

28 October 2021

Incite Christchurch Limited  
PO Box 25289  
Victoria Street  
CHRISTCHURCH 8144

Dear Fiona

Our Reference: LUC21/0114  
Applicant: WAITOMO ENERGY LIMITED  
Description: Land use consent for a site identified as Designation D56 (KiwiRail Holdings Limited) on West Street (SH1) for the construction, operation and maintenance of an unmanned fuel service station zoned Open Space A

The Planning Department have assessed the application for resource consent and determined that further information is required as follows, pursuant to Section 92(1) of the Resource Management Act 1991 (the Act)

1. Details as to the location of fencing and its' design, including height.
2. A landscaping plan has been provided but it is noted that the proposed landscaping consists of low level plantings only. Currently there are groupings of larger trees and shrubs at different points along the road frontage. Could you please review your landscaping plan and consider opportunities to establish any larger plantings either along the road frontage or further within the site.
3. You have noted that the site has been identified as potentially subject to contamination. On the basis of the nature of the proposal, which includes earthworks, please provide a detailed site investigation. Depending on the results of the investigation, further assessment as part of the resource consent application may be required. As part of any investigation, consideration should be given to groundwater levels on the site and whether any excavations of potentially contaminated material may impact groundwater, particularly as there is at least one bore for public water supply nearby.
4. Could you please provide a sight line analysis in order to determine whether the proposed signage will effect visibility for vehicles entering and exiting the site.
5. Could you please assess the potential for light spill beyond the boundaries of the site.
6. It is understood the vehicle entry / exit arrangement will be a one way flow system. The traffic assessment details this will be controlled by a single no entry sign at the southern vehicle crossing. Could you please detail whether there will be any other measures that the proposal includes to ensure vehicle flow on the site will operates in the intended manner.
7. Information provided in the application indicates that Kiwirail is the landowner of the site. As this indication is based on a gazette notice, could you please confirm if Kiwirail is the landowner or if there is an underlying landowner.
8. The resource consent application calculates impervious surfaces and compliance with rules in the District Plan on the basis of the application area being part of a wider site area. The definition of site in the District Plan includes reference to subdivision under a company lease system. Could you please detail further consideration of whether the application area is part of a site or should be considered a site in and of itself.
9. The resource consent application includes an assessment of the provisions of the Ashburton District Plan, including objectives and policies. On the basis of the Open Space zoning of the site could you please provide further comment on whether the proposed activity, and its potential approval, may affect the integrity of the Ashburton District Plan including whether any approval may set a precedent for other development in the Open Space zone.

10. The Ashburton District Plan includes provisions which are encouraging of the consolidation of business areas including the locating of commercial and retail activities within relevant business zones. Could you please provide comment on whether the proposed activity will effect these intentions including reference to relevant provisions in the District Plan.

Please note that within 15 working days of receiving this request you must either;

- a. provide the information; or
- b. advise in writing that you agree to provide the information; or
- c. advise in writing that you refuse to provide the information

The processing of your application will be suspended until the above information is received, or if you refuse, the date we are advised, or otherwise in accordance with Section 88C of the Act. Please note that if you do not respond or provide the information in the specified time, the Council will process the application on the basis of the information available.

In addition to the above, while the requested information is required in order to fully assess the proposed activity, some consideration has been given to potentially affected parties. At this stage it is likely that we will consider Kiwirail and the NZ Transport Agency to be potentially affected. You may wish to consider furthering consultation with these parties with a view to seeking their written approval. Further to this the written consent of Kiwirail, as requiring authority, will also be required under section 176(1)(b) of the Resource Management Act 1991.

Please be aware that further information may be required during the processing of the application.

Do not hesitate to contact the Planning Department if you require further assistance.

Yours faithfully



Stewart Fletcher  
**Planning Section**  
**Environmental Services Department**