

From: [Ward, Sean](#)
To: [Georgia Brown](#)
Subject: RE: Pound Rd - Staging Condition
Date: 15 April 2026 13:21:45
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
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[image007.png](#)
[image008.png](#)
[image009.png](#)

Thanks Georgia – I don't think we have any thing to add or further comment to make here on the substance of the wording below.

Regards,
Sean

Nāku noa

Sean Ward
Team Leader Planning
Planning Team 5



[Redacted]



[Redacted]



Te Hononga Civic Offices, 53 Hereford Street, Christchurch



PO Box 73013, Christchurch 8154



ccc.govt.nz



From: Georgia Brown <Georgia@novogroup.co.nz>
Sent: Wednesday, 15 April 2026 11:54 am
To: Ward, Sean [Redacted]
Subject: Pound Rd - Staging Condition

Hi Sean,

As discussed, we are intending to file our s70 response to the EPA by COB today.

In terms of the staging condition, I wanted to provide an update on our final requested wording, as set out below. Could you please review and provide any final comments on behalf of CCC, if any, on our requested changes. We then intend to append this email correspondence with our response to assist the Panel.

CCC Subdivision Condition 3:

- a. ~~The Records of Title~~ **Section 224 Certificates** for Lots located in Stage 1 of the subdivision as shown on the plan titled “Pound Road Industrial Subdivision – For Consent Purposes,” (drawing Reference E20739 Revision 2, dated December 2025) shall not be issued before 31 December 2027;
- b. ~~The Records of Titles~~ **Section 224 Certificates** for lots located in Stage 2 or Stage 3 of the subdivision as shown on the plan titled “Pound Road Industrial Subdivision - For Consent Purposes,” (drawing reference E20739 Revision 2, dated December 2025) shall not be issued before 1 January 2029;
- c. ~~Records of Title~~ **Section 224 Certificates** shall not be issued for Lots located in Stage 4 of the subdivision as shown on the plan titled “Pound Road Industrial Subdivision - For Consent Purposes,” (drawing reference E20739 Revision 2, dated December 2025), ~~unless~~ **until the sooner of:**
- i. ~~the intersection of State Highway 1 and Pound Road and the intersection of Waterloo Road and Pound Road (the intersections) are upgraded to achieve Level of Service C or better and Saturation of 0.9 or less in general accordance with the concept design shown in drawing 0383-012-DWD1001-B prepared by Novo Group dated 27 June 2025;~~ **or**
- ii. **1 July 2031**
- d. The consent holder shall fund 20% of the costs of the upgrades to the intersections referred to in the clauses above **and based on the figure indexed in the ‘Davie Lovell Smith Pound Road Industrial Development, Panel Minute 14 Response Infrastructure Costs and Timeframe’ included as Appendix 3 to this decision;** and
- e. Condition 3 a), 3 b), 3 c) and 3 d) shall not apply if the consent holder enters into a developer agreement with NZTA and CCC for an alternative arrangement as to timing of intersection upgrades and cost sharing.

For completeness, the July 2031 date is based on the following reasons (which are expanded upon in our response):

- Aligns with the Applicant’s response to Minute 14 and the development programme, anticipating Titles for Stage 4 are to be issued Quarter 3 of 2031;
- Enables the Applicant to utilise their land use consent for bulk earthworks from CRC (which has a duration of 7 years)
- Still provides the transport agencies with a five year period to plan/fund/deliver the

required upgrades;

- Does not change the fact that full build out and occupation of Stage 4 is not anticipated to occur until closer to 2038 (per Natalie Hampson's response to Minute 14).

Thanks

Georgia

Georgia Brown

Senior Planner

M: [REDACTED] | O: 03 365 5570

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

Level 1, 279 Montreal Street | PO Box 365 | Christchurch 8140



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