

26 February 2026

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## MEMO

**TO:** Dean Christie – NTP Development Holdings Limited  
Jo Appleyard – Anderson Lloyd

**FROM:** Georgia Brown – Senior Planner

### **FTAA-2505-1057 POUND ROAD INDUSTRIAL DEVELOPMENT RESPONSE TO MINUTE 11 KIWIRAIL CONDITIONS**

1. Following the Panel-convened transportation conference, the Applicant has consulted with KiwiRail regarding their two outstanding areas of concern, being:
  - i. Provision of a proffered condition for a Level Crossing Safety Impact Assessment (LCSIA); and
  - ii. Construction effects on the Level Crossing.
2. Full agreement of the wording of the proffered conditions has been reached between the Applicant and KiwiRail. Condition 1 below shall form a part of the Christchurch City Council land use consent conditions, and condition 2 a part of the CCC subdivision consent conditions.
3. Condition 1 is drafted to ensure a LCSIA will be undertaken, albeit with flexibility as to when to acknowledge that it may be undertaken as part of the future intersection upgrade works.
4. Condition 2 will require the provision of the Construction Traffic Management Plan to KiwiRail and explicitly sets out where construction access to the site is to be provided to minimise any adverse effects on the Level Crossing.

#### 1. Level Crossing Safety Impact Assessment

A Level Crossing Safety Impact Assessment (LCSIA) shall be prepared by a suitably qualified and experienced transport professional, to assess the effects of the subdivision and subsequent development on the safety and operation of the Pound Road level crossing. The results of the LCSIA are to be provided to CCC for their information and incorporation into upgrades of the corridor.



Should an upgrade to the intersections occur in accordance with Condition X<sup>1</sup> of this consent, the LCSIA required by this condition will be accepted as being undertaken as part of, and addressed through that intersection upgrade process.

## 2. Construction Traffic Management Plan

A Construction Transport Management Plan (CTMP) Shall be prepared and submitted for acceptance prior to the commencement of any construction works associated with the subdivision.

The CTMP shall, as a minimum, address the following matters:

- the anticipated construction traffic volumes, vehicle types, and routes to and from the site;
- measures to manage the safe interaction between construction traffic and other road users, including pedestrians and cyclists;
- hours of operation for construction traffic;
- measures to minimise adverse effects on the surrounding road network, including dust, noise, vibration, and congestion;
- the construction access points for the development, with access to Stage 1 being located at the northern end of Barbers Road and Stage 2 via 175 Pound Road;
- site access and egress arrangements, including any temporary traffic management required; and
- procedures for responding to complaints and any unforeseen transport-related issues arising during construction.

Construction activities must be undertaken in accordance with the certified CTMP at all times.

5. Subject to the proffering of the above conditions and their inclusion within the Decision, KiwiRail have confirmed<sup>2</sup> that they have no further concerns with the Application.

Georgia Brown

Senior Planner

M: [REDACTED] | O: [REDACTED]

E: [REDACTED] | W: [www.novogroup.co.nz](http://www.novogroup.co.nz)

<sup>1</sup> This Condition reference is to the Applicant's proffered condition around the timing of the release of Titles.

<sup>2</sup> Via email dated 26.2.2026 and attached as **Appendix 1** to this Memo.



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**Appendix 1: KiwiRail email**

**From:** [Michelle Grinlinton-Hancock](#)  
**To:** [Georgia Brown](#)  
**Subject:** RE: Pound Rd - draft memo  
**Date:** 26 February 2026 13:16:40  
**Attachments:** [image001.png](#)

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Hi

Apologies I meant to come back to you yesterday.

I have no requested changes to the memo.

Kind regards

Michelle

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**From:** Georgia Brown [REDACTED]  
**Sent:** Thursday, February 26, 2026 12:58 PM  
**To:** Michelle Grinlinton-Hancock [REDACTED]  
**Subject:** RE: Pound Rd - draft memo

**CAUTION EXTERNAL EMAIL: Do not click links or open attachments unless you know the content is safe.**

Hi Michelle

Just checking to see if you have had a chance to review the draft memo?

We are intending to file our response today, so if you have some time to review/come back to me it would be much appreciated.

Thanks,

**Georgia Brown**  
Senior Planner

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**From:** Georgia Brown

**Sent:** 25 February 2026 15:46

**To:** Michelle Grinlinton-Hancock - [REDACTED]

**Subject:** Pound Rd - draft memo [Filed 25 Feb 2026 15:45]

Hi Michelle,

Further to our discussions, please find **attached** a draft memo setting out the two conditions.

Could you please review and let me know if you have any further comments, I'm happy to incorporate as you see appropriate. Otherwise, please confirm that this is satisfactory to KiwiRail?

Thanks,

**Georgia Brown**

Senior Planner

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