

Appendix 1 - Background of Consent for the Portlink Industrial Area

There are multiple consents on the site which have occurred either under the previous City Plan or the Replacement District Plan.

Earthworks

RMA92023479

The consent was to seek consent for building within the flood management area. While there was no specific plans for each future building it would allow the minimum floor level to be 11.8m in terms of the CCC datum. This was in terms of the legal parcels Lot 302-303 DP 452437. The effects were considered to be less than minor and acceptable. The consent was issued on the 3rd October 2013.

RMA92023832

This consent was issued on 29 August 2014 to alter the requirements to upgrade Cumnor Terrace under the City Plan to allow the development of all of Portlink for industrial and business purposes.

RMA20021062 and RMA92021162

RMA20021062 was consented to allow the filling of 18.5ha of land with 255,000m³ of clean fill. The fill material was to be derived from development sites around the site which would raise the ground level of the site. The site was zoned Special Purpose Ferrymead at the time. Non-compliances included site coverage, volume of fill proposed, noise levels and traffic. The consent was granted and issued on the 5th May 2009. Conditions imposed included general operation of the activity, filling and storage material, soil quality, quality of fill material, traffic, dust, noise, stormwater, site management plan and accidental discovery.

RMA92021162 is a variation of RMA20021062. The variation proposed to change conditions in relation to fill material. Fine grained cohesive soils and recycled crushed concrete from earthquake demolition works were being used to fill the site, which no longer complied with these conditions. It was considered the proposed changes to conditions were suitable and acceptable. The variation consent was granted on the 19/11/2012.

RMA92023697 and RMA/2019/1823

Land use consent (RMA92023697 and variation RMA/2019/1823) has been issued in 2013 and 2019 for earthworks to allow a raised platform to be formed starting from 20m of the Heathcote River. The application site was northern part of the overall portlink area and the haulage route. This activity includes concrete crushing as well as excavations to construct ponds associated with a consented stormwater system from Ecan. At the time of consenting, Cumnor Terrace (which runs adjacent to the Heathcote River) was used to access the site during works. In the variation the access to site was changed to Kennaway Road.

Conditions were imposed in relation to the setback of stormwater facilities to the Heathcote River, location of stockpiles, formation of the haulage route/entry to the site, hours of operation concrete crushing restrictions, controlling the discharge of stormwater facilities, filling material, traffic controls, site management plan, erosion and sediment control and accidental discovery.

Subdivision

RMA92018393

This was a boundary adjustment of five existing lots at the Portlink Industrial Park. This subdivision was consented under the previous City Plan. The subdivision was a controlled activity and the effects were considered less than minor. The following conditions were imposed; road to vest, engineering, three waters infrastructure, access construction standards, street lighting, filled land, telecommunications and energy supply, easements, amalgamations and goods and service taxation information.

RMA92023763

This subdivision consent was to establish Stages 3 and 4 of the Portlink development. This included the creation of 10 fee simple allotments, the extension of Kennaway Road and three utility reserves. The non-compliances included accordance with the outline development plans, roading dimensions, esplanade reserves and landscaping. The effects were considered to be less than minor and acceptable. The following conditions were imposed: staging, roads to vest, utility reserves, engineering, three waters infrastructure, minimum levels and filling, vehicle access and formation, geotechnical, telecommunications and energy supply, easements, road naming, GST, Amenity, Lot 302 and consent notice .

RMA92026784

This consent was a previous subdivision consent for stages 5 and 6. This was never implemented and was replaced by Resource Consent RMA/2017/947.

RMA/2017/947

The most recent subdivision RMA/2017/947 was a revision of Stage 5 and 6 of the Portlink Industrial Park Development. This included the creation of 22 fee simple allotments, two roads to vest and a balance allotment (which part of the application in resource consent application RMA/2022/3611). The proposal did not include vesting the area adjoining of the Heathcote River as esplanade reserve as it was proposed to be vested later. The non-compliances included earthworks adjacent to significant waterbody (installation of stormwater pipes), new buildings/structures within the 30m waterway setback (relevant to the global consent below), construction or operation of conveyance of stormwater and compliance with the Portlink Industrial Development Plan (relevant to the global consent below), roading standards, esplanade reserves, and subdivision within the flood management area and liquefaction management area. The application included a cancellation of consent notice. The effects were considered to be less than minor. The following conditions were imposed:

- Staging
- Heathcote River Margin and Landscaping.
- Roothing, access formation and three waters infrastructure.
- Engineering conditions.
- Erosion sediment and control and minimum levels and filling.
- Health of the land.
- Telecommunications and energy supply.
- Easements.
- Road naming.
- Amalgamation.
- Specific Foundation Design;
- Consent Notice
- Goods and Services Taxation Information

Lots 30-33 were part of stage 6 of the subdivision and have not been created. The area of Lots 30-33 covers a portion of the application site.

Global Consents

RMA/2017/1844

As part of the subdivision RMA/2017/947, a global consent notice (reference RMA/2017/1844) was applied to allow activities within the Landscape and Stormwater Area (Green Space) of Lots 20, 21, 23,24 and 30 to 33 in Stage 5 and 6. The global consent allows this area (Landscape and Stormwater Area) to contain 3m of landscaping (which adjoins a future council reserve) and the remainder of the area could be used for buildings, fences, structures and car parking on the lots however they cannot be outdoor storage or waste facilities (7m in width). Conditions imposed included establishment of a three-metre landscaping strip, limitations on outdoor storage or waste facilities, building height limitations, fencing, finished floor levels and accidental discovery protocol.

Right of way approvals

RMA/2021/3436

A s348 (local government act 1974) was granted for a right of way over Lot 305 (the application site). It allows for the formation of Kennaway Road over the site and is a precursor to the vesting of this road to Council. The approval authorised water, sewer and stormwater connections in association with the formation of the right of way as easement in gross was also proposed. Advice notes were provided in terms of engineering requirements and future subdivision requirements.