



Appendix P

Regional Consenting Requirement Review



Whiterock Consulting Ltd
638 Carrs Rd
RD2 Rangiora, 7472
T: 03 312 8830, M: 027 480 4883
Email: fiona@whiterockconsulting.co.nz

19 July 2018

Rebecca Parish
Foodstuffs (South Island) Limited
Private Bag 4705
Christchurch 8140

Dear Rebecca

PAPANUI PAK'NSAVE REGIONAL COUNCIL CONSENT REQUIREMENT REVIEW

1. Introduction

Whiterock Consulting Ltd has been engaged by Foodstuffs (South Island) Ltd (Foodstuffs) to review the proposed development of 171 Main North Road against the rules in Environment Canterbury's (ECan's) Regional Plans and provide a summary of the consent requirements.

Foodstuffs propose to establish, operate and maintain a supermarket and associated fuel canopy, retail and commercial tenancies, and provide an emergency coordination facility at 155-171 Main North Road and 3-7 Northcote Road, Papanui, Christchurch. Associated with this development is a proposed signalised crossing on Main North Road, changes to existing access and layout, site landscaping, piping of a network utility waterway and signage.

Key elements of the proposed development include:

- Demolition of the vacant former industrial and office buildings associated with Murdoch Manufacturing;
- New PAK'nSAVE supermarket, with the structural integrity of an IL4 building;
- New PAK'nSAVE fuel facility;
- Retention of the existing retail building and automotive servicing facility located at the corner of Main North Road and Northcote Road. Associated car park and access redesign to integrate this site with the wider site, including the proposed supermarket;
- Overall upgrades to the site associated with the development include changes to signage, site access, car parking and landscaping;
- Establishment of a resilience and emergency response function (emergency coordination facility), using both new and existing facilities including:
 - use of the supermarket building;
 - waste water and fresh water tanks enabling a 3-day storage supply in times of emergency;
 - permanent on-site generators;

- existing on-site well (M35/1472) to be used for emergency purposes pursuant to a separate resource consent.
- Piping of the Lydia Street Drain following realignment of the right of way for access
- New signalised intersection on Main North road improving all movement access to / from the proposed supermarket, existing retail buildings and Foodstuffs Head Office

2. ECan Consent Requirements

ECan's operative Regional Plans are:

- Canterbury Land and Water Regional Plan;
- Canterbury Air Regional Plan

The activities that have been assessed are:

- Discharge of stormwater;
- Dewatering (groundwater take and discharge);
- Earthworks;
- Land Use for hazardous substance;
- Air discharge for both a large scale generator and fugitive dust during construction works

Table 1 summarises the proposed activities and the ECan consent requirements.

Table 1: Summary of ECan Consents			
Activity	Relevant Rule/s	Comments	Consent required
Stormwater discharge	5.93A – 5.97	<ul style="list-style-type: none"> - Christchurch City Council (CCC) holds a global stormwater consent (CRC131249) for the Styx River/Purakaunui area. - The site is on ECan's Listed Land Use Register [LLUR] and a Pattle Delamore Partners PSI has found the site has been used for several HAIL activities. Therefore, a separate construction phase stormwater consent will be required. - It is anticipated that with appropriate on-site stormwater attenuation and treatment, the discharge of developed phase stormwater can be authorised under the CCC global consent. If not, then a separate consent will be required. 	Yes
Dewatering	5.119 – 5.120	<ul style="list-style-type: none"> - Pattle Delamore Partners PSI has found the site has been used for several HAIL activities. Therefore, a dewatering consent based on the sites historic site use is likely. - An assessment of interference effects may need to be undertaken to determine any potential effects on nearby well users. However, the site is located over a coastal confined aquifer and the well users are expected to be abstracting from Aquifer 1, 	Yes

		<p>therefore the dewatering is unlikely to impact on the wells.</p> <ul style="list-style-type: none"> - An assessment on possible land subsidence will also be needed. - The discharge will need to be treated to achieve a total suspended solids concentration of 50 g/m³. This is generally achievable with well pointing and a sedimentation treatment tank. 	
Excavation	5.175 – 5.176	<ul style="list-style-type: none"> - The site is shown on Canterbury Maps to be located over the Coastal Confined Aquifer. The deepest excavation is expected to be 5 m and the Riccarton Gravels (Aquifer 1) are expected to be approximately 18 m deep. The permitted activity rule requires 1 m separation from the base of the excavation and Aquifer 1. Unless a higher localised gravel/water bearing layer is encountered, the excavation will meet this condition. - The excavation work will be within 50 m of a stormwater drain [Lydia Drain]. This is not shown on Canterbury Maps as a surface water body and the CCC have the drain recorded as a Network waterway. ECan has determined that Lydia Drain is an artificial watercourse. The LWRP definition of a surface water body includes an artificial watercourse. 	Yes
Hazardous Substance (portable container)	5.179	<ul style="list-style-type: none"> - All of the conditions of the permitted activity rule can be met with site management. 	No
Hazardous Substances (fixed containers)	5.181	<ul style="list-style-type: none"> - Large scale fuel storage will be required for the fuel site and a day tank will be required for the generator. - All of the conditions of the permitted activity rule can be met with site management. 	No
Air Discharge (generator)	7.29	<ul style="list-style-type: none"> - An emergency generator will be required. It may also be used for peak electricity network load management. Due to the size of the generator (> 301 kW) there are no permitted activity rules. - Air dispersion modelling will be required as part of the consenting process. 	Yes
Air Discharge (dust)	7.32	<ul style="list-style-type: none"> - A dust management plan will be prepared in order to meet the conditions of the permitted activity rule. 	No

In summary the following ECan consents are required for the proposed development:

- Stormwater (construction): Yes, for construction stormwater (**restricted discretionary**)
- Dewatering: Yes (**restricted discretionary**)
- Excavation: Yes (**restricted discretionary**)

- Discharge to air from a large-scale generator: Yes (**controlled**)

For all of the activities that do require consents, it is considered that design solutions are available to adequately mitigate the potential effects on the environment. Therefore, consents for the above activities should be obtainable.

Yours Sincerely

WHITEROCK CONSULTING LTD



Fiona Ambury

Natural Resources Engineer, Director
CPEng, CMEngNZ, IntPE(NZ)