

Attachment 7 - Proposed conditions of consent for Canterbury Regional Council

- **Part 1:** CRC [XXXXXX] Land Use Consent (Section 9) for excavation over an aquifer (Rule 5.176)
- **Part 2:** CRC [XXXXXX] Discharge Consent (Section 15) for construction phase stormwater discharge to land and discharge water to water (Rule 5.94B)
- **Part 3:** CRC [XXXXXX] Discharge Consent (Section 15) for operational phase stormwater discharges (Rule 5.93)

CRC [XXXXXX] Land Use Consent (Section 9) for excavation over an aquifer (Rule 5.176)

The following definitions and abbreviations apply to this consent.

Consent Holder	Hughes Developments Limited
CRC or ECan	Canterbury Regional Council
ENGEO DSI	Detailed Site Investigation provided as part of the substantive application for the Project under the FTAA.
ESCP	The certified Erosion and Sediment Control Plan required by condition 12 of CRCXXXXXX.
FTAA	Fast-track Approvals Act 2024.
Project	The subdivision and development of Bangor Village as described in the documents set out in Schedule 1.
RMA	Resource Management Act 1991.
Site	160 Bangor Road, Darfield, legally described as Section 2 SO 438579 and Lot 2 DP 81020.
SMP	Stormwater Management Plan.
SQEP	Suitably Qualified and Experienced Practitioner.
Water Races	The two branches of the Malvern irrigation water race regime which intersect with the Site and are described in the substantive application for the Project as the "Waterways".
Working Day	As defined in section 2 of the RMA.

GENERAL	
1	The works authorised by this resource consent are limited to the excavation of land associated with the Project at the Site, and must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1.
2	In the event of any conflict between drawings, plans and documents listed in Schedule 1, the conditions below shall prevail.
3	This consent shall lapse five years after the date that consent is granted.

PRIOR TO COMMENCEMENT OF WORKS	
4	Prior to commencement of the works described in condition 1, all personnel working on the Site must be made aware of, and have access to, the following: a. the contents of this resource consent document and all associated documents; b. the certified ESCP; and c. Resource Consents CRCXXXXXX and CRCXXXXXX and all associated documents referenced in Schedule 1
5	At least 10 working days prior to the commencement of works on Site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.
6	At least 10 working days prior to the commencement of works on Site, the Consent Holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. scheduling and staging of the works; b. responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. contact details for all relevant parties; d. expectations regarding communication between all relevant parties; e. procedures for implementing any amendments; f. Site inspection; and g. confirmation that all relevant parties have copies of the contents of this resource consent document, the certified ESCP and any other discharge treatment methodologies employed.
DURING WORKS	
7	The maximum depth of excavation for the works authorised by this resource consent must not exceed 4 metres below ground level. Advice Note: <i>It will be up to the Consent Holder to demonstrate compliance with the maximum excavation depth. This can be done, for example, via reference to a specified datum and reduced levels from that datum or via site specific survey points or other measurements.</i>
8	Excavation works must not be carried out within the exposed water table during times when groundwater levels are higher than the deepest part of the excavations.
9	In addition to complying with the certified ESCP, all practicable measures must be taken to: a. minimise soil disturbance to the extent necessary to carry out the works described under condition 1; b. prevent soil erosion; c. avoid placing excavated material in a position where it may enter: i. Any neighbouring site;

	ii. the Water Races; and/or iii. the Selwyn District Council reticulated stormwater network, or any other private or public stormwater devices.
10	Tracking of material off-site during the works must be avoided at all times. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
<i>Discovery of Contaminated Soils or Materials</i>	
11	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: a. earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. all practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c. notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery; d. earthworks within ten metres of discovered contaminant soil or material must not recommence until SQEP confirms to Canterbury Regional Council, Attention: Compliance Manager, that continuing works does not represent a significant risk to the environment; e. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.
12	Any material removed from the Site during the works that is potentially or confirmed as contaminated, must be disposed of at a facility authorised to receive such material.
<i>Spills</i>	
13	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the Site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: i. open excavations; ii. exposed groundwater; iii. the Water Races; iv. stormwater devices. b. A spill kit must be kept on Site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on Site at any one time, and remain on Site at all times for the duration of works whilst construction machinery is present. c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a recurrence.

	d. The Canterbury Regional Council, Attention: Compliance Manager, must be informed within 24 hours of a spill event exceeding five litres and the following information provided: i. the date, time, location and estimated volume of the spill; ii. the cause of the spill; iii. the type of hazardous substance(s) spilled; iv. clean up procedures undertaken; v. details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. an assessment of any potential effects of the spill; and vii. measures to be undertaken to prevent a recurrence.
Accidental Discovery of Archaeological Material	
14	In the event of any discovery of material suspected to be evidence of pre-1900 human activity, taonga/treasured artefacts or human remains/kōiwi in a 'place', the following applies: a) Work shall cease immediately at and within 20m of the place. This 20m perimeter shall become the 'affected area'. b) The contractor shall shut down all machinery within the affected area, secure the affected area, and immediately advise the Site Manager. c) The Site Manager shall secure the affected area and immediately notify the Heritage New Zealand Pouhere Taonga (HNZPT) Archaeologist and CRC. d) HNZPT will advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority application is required from the Consent Holder. e) If the material is of Māori origin, in addition to the requirements in the condition above, the Site Manager shall immediately notify Te Ngāi Tūāhuriri Rūnanga and Te Taumutu Rūnanga and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, subject to meeting statutory requirements (Heritage New Zealand Pouhere Taonga Act 2014, Protected Objects Act 1975). f) In this instance, Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga and the HNZPT Archaeologist will jointly advise if further assessment by a suitably qualified archaeologist and/or an archaeological authority is required from the Consent Holder. g) If human remains (kōiwi) are uncovered, in addition to the conditions above, the Site Manager shall immediately advise the NZ Police. h) Remains are not to be moved until such time as Te Ngāi Tūāhuriri Rūnanga, Te Taumutu Rūnanga, HNZPT and NZ Police have responded and agreed that they can be moved. i) Any works within an affected area shall not resume until Tūāhuriri Rūnanga, Te Taumutu Rūnanga and HNZPT (and NZ Police in the case of human remains (kōiwi)) authorise work to continue.
AFTER COMPLETION OF WORKS	
15	Within two weeks of the completion of each stage of works authorised by this resource consent: a. All disturbed areas must be stabilised and/or revegetated; and b. All spoil and other waste materials from the works must be removed from site.

	Advice Note: <i>The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.</i>
REVIEW	
16	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. requiring the adoption of the best practicable option to avoid, remedy or mitigate any adverse effect on the environment. After the first five years following the commencement of this resource consent, Canterbury Regional Council may, every second year on the last working day of May, serve notice of its intention to review the conditions of this resource consent for the purposes set out in (a) or (b).

CRC [XXXXXX] Discharge Consent (Section 15) for construction phase stormwater discharge to land and discharge water to water (Rule 5.94B)

The following definitions and abbreviations apply to this consent.

Consent Holder	Hughes Developments Limited
ENGEO DSI	Detailed Site Investigation provided as part of the substantive application for the Project under the FTAA.
ESCP	Erosion and Sediment Control Plan required by condition 12 of CRCXXXXXX.
FTAA	Fast-track Approvals Act 2024.
Project	The subdivision and development of Bangor Village as described in the documents referenced in Schedule 1.
Remediation Action Plan	A remediation action plan for the remediation of soil and material identified in the ENGEO DIS and certified in accordance with the conditions of RCXXXXXX.
RMA	Resource Management Act 1991.
Site	160 Bangor Road, Darfield, legally described as Section 2 SO 438579 and Lot 2 DP 81020.
SMP	Stormwater Management Plan.
SQEP	Suitably Qualified and Experienced Practitioner.
Water Races	The two branches of the Malvern irrigation water race regime which intersect with the Site and are described in the substantive application for the Project as the "Waterways".
Working Day	As defined in section 2 of the RMA.

GENERAL	
1	The activity authorised under this resource consent is limited to: a. the discharge of sediment-laden stormwater from exposed areas during excavation of land; and b. the discharge of water from the overpumping required for the naturalisation and installation of culverts in the Water Races; associated with the Project on the Site and must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1.
2	In the event of any conflict between drawings, plans and documents listed in Schedule 1, the conditions below shall prevail.

3	This consent shall lapse five years after the date that consent is granted.
4	Sediment laden stormwater must be discharged: a. in accordance with the ESCP required by condition 12 of this resource consent; and b. onto and/or into land via soak holes, excavations and bunded areas as shown on the attached Plan CRCXXXXXX, which forms part of this resource consent.
5	The area of exposed ground must not exceed 50,000 square metres at any one time.
6	The overpumping discharge authorised by condition 1(b) of this consent shall not at any time: a. have a concentration of Total Suspended Solids (TSS) exceeding 100 milligrams per litre; b. result in a change in visual clarity of more than 20 percent; c. have a pH outside the range of 6.5 – 8.5; d. have an aluminium level exceeding 0.055 g/m³; and e. cause scour or erosion to the bed or banks of the receiving waterbody.
PRIOR TO COMMENCEMENT OF WORK	
7	Prior to commencement of the works described in condition 1, all personnel working on the Site must be made aware of, and have access to, the following: a. the contents of this resource consent document and all associated documents; b. the certified ESCP required by condition 12 of this resource consent; and c. Resource Consents CRCXXXXXX and CRCXXXXXX and all associated documents referenced in Schedule 1
8	All erosion and sediment control measures detailed in the ESCP required by condition 12 of this resource consent must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the Site.
9	At least 10 working days prior to the commencement of works on Site, the Consent Holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. scheduling and staging of the works; b. responsibilities of all relevant parties, including confirmation that the persons implementing the ESCP on the site are suitably trained and/or experienced; c. contact details for all relevant parties; d. expectations regarding communication between all relevant parties; e. procedures for implementing any amendments; f. site inspection; and g. confirmation that all relevant parties have copies of the contents of this resource consent document, the ESCP, and any other discharge treatment methodologies employed.

10	Following establishment of the measures set out in the ESCP and prior to the commencement of further works on the Site, a Site Validation Report for the areas identified in the ENGEO DIS as being contaminated shall be submitted to the Canterbury Regional Council, Attention: Team Leader – Contaminated Land (contaminated.land@ecan.govt.nz), to ensure that the existing soil contamination identified in the ENGEO DSI has been adequately remediated.
11	The discharge point/s for the discharge of water into the two branches of the Malvern Water Race shall be designed and constructed to prevent erosion of the bed or banks, this shall include: - discharging over a stabilised area of the bank; or - the use of a temporary structure to dissipate the energy of the flow.
<i>Erosion and Sediment Control</i>	
12	The discharges authorised under this resource consent must occur in accordance with an ESCP. The purpose of the ESCP is to detail best practicable sediment control measures that will be implemented to ensure compliance with the conditions of this resource consent. The ESCP must be prepared by a SQEP in accordance with: - the draft ESCP referenced in Schedule 1; and - Canterbury Regional Council's <i>Erosion and Sediment Control Toolbox for the Canterbury Region (ESCT)</i>, which can be accessed under http://escscanterbury.co.nz/; or - An equivalent industry guideline. If an alternative guideline is used, the ESCP must provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT; and - be signed by an SQEP, confirming that the erosion and sediment control measures for the Site are appropriately sized and located in accordance with the ESCT or alternative guideline.
13	The ESCP must: - include a map showing the location of all works; - include detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of run-off; - detail how best practicable measures are taken to minimise discharges of sediment-laden stormwater run-off beyond the boundaries of the site; - include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; - detail the methodology for stabilising the Site entrance and exit points and any measures employed to prevent off-site tracking of sediment and other materials from the Site; - include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; - include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; - detail the management of any stockpiled material; - detail inspection and maintenance of the sediment control measures; - detail sampling procedures and protocols;

	k. define the discharge points where stormwater is discharged onto land / infiltrates into land; l. include a description of dust mitigation to be used and details of best practicable options to be applied to mitigate dust and sediment discharge beyond the site boundary; m. detail the methodology for stabilising the Site if works are paused for more than five working days or abandoned; n. detail the methodology for stabilising the Site and appropriate decommissioning of all erosion and sediment control measures after works have been completed. o. detail the methodology for stabilising the bed and banks of the Water Races during and after the naturalisation works. Stabilisation methods should not result in the permanent placement of plastic-based geotextile products.
14	a. The ESCP must be submitted to the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), after the commencement of resource consent and at least 10 working days prior to works commencing, for certification that it complies with the ESCT and the conditions of this resource consent; b. The discharge must not commence until certification has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under condition 12(b) and 12(c), and the conditions of this resource consent.
15	The ESCP may be amended at any time. Any amendments must be: a. only for the purpose of improving the efficacy of the erosion and sediment control measures and must not result in reduced discharge quality; and b. for the purpose of applying best practicable measures to mitigate dust and sediment transport off-site; c. consistent with the conditions of this resource consent; and d. submitted in writing to the Canterbury Regional Council for certification, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), prior to any amendment being implemented.
16	Erosion and sediment control measures must be inspected at least once per working day, as well as following any rainfall event that results in more than five millimetres of rainfall at the Site. Any accumulated sediment must be removed, and repairs made, as necessary, to ensure effective functioning of measures and devices. Records of any inspections must be kept and provided to the Canterbury Regional Council on request.
17	If the Consent Holder abandons work on-site, or pauses works for more than five working days, adequate preventative and remedial measures must be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures must be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.
DURING WORKS	
18	In addition to implementing the measures set out in the certified ESCP, all practicable measures must be taken to: a. minimise soil disturbance to that necessary to minimise the potential for sediment-laden stormwater runoff to be generated;

	b. prevent soil erosion as a result of stormwater runoff generated from the works area; c. avoid placing excavated material in a position where it may become entrained in stormwater runoff and discharged to: i. the Water Races; ii. any neighbouring site; and/or iii. the Selwyn District Council reticulated stormwater network.
19	Tracking of material off-site during the works must be avoided at all times. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
Fish Protection	
20	Any works affecting the Water Races (including the naturalisation of the Water Races and the installation of culverts in the Water Races described in the application documents in Schedule 1) must comply with the certified Fish Management Plan required by condition 21 of this resource consent.
21	Prior to commencing works affecting the Water Races, the Consent Holder shall provide a Fish Management Plan prepared by an SQEP to Canterbury Regional Council Attention: Compliance Manager (via ECInfo@ECan.govt.nz) for certification. The objective of the Fish Management Plan is to ensure that construction activities required for the Project including works in the Waterways avoid or minimise effects on the passage of fish through the Waterways and on fish abundance and macroinvertebrate biodiversity. The Fish Management Plan shall be prepared in general accordance with the Aquatic Ecology Report referenced in Schedule 1 and shall include: a. locations where the plan will be implemented; b. protocols to be followed during the works, including: i. methods to preserve fish passage and to ensure that as far as practicable there is no stranding of fish in pools or channels up and downstream in all locations and to ensure that fish are not entrained in pumps; ii. methods to rescue and relocate fish that may be stranded in pools including but not limited to electric fishing and/or trapping; c. methods to ensure fish cannot access works area; d. person/s responsible for ensuring the plan is implemented; e. protocols if pest fish are encountered; and f. site reinstatement methods to ensure fish passage is maintained once works have been completed; g. measures to undertake no less than two surveys per annum over a two year period of macroinvertebrate biodiversity and fish abundance following the completion of works affecting the Waterways to monitor the effects of the Project on macroinvertebrate biodiversity and fish abundance; h. protocols to ensure fish are not entrained in pumps if over pumping is to occur.

	Advice Notes: • Water velocity through the screen ("approach velocity") should be slow enough to allow fish to escape entrainment (being sucked through or washed over the screen) or impingement (being squashed or rubbed against the screen). • Water velocity across (or past) the screen ("sweep velocity") should be greater than the approach velocity and is sufficient to sweep the fish past the intake.
22	In the event that fish are stranded in pools or channels caused by the works, the Consent Holder shall arrange for the fish to be salvaged and relocated to an alternative location in the Waterways or to an alternative habitat. The fish salvage and relocation shall: - be conducted by or under supervision of a certified, suitably qualified and experienced freshwater ecologist in accordance with the certified Fish Management Plan required by condition 21 of this resource consent; - be in general accordance with Canterbury Regional Council and Christchurch City Council's "Fish Salvage Guidance for Works in Waterways" (12 October 2017); and - ensure the fish are relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist; A summary of the results of any fish salvage activities undertaken shall be forwarded to the Canterbury Regional Council, Attention: Compliance Manager. Advice note: The certified, suitably qualified and experienced freshwater ecologist shall hold any necessary permits and approvals required by the Ministry for Primary Industries, Department of Conservation and Fish and Game to conduct fish salvage.
Monitoring	
23	During works and when a discharge of construction-phase stormwater is occurring, the stormwater runoff generated during the rainfall and flowing towards the discharge points into land must be visually assessed for: - Any sheen of oil or grease or discoloration (other than discolouration from sediment); and - Any sludge or emulsion. Observations must be photographed and recorded, and records of visual assessments including photographs must be kept and provided to Canterbury Regional Council on request.
Discovery of Contaminated Soils or Materials	
24	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: - earthworks within ten metres of discovered contaminant soil or material must cease immediately; - all practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: - Diverting any stormwater runoff from surrounding areas away from the contaminated material; and - Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; - notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery;

	d. earthworks within ten metres of discovered contaminant soil or material must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) that continuing works does not represent a significant risk to the environment; e. all records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.
Stockpiling of Contaminated Material/Soil	
25	Stockpiling of contaminated material or soils must be avoided where possible. In the event that temporary stockpiling of suspected contaminated or contaminated material is required and is not otherwise managed by a certified Remediation Action Plan, then the contaminated material stockpiles must be managed as below: a. Stockpiled contaminated material or soils must be kept separate from uncontaminated excavated soils stockpiles and any virgin aggregate or other material also stockpiled on-site; and b. Stockpiled contaminated material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and c. Stockpiled contaminated material must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and e. If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with plastic sheeting or a suitable material such as clean topsoil, or otherwise stabilised, to prevent stormwater runoff coming into contact with contaminated material. Advice Note: For the purpose of this condition, temporary stockpiling means material being stockpiled for no longer than the overall construction period or the stage of construction if construction occurs in stages, whichever is the shorter period, and only for as long as reasonably necessary. The overall requirement to avoid, where possible, the stockpiling of contaminated material or soils prevails.
Spills	
26	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the Site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: i. open excavations; ii. exposed groundwater; iii. the Water Races; or iv. stormwater devices. b. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, and remain on site at all times for the duration of works whilst construction machinery is present.

	c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a recurrence. d. The Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), must be informed within 24 hours of a spill event exceeding five litres and the following information provided: i. the date, time, location and estimated volume of the spill; ii. the cause of the spill; iii. the type of hazardous substance(s) spilled; iv. clean up procedures undertaken; v. details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. an assessment of any potential effects of the spill; and vii. measures to be undertaken to prevent a recurrence.
COMPLETION OF WORKS	
27	Erosion and sediment control measures must not be decommissioned until the Site is stabilised and the stormwater system for the developed Site is functioning. Decommissioning of the measures must be undertaken in the following order: a. all disturbed areas must be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. any visible debris, litter, sediment and hydrocarbons must be removed from all sediment control measures and disposed at a suitable facility; and c. erosion and sediment control measures must be removed. Advice Note: <i>The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.</i>
28	On completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site must be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed must be disposed of at a suitable facility.
Administration	
29	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. requiring the adoption of the best practicable option to avoid, remedy or mitigate any adverse effect on the environment.

CRC [XXXXXX] Discharge Consent (Section 15) for operational phase stormwater discharges (Rule 5.93)

The following definitions and abbreviations apply to this consent.

AEP	Annual Exceedance Probability
Consent Holder	Hughes Developments Limited
FTAA	Fast-track Approvals Act 2024.
Project	The subdivision and development of Bangor Village as described in the documents referenced in Schedule 1.
RMA	Resource Management Act 1991.
Site	160 Bangor Road, Darfield, legally described as Section 2 SO 438579 and Lot 2 DP 81020.
SMP	Stormwater Management Plan.
SQEP	Suitably Qualified and Experienced Practitioner.
Primary Stormwater System	The primary stormwater system consists of pipes, kerb & channel, swales, sumps and soakage pits.
Water Races	The two branches of the Malvern irrigation water race regime which intersect with the Site and are described in the substantive application for the Project as the "Waterways".
Working Day	As defined in section 2 of the RMA.

GENERAL	
1	The discharge must be only stormwater generated from: a. roofs; b. roads; c. hardstand areas; and d. impervious areas. Associated with the Project on the Site, and must be carried out in general accordance with the drawings, plans and documents listed in Schedule 1.
2	In the event of any conflict between drawings, plans and documents listed in Schedule 1, the conditions below shall prevail.
3	This consent shall lapse five years after the date that consent is granted.

3A	This consent shall expire on 31 May 2046.
4	Stormwater as authorised under condition 1 shall be discharged into land in accordance with conditions 6 to 22 below.
5	The discharge of roof stormwater must not arise from: a. copper building materials; or b. unpainted galvanised sheet materials.
Stormwater System	
6	Stormwater must be discharged into land via the following stormwater system as shown on Plan CRCXXXXXX attached to and forming part of this consent: a. Roof stormwater generated from each lot will be discharged to ground via a sealed system that excludes all other stormwater to soakpits on each lot; b. Stormwater from roads, impervious areas, hardstand areas and 30% of the individual lot areas shall be directed via kerb and channel to sumps, pipes and swales, prior to being directed to soakage pits; and c. Stormwater within soakage pits will be discharged to ground.
7	The primary stormwater system, including sumps & soakage pits shall be designed and constructed to collect, treat, and dispose of stormwater from the contributing catchment from storm events up to and including a two percent AEP event, 24-hour duration.
8	All sumps must be fitted with submerged or trapped outlets capable of trapping at least 60 litres of hydrocarbons.
9	The primary stormwater system will be designed, constructed and maintained such that stormwater will not pond for longer than 48 hours after the cessation of any storm event.
10	When the capacity of the primary stormwater system is exceeded, stormwater shall be directed to the roads and road reserves, away from building platforms.
11	Secondary flow paths are to be designed to cater for storm events up to and including a one percent AEP event of 24-hour duration.
12	The soak pits within the individual lots shall: a. store and dispose of all rainfall events up to and including the 1-hour duration 10-percent AEP event from the contributing catchment; b. have a base that extends into free draining soil strata; c. have a factor of safety of three incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging); d. have a maximum depth to the base of 4 metres below natural ground level; and e. be designed in accordance with one or more of the following: i. clause E1 of the Building Code;

	ii. Selwyn District Council Engineer Code of Practice; or iii. Auckland Design Manual GD01: Stormwater Management Devices Guide (2017). iv. Christchurch City Council's Waterways, Wetland and Drainage Guide (WWDG).
13	The soak pits within the stormwater system shall: a. store and dispose of all rainfall events up to and including the 24-hour duration two percent annual exceedance probability event from the contributing catchment; b. have a base that extends into free draining soil strata; c. have a factor of safety of three incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging); and d. have a maximum depth to the base of 4 metres below natural ground level.
14	Infiltration tests shall be undertaken prior to the construction of the stormwater system, as follows: a. at the location of any proposed soakpit for roof and/or hardstand stormwater; and b. a minimum of one infiltration test at the location of each of the proposed soakage trenches; c. the infiltration tests shall be undertaken at the depth where stormwater is to be discharged. d. soakage testing shall be undertaken in accordance with either of the following standards: i. clause E1 of the Building Code; ii. Selwyn District Council Engineer Code of Practice: part 5; or iii. Auckland Design Manual GD01: Stormwater Management Devices Guide (2017).
Stormwater Management Plan	
15	The activities authorised by this consent shall occur in accordance with an SMP certified in accordance with condition 16 of this resource consent.
16	At least 20 working days prior to the commencement of activities authorised by this consent, an SMP prepared by an SQEP shall be provided to Canterbury Regional Council for certification. The purpose of the SMP is to ensure that the stormwater system for the Project is constructed and managed in general accordance with the Infrastructure Assessment and the draft SMP referenced in Schedule 1. The SMP should, as a minimum, address the following matters: a. a description of how stormwater discharge is being managed; b. a description of the stormwater system, including the components used to convey, treat, and discharge stormwater; c. a description of the receiving environment, including where there are any activity downgradient domestic or community supply points; d. a description of the inspection and maintenance schedule and any reporting requirements; e. a description of the actions that will be taken to address any issues discovered during inspections and maintenance; and

	f. a description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the Land and Water Regional Plan water quality outcomes and standards set out in Table 1, Schedules 5 and 8, and Section 5 to 15 (whichever applies) are being met or will be met.
17	The SMP may be amended at any time. Any amendments shall be: a. Consistent with the conditions of this resource consent; b. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring, prior to any amendment being implemented; and c. The amended SMP shall also be provided to Selwyn District Council.
Design Plans and Certification	
18	At least 20 working days prior to the installation of the stormwater system the Consent Holder must submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring for approval: a. final detailed design plans for the stormwater system described in the SMP certified in accordance with condition 16; b. a certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that: i. the stormwater system has been designed in accordance with the conditions of this resource consent; and ii. a statement signed by the CPEng confirming that they are competent to certify the engineering work. Advice Note: The conditions requiring sign-off by a CPEng are aimed at the final design plans for the reticulated stormwater system and not at stormwater discharges from roofs and hardstand areas within individual residential lots. For the avoidance of doubt, there is no requirement for CPEng sign-off for individual residential lot stormwater system design.
19	The stormwater system must not be constructed prior to confirmation being received from the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, that the stormwater system meets the requirements under this resource consent. Notwithstanding condition 18, if the stormwater system information set out in condition 18(a) has not been reviewed and/or approved within 10 working days of the Regional Leader – Compliance Monitoring receiving the information, construction of the system may commence.
20	Within 20 working days of the installation of the stormwater system, the Consent Holder must submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: a. all as built design plans of the stormwater system installed; b. a certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed stormwater system complies with the conditions of this resource consent; and c. a statement signed by the CPEng confirming that they are competent to certify the engineering work. Advice Note: The conditions requiring sign-off by a CPEng are aimed at the final design plans for the reticulated stormwater system and not at stormwater discharges from roofs and hardstand areas within individual residential lots. For the avoidance of doubt, there is no requirement for CPEng sign-off for individual residential lot stormwater system design.

Inspections and Maintenance	
21	The stormwater system must be maintained in accordance with the Selwyn District Council Stormwater Maintenance Schedule, attached to and forming part of this consent.
22	Any material removed from the devices during maintenance shall be disposed of at an appropriate location.
Administration	
23	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. dealing with any adverse effect on the environment that may arise from the exercise of the consent; or b. requiring the adoption of the best practicable option to avoid, remedy or mitigate any adverse effect on the environment. After the first five years following the commencement of this resource consent, Canterbury Regional Council may, every second year on the last working day of May, serve notice of its intention to review the conditions of this resource consent for the purposes set out in (a) or (b).

Task	Minimum frequency of maintenance visit					
	Sumps			Swales		Infiltration and dry basins
	Key sumps	Non-key sumps	To soakage chambers	Urban	Rural-residential	
Removal of debris, and litter likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	6 monthly	Yearly	6 monthly
Removal of sediment likely to adversely affect the operation of the system, within 10 working days of the maintenance visit	Yearly	Two Yearly	Yearly	N/A	N/A	N/A
Removal of hydrocarbons that are visible over a total area of greater than 0.5 square metres (swales and basins) or a layer greater than 5 millimetres thick (sumps), within 10 working days of the maintenance visit	N/A	N/A	6 monthly	6 monthly	Yearly	6 monthly
Repair or stabilisation of erosion and scour, within 20 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Replanting, where bare or patchy soil cover or sediment build up is greater than 10 square metres, or a total of five percent of the area of the device, whichever is the lesser, within 10 working days of the maintenance visit	N/A	N/A	N/A	6 monthly	Yearly	6 monthly
Maintenance of vegetation and/or grass so it is in a healthy and uniform state, with the exception of seasonal browning off	N/A	N/A	N/A	6 monthly	Yearly	N/A
Clean out following spills	As needed	As needed	As needed	N/A	N/A	N/A
Mow grass to ensure it is generally at a length between 40 and 150mm	N/A	N/A	N/A	Monthly or as needed	Monthly or as needed	Monthly or as needed
Weed control	N/A	N/A	N/A	6 monthly	Yearly	6 monthly

* Key sumps are those at low points of catchments, road sags, or where secondary flows may enter private property.

Schedule 1 – Project Consents documentation

REFERENCE	TITLE	AUTHOR	REV	DATE
20-016	Urban Design Assessment	Urban Acumen	-	June 2026
5544	Landscape Framework Report	Kamo Marsh	F	26 June 2026
-	Aquatic Ecology Assessment	Aquatic Ecology Limited	-	25 June 2026
-	Terrestrial Ecological Impact Assessment	Effects Management Ecology Ltd	2	8 July 2026
21112	Infrastructure Report	Davie Lovell-Smith	R1	11 July 2026
033067b	Integrated Transport Assessment	Novo Group Ltd	1	3 July 2026
24181.000.01	Geotechnical and Natural Hazard Assessment	ENGEO Limited	2	30 June 2026
24181.000.01	Preliminary Site Investigation and Detailed Site Investigation	ENGEO Limited	-	30 June 2026
Rp 001 R03 20260246	Sound Level Assessment	Marshall Day Acoustics Limited	R04	2 July 2026
H.21112	Proposed Subdivision of Section 2 SO 438579 & Lot 2 DP 81020	Davie Lovell-Smith	R9	June 2026
H.21112 STG1 – STG23	Proposed Subdivision of Section 2 SO 438579 & Lot 2 DP 81020	Davie Lovell Smith	R9	
H21112	Engineering Concept Overall Plan (Sheet 1 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 2 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 3 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 4 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 5 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 6 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 7 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Plan (Sheet 8 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Cross Sections (Sheet 9 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Roding Cross Sections (Sheet 10 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Stormwater Plan (Sheet 11 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Stormwater Plan (Sheet 12 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Stormwater Plan (Sheet 13 of 31)	Davie Lovell-Smith	R6	July 2026

H21112	Engineering Concept Stormwater Plan (Sheet 14 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Stormwater Plan (Sheet 15 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Stormwater Plan (Sheet 16 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Stormwater Plan (Sheet 17 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 18 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 19 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 20 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 21 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 22 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 23 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Water Plan (Sheet 24 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 25 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 26 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 27 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 28 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 29 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 30 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Engineering Concept Pressure Sewer Plan (Sheet 31 of 31)	Davie Lovell-Smith	R6	July 2026
H21112	Earthworks Concept Overall Plan (Sheet 1 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Concept Design Contours (Sheet 2 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Concept Design Contours (Sheet 3 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Concept Design Contours	Davie Lovell-Smith	R5	June 2026

	(Sheet 4 of 15)			
H21112	Earthworks Concept Design Contours (Sheet 5 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Concept Design Contours (Sheet 6 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Concept Design Contours (Sheet 7 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Concept Design Contours (Sheet 8 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 9 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 10 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 11 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 12 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 13 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 14 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Earthworks Cut Fill Plan (Sheet 15 of 15)	Davie Lovell-Smith	R5	June 2026
H21112	Overall plan (Sheet 1 of 5)	Davie Lovell-Smith	R1	July 2026
H21112	Roading Layout (Sheet 2 of 5)	Davie Lovell-Smith	R1	July 2026
H21112	Roading Layout (Sheet 3 of 5)	Davie Lovell-Smith	R1	July 2026
H21112	Roading Layout (Sheet 4 of 5)	Davie Lovell-Smith	R1	July 2026
H21112	Roading Layout (Sheet 5 of 5)	Davie Lovell-Smith	R1	July 2026