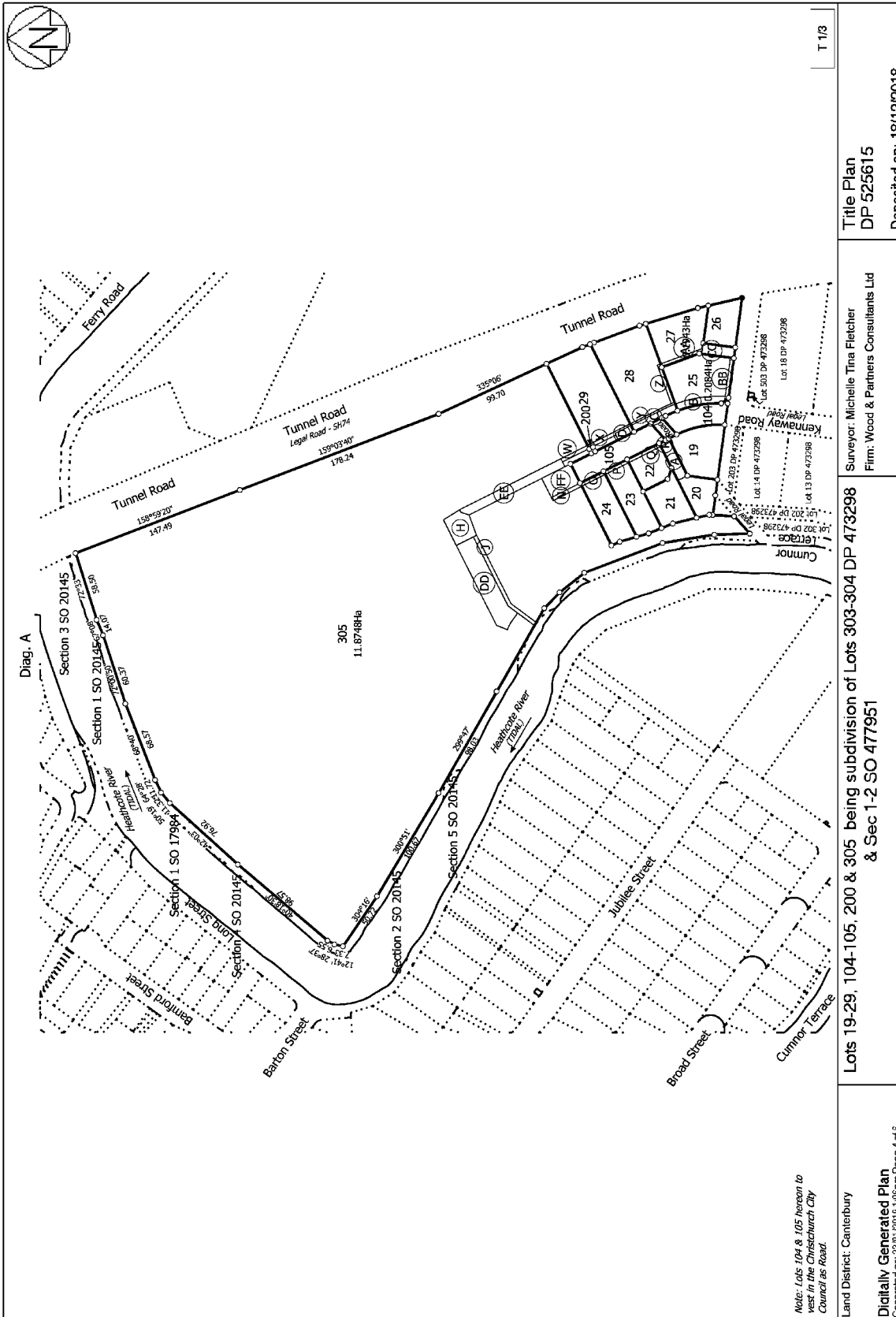
The easements created by Easement Instrument 11294647.7 are subject to Section 243 (a) Resource Management Act 1991
11294647.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 18.12.2018 at 2:51 pm (affects Lot 305 DP 525615)

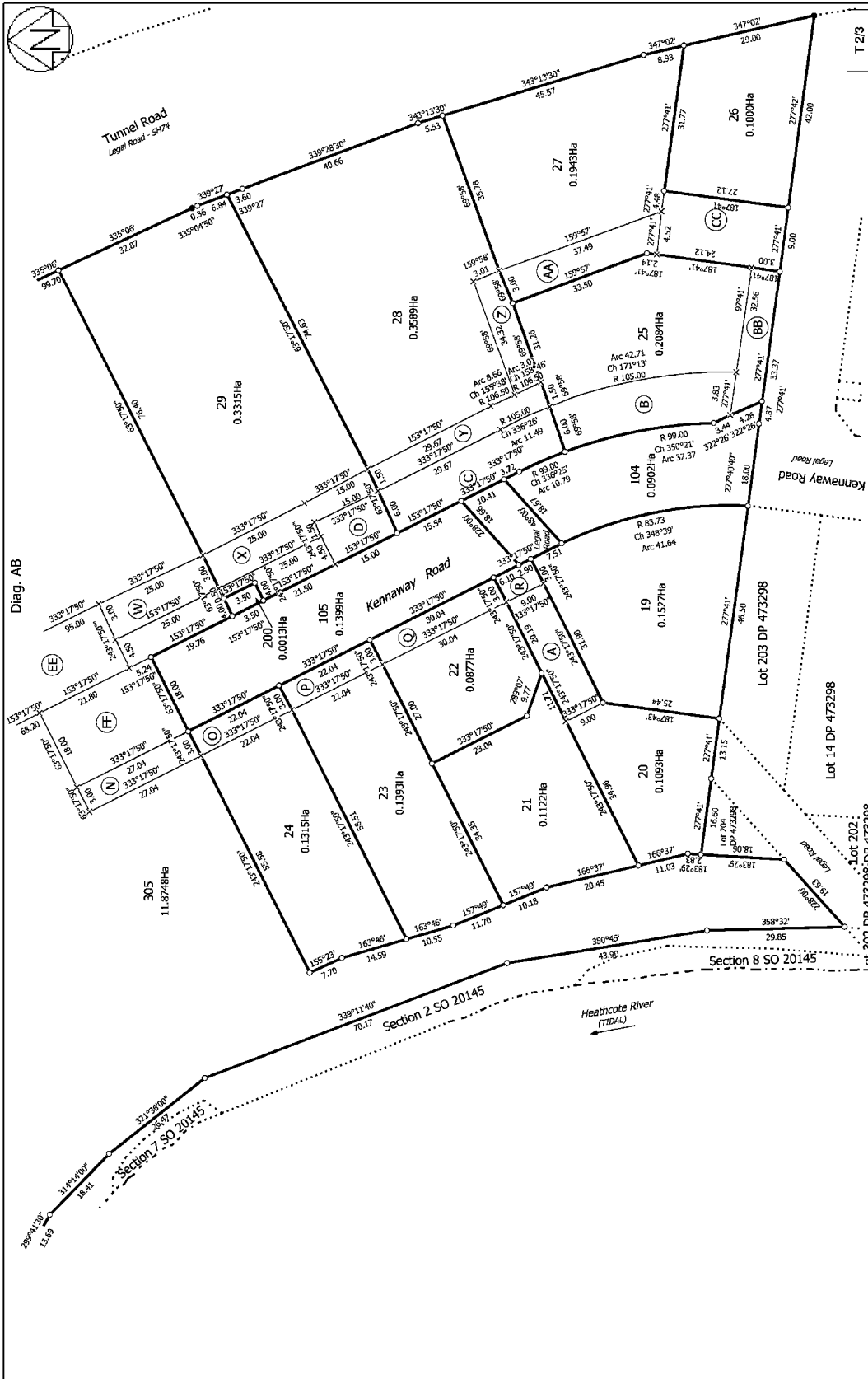
11294647.23 Encumbrance to Christchurch City Council - 18.12.2018 at 2:51 pm (affects Lot 305 DP 525615)

Fencing Covenant in Transfer 11545342.2 - 27.9.2019 at 4:36 pm

12209381.1 Variation of Encumbrance 9750370.14 - 22.12.2021 at 3:36 pm

12397548.2 Mortgage to Bank of New Zealand - 18.3.2022 at 3:42 pm





Land District: Canterbury
 Digitally Generated Plan
 Generated on: 22/01/2018 1:06pm Page 5 of 6

Surveyor: Michelle Tina Fletcher
 Firm: Wood & Partners Consultants Ltd

Title Plan
 DP 525615

Deposited on: 18/12/2018

Diag. AB

Section 2 SO 20145

Section 8 SO 20145

Lot 203 DP 473298

Lot 14 DP 473298

Lot 202 DP 473298

Lot 302 DP 473298

Lot 19-29, 104-105, 200 & 305 being subdivision of Lots 303-304 DP 473298 & Sec 1-2 SO 477951

View Instrument Details



Instrument No 9446208.13
Status Registered
Date & Time Lodged 11 July 2013 12:01
Lodged By OGorman, Sarah Clare
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
614494	Canterbury
614495	Canterbury
614496	Canterbury
614497	Canterbury
614498	Canterbury
614499	Canterbury
614501	Canterbury
614675	Canterbury
614676	Canterbury

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Sarah Clare OGorman as Territorial Authority Representative on 11/07/2013 11:03 AM

*** End of Report ***

IN THE MATTER OF the Resource Management Act
1991

AND

IN THE MATTER OF DP 463785 and Subdivision
Consent Application
RMA92021198

**CONSENT NOTICE PURSUANT TO
SECTION 221, RESOURCE MANAGEMENT ACT 1991**

To: The Registrar General of Lands
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision consent as follows:-

Lots 2-8 and Lots 300 & 301

All finished floors levels of structures shall be set to minimum elevation 11.80m RL Christchurch City Datum.

All Buildings, structures and retaining requiring a Building Consent in terms of the Building Act shall require Specific Foundation Design by a Chartered Geotechnical Engineer (CPEng). The design shall take into account the liquefaction potential of the site and lateral spreading associated with this liquefaction.

Lots 5 to 8 (inclusive)

All landscaping and plants in areas W, X, Y and Z shall be maintained. Any dead, diseased, or damaged landscaping is to be replaced immediately with plants of a similar species. Any fencing that separates the landscape strip from the remainder of the each lot shall be provided with a gateway or opening to allow landscaping to be accessed for maintenance purposes.

AND THAT you are hereby directed and required to register the same pursuant to Section 221 Resource Management Act 1991.

DESCRIPTION OF LAND BY CONSENT NOTICE

ALL THOSE parcel of land comprising:

- Lots 2-7 Deposited Plan 463785 comprised in CT 614494 – 614499
- Lot 8 Deposited Plan 463785 comprised in CT 614501
- Lot 300 Deposited Plan 463785 comprised in CT 614675
- Lot 301 Deposited Plan 463785 comprised in CT 614676

DATED this 18 day of June 2013.

- 2 -



Pritchard, Bob

18/06/2013 2:24 PM

SIGNED for and on behalf of
THE CHRISTCHURCH CITY COUNCIL
pursuant to Section 221(2) of the Resource Management Act 1991

View Instrument Details



Instrument No 9138592.2
Status Registered
Date & Time Lodged 13 August 2012 15:21
Lodged By OGorman, Sarah Clare
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
578312	Canterbury
578313	Canterbury
578314	Canterbury

Annexure Schedule: Contains 1 Page.

Signature

Signed by Sarah Clare OGorman as Territorial Authority Representative on 16/07/2012 09:34 AM

*** End of Report ***

IN THE MATTER OF the Resource Management Act
1991

AND

IN THE MATTER OF Subdivision Consent Application
RMA92018393 affecting
Lots 300-303 DP 452437.

**CONSENT NOTICE PURSUANT TO
SECTION 221, RESOURCE MANAGEMENT ACT 1991**

To: The Registrar General of Lands
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision consent as follows:-

Services (Lots 302/303)

This lot does not have water supply, sewer or stormwater outfalls in accordance with the City Plan rules. Any future development of this site will be required to provide these services.

Ground Bearing Capacity (Lots 300/301/302/303)

All dwellings and structures requiring a building consent in terms of the Building Act require specific foundation design by a Chartered Geotechnical Engineer. The design shall take into account the liquefaction potential of the site and lateral spreading associated with this liquefaction.

Minimum Levels (Lots 300/301/302/303)

All building finished floor levels shall be set to at minimum elevation 11.80m RL CDD.

Roof Stormwater (Lots 300/301/302/303)

Stormwater runoff from roofs in a 10% ARI storm shall discharge directly to the Heathcote River via a conveyance system separated from roading and hard-standing runoff. All roof flows in excess of the 10% ARI will discharge to the vegetated swales.

AND THAT you are hereby directed and required to register the same pursuant to Section 221 Resource Management Act 1991.

DESCRIPTION OF LAND BY CONSENT NOTICE

ALL THOSE parcel of land comprising:

- Lots 300 - 303 DP 452437 comprised in 578312 - 578314
(Canterbury Land District)

DATED this 10 day of July 2012.

SIGNED for and on behalf of
THE CHRISTCHURCH CITY COUNCIL
pursuant to Section 221(2) of the Resource Management Act 1991



Bob Pritchard, Officer of the Christchurch City Council



View Instrument Details

Instrument No 9750370.5
Status Registered
Date & Time Lodged 09 June 2014 17:10
Lodged By Hetherington, Samuel Bruce
Instrument Type Variation of Consent Notice Condition under s221(5) Resource Management Act 1991



Affected Computer Registers **Land District**
578314 Canterbury

Affected Instrument Consent Notice under s221(4)(a) Resource Management Act 1991 9138592.2

Annexure Schedule: Contains 1 Page.

Signature

Signed by Andrew James Orme as Territorial Authority Representative on 29/05/2014 03:56 PM

*** End of Report ***

IN THE MATTER of Section 221 of the Resource
Management Act 1991

AND

IN THE MATTER Consent Notice 9138592.2

**VARIATION OF CONSENT NOTICE
PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991**

TO: The Registrar General of Lands
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the Consent Notice registered under Number 9138592.2 is to be varied pursuant to Section 221(3) Resource Management Act 1991 to delete the following conditions:

Services (Lots 302/303)

This lot does not have water supply, sewer or stormwater outfalls in accordance with the City Plan rules. Any future development of this site will be required to provide these services.

Ground Bearing Capacity (Lots 300/301/302/303)

All dwellings and structures requiring a building consent in terms of the Building Act require specific foundation design by a Chartered Geotechnical Engineer. The design shall take into account the liquefaction potential of the site and lateral spreading associated with this liquefaction.

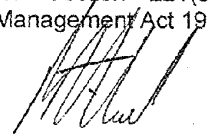
Minimum Levels (Lots 300/301/302/303)

All building finished floor levels shall be set to a minimum elevation of 11.80m RL CDD.

AND THAT you are hereby directed and required to register the same on Computer Register 578314 pursuant to Section 221(5) of the Resource Management Act 1991.

DATED this 16 day of May 2014

SIGNED for and on behalf of
CHRISTCHURCH CITY COUNCIL
pursuant to Section 221(3) of the
Resource Management Act 1991



Bob Pritchard, Officer of the Christchurch City Council



View Instrument Details

Instrument No 11294647.10
Status Registered
Date & Time Lodged 18 December 2018 14:51
Lodged By OGorman, Sarah Clare
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Records of Title	Land District
842854	Canterbury

Annexure Schedule: Contains 1 Page.

Signature

Signed by Sarah Clare OGorman as Territorial Authority Representative on 17/12/2018 03:18 PM

***** End of Report *****



IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF DP 525615 and Subdivision Consent RMA/2017/947

CONSENT NOTICE PURSUANT TO SECTION 221, RESOURCE MANAGEMENT ACT 1991

To: The Registrar-General of Land
Canterbury Land Registration District
LAND INFORMATION NEW ZEALAND

TAKE NOTICE that the land described below is subject to conditions in relation to a subdivision consent as follows:

Roof Stormwater – Lot 305

Stormwater runoff from roofs in a 10% ARI storm shall discharge directly to the Heathcote River via a conveyance system separated from roading and hard-standing runoff. All roof flows in excess of the 10% ARI will discharge to the vegetated swales.

Lot 305

The strip of land extending 20m from the Heathcote River shall not be developed with permanent buildings or structures.

AND THAT you are hereby directed and required to register the same pursuant to Section 221 Resource Management Act 1991.

DESCRIPTION OF LAND AFFECTED

ALL THAT piece of land comprising:

- being Lot 305 DP 525615 comprised in Computer Freehold Register 842854

DATED this 26th day of November 2018

SIGNED for and on behalf of
CHRISTCHURCH CITY COUNCIL

A handwritten signature in black ink, appearing to read "Sean M Ward", with a long horizontal stroke extending to the right.

Sean M Ward

Authorised Officer (for the purposes of Section 221 Resource Management Act 1991)









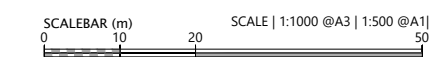
Appendix 4

Haul Road Survey



LEGEND

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



REVISION DETAILS	BY	DATE
1 ISSUED FOR INFORMATION	RH	21/03/23

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




**PORTLINK INDUSTRIAL PARK
STAGE 6-8**

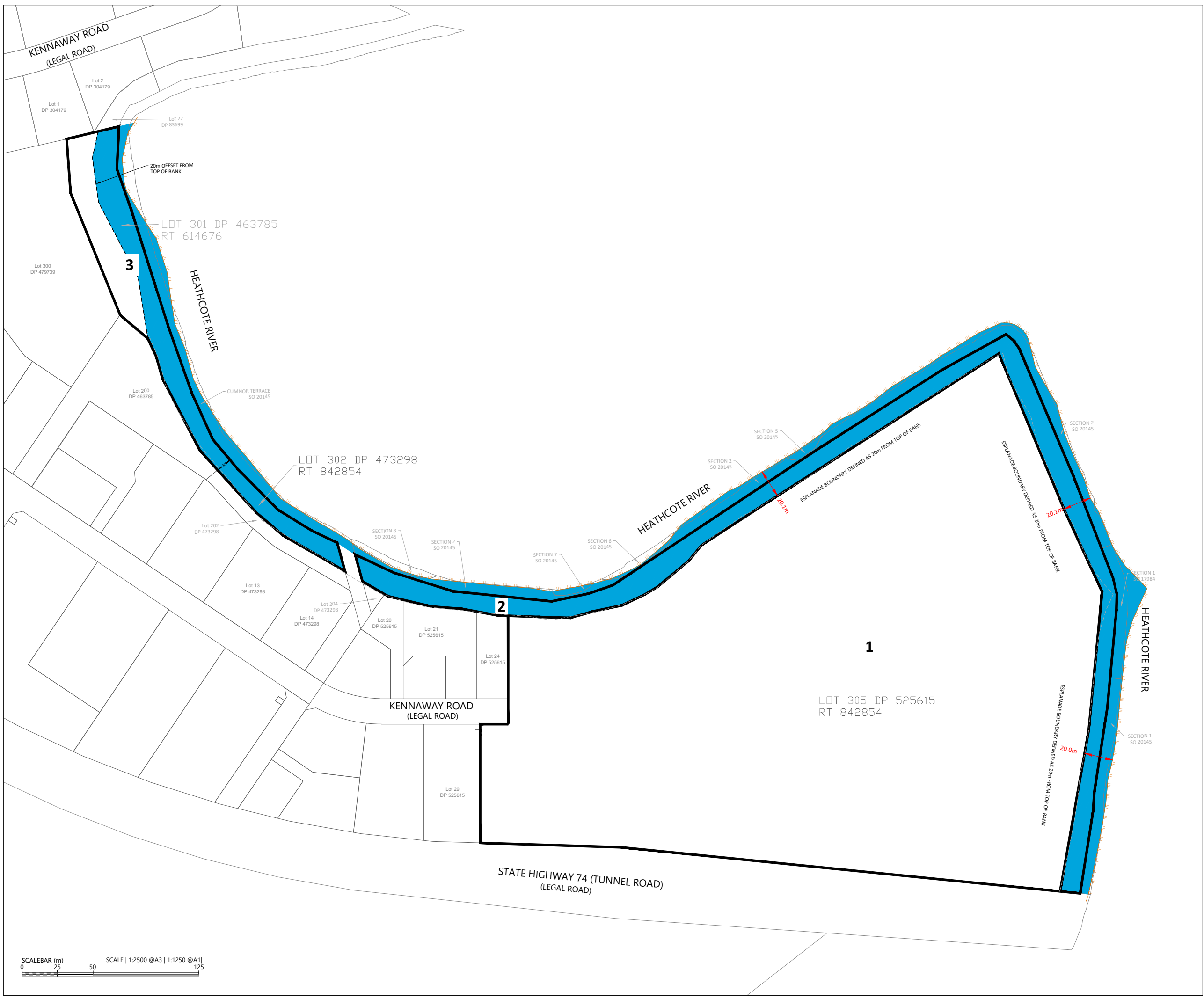
TOPO SURVEY OF FILLED LEVELS
ALONG ORIGINAL HAUL ROAD

STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:1000 @ A3	1
COUNCIL	CHRISTCHURCH CITY	
DWG NO	P19-321-06-1122-MSC	






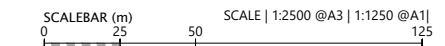
Appendix 5

Esplanade Width



LEGEND

PROPOSED BOUNDARIES	
EXISTING BOUNDARIES	
HEATHCOTE RIVER TOP OF BANK	



REVISION DETAILS	BY	DATE
1 ISSUED FOR INFORMATION	RH	21/03/23

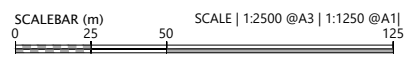
SURVEYED	WOODS	KENNAWAY ROAD WOOLSTON CHRISTCHURCH 8023
DESIGNED	RH	
DRAWN	RH	
CHECKED	RH	
APPROVED	RH	





**PORTLINK INDUSTRIAL PARK
STAGE 6-8
ESPLANADE RESERVE DIMENSION
SKETCH**

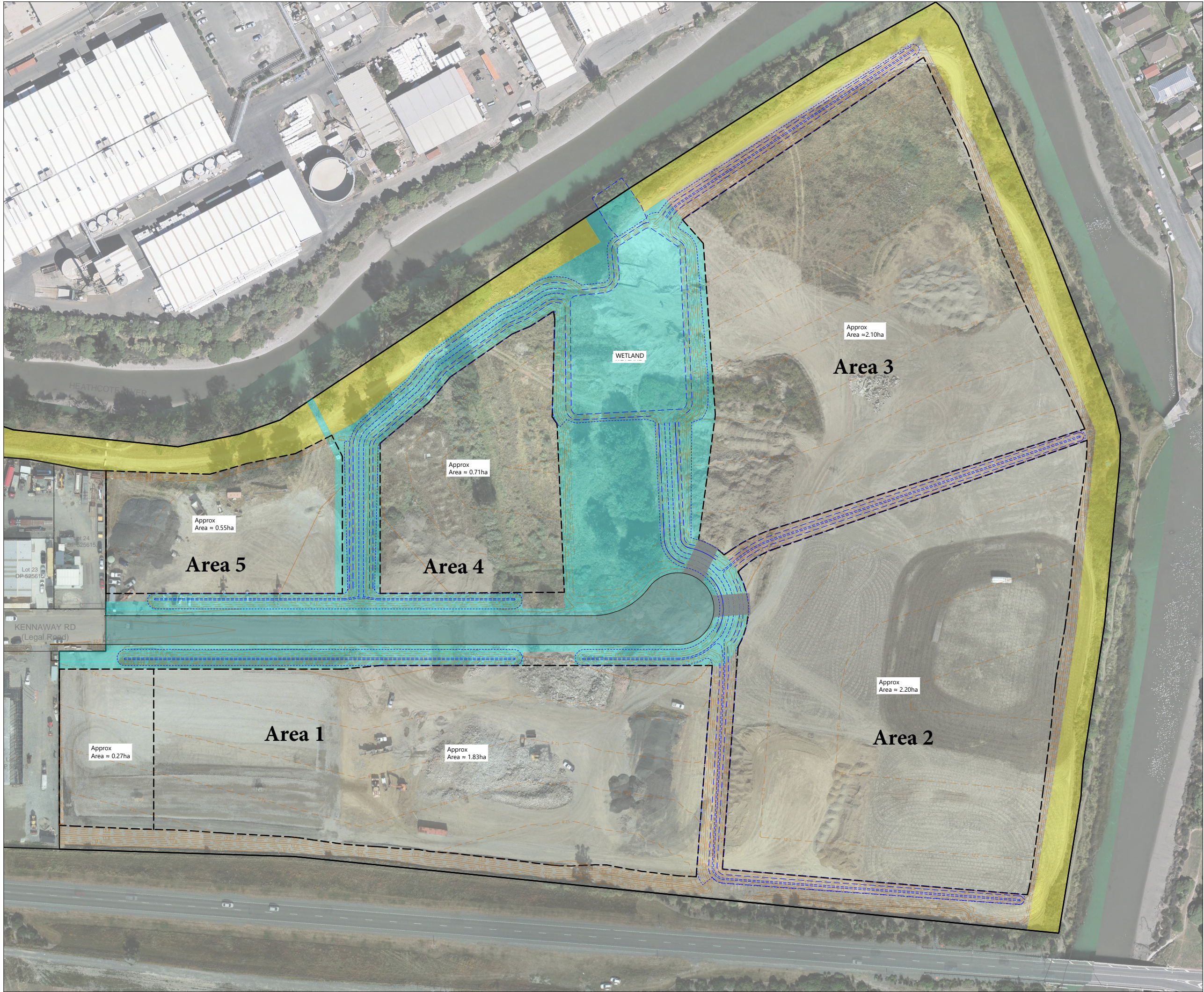
STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:2500 @ A3	1
COUNCIL	CHRISTCHURCH CITY	
DWG NO	P19-321-06-1120-SK	





Appendix 6

Contamination Testing



LEGEND

PROPOSED LEASE BOUNDARIES	-----
EXISTING BOUNDARIES	————
EXISTING / PROPOSED EASEMENT IN FAVOUR OF CCC	■
ESPLANADE RESERVE	■
SWALE	----
DESIGN CONTOURS	----

NOTES

- ALL WORKS AND MATERIALS TO COMPLY WITH THE CCC ENGINEERING STANDARDS AND POLICIES. ANY AMBIGUITY BETWEEN DRAWINGS AND COUNCIL STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.

DATUM

- LEVELS ARE IN TERMS OF CHRISTCHURCH DRAINAGE DATUM.
- COORDINATES ARE IN TERMS OF LOCAL CIRCUIT MOUNT PLEASANT 2000.



REVISION DETAILS	BY	DATE
1 PRELIMINARY	RH	5/7/21

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

**PORTLINK INDUSTRIAL PARK
STAGE 6-8**

LEASE AREA PLAN - OPTION 2

STATUS	PRELIMINARY	REV
SCALE	1:1500 @ A3	1
COUNCIL	CHRISTCHURCH CITY	
DWG NO	P17-155-03-002-GE	

CONTRACTORS FORMAL AGREEMENT - CLEANFILL ACCEPTANCE CRITERIA

APPLIES TO: Portlink - Kennaway Rd Woolston.

Agreement Purpose: This agreement has been developed to ensure compliance with CCL Construction Contracting Ltd. Requirements and all clean filling requirements of Local Authority Bylaws.

CCL requires that no contractors, or their sub-contractors shall deposit cleanfill at Portlink Site Kennaway Rd without having signed a formal agreement, within the previous 24 months, and that the deposited cleanfill will meet the outlined acceptance criteria.

Cleanfill Acceptance Criteria: Material deposited shall be restricted to clean inert fill derived from roading or demolition operations, including:

- Uncontaminated, rock, gravels, sand, clay and other inorganic inert natural materials;
- Dry asphalt (cured);
- Bricks;
- Concrete, un-reinforced (including dried slurry concrete);
- Reinforced concrete is acceptable providing protruding reinforcing steel is cut off at the concrete face
- Masonry blocks;

No material will be accepted that has been identified on Environment Canterbury's Listed Land Use Register (LLUR) as originating from a site where hazardous activities and industries have been located (HAIL). This excludes any site where a detailed site investigation has been completed and reported which demonstrates that any contaminants in or on the site or the material to be deposited from that site, are at or below, background concentrations for the site at which the material is being deposited .

All other material shall be excluded from the site, including but not limited to those materials defined as unacceptable in the document titled "A Guide to the Management of Cleanfills", Ministry for Environment 2002.

If it is found that a contractor has deposited contaminated material at Portlink, all costs incurred to extract the material will be at the contractor's expense. Removal of the material to an acceptable site will be the contractor's responsibility.

By signing this agreement, your business is confirming that the material being deposited as cleanfill meets the outlined acceptance criteria.

The agreement is valid for a period of 12 months from the date of signing upon which a new agreement must be signed.

CCL reserve the right to close the Portlink site without notice due to adverse weather conditions.

Signed by (please print):

Position held:

On behalf of:

Signature:

Date



Certificate of Analysis

Page 1 of 1

Client:	Construction Contracting NZ Limited	Lab No:	2588542	SPV1
Contact:	Clive Baddeley C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	19-Apr-2021	
		Date Reported:	27-Apr-2021	
		Quote No:		
		Order No:		
		Client Reference:		
		Submitted By:	Clive Baddeley	

Sample Type: Soil

	Sample Name:	Topsoil 1	Topsoil 2			
		19-Apr-2021 8:00 am	19-Apr-2021 8:00 am			
	Lab Number:	2588542.1	2588542.2			
Heavy Metals, Screen Level						
Total Recoverable Arsenic	mg/kg dry wt	3	3	-	-	-
Total Recoverable Cadmium	mg/kg dry wt	< 0.10	< 0.10	-	-	-
Total Recoverable Chromium	mg/kg dry wt	10	10	-	-	-
Total Recoverable Copper	mg/kg dry wt	5	5	-	-	-
Total Recoverable Lead	mg/kg dry wt	10.6	11.0	-	-	-
Total Recoverable Nickel	mg/kg dry wt	6	7	-	-	-
Total Recoverable Zinc	mg/kg dry wt	33	38	-	-	-

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-2
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	1-2

These samples were collected by yourselves (or your agent) and analysed as received at the laboratory.

Testing was completed on 27-Apr-2021. For completion dates of individual analyses please contact the laboratory.

Samples are held at the laboratory after reporting for a length of time based on the stability of the samples and analytes being tested (considering any preservation used), and the storage space available. Once the storage period is completed, the samples are discarded unless otherwise agreed with the customer. Extended storage times may incur additional charges.

This certificate of analysis must not be reproduced, except in full, without the written consent of the signatory.

Ara Heron BSc (Tech)
Client Services Manager - Environmental



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Certificate of Analysis

Page 1 of 2

Client:	Construction Contracting NZ Limited	Lab No:	2904321	SPV1
Contact:	Clive Baddeley C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	03-Mar-2022	
		Date Reported:	09-Mar-2022	
		Quote No:	116713	
		Order No:	1211	
		Client Reference:		
		Submitted By:	Clive Baddeley	

Sample Type: Soil					
Sample Name:	Area 1	Area 2	Area 3	Area 3 West	Area 3 Dup
Lab Number:	2904321.1	2904321.2	2904321.3	2904321.4	2904321.5
Heavy Metals, Screen Level					
Total Recoverable Arsenic	mg/kg dry wt	5	5	5	6
Total Recoverable Cadmium	mg/kg dry wt	< 0.10	< 0.10	< 0.10	0.10
Total Recoverable Chromium	mg/kg dry wt	14	14	22	24
Total Recoverable Copper	mg/kg dry wt	10	10	9	11
Total Recoverable Lead	mg/kg dry wt	24	25	28	34
Total Recoverable Nickel	mg/kg dry wt	11	12	11	12
Total Recoverable Zinc	mg/kg dry wt	71	59	68	74

Sample Name:	Area 3 West Dup				
Lab Number:	2904321.6				
Heavy Metals, Screen Level					
Total Recoverable Arsenic	mg/kg dry wt	6	-	-	-
Total Recoverable Cadmium	mg/kg dry wt	0.10	-	-	-
Total Recoverable Chromium	mg/kg dry wt	25	-	-	-
Total Recoverable Copper	mg/kg dry wt	11	-	-	-
Total Recoverable Lead	mg/kg dry wt	33	-	-	-
Total Recoverable Nickel	mg/kg dry wt	12	-	-	-
Total Recoverable Zinc	mg/kg dry wt	74	-	-	-

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Environmental Solids Sample Drying*	Air dried at 35°C Used for sample preparation. May contain a residual moisture content of 2-5%.	-	1-6
Heavy Metals, Screen Level	Dried sample, < 2mm fraction. Nitric/Hydrochloric acid digestion US EPA 200.2. Complies with NES Regulations. ICP-MS screen level, interference removal by Kinetic Energy Discrimination if required.	0.10 - 4 mg/kg dry wt	1-6



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Certificate of Analysis

Page 1 of 2

Client:	Construction Contracting NZ Limited	Lab No:	2588193	A2Pv1
Contact:	Clive Baddeley C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	19-Apr-2021	
		Date Reported:	21-Apr-2021	
		Quote No:		
		Order No:		
		Client Reference:		
		Submitted By:	Clive Baddeley	

Sample Type: Soil

Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
Topsoil 1	2588193.1	265.4	235.2	56.4	Asbestos NOT detected.	-
Topsoil 2	2588193.2	269.1	243.9	51.4	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-2
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-2
<2mm Subsample Weight	Sample dried at 100 to 105°C, weight of <2mm sample fraction taken for asbestos identification if less than entire fraction. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	-	1-2
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1-2
Description of Asbestos Form	Description of asbestos form and/or shape if present.	-	1-2



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Certificate of Analysis

Page 1 of 2

Client:	Construction Contracting NZ Limited	Lab No:	3073007	A2Pv1
Contact:	Kane Spinks C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	09-Sep-2022	
		Date Reported:	14-Sep-2022	
		Quote No:	119788	
		Order No:	203193	
		Client Reference:		
		Submitted By:	Kane Spinks	

Sample Type: Soil

Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
Portlink Top Soil	3073007.1	108.5	101.8	55.6	Asbestos NOT detected.	-
Portlink Top Soil	3073007.2	133.1	127.2	58.0	Asbestos NOT detected.	-
Portlink Top Soil	3073007.3	122.5	119.5	52.0	Asbestos NOT detected.	-
Portlink Top Soil	3073007.4	134.4	125.6	52.2	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-4
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-4
<2mm Subsample Weight	Sample dried at 100 to 105°C, weight of <2mm sample fraction taken for asbestos identification if less than entire fraction. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	-	1-4
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1-4
Description of Asbestos Form	Description of asbestos form and/or shape if present.	-	1-4



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Certificate of Analysis

Page 1 of 2

Client:	Construction Contracting NZ Limited	Lab No:	3087804	A2Pv1
Contact:	Kane Spinks C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	03-Oct-2022	
		Date Reported:	04-Oct-2022	
		Quote No:	119788	
		Order No:	203193	
		Client Reference:		
		Submitted By:	Kane Spinks	

Sample Type: Soil

Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
#9 Portlink Top Soil	3087804.1	85.1	76.6	54.8	Asbestos NOT detected.	-
#10 Portlink Top Soil	3087804.2	95.1	84.7	52.5	Asbestos NOT detected.	-
#11 Portlink Top Soil	3087804.3	110.0	97.5	50.9	Asbestos NOT detected.	-
#12 Portlink Top Soil	3087804.4	104.5	93.0	53.8	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-4
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-4
<2mm Subsample Weight	Sample dried at 100 to 105°C, weight of <2mm sample fraction taken for asbestos identification if less than entire fraction. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	-	1-4
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1-4
Description of Asbestos Form	Description of asbestos form and/or shape if present.	-	1-4



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Certificate of Analysis

Client:	Construction Contracting NZ Limited	Lab No:	3096520	A2Pv1
Contact:	Kane Spinks C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	14-Oct-2022	
		Date Reported:	18-Oct-2022	
		Quote No:	119788	
		Order No:	203193	
		Client Reference:		
		Submitted By:	Kane Spinks	

Sample Type: Soil

Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
Springs Road Top Soil #1	3096520.1	100.9	97.7	54.6	Asbestos NOT detected.	-
Springs Road Top Soil #2	3096520.2	134.6	132.0	56.4	Asbestos NOT detected.	-
Springs Road Top Soil #3	3096520.3	110.3	106.7	57.1	Asbestos NOT detected.	-
Springs Road Top Soil #4	3096520.4	122.0	102.1	54.9	Asbestos NOT detected.	-
Springs Road Top Soil #5	3096520.5	112.7	94.3	55.3	Asbestos NOT detected.	-
Springs Road Top Soil #6	3096520.6	150.7	144.5	59.2	Asbestos NOT detected.	-
Springs Road Top Soil #7	3096520.7	131.6	128.9	50.5	Asbestos NOT detected.	-
Springs Road Top Soil #8	3096520.8	133.1	113.5	54.4	Asbestos NOT detected.	-
Springs Road Top Soil #9	3096520.9	127.1	109.8	50.8	Asbestos NOT detected.	-
Springs Road Top Soil #10	3096520.10	142.3	137.5	53.5	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
 - Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
 - ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
 - ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
 - Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
 - Trace - Trace levels of asbestos, as defined by AS4964-2004.
- For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-10
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-10



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Certificate of Analysis

Client:	Construction Contracting NZ Limited	Lab No:	2903982	A2Pv1
Contact:	Clive Baddeley C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	03-Mar-2022	
		Date Reported:	09-Mar-2022	
		Quote No:	116713	
		Order No:		
		Client Reference:		
		Submitted By:	Clive Baddeley	

Sample Type: Soil						
Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
Area 1	2903982.1	241.2	211.7	55.3	Asbestos NOT detected.	-
Area 2	2903982.2	304.0	278.5	53.6	Asbestos NOT detected.	-
Area 3 West	2903982.3	248.3	203.9	53.4	Asbestos NOT detected.	-
Area 3	2903982.4	199.4	162.6	52.5	Asbestos NOT detected.	-
Area 3 DUP	2903982.5	226.8	187.4	54.0	Asbestos NOT detected.	-
Area 3 West DUP	2903982.6	275.7	230.4	53.7	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-6
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-6
<2mm Subsample Weight	Sample dried at 100 to 105°C, weight of <2mm sample fraction taken for asbestos identification if less than entire fraction. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	-	1-6
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1-6
Description of Asbestos Form	Description of asbestos form and/or shape if present.	-	1-6



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Certificate of Analysis

Page 1 of 2

Client:	Construction Contracting NZ Limited	Lab No:	2518964	A2Pv1
Contact:	Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	01-Feb-2021	
		Date Reported:	11-Feb-2021	
		Quote No:		
		Order No:		
		Client Reference:	Chriss or Clive	
		Submitted By:	Construction Contracting NZ Limited	

Sample Type: Soil

Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
Crushed Concrete 1	2518964.1	234.4	229.4	22.0	Asbestos NOT detected.	-
Crushed Concrete 2	2518964.2	290.8	276.1	59.2	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Analyst's Comments

Sub-sample taken from large bags

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil			
Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-2
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-2
<2mm Subsample Weight	Sample dried at 100 to 105°C, weight of <2mm sample fraction taken for asbestos identification if less than entire fraction. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	-	1-2
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1-2
Description of Asbestos Form	Description of asbestos form and/or shape if present.	-	1-2



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Certificate of Analysis

Client:	Construction Contracting NZ Limited	Lab No:	3082761	A2Pv1
Contact:	Kane Spinks C/- Construction Contracting NZ Limited PO Box 16444 Hornby Christchurch 8441	Date Received:	23-Sep-2022	
		Date Reported:	27-Sep-2022	
		Quote No:	119788	
		Order No:	203193	
		Client Reference:		
		Submitted By:	Kane Spinks	

Sample Type: Soil

Sample Name	Lab Number	As Received Weight (g)	Dry Weight (g)	<2mm Subsample Weight (g dry wt)	Asbestos Presence / Absence	Description of Asbestos Form
#5 Top Soil	3082761.1	126.9	110.5	50.2	Asbestos NOT detected.	-
#6 Top Soil	3082761.2	99.4	87.0	58.7	Asbestos NOT detected.	-
#7 Top Soil	3082761.3	110.2	94.6	59.4	Asbestos NOT detected.	-
#8 Top Soil	3082761.4	117.9	101.6	57.0	Asbestos NOT detected.	-

Glossary of Terms

- Loose fibres (Minor) - One or two fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- Loose fibres (Major) - Three or more fibres/fibre bundles identified during analysis by stereo microscope/PLM.
- ACM Debris (Minor) - One or two small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- ACM Debris (Major) - Large (>2mm) piece, or more than three small (<2mm) pieces of material attached to fibres identified during analysis by stereo microscope/PLM.
- Unknown Mineral Fibres - Mineral fibres of unknown type detected by polarised light microscopy including dispersion staining. The fibres detected may or may not be asbestos fibres. To confirm the identities, another independent analytical technique may be required.
- Trace - Trace levels of asbestos, as defined by AS4964-2004.

For further details, please contact the Asbestos Team.

Summary of Methods

The following table(s) gives a brief description of the methods used to conduct the analyses for this job. The detection limits given below are those attainable in a relatively simple matrix. Detection limits may be higher for individual samples should insufficient sample be available, or if the matrix requires that dilutions be performed during analysis. A detection limit range indicates the lowest and highest detection limits in the associated suite of analytes. A full listing of compounds and detection limits are available from the laboratory upon request. Unless otherwise indicated, analyses were performed at Hill Laboratories, 28 Duke Street, Frankton, Hamilton 3204.

Sample Type: Soil

Test	Method Description	Default Detection Limit	Sample No
Asbestos in Soil			
As Received Weight	Measurement on analytical balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-4
Dry Weight	Sample dried at 100 to 105°C, measurement on balance. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	0.1 g	1-4
<2mm Subsample Weight	Sample dried at 100 to 105°C, weight of <2mm sample fraction taken for asbestos identification if less than entire fraction. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch.	-	1-4
Asbestos Presence / Absence	Examination using Low Powered Stereomicroscopy followed by 'Polarised Light Microscopy' including 'Dispersion Staining Techniques'. Analysed at Hill Laboratories - Asbestos; 101c Waterloo Road, Christchurch. AS 4964 (2004) - Method for the Qualitative Identification of Asbestos in Bulk Samples.	0.01%	1-4
Description of Asbestos Form	Description of asbestos form and/or shape if present.	-	1-4

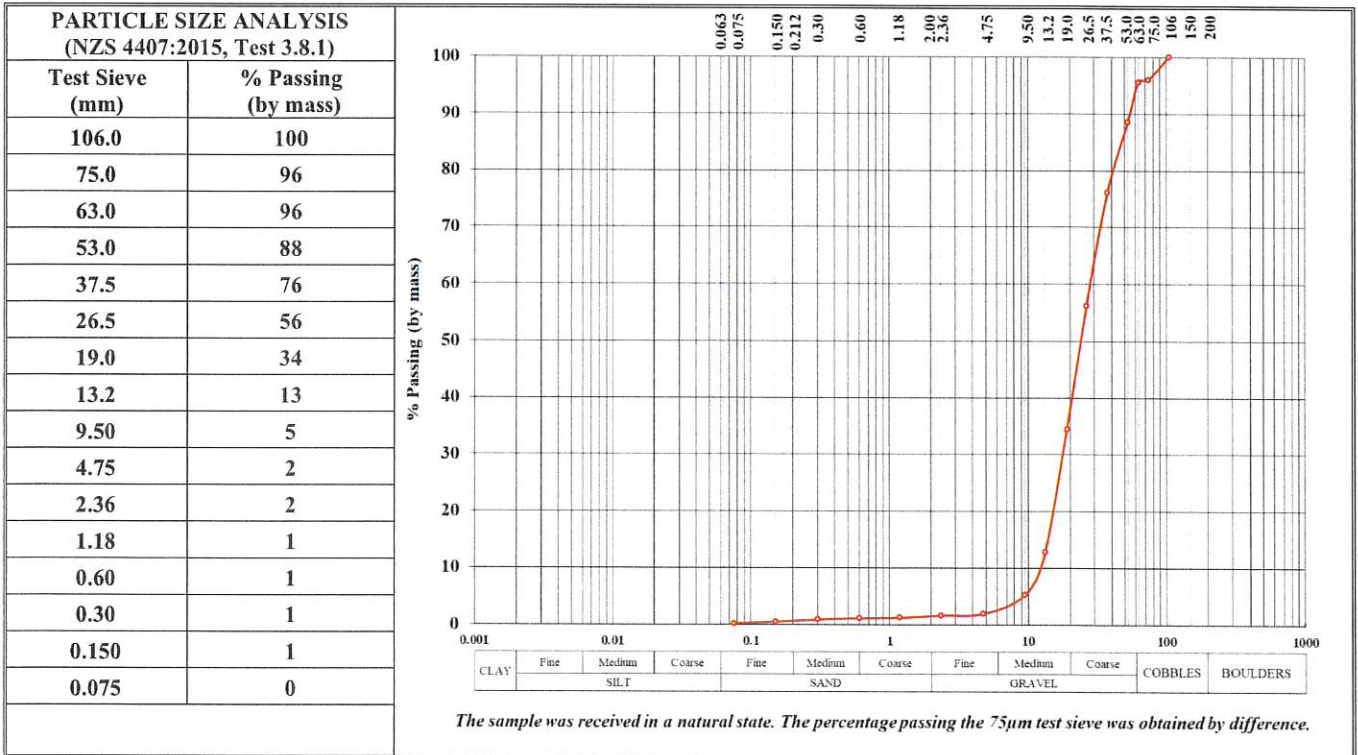


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TEST REPORT – RECYCLED CRUSHED CONCRETE

Client Details:	CCL Construction Contracting, P.O. Box 16-444, Hornby, Christchurch	Attention:	C. Baddeley
Job Description:	CCL Construction Contracting Quality Assurance Testing		
Sample Description:	Recycled Crushed Concrete	Client Order No:	1122
Sample Source: (cs)	Portlink	Sample Label No:	N/A
Date & Time Sampled:	Unknown	Sampled By:	Unknown
Sample Method:	Unknown	Date Received:	5-Jul-21



PLASTICITY INDEX RESULTS (NZS 4402:1986, Test 2.2, 2.3 & 2.4)		FOREIGN MATERIALS - Not IANZ Accredited (NSW RTA T276)	
Test Description	Sample Result	Foreign Material Type	% Foreign Material
Liquid Limit: (LL)	Not Applicable	Type 1 - Metal, Glass, Asphalt, Ceramics and Slag (other than blast furnace slag):	0.1
Plastic Limit: (PL)	Non - Plastic	Type 2 - Plaster, Clay Lumps and other Friable Material:	0.0
Plasticity Index: (PI)	Non - Plastic	Type 3 - Rubber, Plastic, Bitumen, Paper, Cloth, Paint, Wood & other Vegetable Matter:	0.3
<i>Note: The sample was received in a natural state. The plasticity index material tested was the fraction passing the 425 µm test sieve.</i>		Total Foreign Material:	0.4
		<i>Note: The fraction tested was 4.75mm to 106.0mm</i>	

Notes:

- Information contained in this report which is Not IANZ Accredited relates to the client supplied information (cs), the foreign materials test and sampling.
- This report may not be reproduced except in full.

Tested By: L.T. Smith, A.P. Julius & K. Hipkins

Date: 6 to 8-Jul-21

Checked By:

Approved Signatory

A.P. Julius
 Laboratory Manager

Specialist Quality Assurance Service in Aggregate, Concrete and Soils Testing

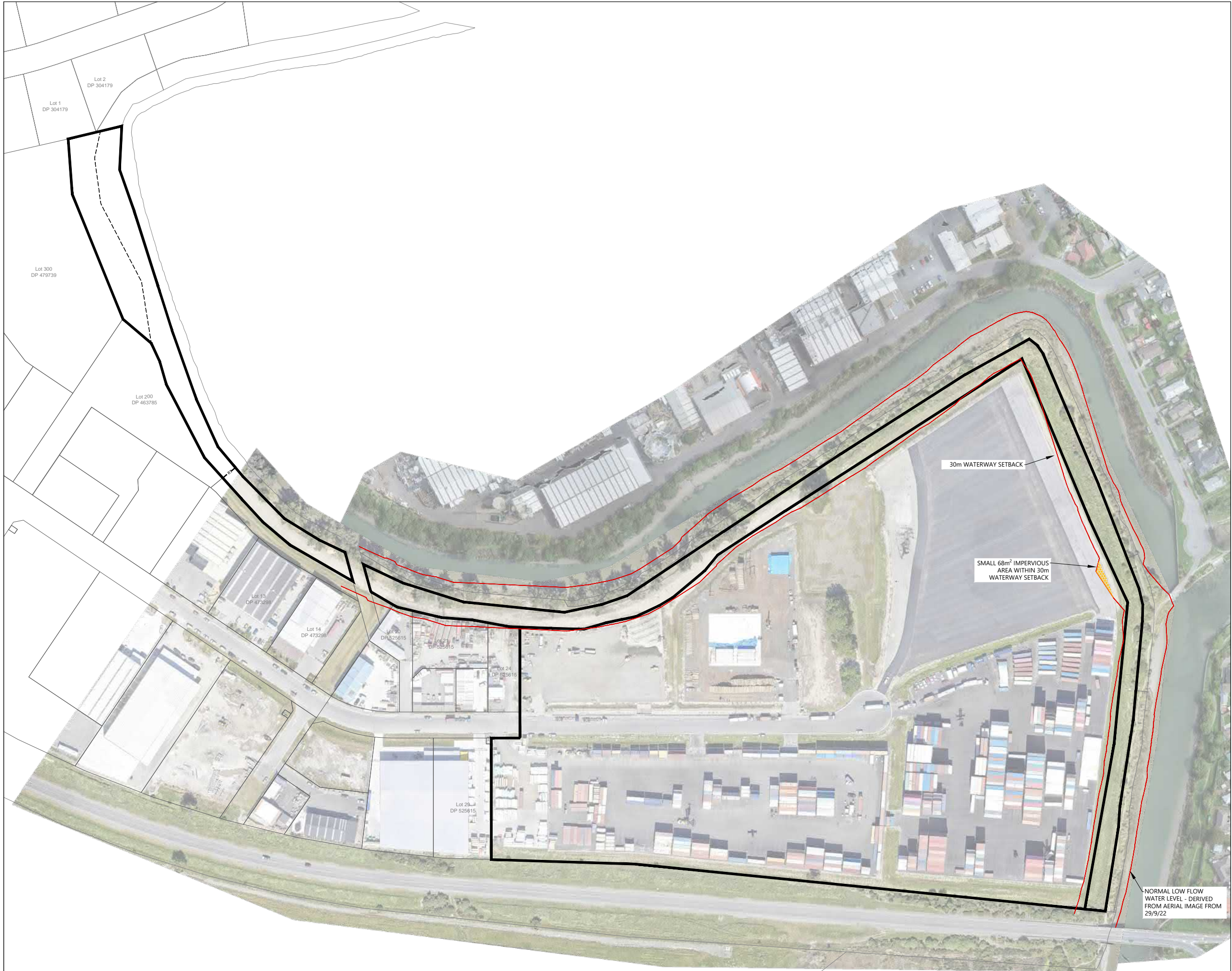
Central Testing Services operates as a trading trust through Central Testing Services Limited as the sole trustee.



Test results indicated as not accredited are outside the scope of the laboratory's accreditation



Appendix 7
Impervious Surface



LEGEND

PROPOSED BOUNDARIES 
 EXISTING BOUNDARIES 

SCALEBAR (m) 0 25 50 125
 SCALE | 1:2500 @A3 | 1:1250 @A1 | 1:625 @A2

REVISION DETAILS	BY	DATE
1 ISSUED FOR INFORMATION	RH	21/03/23

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




**PORTLINK INDUSTRIAL
PARK
STAGE 6-8**

**WATER BODY SETBACK
IMPERVIOUS AREA**

STATUS	ISSUED FOR INFORMATION	REV
SCALE	1:2500 @ A3	1
COUNCIL	CHRISTCHURCH CITY	
DWG NO	P19-321-06-1121-SK	

SCALEBAR (m) 0 25 50 125
 SCALE | 1:2500 @A3 | 1:1250 @A1 | 1:625 @A2