

22 September 2023

Christchurch City Council
53 Hereford Street
CHRISTCHURCH 8013

Novo Group Limited
Level 1, 279 Montreal Street
PO Box 365, Christchurch 8140
0 - 03 365 5570
info@novogroup.co.nz

Attention: Rachel Cottam

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

Dear Rachel,

RESOURCE CONSENT RMA/2022/3611 – AMENDMENT TO THE LAND USE AND SUBDIVISION APPLICATION 320 AND 320A CUMNOR TERRACE, CHRISTCHURCH

1. This letter sets out an amendment to the above resource consent application to address matters raised in Council's s95 report. It also provides comment on certain aspects of the report.

Amendment

2. The s95 report dated 11 August 2023 recommends the application be publicly notified due to adverse effects assessed as more than minor in respect of visual amenity, ecology, function of open spaces, and residential amenity.
3. In case the independent commissioner does not agree with Council's assessment regarding public notification, the report recommends that the application be limited notified to several residential neighbours adjacent the site on the basis that visual amenity and noise effects on these persons would be at least minor.

Visual Amenity

4. To reduce the adverse effects of the proposed activity, the applicant makes the following amendments to the application:
 - Removal of the proposal to allow buildings to exceed 11 metres in height within the 11-metre building height limit area indicated on the Portlink ODP.
 - Reduction in the height of any buildings and/or outdoor storage within the ODP Greenspace to 5.8 metres
 - Altering the proposed landscape treatment on the northern bund as follows:
 - o Relocating the proposed acoustic fence as far to the rear (south) of the bund crest as possible,



- Leaving the north face of the northern bund in its current state (i.e. rank grass coverage),
 - Reducing the vertical screening vegetation on the bund crest so that it is as far back from the north face of the bund as possible,
 - Reducing the height of the vertical screening vegetation.
5. The height reduction amendment reduces the actual or potential adverse visual amenity effects of the proposal to a level that is less than minor as demonstrated in the revised plans and visual simulations **attached** to this letter. The proposed height of buildings/outdoor storage within the ODP Greenspace is halved and now closely aligns with the recommendation of Council's landscape architect. Amended screening vegetation immediately north of the proposed acoustic fence will eventually screen the fence and activities behind from public and private vantage points generally to the north of the site. According to the applicant's landscape architect and landscaper, it is likely to take four years to fully screen the fence, and approximately five to six years to fully screen the activities with the ODP Greenspace. However, the proposed planting will provide a significant softening effect in respect after a short period of time, approximately three years. Further, the applicant proposes to stain the fence a recessive colour in line with the recommendation of the Council's landscape architect – noting that this is not shown in the visual simulations. These aspects of the proposal ensure that the temporary visual amenity effects before vegetation matures will be less than minor.

Ecology

6. The amendments to the application also reduce the actual or potential adverse effects on the habitat of the Southern grass skink in the northern portion of the site. The lower height of buildings/outdoor storage in the ODP Greenspace allows for lower growing screening vegetation on the bund crest which benefits the lizard habitat. The vegetation will cause less over-shading of the habitat. Further, the amendment to remove planting of the northern face of the bund reduces disturbance of the lizards and goes further than the advice of the applicant's herpetologist, Dr Tocher, as follows:

The most pragmatic course of action, and therefore my recommendation is to leave lizard habitat between the bottom of the bund to the edge of the Heathcote River, undisturbed and unplanted. Plantings of indigenous vegetation that will screen the development from nearby residential areas should be restricted to the sides and top of the bund leaving areas from the base of the bund to the river's edge to resort to/remain as rank grass.

Should this recommendation be adopted, some areas of lizard habitat adjacent to screening plants on the bund will eventually be shaded at some times of the day, as the screening vegetation grows to maturity. Given the northern aspect of the area inhabited by southern grass skinks, I expect this shading to have minimal effect on the undisturbed lizard habitat and lizard populations within. Notwithstanding this assessment, I recommend the removal of all non-indigenous woody weeds from the existing rank grassland habitat over the northern part of the site. This action will improve the quality and extent of rank grass habitat on the site, and in my view, will adequately compensate for any future shading effect on lizard habitat.



7. A conscious attempt has been made to balance the visual amenity effects of the proposal with the protection of the lizards.
8. The consented baseline is an important aspect of assessing the effects on the lizard habitat. The s95 report acknowledges, as does the application, that earthworks were authorised to occur up to 20 metres from the Heathcote River on the site (see RMA92023697 and subsequent variation). We note that most of the northern bund is further than 20 metres from the river. The length of the northern bund is approximately 390 metres, and only 100 metres of this length (approximately) intrudes closer than 20 metres from the river. Further, the part of the bund located closer than 20 metres from the river is limited to the north-facing batter slope. Despite the assessment of Council's herpetologist, most of the impact on the lizards was clearly caused by the consented earthworks.
9. Accounting for the consented baseline and the relatively small area of the bund that is within 20 metres of the river, and considering the alterations to landscaping on the bunds, the potential or actual adverse effects on lizard habitat is less than minor.

Function of Open Spaces

10. The s95 report assesses that the proposed southwest bund will have more than minor adverse effects due to impacts on ecology, ecological habitat, character and amenity. To address these concerns the application has been amended to remove the bund and instead provide a gentle batter slope extending towards the river from the level of the adjoining industrial yards. This amendment also allows for a re-aligned pathway to follow the eastern boundary of the proposed esplanade reserve consistent with the treatment elsewhere. The **attached** landscape plans and contour plan show the amended proposal.

Noise

11. The applicant's tenant that occupies the northern part of the site, Pinnacle Group, previously demonstrated that it can achieve compliance with the District Plan noise standards except in relation to the open space zone to the east of the site. I understand the same applies in respect of the amended proposal and that confirmation of this will be provided to Council by Pinnacle group shortly.
12. Despite compliance with the noise standards being achieved in respect of nearby residential neighbours, the s95 report considers that minor adverse effects may be experienced. Importantly, this finding relates specifically to the current use of the tenancy as a container storage depot. Council's acoustic expert considers that a noise management plan be required to ensure the best practical option(s) are employed to reduce noise from the site. The applicant offers a condition to this effect and would appreciate the opportunity to review the condition and any others proposed to be imposed.

Residential Amenity

13. The effects raised in the s95 report regarding residential amenity are addressed by the amendments discussed above. Any remaining adverse effects are less than minor. Further, we reiterate our previous comments in respect of residential amenity for residents living near the site. The District Plan at Policy 16.2.3.2 is concerned that the residential amenity



adjoining industrial zones is not adversely affected, but also recognises that amenity may be of a lower level than other residential areas.

Additional Comments

Reasons for Consent

14. On page 4 of the s95 report, consent is identified as being required under Rule 6.1.5.1.3 (RD1) for non-compliance with the noise standards in respect of Ferry Road. We understand that the only noise non-compliance relates to the open space zone on the east side of Tunnel Road.

Northern Bund Construction

15. The applicant originally stated that the construction of the northern bund comprises a crushed concrete core covered by approximately 0.3 metres of topsoil. The s95 report, based on advice from Council's landscape architect, considers this depth is insufficient to support growth of tree species with a height at maturity of 8 metres.
16. The applicant's landscape contractor (Outer Space) investigated the bund and established the minimum depth of topsoil on the bund crest is between 0.85 - 1 metre (see **attached** documentation). Outer Space is confident this depth is sufficient to accommodate the growth (to maturity) of proposed species. The applicant would accept a condition of consent requiring further excavation and backfill with a 50/50 mix of organic compost and imported soil if insufficient soil depth is found during planting. This condition, alongside the proposed landscape maintenance period, will ensure the proposed species thrive and screen the acoustic fence and activities in the ODP Greenspace to the south of the bund within short period of time.
17. 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

Tim Walsh

Senior Planner

M: 027 267 0000 | O: 03 365 5570

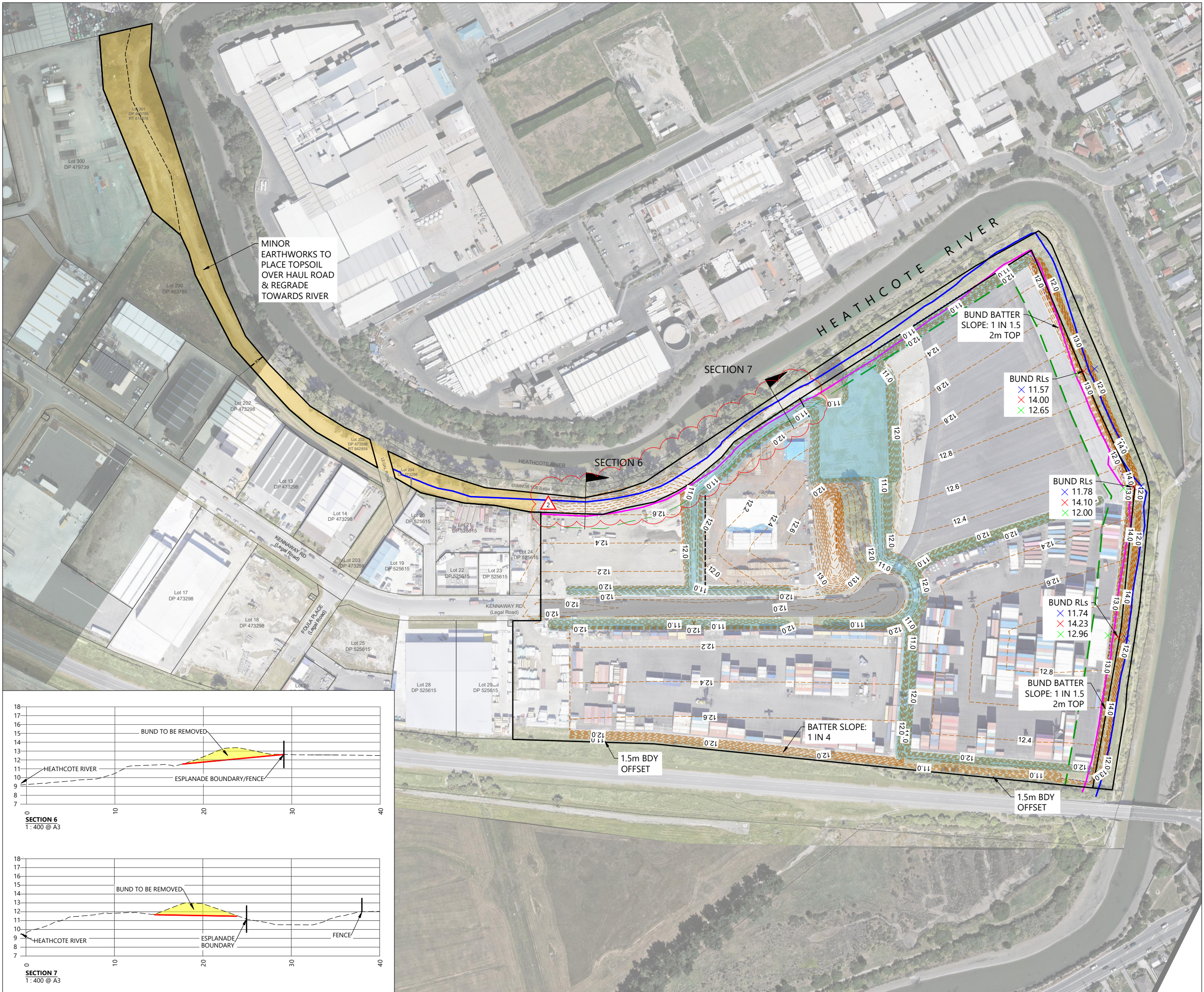
E: tim@novogroup.co.nz | W: www.novogroup.co.nz

022074 TW



Appendix 1

Revised Plans and Visual Simulations



MINOR EARTHWORKS TO PLACE TOPSOIL OVER HAUL ROAD & REGRADE TOWARDS RIVER

BUND BATTER SLOPE: 1 IN 1.5 2m TOP

BUND RLs
 X 11.57
 X 14.00
 X 12.65

BUND RLs
 X 11.78
 X 14.10
 X 12.00

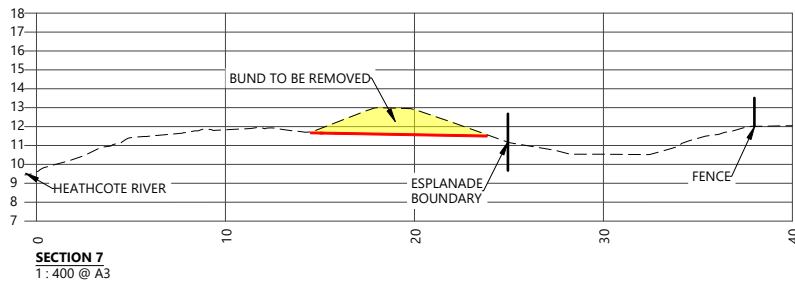
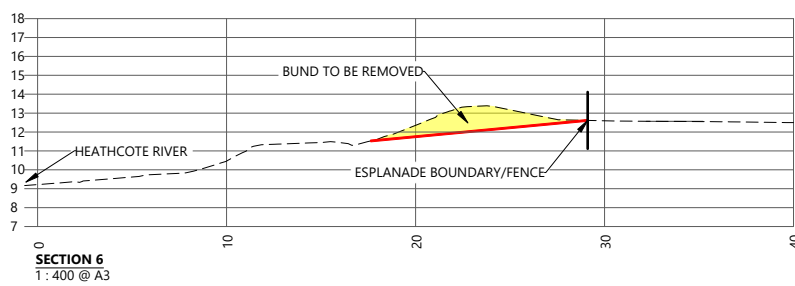
BUND RLs
 X 11.74
 X 14.23
 X 12.96

BUND BATTER SLOPE: 1 IN 1.5 2m TOP

BATTER SLOPE: 1 IN 4

1.5m BDY OFFSET

1.5m BDY OFFSET



LEGEND

- LANDSCAPE & STORMWATER AREA AS DEFINED IN ODP ---
- PROPOSED CONTOURS MAJOR (1m INTERVAL) --- 8.0
- PROPOSED CONTOURS MINOR (0.2m INTERVAL) ---
- MINOR EARTHWORKS
- 20m WATERWAY SETBACK (DEFINED BY LOWTIDE) ---
- 30m WATERWAY SETBACK (DEFINED BY LOWTIDE) ---
- SWALE/STORMWATER AREA
- ESPLANDE BOUNDARY
- EXISTING SURFACE ---
- TIN DESIGN NEW ---

NOTES

1. 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

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

REVISION DETAILS	BY	DATE
1 ISSUED FOR APPROVAL	RJH	21/11/2022
2 SOUTHWEST BUND REMOVED	AM	18/09/2023

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

**PORTLINK INDUSTRIAL PARK
STAGE 6-8**

**DESIGN FINAL CONTOURS &
BUND PLAN**

STATUS	ISSUED FOR APPROVAL	REV
SCALE	1:2500 @ A3	2
COUNCIL	CHRISTCHURCH CITY	
DWG NO	P19-321-06-111-MSC	



APPENDIX 1 - LANDSCAPE RFI PORTLINK INDUSTRIAL SUBDIVISION

BRAEBURN PROPERTIES

20 SEPTEMBER 2023
PROJECT NO. 2021_138



PORTLINK INDUSTRIAL SUBDIVISION

Project no: 2022_138
Document title: APPENDIX 1 - LANDSCAPE RFI PORTLINK INDUSTRIAL SUBDIVISION
Revision: D
Date: 20 September 2023
Client name: Braeburn Properties

Author: Chris Greenshields | Nika Kent | Cooper Davis

File name: 2021_138 Braeburn Properties - Portlink Industrial Subdivision_RFI_E

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	23/03/2023	RFI response	NK	CG	DCM
B	28/06/2023	Amendment to RFI reponse	GC	CG	DCM
C	21/07/2023	Addition of Cross section	DCM	DCM	DCM
D	20/09/2023	Amendment to RFI updates	CD	CG	DCM
E	22/09/2023	Contents Update	CD	CG	DCM



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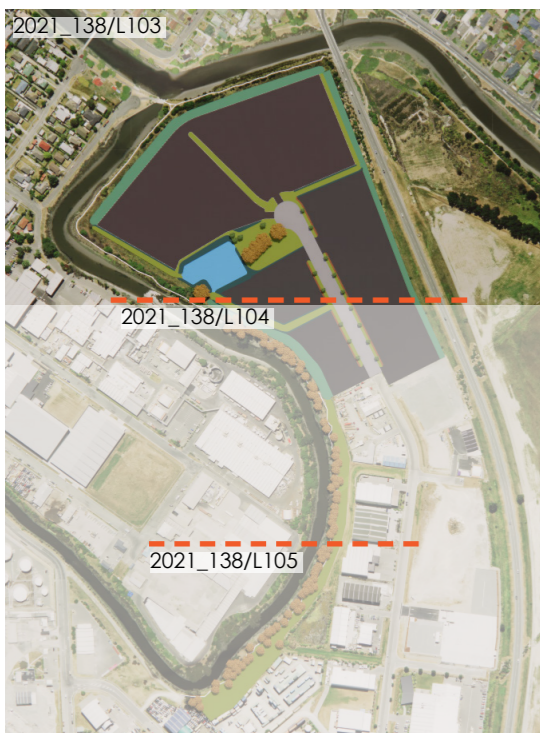
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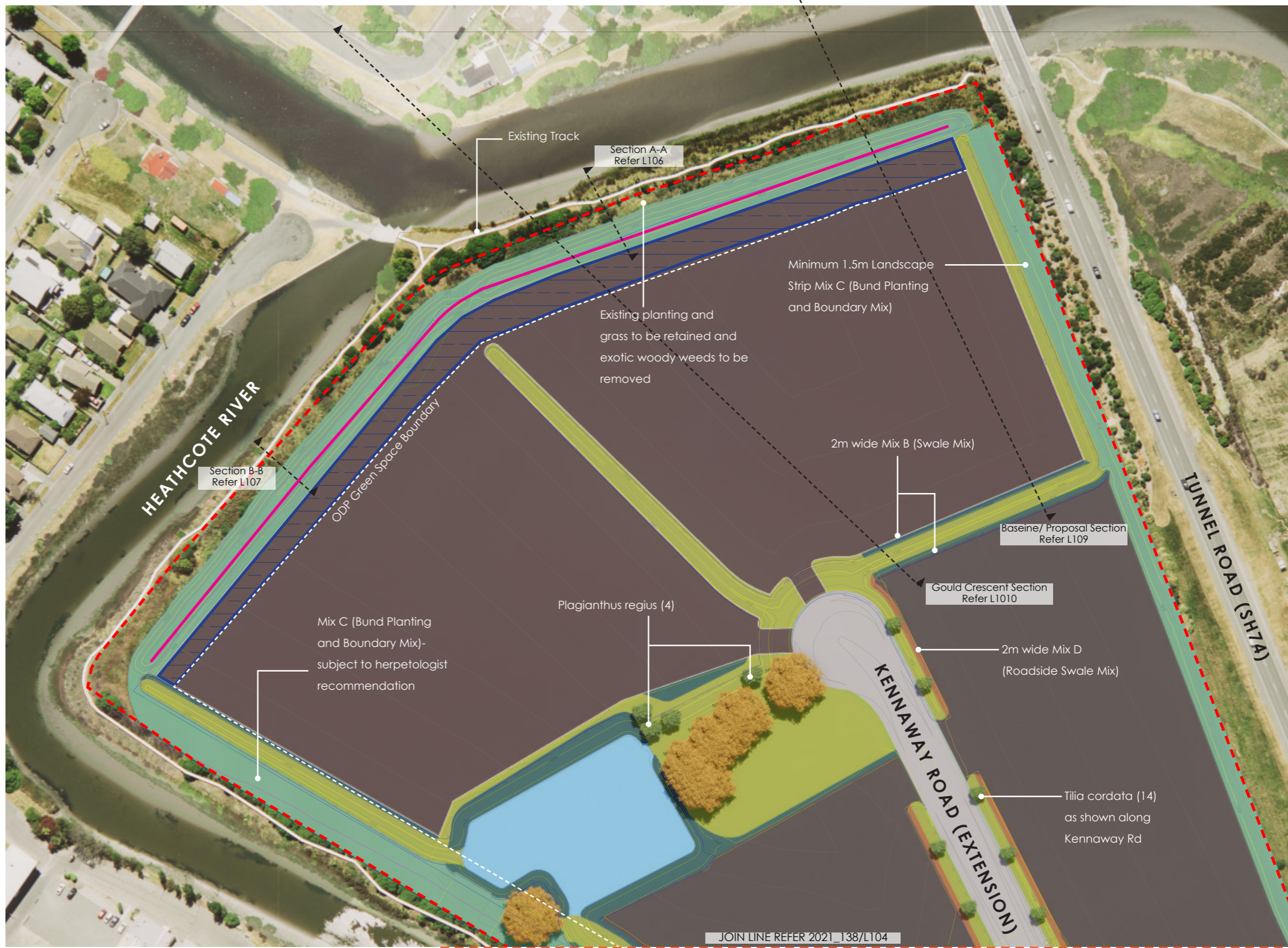
LEGEND

PLANTING MIXES

- Site Boundary
- Mix A - Wetland Mix **REFER TO ESPLANADE ECOLOGICAL PRINCIPLES PLAN**
- Mix B - Swale Mix
- Mix C - Boundary Mix
- Mix D - Roadside Swale Mix
- 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



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 / CD
 Original issue date: 23 MARCH 2023
 Scale: 1:1500 @ A3

Revision no:	Amendment:	Approved	Date
A	RFI update	CG	23/03/2023
B	Minor amendment	CG	28/03/2023
C	Addition of cross section	DCM	21/07/2023
D	RFI update	CG	20/09/2023
E	Contents Update	CG	22/09/2023



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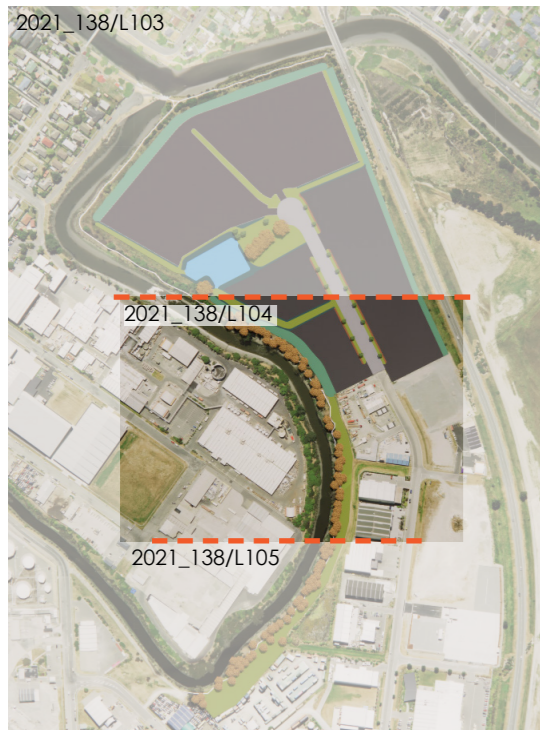
Project no / drawing no: 2021_138/L103

Revision: E

LEGEND

PLANTING MIXES

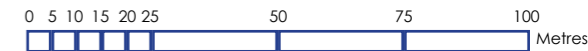
- Site Boundary
 - Mix A - Wetland Mix
 - Mix B - Swale Mix
 - Mix C - Boundary Mix
 - Mix D - Roadside Swale Mix
 - Grass
 - Proposed Tree
 - Existing Tree to be Retained
 - Existing Track to be Retained
 - Extent of Proposed Encroachment on ODP Green Space
- REFER TO
ESPLANADE
ECOLOGICAL
PRINCIPLES
PLAN



A. LOCATION PLAN



B. LANDSCAPE CONCEPT PLAN (2)



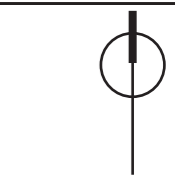
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 Drawing name: LANDSCAPE CONCEPT PLAN (2)
 Designed by: CG
 Drawn by: CG / NK / CD
 Original issue date: 23 MARCH 2023
 Scale: 1:1500 @ A3

Revision no:	Amendment:	Approved	Date
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D	RFI update	CG	20/09/2023
E	Contents Update	CG	22/09/2023



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Project no / drawing no: 2021_138/L104



Revision: E

LEGEND

PLANTING MIXES

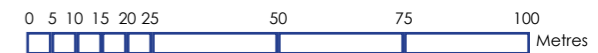
- Site Boundary
 - Mix A - Wetland Mix
 - Mix B - Swale Mix
 - Mix C - Boundary Mix
 - Mix D - Roadside Swale Mix
 - Grass
 - Proposed Tree
 - Existing Tree to be Retained
 - Existing Track to be Retained
 - Extent of Proposed Encroachment on ODP Green Space
- REFER TO
ESPLANADE
ECOLOGICAL
PRINCIPLES
PLAN



A. LOCATION PLAN

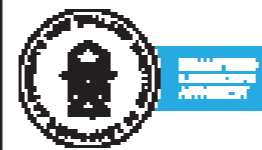


B. LANDSCAPE CONCEPT PLAN (3)



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 Drawing name: LANDSCAPE CONCEPT PLAN (3)
 Designed by: CG
 Drawn by: CG / NK / CD
 Original issue date: 23 MARCH 2023
 Scale: 1:1500 @ A3

Revision no:	Amendment:	Approved	Date
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D	RFI update	CG	20/09/2023
E	Contents Update	CG	22/09/2023



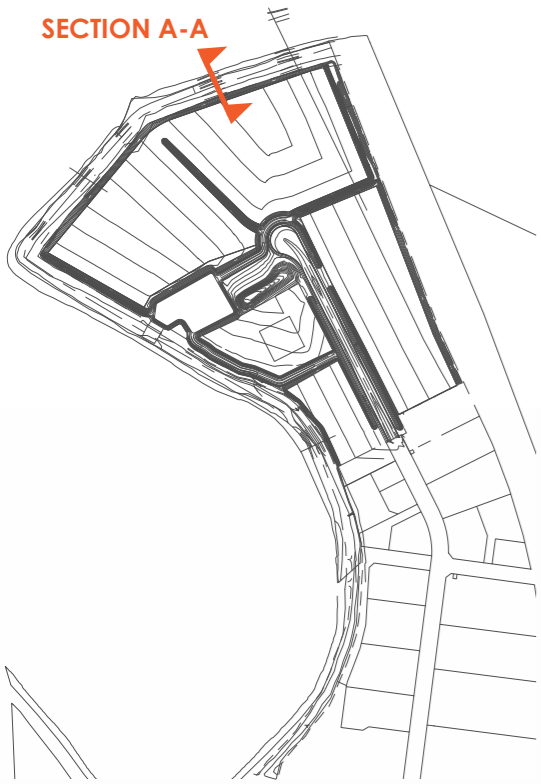
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Project no / drawing no: 2021_138/L105



Revision: E

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 LEFT AS RANK GRASS FOR LIZARD HABITAT

PROPOSED 2.4m ACOUSTIC FENCE ON TOP OF EXISTING BUND

PROPOSED NATIVE PLANTING FOR SOFTENING AND SCREENING ON EXISTING 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

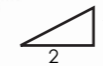
RL 14.32m

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 / CD
 Original issue date: 23 MARCH 2023
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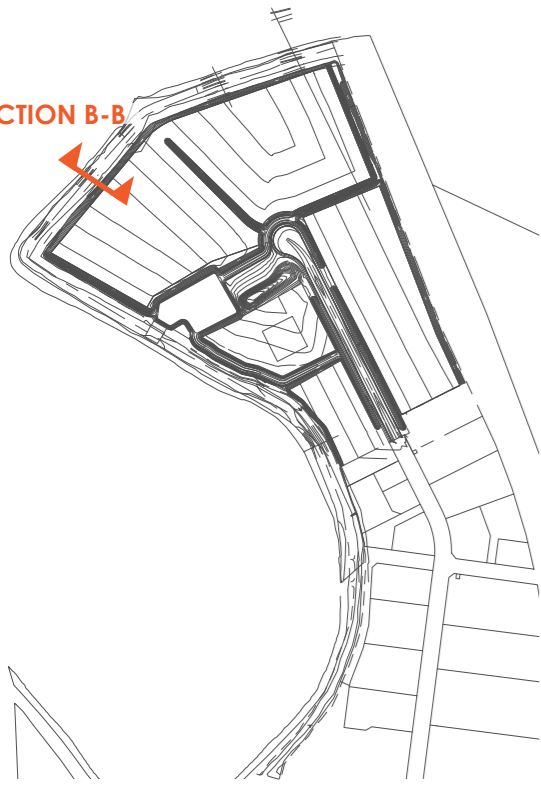
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E	Contents Update

Approved	Date
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CG	28/03/2023
DCM	21/07/2023
CG	20/09/2023
CG	22/09/2023

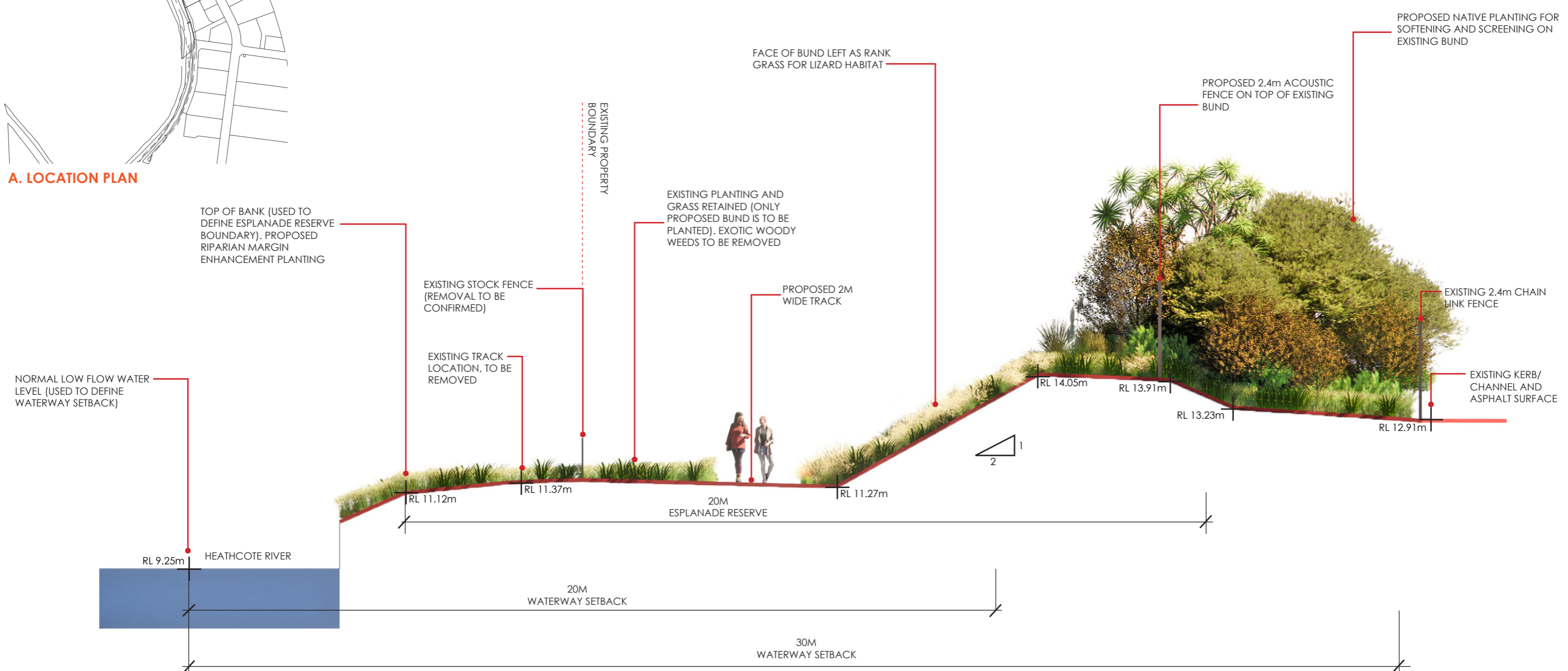


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SECTION B-B



A. LOCATION PLAN



NOTE: Survey levels provided by Woods

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

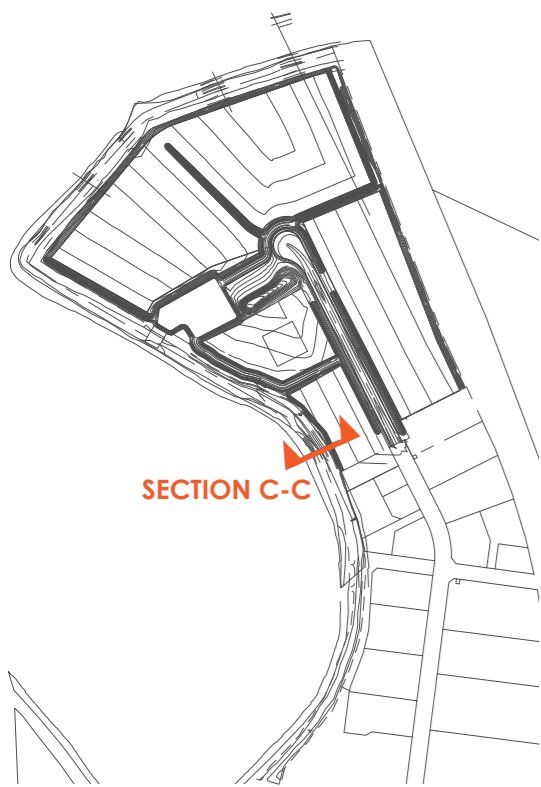
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 Original issue date: 23 MARCH 2023
 Scale: 1:100

Revision no:	Amendment:
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CG	23/03/2023
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DCM	21/07/2023
CG	20/09/2023
CG	22/09/2023



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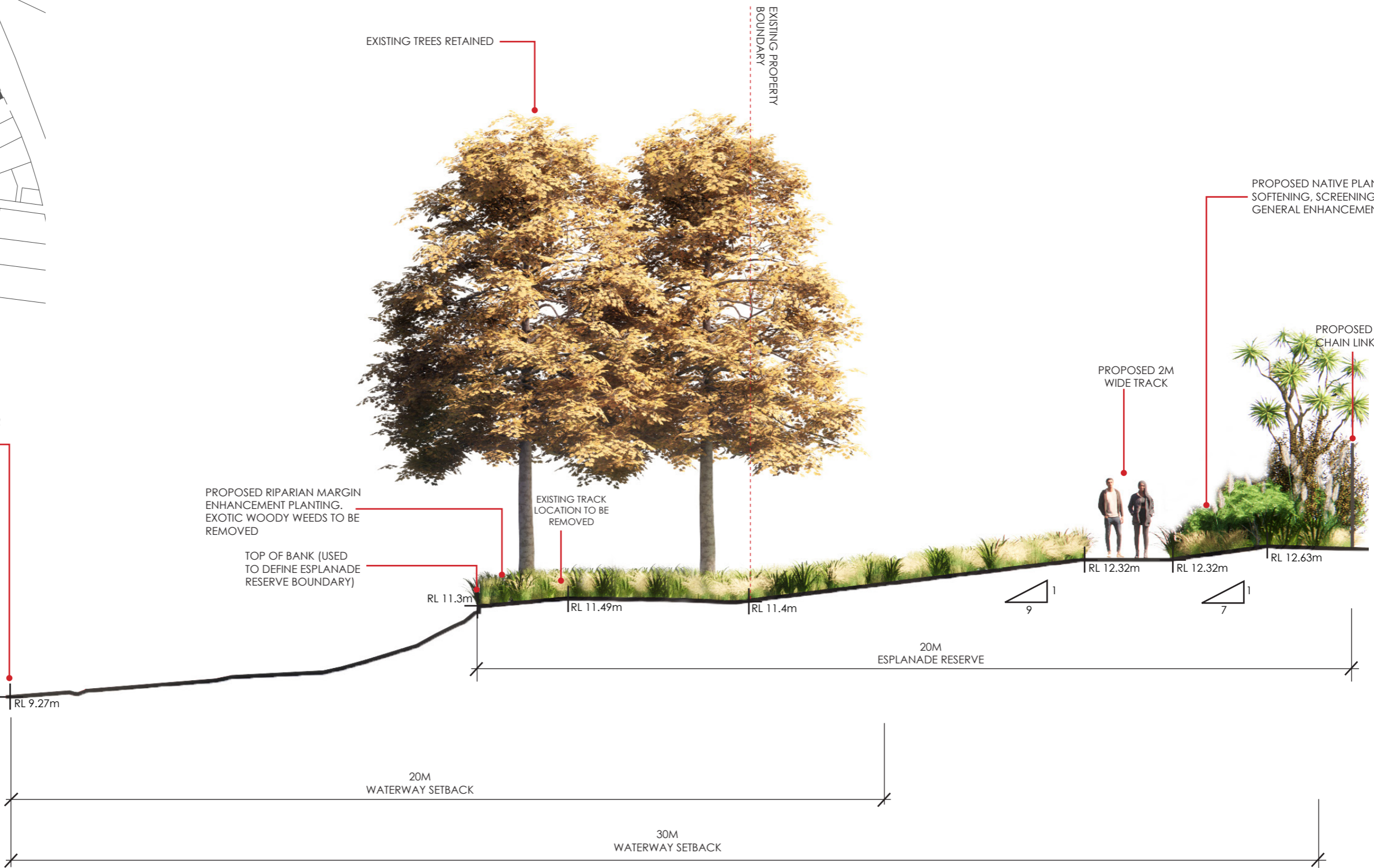


SECTION C-C

A. LOCATION PLAN

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

HEATHCOTE RIVER



EXISTING TREES RETAINED

EXISTING PROPERTY BOUNDARY

PROPOSED RIPARIAN MARGIN ENHANCEMENT PLANTING. EXOTIC WOODY WEEDS TO BE REMOVED

EXISTING TRACK LOCATION TO BE REMOVED

TOP OF BANK (USED TO DEFINE ESPLANADE RESERVE BOUNDARY)

PROPOSED 2M WIDE TRACK

PROPOSED NATIVE PLANTING FOR SOFTENING, SCREENING, AND GENERAL ENHANCEMENT

PROPOSED 2.4m CHAIN LINK FENCE

20M ESPLANADE RESERVE

20M WATERWAY SETBACK

30M WATERWAY SETBACK

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 / CD
 Original issue date: 23 MARCH 2023
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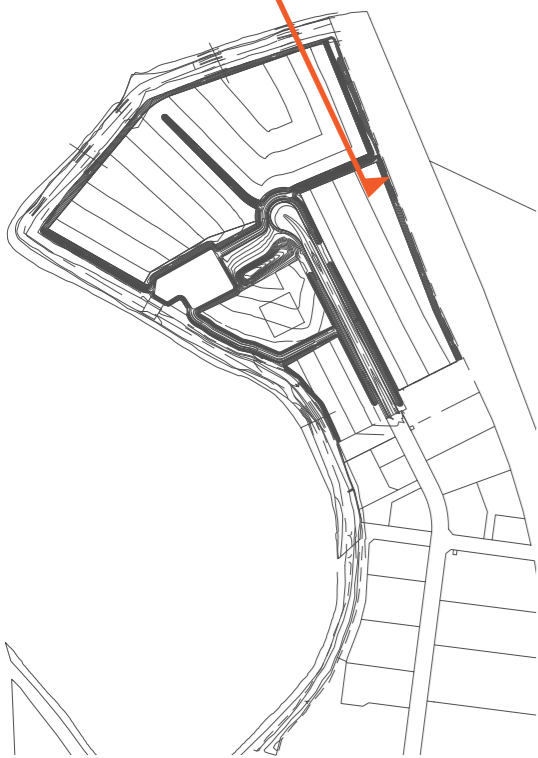
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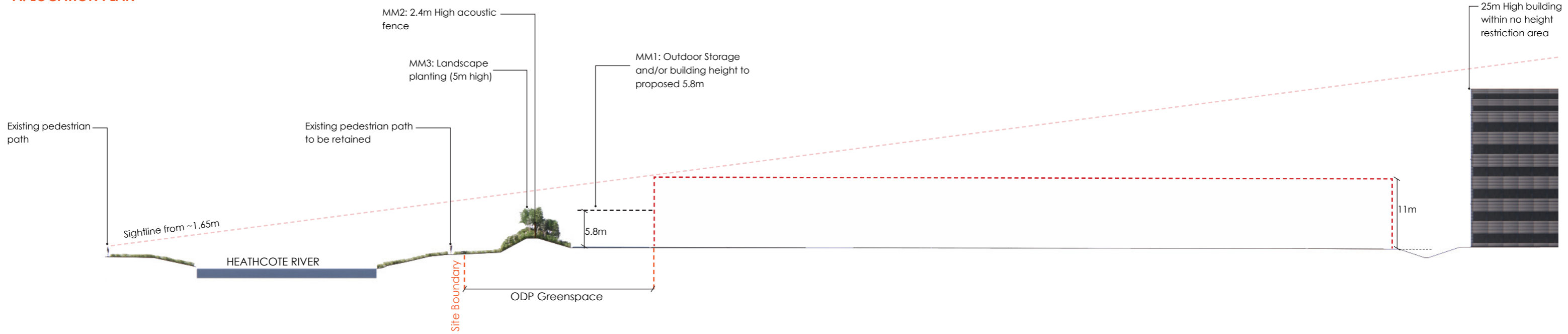


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BASELINE/ PROPOSAL SECTION



A. LOCATION PLAN



LEGEND

- - - - Permitted baseline
- - - - Proposal

SCALE: 1:600

NOTE: Survey levels provided by Woods

B. BASELINE/ PROPOSAL SECTION

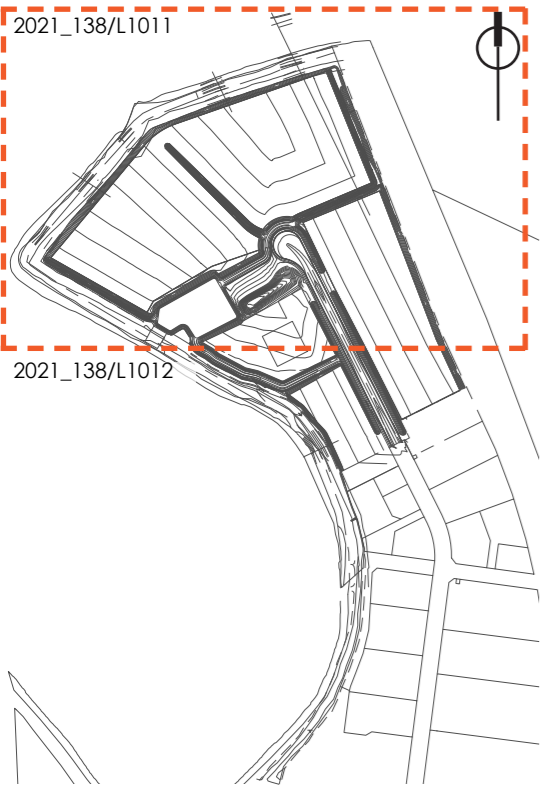
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 Designed by: CG
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 Original issue date: 23 MARCH 2023
 Scale: 1:600

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CG	22/09/2023



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A. LOCATION PLAN



REFER TO LANDSCAPE CONCEPT PLAN (1)
2021_138/L103 FOR INTERNAL SITE LANDSCAPING

LEGEND

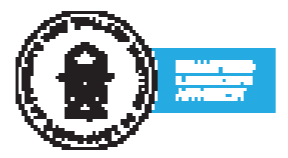
- Esplanade Reserve boundary (defined as 20m from top of bank)
- Top of river bank
- - - Existing track removed
- ● ● Existing track retained
- Proposed new 2m wide track
- ● ● Existing trees/ vegetation retained
- Riparian Margin Planting*
- Lizard Habitat*
- Bird Habitat/ Protection planting*
- Visual 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 (1) (N.T.S)

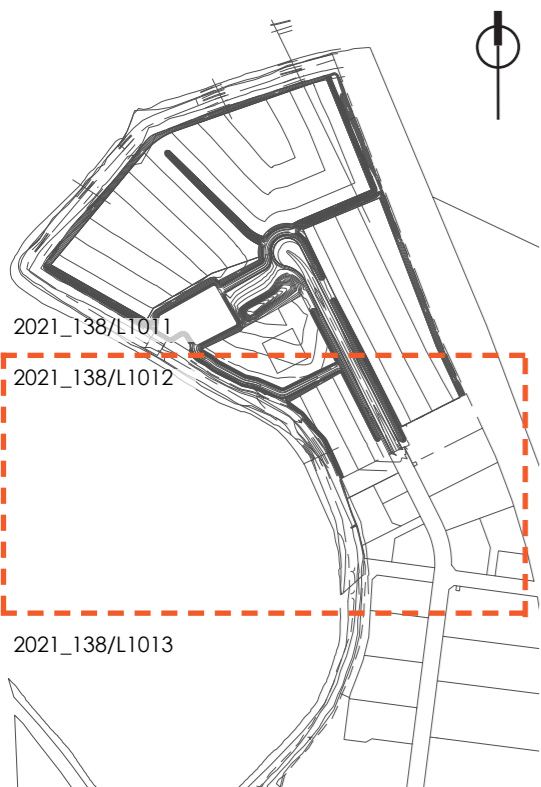
Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: ESPLANADE ECOLOGICAL PRINCIPLES
 Designed by: CG
 Drawn by: CG / NK / CD
 Original issue date: 23 MARCH 2023
 Scale: N.T.S

Revision no:	Amendment:	Approved	Date
A	RFI update	CG	23/03/2023
B	Minor amendment	CG	28/03/2023
C	Addition of cross section	DCM	21/07/2023
D	RFI update	CG	20/09/2023
E	Contents Update	CG	22/09/2023



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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*
-  Lizard Habitat*
-  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 / CD
 Original issue date: 23 MARCH 2023
 Scale: N.T.S

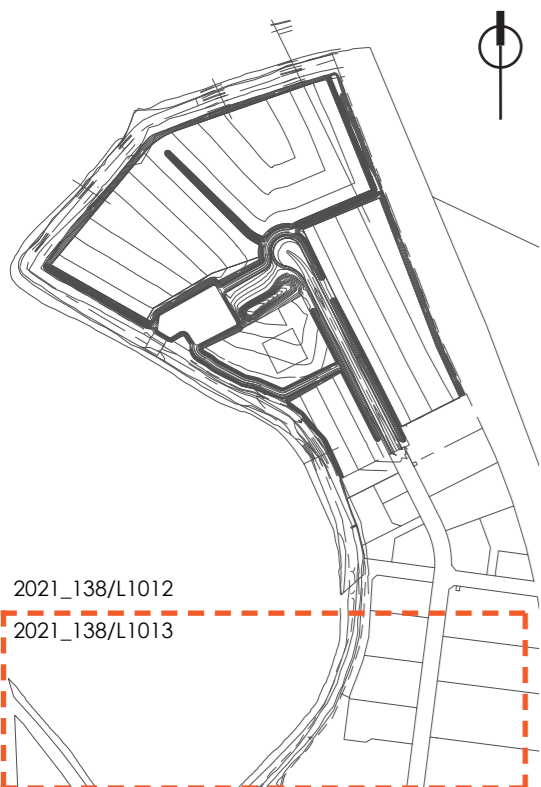
Revision no:	Amendment:
A	RFI update
B	Minor amendment
C	Addition of cross section
D	RFI update
E	Contents Update

Approved	Date
CG	23/03/2023
CG	28/03/2023
DCM	21/07/2023
CG	20/09/2023
CG	22/09/2023

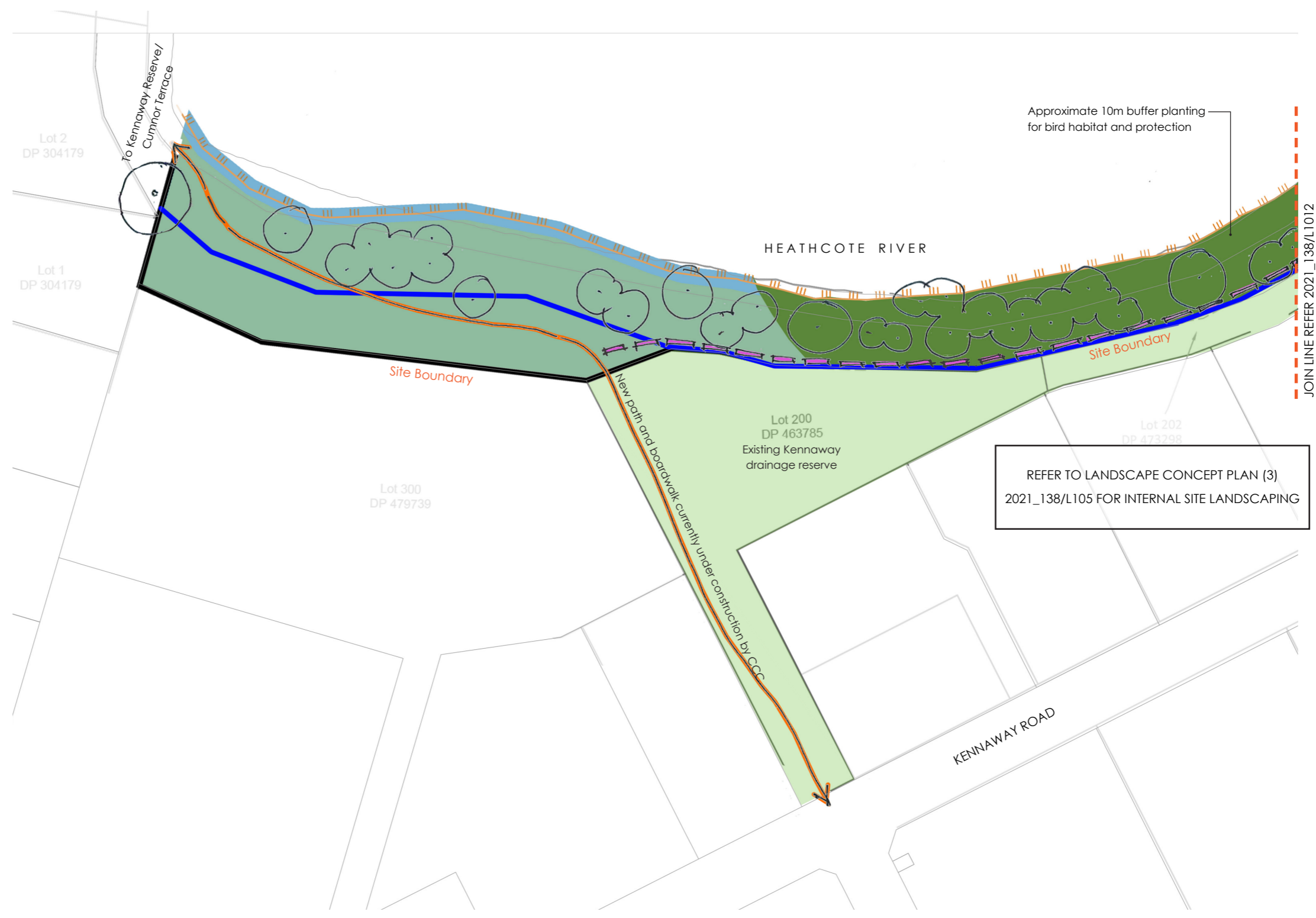


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A. LOCATION PLAN



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
- ○ ○ Existing trees/ vegetation retained
- Riparian Margin Planting*
- Lizard Habitat*
- 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.

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

Revision no:	Amendment:	Approved	Date
A	RFI update	CG	23/03/2023
B	Minor amendment	CG	28/03/2023
C	Addition of cross section	DCM	21/07/2023
D	RFI update	CG	20/09/2023
E	Contents Update	CG	22/09/2023



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APPENDIX 1 PORTLINK INDUSTRIAL SUBDIVISION: LANDSCAPE - VIA FIGURES

BRAEBURN PROPERTIES

22 SEPTEMBER 2023
PROJECT NO. 2021_138
REVISION F



PORTLINK INDUSTRIAL SUBDIVISION

Project no: 2022_067
Document title: PORTLINK INDUSTRIAL SUBDIVISION: LANDSCAPE CONCEPT PLAN AND VIA FIGURES
Revision: E
Date: 20 SEPTEMBER 2023
Client name: Braeburn Properties

Author: Chris Greenshields | Nika Kent | Cooper Davis

File name: 2021_138 Braeburn Properties - Portlink Industrial Subdivision_Appendix 1 VIA_F

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	09/11/2022	VIA Draft Issue for comment	NK	CG	DCM
B	24/11/2022	Response to comments	NK	CG	DCM
C	06/12/2022	Response to comments	NK	CG	DCM
D	04/07/2023	Response to comments	CG	DCM	DCM
E	20/09/2023	Response to comments	CD	CG	DCM
F	22/09/2023	Response to comments	CD	CG	DCM



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Christchurch 8011

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Map Legend

Land Use Zones

Labels

Zone Labels

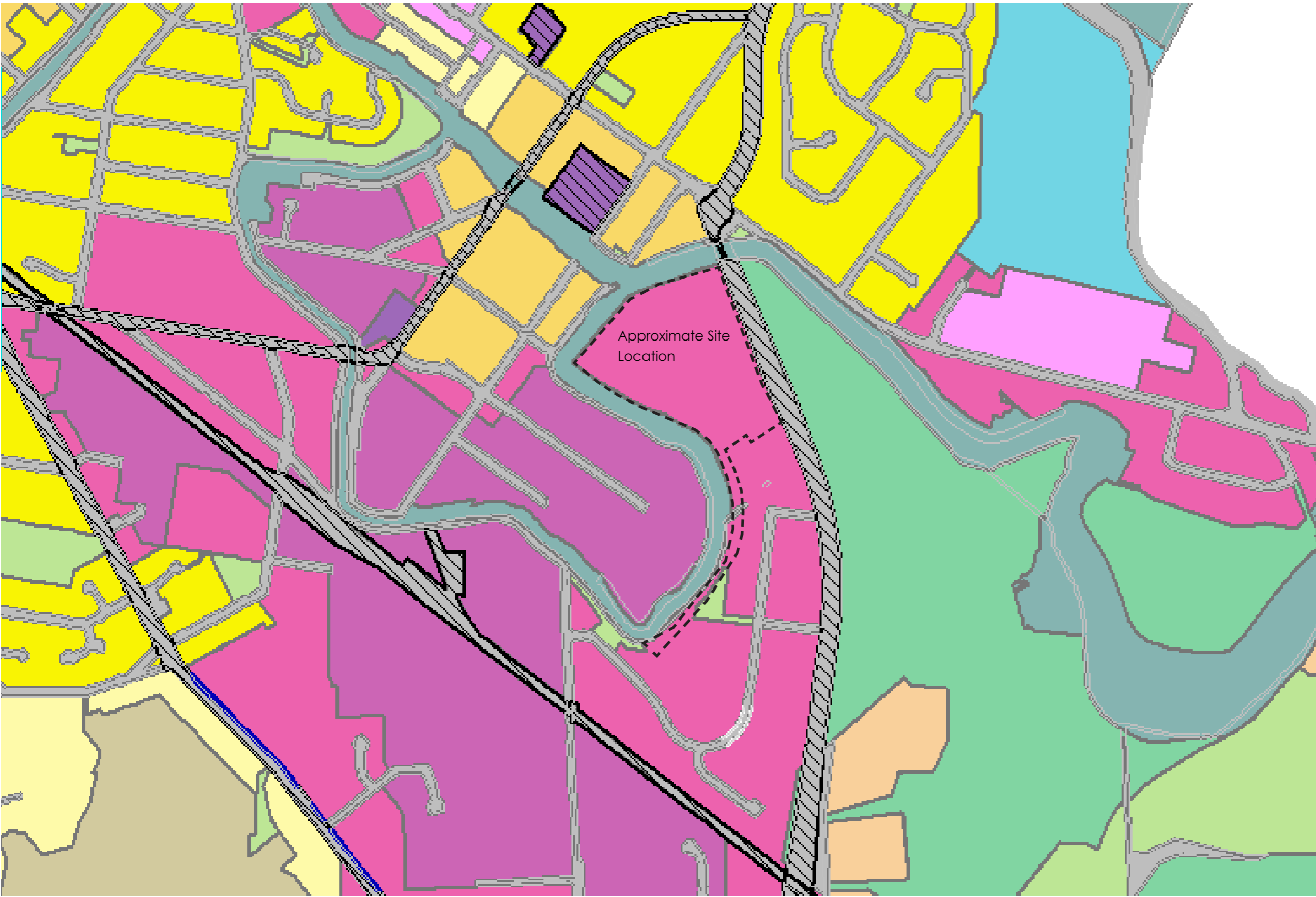
Zone

- CC** Commercial Core Zone
- IG** Industrial General Zone
- IH** Industrial Heavy Zone
- OC** Open Space Coastal Zone
- OCP** Open Space Community Parks Zone
- ON** Open Space Natural Zone
- OWM** Open Space Water and Margins Zone
- RMD** Residential Medium Density Zone
- RS** Residential Suburban Zone
- RSDT** Residential Suburban Density Transition Zone
- SPC** Specific Purpose (Cemetery) Zone
- SPS** Specific Purpose (School) Zone
- Transport Zone**

Designations and Heritage Orders

Designation

- Designation



Plan / image source: Christchurch District Council

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: CHRISTCHURCH DISTRICT PLAN
 Designed by: TM
 Drawn by: CG/ NK/ CD
 Original issue date: 09 NOVEMBER 2022
 Scale: NTS

Revision no:	Amendment:	Approved	Date
A	VIA Draft Issue for comment	DCM	09/11/2022
B	Response to comments	DCM	24/11/2022
C	Response to Comments	DCM	06/12/2022
D	Response to Comments	DCM	04/07/2023
E	Response to Comments	CG	20/09/2023
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PLANNING
 COMMITTEE



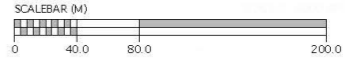
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Appendix 16.8.3i - Portlink Industrial Park Outline Development Plan



LEGEND

- Outline Development Plan Boundary
- Landscape & Stormwater Area (Green Space)
- Road Access
- Existing Vegetation to be Retained
- Pedestrian Access
- 11m Building Height Limit Area



Created by: Woods Engineers, Surveyors, Planners
 File name: Outline Development Plan - Portlink Industrial Park
 Date created: April 2016

Plan / image source: Woods Engineers, Surveyors, Planners

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: OUTLINE DEVELOPMENT PLAN
 Designed by: TM
 Drawn by: CG/ NK/ CD
 Original issue date: 09 NOVEMBER 2022
 Scale: NTS

Revision no:	Amendment:
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B	Response to comments
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D	Response to Comments
E	Response to Comments
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Approved	Date
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CG	20/09/2023
CG	22/09/2023



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- Viewpoint location
- Visualisation location

Map / image source: Canterbury Maps

Client / project name: BRAEBURN PROPERTIES- PORTLINK SUBDIVISION
 Drawing name: VIEWPOINT AND VISUALISATION LOCATIONS
 Designed by: TM
 Drawn by: CG/ NK/ CD
 Original issue date: 09 NOVEMBER 2022
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Revision no:	Amendment:
A	VIA Draft Issue for comment
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F	Response to Comments

Approved	Date
DCM	09/11/2022
DCM	24/11/2022
DCM	06/12/2022
DCM	04/07/2023
CG	20/09/2023
CG	22/09/2023



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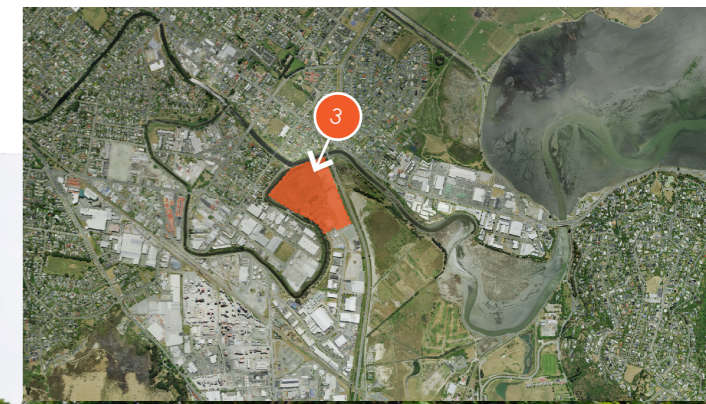
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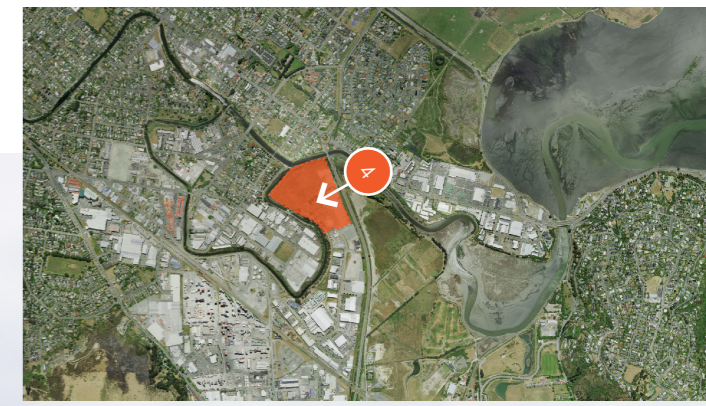


Approximate Site Location





Approximate Site Location



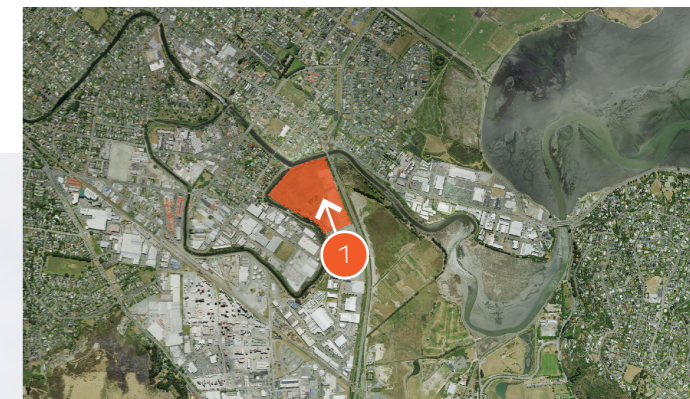
Approximate Site Location



Approximate Site Location

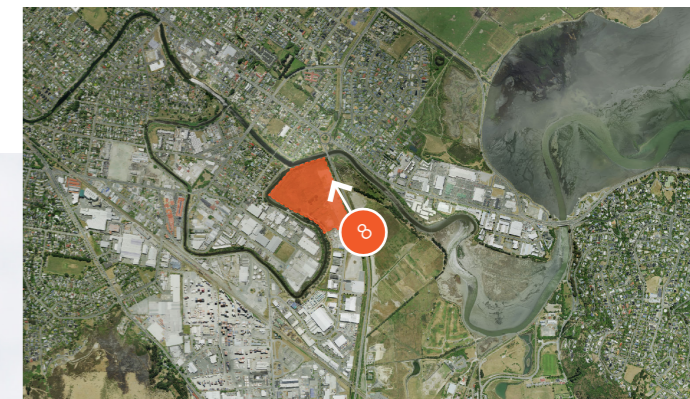


Approximate Site Location



Approximate Site Location





Approximate Site Location





LANDSCAPE PLAN AND VISUALISATIONS



VIEWPOINT 9 - VIEW SOUTH FROM HEATHCOTE RIVER WALKWAY/GOULD

PORTLINK INDUSTRIAL SUBDIVISION

Image captured on Sony A6000
Focal length of 50mm
Date: 08 November 2022 at 2:44pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. EXISTING VIEW



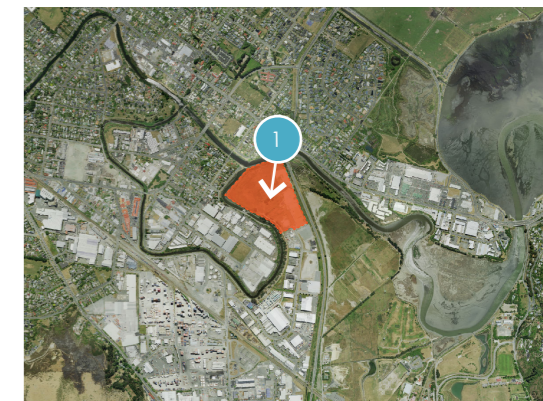
B. VIEW WITH 2.4m HIGH ACOUSTIC FENCE



C. VIEW AFTER 5 YEARS - VEGETATION HEIGHT 3-4M



D. VIEW AT MATURITY - VEGETATION HEIGHT 6M





A. EXISTING VIEW



B. VIEW WITH 2.4m HIGH ACOUSTIC FENCE

LANDSCAPE PLAN AND VISUALISATIONS

2 VISUALISATION 2 - VIEW SOUTH FROM HEATHCOTE RIVER FOOTBRIDGE

PORTLINK INDUSTRIAL SUBDIVISION

Image captured on Sony A6000
 Focal length of 50mm
 Date: 23 August 2022
 Height of 1.6 metres
 Photos merged in Photoshop CS to create panorama



C. VIEW AFTER 5 YEARS - VEGETATION HEIGHT 3-4M



D. VIEW AT MATURITY - VEGETATION HEIGHT 6M



LANDSCAPE PLAN AND VISUALISATIONS

2 VISUALISATION 2 - VIEW SOUTH FROM HEATHCOTE RIVER FOOTBRIDGE

PORTLINK INDUSTRIAL SUBDIVISION

Image captured on Sony A6000
 Focal length of 50mm
 Date: 23 August 2022
 Height of 1.6 metres
 Photos merged in Photoshop CS to create panorama



A. EXISTING VIEW



B. VIEW WITH 2.4m HIGH ACOUSTIC FENCE

Image captured on Sony A6000
 Focal length of 50mm
 Date: 23 August 2022
 Height of 1.6 metres
 Photos merged in Photoshop CS to create panorama



C. VIEW AFTER 5 YEARS - VEGETATION HEIGHT 3-4M



D. VIEW AT MATURITY - VEGETATION HEIGHT 6M





Appendix 2
Outer Space Report



OUTERSPACE

PO Box 5608

Papanui

Christchurch

Ph 0800 100 750

www.outerspacelandscapes.co.nz



OUTERSPACE

Peebles Group
Portlink Industrial Park
Kennaway Road
Woolston

Monday, 29 May 2023



Peebles Group
c/- Ben Owen
348 Montreal Street
Christchurch CBD

Dear Ben,

Thank you for the opportunity to provide you with detailed site investigation for your proposed project at Portlink Industrial Park in Woolston.

OuterSpace are a multi-international award-winning landscape design and construction company with more than 150 years of combined experience in the landscape & construction industry. Our talented team of landscape architects, landscape technicians, builders and project managers have the combined skill-set to bring any landscape project to life.

Further to our site visit and analysis, we have compiled some notes together below to clarify the soil depth and condition on site

Test Hole 1.





Test Hole 2.



Test Hole 3.

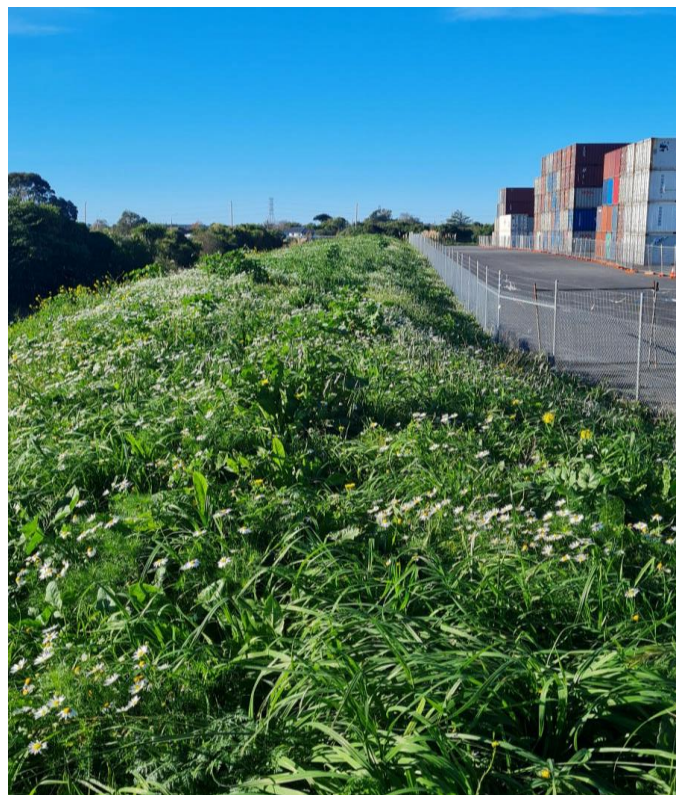




Summary

In summary, the soil depth on site is excellent and ranges between 850-1000mm. It is evident through the growth of the current vegetation that the soil is fertile and sufficient for growing the selected trees and shrubs. (see the picture below)

In the event that insufficient soil is found, then we recommend excavating a tree pit and backfilling with a 50/50 mix of organic compost and imported soil.








Should you have any further questions or queries please don't hesitate to contact me.









Yours sincerely from OuterSpace,

Danielle Doré
Landscape Architect
BLA Honours.

Legend

-  Mix C Planting to Bund 1 side
-  Irrigation Mainline
-  Test Hole One
-  Test Hole Three
-  Test Hole Two

2090.2 m²
176.34 m
1 Unit
1 Unit
1 Unit

-  Mix C - Esplanade Reserve and Tunnel Road Boundary Mix (7319m²)
-  Mix D - Roadside Swale Mix (742m²)
-  Grass
-  Feature Tree
-  2.5m Walking Track
-  Approximate Top of Bank
-  Existing MTB Track
-  Timber Post and Cable Fence



A. LANDSCAPE CONCEPT PLAN (1:2000)

Project name: PEEBLES GROUP - PORTLINK SUBDIVISION
 Drawing name: **LANDSCAPE CONCEPT PLAN**
 Designed by: Tom Morrison
 Review by: CHRIS GREENSHIELDS
 Original issue date: 22 JULY 2021
 Scales: As Noted

Revision no: A
 Amendment: Draft Issue for comment
 B
 Design change

Approved: DCM
 DCM
 Date: 22/07/2021
 02/11/2021



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