

From: Cottam, Rachel
Sent: Thursday, 18 May 2023 1:48 pm
To: 'Tim Walsh - Novo Group'
Cc: Lowe, Paul
Subject: RMA/2022/3611 - Request for further information 320A Cumnor Terrace
Attachments: Landscape Peer Review and Assessment Braeburn Property Ltd Portlink.pdf;
Landscape Peer Review and Assessment Braeburn Property Ltd Portlink A3
Graphics.pdf

Hi Tim

In terms of the RFI, I have received back some commentary from our acoustic specialists and there will be a further RFI required for this matter. I am meeting with them tomorrow to clarify some points before sending this through. You should get this around midday tomorrow. I also note I have received an RFI from the arborist regarding the tree removal internal to the site. Because of the retrospective/enforcement aspect of the application, we need to keep this moving.

Our landscape architect has finalised their assessment for visual impacts which I have attached. If you read through the assessment, there is elements of the proposal that are considered to have moderate-high effects. The applicant can provide commentary for us to send to the commissioner for the s95 decision. We would need to get your feedback before or concurrently the remaining RFI matters are responded to.

Happy to discuss this further you however noting I am on leave on the 22nd-23rd May.

Thanks,

Rachel Cottam

Senior Planner
Planning Team 5



-  03 941 8650
-  Rachel.Cottam@ccc.govt.nz
-  Te Hononga Civic Offices, 53 Hereford Street, Christchurch
-  PO Box 73013, Christchurch 8154
-  ccc.govt.nz



From: Tim Walsh - Novo Group <tim@novogroup.co.nz>
Sent: Thursday, May 11, 2023 11:53 AM
To: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>
Cc: Lowe, Paul <Paul.Lowe@ccc.govt.nz>
Subject: TRIM: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Rachel

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

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

Best regards

Tim Walsh

M: 027 267 0000



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

Hi Rachel

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

Best regards

Tim Walsh

M: 027 267 0000



From: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>
Sent: Tuesday, April 11, 2023 12:05 PM
To: Tim Walsh - Novo Group <tim@novogroup.co.nz>
Cc: Lowe, Paul <Paul.Lowe@ccc.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>; Weston, Tracey <Tracey.Weston@ccc.govt.nz>; Ward, Sean <Sean.Ward@ccc.govt.nz>; Jorgensen, Craig <Craig.Jorgensen@ccc.govt.nz>; Ben Owen <ben@peeblesgroup.co.nz>; richard@peeblesgroup.co.nz; Rob Howe <rob.howe@woods.co.nz>; Chris Greenshields <chris@dcmurban.com>
Subject: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Tim,

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

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

Further information

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

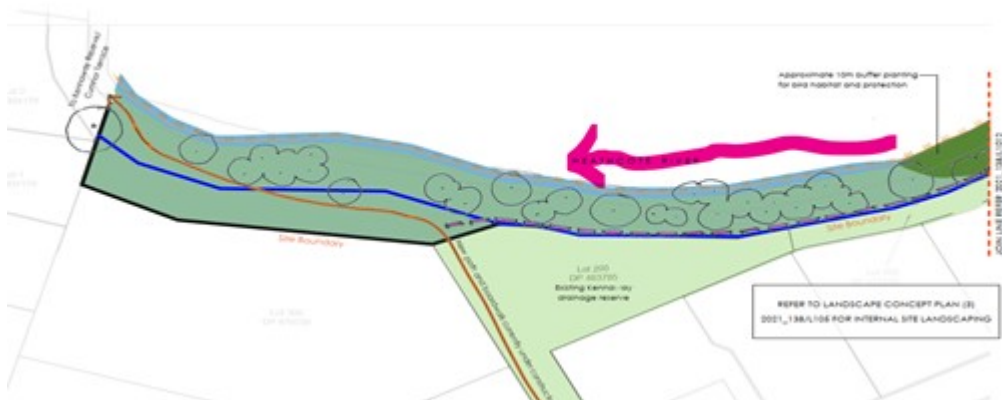
“Although CCL have undertaken sampling of crushed material they cannot be considered fully independent as they are developing the site and they are not contaminated land experts. We cannot be sure of the location that sampling has been taken from to give us confidence in any particular area. I also note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

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



Further comments and amendments required

Landscaping



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

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

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

Consent notice

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

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

Happy to discuss these points further with you.

Thanks,

Rachel Cottam

Senior Planner
Planning Team 5

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-  Rachel.Cottam@ccc.govt.nz
-  Te Hononga Civic Offices, 53 Hereford Street, Christchurch
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-  ccc.govt.nz



From: Tim Walsh - Novo Group <tim@novogroup.co.nz>

Sent: Friday, 24 March 2023 9:14 am

To: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>

Cc: Lowe, Paul <Paul.Lowe@ccc.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>; Weston, Tracey

<Tracey.Weston@ccc.govt.nz>; Ward, Sean <Sean.Ward@ccc.govt.nz>; Jorgensen, Craig <Craig.Jorgensen@ccc.govt.nz>; Ben Owen <ben@peeblesgroup.co.nz>; richard@peeblesgroup.co.nz; Rob Howe <rob.howe@woods.co.nz>; Chris Greenshields <chris@dcmurban.com>

Subject: TRIM: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Morning Rachel

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

Best regards

Tim Walsh

M: 027 267 0000



From: Tim Walsh - Novo Group

Sent: Thursday, March 23, 2023 8:59 PM

To: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>

Cc: Lowe, Paul <Paul.Lowe@ccc.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>; Weston, Tracey

<Tracey.Weston@ccc.govt.nz>; Ward, Sean <Sean.Ward@ccc.govt.nz>; Jorgensen, Craig

<Craig.Jorgensen@ccc.govt.nz>; Ben Owen <ben@peeblesgroup.co.nz>; richard@peeblesgroup.co.nz; Rob Howe

<rob.howe@woods.co.nz>; Chris Greenshields <chris@dcmurban.com>

Subject: RE: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Rachel

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

I'll give you a call to discuss.

Best regards

Tim Walsh

M: 027 267 0000



From: Cottam, Rachel <Rachel.Cottam@ccc.govt.nz>

Sent: Wednesday, 18 January 2023 9:28 am

To: Tim Walsh - Novo Group <tim@novogroup.co.nz>

Cc: Lowe, Paul <Paul.Lowe@ccc.govt.nz>; Higgins, John <John.Higgins@ccc.govt.nz>; Weston, Tracey

<Tracey.Weston@ccc.govt.nz>; Ward, Sean <Sean.Ward@ccc.govt.nz>; Jorgensen, Craig

<Craig.Jorgensen@ccc.govt.nz>; Ben Owen <ben@peeblesgroup.co.nz>; richard@peeblesgroup.co.nz

Subject: RMA/2022/3611 - Request for further information 320A Cumnor Terrace

Hi Tim,

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

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

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

Thanks,

Rachel Cottam

Senior Planner

Planning Team 5



03 941 8650



Rachel.Cottam@ccc.govt.nz



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



PO Box 73013, Christchurch 8154



ccc.govt.nz



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