Ohok0061 Development - Regional Consents

Contents

Resource Consents CRCXXXXXX-A to CRCXXXXX-H

Site: 531 and 535 Mill Road, Ōhoka

Legal Description: Lot 1 DP 318615, Lot 2 DP 318615, Lot 3 DP 318615, Part Lot 1 DP 8301, Lot 2 DP 8301 and Lot 2 DP 61732

Map Reference: At or about map reference NZTM2000 1564980 mE – 5198300 mN,

Shown on the attached Plan **[INSERT PLAN REFERENCES]** which forms part of this resource consent.

Conditions Structure

The conditions have been structured as follows:

- Schedule 1 General Conditions
    - General and Administration Conditions: Apply to all consents, covering approved plans and information, lapse and expiry dates.
    - Construction Administration Conditions: Apply to all development and construction activities.
- Schedule 2 Specific Consents and Conditions

  Separation of Conditions by Consent Type: Conditions are identified according to the relevant section of the RMA.

List of Consents:

Resource consent	Type	Consent ref	Description
Excavations / Earthworks	s9 land use consent	[CRCXXXXX-A]	Undertake earthworks and excavation (including stockpiling) and vegetation clearance associated with earthworks, including works within specified setback areas of waterways and wetlands, and wetland/waterway reclamation earthworks where identified as part of the project.
Construction-phase stormwater & minor contaminant discharges	s15 discharge permit	[CRCXXXXX-B]	Discharge sediment-laden construction stormwater, dewatering water (to surface water and/or ground), temporary discharges associated with stream realignment/bypassing and instream works, and residues from water treatment chemicals used for sediment control.
Works in waterways – streams and wetlands	s13 land use consent	[CRCXXXXX-C]	Reclaim and disturb the beds and banks of specified waterways and wetlands; remove existing structures and culverts; install culverts, bridges, abutments, and

			stormwater outfalls; and undertake related instream works
Construction water takes / diversions	s14 water permit	[CRCXXXXX-D]	Take and use water for dewatering, dust suppression, and other construction-related water needs, and undertake non-consumptive takes, diversions, and bypassing of surface water associated with construction and instream works.
Non-consumptive groundwater take – ongoing	s14 water permit	[CRCXXXXX-E]	Non-consumptive groundwater take for sub-soil drainage on an ongoing basis.
Community water supply take – ongoing	s14 water permit	[CRCXXXXX-F]	Take groundwater for a community water supply on an ongoing basis.
Discharge to groundwater from non-consumptive groundwater take – ongoing	s15 discharge permit	[CRCXXXXX-G]	Discharge groundwater associated with the non-consumptive groundwater take (for sub-soil drainage) to groundwater.
Operational stormwater discharge	s15 discharge permit	[CRCXXXXX-H]	Discharge operational stormwater to surface water and ground during the operational phase of the development.

Schedule 1 Conditions to Apply to Resource Consents CRCXXXXXX-A to CRCXXXXXX-H

Part 1- General and Administration

Site: 531 and 535 Mill Road, Ōhoka, legally described as Lot 1 DP 318615, Lot 2 DP 318615, Lot 3 DP 318615, Part Lot 1 DP 8301, Lot 2 DP 8301 and Lot 2 DP 61732, at or about map reference NZTM2000 1564980 mE – 5198300 mN, within the site shown on the approved Plan [INSERT PLAN REFERENCE] which forms part of this resource consent.

Explanatory Note: *The following general conditions apply to all of the regional consents. These conditions are not repeated under each individual consent to avoid duplication and to ensure consistency.*

	Activity in Accordance with application
1.	The consent holder must undertake the works in general accordance with the application formally received by the Environmental Protection Authority as detailed below and reference by the Council under Consent Numbers **[INSERT CONSENT REFERENCES]:** - Application Form, Assessment of Environmental Effects prepared by Novo Group and Inovo for Ohoka and all the Appendices (including Application Plans) dated 19 June 2026
2.	In the event that any of the provisions of the documents listed in Condition 1 conflict with the requirements of these conditions of consent, these conditions of consent must prevail.
	Consent Lapse
3.	Under section 125 of the RMA, these consents lapse fifteen **years** after the date they are granted, unless: (a) The consents are given effect to; or (b) The Council extends the period after which the consents lapse.
	Consent Duration
4.	Resource consents for: a. Non-consumptive groundwater take (s14 Water Permit - ongoing take via sub-soil drains) (CRCXXXXX-E) b. Community water supply (s14 Water Permit (CRCXXXX-F) c. Discharge of groundwater to groundwater (non-consumptive) (s15 Discharge Permit) (CRCXXXXX-G) d. Operational stormwater discharge (s15 Discharge Permit) (CRCXXXX-H)) **expire 35 years f**rom the date the consent is granted, unless it has lapsed, been surrendered, or cancelled at an earlier date pursuant to the RMA.

Part 2 - Construction Administration

Explanatory Note: *The following general conditions apply to all development and construction regional consents. These conditions are not repeated under each individual consent to avoid duplication and to ensure consistency.*

	Prior to Commencement of Works / Construction Administration
1.	a. The consent holder shall undertake the works authorised by this consent in stages, as set out in the approved Staging Plan, unless varied by subsequent staging plans being provided. b. Staging can be undertaken in any order.
2.	For each Stage, prior to commencement of any works within the area covered by that Stage, all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent and all associated documents; a. The construction **Site Management Plan** [Appendix 30 of the Application documents]; and b. **Erosion and Sediment Control Plan** to be submitted under Condition 5 of this consent. c. **Remedial Action Plan** to be submitted under CRCXXXXX-A). d. **Groundwater and Spring Flow Monitoring Plan** to be submitted under consent CRCXXXXXX-A. e. **Ecological Management Plan** to be submitted under consent CRCXXXXX-C. f. **Streamworks Management Plan** to be submitted under consent CRCXXXXX-C. g. The contents of all associated resource consents and associated documents: i. Schedule 1 and Schedule 2 Consents (CRCXXXXXX-A through to CRCXXXXXX-H) ii. Application Form, Assessment of Environmental Effects prepared by Novo Group and Inovo for Ohoka and the Appendices (including Application Plans) dated 19 June 2026
3.	For each Stage, at least 10 working days prior to the commencement within the area covered by that Stage, and at the commencement of works for each stage, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.
4.	For each Stage, at least 10 working days prior to the commencement within the area covered by that Stage, 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 and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.

	Erosion, Sediment and Control Plan
5.	The consent holder shall provide an **Erosion and Sediment Control Plan (ESCP)** based on the construction **Site Management Plan** and draft **ESCP** (Appendix 30 of the Application). The **ESCP** must: a. Detail best practicable sediment control measures that will be implemented to ensure compliance with the conditions of this resource consent; b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: i. Canterbury Regional Council's *Erosion and Sediment Control Toolbox for the Canterbury Region* (ESCT), which can be accessed under http://esccanterbury.co.nz/; or ii. 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 c. Be signed by an engineer or suitably qualified person with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT or alternative guideline.
6.	The **ESCP** may be submitted in parts or in stages to reflect the staging of the development.
7.	The **ESCP** must: a. Include a map showing the location of all works; b. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of run-off; c. Detail how best practicable measures are taken to minimise discharges of sediment-laden stormwater run-off beyond the boundaries of the site, and to waterways within 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; d. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; e. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; f. Detail the management of any stockpiled material; g. Detail inspection and maintenance of the sediment control measures; h. Detail sampling procedures and protocols; i. Define the discharge points where stormwater is discharged onto land / infiltrates into land; j. 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;

	k. Detail the methodology for stabilising the site if works are paused for more than five working days or abandoned; l. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed; and m. Include measures such as a Chemical Treatment Plan should the use of water treatment chemicals be required. **Advice Note:** *The use of Water treatment chemicals is consented under CRCXXXXX-B*
8.	a. The **ESCP** must be submitted to the Canterbury Regional Council, Attention: Compliance Manager, after the commencement of the resource consent at least 15 days prior to works commencing, for acceptance that it complies with the conditions of this resource consent. b. The works must not commence until acceptance 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 9 and the conditions of this resource consent. c. Notwithstanding Condition 8.b. (Condition above), if the ESCP has not been reviewed and/or accepted within ten working days of the Compliance Manager receiving the ESCP, the works may commence.
9.	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, Attention: Compliance Manager, prior to any amendment being implemented.
10.	Erosion and sediment control measures must be inspected at least once per week, 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.
	During Works
11.	The construction works for the development of the site including earthworks (CRCXXXXX-A), discharges (CRCXXXXX-B), works in waterways and wetlands and reclamation of waterways and wetlands (CRCXXXXX-C), dewatering and dust suppression (CRCXXXXX-D), must occur in accordance with the approved **ESCP** authorised under this resource consent.
12.	All erosion and sediment controls shall be in place prior to works commencing (within each stage).

13.	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to carry out the works approved under this consent; b. Prevent soil erosion; c. Avoid placing excavated material in a position where it may enter: i. Any neighbouring site; ii. A surface water body; and/or iii. Any other private or public stormwater devices.
14.	a. Tracking of material off-site during the works must be avoided at all times. b. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
15.	If the consent holder abandons work on-site, or pauses works for more than twenty 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.
16.	Any earthworks associated with the remediation of contaminated soils must be undertaken in accordance with CRCXXXXX-A (Earthworks).
	Inspections and Monitoring of Erosion and Sediment Controls
17.	There shall be no deposition of earth, mud or other debris on any road, driveways or footpath beyond the boundary of the site resulting from earthworks or stream works activities. In the event that such deposition does occur, efforts shall be made to remove the deposits immediately (within 24hours). Roads or footpaths shall not be washed down with water unless appropriate erosion and sediment control measures are in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.
18.	The consent holder shall carry out monitoring in accordance with the ESCP and shall keep records, which shall be made available to Council on request, detailing: (a) The days and times when monitoring was undertaken; (b) The monitoring undertaken including the sites, and erosion and sediment controls that were inspected; (c) The erosion and sediment controls that required maintenance; (d) The day/time when the maintenance was completed; and (e) Areas of non-compliance with the erosion and sediment control plan and the reasons for the non-compliance.
	Discovery of Contaminated Soils or Materials
19.	In the event that any previously unknown 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 a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager, that continuing works does not represent a significant risk to the environment; e. 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. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.
	Spills
20.	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; and iii. 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, remains on site at all times. 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
21.	a. Any activity which may modify, damage or destroy a pre-1900 archaeological site or material must follow the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required from Heritage New Zealand to

	modify, damage or destroy any archaeological site, whether recorded or not in the New Zealand Heritage List/Rārangi Kōrero. b. In the event of accidental discovery of any archaeological material, all works must cease immediately in the part of the site known, or suspected, to be an archaeological site. c. The Canterbury Regional Council, Heritage New Zealand Pouhere Taonga and Papatipu Rūnanga, as well as the New Zealand Police in the case of discovery of kōiwi/human bones, must be informed immediately of the disturbance, and the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014 must be followed. d. In the event of the accidental discovery of Māori archaeological sites or material, the attached accidental discovery protocol for Māori archaeology must be followed in addition to the process under the Heritage New Zealand Pouhere Taonga Act 2014. e. To ensure that all statutory and cultural requirements have been met, any works in the part of the site subject to the archaeological discovery must not recommence until authorised by the Canterbury Regional Council and: i. Upon completion of the archaeological authority process referred to under (c); and ii. In the event of the accidental discovery of Māori archaeological sites or material, and in addition to (c) upon completion of the process referred to under (d); and iii. In the event of the discovery of kōiwi/human bones, immediately advise the New Zealand Police.
	Stabilisation and Decommissioning of Erosion and Sediment Controls
22.	Within four 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 the stage.
23.	Erosion and sediment control measures must not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning (for each stage). Decommissioning of the measures must be undertaken in the following order: a. All disturbed areas must be stabilised and/or re-vegetated (generally in accordance with the **Urban Design and Landscape Plan** listed in Attachment 1); 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.
24.	Upon 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.

Schedule 2 - Consents

Excavations / Earthworks (s9 land use consent) CRCXXXXX- A

This consent covers earthworks (excavation) and vegetation clearance as part of earthworks.

	Limits
1.	The works are limited to: a. Earthworks and the excavation of land including stockpiling. b. The undertaking of earthworks outside of but within 5m of the following waterways within the site: i. Ohoka Tributary ii. South Ohoka stream iii. The Northern and Southern Spring Channel and the associated springheads iv. Groundwater seep (springhead) and channel c. The undertaking of vegetation clearance outside but within 5m of the waterways within the site: i. Ohoka Tributary ii. South Ohoka stream iii. The Northern and Southern Spring Channel iv. Groundwater seep and channel d. The undertaking of vegetation clearance within a natural wetland and within 10m of a wetland. e. The undertaking of earthworks for the reclamation of wetlands as identified on Waterways and Wetlands Plan in the construction Site Management Plan (Appendix 30 of the Application) and as consented under CRCXXXXX-C. f. The undertaking of earthworks associated with the reclamation of waterways as identified on Waterways and Wetlands Plan in the construction Site Management Plan (Appendix 30 of the Application) and as consented under CRCXXXXX-C. Within the site shown on the Scheme Plans provided with the application which forms part of this resource consent.
2.	The maximum depth of excavation for the works authorised by this resource consent must not exceed: a. 3m metres below ground level, except as specified below: i. 4 metres below ground level for the construction of the manhole in Stage 2. **Advice Note:** 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.
3.	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.

	Advice Note: *Dewatering of excavations is authorised under Resource Consents CRCXXXXXX-D (water permit) and CRCXXXXXX-B (discharge permit).*
4.	Any imported soil and gravel shall be virgin material sourced from 'clean' quarries.
	Prior to Commencement of Works
5.	All erosion and sediment control measures detailed in the ESCP must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
6.	At least 15 working days prior to the commencement of any works to remediate contaminated land, the Consent Holder must submit a Remedial Action Plan (RAP) prepared by a Suitably Qualified Experienced Practitioner (SQEP) to Canterbury Regional Council, Attention: Compliance Manager, for acceptance. The remediation works may commence if: a. Written acceptance of the RAP is provided by the Compliance Manager; or b. Written acceptance has not been provided within 10 working days of the Compliance Manager receiving the RAP, provided that the remediation works are undertaken in accordance with the RAP and the conditions of this consent.
7.	The RAP required under condition (6) must: a. Be prepared by a Suitably Qualified Experienced Practitioner (SQEP) in accordance with MfE Contaminated Land; b. Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse sample results; b. Detail a procedure for managing any discovery of contaminated soil or material; c. Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater; d. Outline where the contaminated soil will be disposed of; and e. Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed.
8.	The RAP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the management of contaminated soil and must not result in an increase of sediment being discharged from the site; and b. Consistent with the conditions of this resource consent; and c. Submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, prior to any amendment being implemented.

9.	The consent holder shall prepare and implement a Groundwater and Spring Flow Monitoring Plan for the duration of construction activities that may interact with groundwater, and for a period of up to two years following completion of those works. The Monitoring Plan shall: a. Confirm the monitoring locations (including piezometers and identified springs/seepage areas), parameters, methods, and frequency for groundwater level and spring flow monitoring. b. Require that accurate records of groundwater levels and spring flows are maintained and made available to the Consent Authority upon request. c. Include procedures for the ongoing review and interpretation of monitoring results to inform construction methodology, including any dewatering requirements or mitigation measures for working in shallow groundwater conditions, and to confirm that post-construction conditions are consistent with anticipated effects. d. Identify any trigger levels or indicators of adverse effects on groundwater levels or spring flows and set out the response actions to be implemented in the event these are exceeded. *e*. Require that monitoring results are periodically summarised and, where necessary, used to update the Construction Site Management Plan and inform any adaptive management measures required following completion of works to ensure that adverse effects on groundwater and spring flows are avoided or mitigated.
	During Works - Artesian Aquifer Interception
10.	In the event of interception of unanticipated levels of artesian flows and/or springs, all practicable measures must be undertaken to remedy or mitigate any change in aquifer pressure, water quality or temperature. This must include: a. The contractor must immediately cease all works within the immediate area of excavation that caused the interception of the artesian flows; b. The contractor must determine and document whether the flow is constant or increasing, if the turbidity is constant or increasing and if the flow is confined to the excavation; c. The contractor must notify the site engineer and/or other appropriate personnel to determine the emergency measures required to arrest the artesian flow. Emergency measures must include, but not be limited to: i. The installation of a layer of impermeable material to the extent required to reform a capping layer over the aquifer to prevent the upward movement of groundwater through the confining layer; or ii. Inserting a vertical pipe in the aquifer interception point (if practicable) and provide for a secure seal against the pipe to enable the stabilisation of the artesian flow in the pipe, and to determine the above ground water level to assess any further measures.

	d. The temporary artesian flow beyond the excavation must be controlled and mitigated with appropriate erosion and sediment control measures; e. The Canterbury Regional Council, Attention: Compliance Manager must be notified as soon as practicable but no later than two working days after the interception; and f. Upon remediation and arresting of flow from the aquifer interception, the construction methodology must be reconsidered and, if required, revised to avoid future interceptions of the aquifer.
	Stockpiling Contaminated Material
11.	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, 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 include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and c. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and d. 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; and e. Following removal of stockpiled contaminated material, a surface scrape and validation sampling will be undertaken ***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.*

Construction Phase stormwater and minor contaminants discharges to surface water and land (s15 discharge permit) CRCXXXXX- B

This consent is for the discharge of construction phase stormwater, as well as the discharge of dewatering water, the discharge of residues of water treatment chemicals, along with the temporary discharge of surface water associated with stream re-alignment works, and sediment-laden water during vegetation clearance and earthworks in the riparian margin, associated with works in waterways.

	Limits
1.	The activity authorised under this resource consent is limited to: a. The discharge of sediment-laden construction phase stormwater from exposed areas during excavation and trenching and bulk earthworks within the site to surface water in accordance with the construction Site Management Plan (Appendix 30 of the Application). b. The discharge of dewatering water to surface water during dewatering of excavations associated with the development (in accordance with dewatering water take in CRCXXXXX-D). c. The discharge of dewatering water to ground during dewatering of excavations associated with the development and within the site boundary (in accordance with dewatering water taken in CRCXXXXX-D). d. The temporary discharge of residues of water treatment chemical used to reduce the sediment load in construction-phase stormwater and dewatering water discharged from the site. e. The temporary discharge of surface water to ***surface water*** associated with the non-consumptive take during stream re-alignment works or bypassing during instream works (associated with the installation and removal of culverts) for: i. Ohoka Tributary ii. South Ohoka Stream iii. Northern Spring Channel iv. Groundwater seep channel v. Whites Road Drain *Note: Mill Road Drain and Bradleys Road Drain are artificial watercourses.* f. The temporary discharge of sediment and sediment-laden water to surface water (associated with vegetation clearance and earthworks in the riparian margin) in relation to: i. Ohoka Tributary ii. South Ohoka Stream iii. Northern Spring Channel

	iv. Southern Spring Channel v. Groundwater Seep Channel vi. Whites Road Drain g. The temporary discharge of contaminants (sediment and sediment-laden water) to surface water (streams) and to artificial watercourses (associated with the installation of culverts and removal of culverts, installation of bridges and stream realignment works) in relation to: i. Ohoka Tributary ii. South Ohoka Stream iii. Northern Spring Channel iv. Southern Spring Channel v. Groundwater Seep Channel vi. Whites Road Drain vii. Mill Road Drain viii. Bradleys Road Drain
2.	The area of exposed ground shall not exceed 5 hectares at any one time.
3.	The temporary discharge of sediment and sediment-laden water shall only be associated with works undertaken in accordance with resource consents: a. [CRCXXXXX-A] – Earthworks/ Excavations b. [CRXXXXXX-C] – Works in waterways and wetlands c. [CRCXXXXX-D] – Dewatering, dust suppression, non-consumptive groundwater take, surface water diversions/bypassing, non-consumptive surface water take.
4.	Sediment laden construction phase stormwater and dewatering water shall be discharged: a. In accordance with the Erosion and Sediment Control Plan required under Schedule 1 of this resource consent; and b. In general accordance with the nominated discharge points on the Construction-phase Stormwater Discharge Points specified in the construction Site Management Plan. c. For dewatering discharges: I. For discharges to surface water, the first 20 minutes of dewatering water, or until, after a visual inspection, the dewatering water is running clear (whichever is the longest) shall be treated via on-site ESCP control measures or pumped into a holding tank on site prior to discharge; II. All other dewatering water may be discharged to ground;

	III. Discharges should not create scour or erosion of any stream bank or bed.
5.	The construction phase stormwater (including where water treatment chemicals have been used) and dewatering water discharge to surface water shall not at any time: a. Have a concentration of Total Suspended Solids (TSS) exceeding 50 milligrams per litre; and b. dissolved Aluminium concentration exceeding: 0.0565 milligrams per litre; c. pH concentration outside a range from 6.5 - 8.5. d. Result in any of the following conditions in the receiving water body or drain: i. The production of any oil or grease films; ii. The production of any floatable or suspended materials; iii. The production any sludge or emulsion deposited on the bed; and e. have dissolved concentrations of chromium, copper, nickel or zinc exceeding the Land and Water Regional Plan Schedule 5 surface water receiving standards for these metals after reasonable mixing.
6.	The taking of groundwater under resource consent CRXXXXXX-D and the associated discharge of groundwater under this resource consent must cease if at any time flooding is identified in surface water bodies downstream of the discharges, until such time that the flooding has abated.
7.	No sediment-laden stormwater or dewatering discharges shall occur within the Community Drinking-water Protection Zone for WDC bore M35/5609.
8.	The works must only occur between September and April, unless approved by the relevant Regional Council Compliance Officer. ***Advice Note**: For the purpose of this resource consent, works mean bulk earthworks. Approval to work beyond this timeframe may be justified due to stabilised area being reduced or seasonal fluctuations which provide more favourable conditions for construction.*
	Discharge to surface water monitoring and sampling (Dewatering and Construction phase stormwater discharge)
9.	a. During works and when a discharge of construction-phase stormwater and dewatering water is occurring to surface water, the discharge points must be visually assessed for: i. any sheen of oil or grease or discoloration; and ii. any sludge or emulsion; and b. Observations must be photographed and recorded at least once per day; and c. Records of visual assessments including photographs must be kept and provided to Canterbury Regional Council on request.

10.	a. Prior to the discharge of construction phase stormwater and/or dewatering water to surface water in accordance with condition (4) of this consent a set of laboratory calibrated samples must be made up in clear bottles containing the following concentrations of TSS: i. 0 milligrams per litre; ii. 25 milligrams per litre; iii. 50 milligrams per litre; iv. 100 milligrams per litre; b. The calibrated samples must be: i. prepared using representative soil samples from the site and then calibrated by a suitable laboratory to the unique combination of soil types at the site and the TSS concentrations detailed under (a); and ii. be replaced by a newly prepared sample every six months. c. The set of calibrated samples must be held on site. d. Records of the laboratory calibration, including records of replacement samples prepared must be kept and provided to Canterbury Regional Council on request. ***Advice Note:*** *When shaken, the calibrated samples will provide a benchmark to enable visual comparison with the discharge samples required to be taken under Conditions (**11**) against the TSS limit set under Condition (5)(a).*
11.	Samples of construction phase stormwater and samples of dewatering water must be: a. Taken by a suitably qualified person and in accordance with best practicable sampling methodology; b. Collected in clean containers at the end of the sediment treatment system prior to the discharge into surface water bodies or drains; c. Collected one, two, four, and 24 hours after the discharge into surface water bodies or drains has commenced, and once per day thereafter if discharge exceeds one working day; and d. Visually compared to the calibrated samples prepared in accordance with Condition (10).
12.	Alternatively, to the sampling required under Condition (11), a water quality meter or any other recognised measuring device to measure concentration of TSS or turbidity may be used to determine the concentration of TSS in the discharge (to assess compliance with Condition (5)(a)), provided the water quality sampling is undertaken by a suitably qualified person with water quality sampling experience and the water quality meter or recognized measuring device is: a. Used in accordance with the manufacturer manual specific to the device used; b. Calibrated to the unique combination of soil types and environmental conditions found on the site; and c. c. Used in general accordance with the Erosion and Sediment Control Toolbox for Canterbury (2017). ***Advice Note:*** *Calibration records must be provided on request.*
13.	If it becomes apparent at any stage during the water quality monitoring detailed in Conditions (11) and/or (12) that a maximum TSS concentration of 50 milligrams per litre in the discharges to surface water will not, or is unlikely to be achieved, or if the visual assessment and observations undertaken in accordance with

	Condition (9) indicate a sheen of oil or grease or discoloration, or any sludge or emulsion below the water surface, then: a. The discharges to surface water must cease immediately; b. The discharges to surface water can only recommence once amendments have been made to the treatment process such that: i. a TSS concentration of 50 milligrams per litre in the treated discharge is achieved; or ii. the source of the sheen of oil or grease, discoloration, or any sludge or emulsion below the water surface, has been removed.
	Dewatering discharges to surface water
14.	Prior to the discharge of dewatering water to surface water, and following each successive change to the area of dewatering abstraction as authorised by resource consent CRCXXXXXX-D, the concentrations of dissolved chromium, copper, nickel and zinc in the discharge water shall be measured by an accredited laboratory to confirm that the concentrations of these parameters will not exceed the relevant 95% species protection concentrations given in Schedule 5 of the Land and Water Regional Plan after reasonable mixing.
15.	Where discharge is occurring to surface water and the associated abstraction of groundwater as authorised by resource consent CRCXXXXX-D is occurring within 100 m of two surface water bodies, the dewatering discharge should be split evenly between the two surface water bodies.
	Dewatering Discharges to Ground
16.	Where discharge is occurring to ground, the discharge/s should occur at a similar distance to the nearest surface water body as the distance between the point or points of take authorised under resource consent CRCXXXXXX-D and the nearest surface water body.
17.	Where discharge is occurring to ground and the associated point or points of groundwater abstraction as authorised by resource consent CRCXXXXX-D is/are within 100 m of two surface water bodies, the dewatering discharges should occur at similar distance from each surface water body as the point or points of take and be split evenly between the two discharge areas.
	Discharge of Chemical treated water
18.	a. Prior to the commissioning of any chemical treatment of dewatering water, or construction phase stormwater discharge, a Chemical Treatment Plan (CTP) must be provided to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, for acceptance that it complies with the Erosion and Sediment Control Toolbox for Canterbury (2017); b. The CTP must include, but not be limited to, the following information: i. consideration of a broad range of water treatment chemicals available and appropriate for local site and soil conditions. ii. bench testing requirements to determine the optimal dosing rates of treatment chemicals; iii. specific design details of the water treatment chemical application system;

	iv. details of optimum dosage (including assumptions); v. monitoring (including but not limited to the pH and the aluminium [OR other active ingredient] content of the discharged water and any necessary laboratory testing of the samples), maintenance (including post-storm) and contingency programme (including a record sheet); vi. results of the initial flocculation trial; vii. procedure for the onsite storage and transport of water treatment chemicals; and viii. a spill contingency plan. c. The CTP may be amended at any time. Any amendments to the CTP must be provided to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring, in writing prior to implementation.
19.	The discharge of water treatment chemical residues specified in Condition (1)(d) of this resource consent must not commence until acceptance has been received from the Canterbury Regional Council that the CTP is consistent with the ESCP and the conditions of this resource consent. Except that if acceptance is not received within 10 working days of the Canterbury Regional Council Compliance Officer receiving the CTP, the works may commence.
20.	Following certification by the Canterbury Regional Council, water treatment chemicals must be applied in accordance with product specifications and the methods described in the CTP prepared for the site and as agreed by Canterbury Regional Council Regional Leader - Compliance Monitoring.
	Sediment Retention Ponds
21.	The Construction Phase Sediment Retention Ponds (SRP's) required for each stage shall be lined with a polyethylene liner, or similar impervious material, to prevent groundwater ingress.
22.	The Sediment Retention Ponds shall not be used for the discharge of dewatering water.
23.	If batch dosing of water treatment chemicals is used as a primary method for chemical dosing, the SRP shall be sized in accordance with the ECAN Erosion and Sediment Control Toolbox.
24.	At least ten working days prior to the installation of the SRP (for the relevant stage), the consent holder shall: a. Submit the final design plans for the SRP; b. Submit a certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that the SRP has been designed in accordance with the conditions of this resource consent; and c. Submit a statement signed by the CPEng confirming that they are competent to certify the engineering works.

25.	Following construction of the SRP (as relevant to the stage), the consent holder shall submit a statement prepared by a Chartered Professional Engineer, stating that the SRP has been constructed in accordance with the signed design provided under Condition (24).

Works in Waterways (s13 land use) CRCXXXXX- C

	Limits
1.	The activities authorised by this consent shall be limited to: a. The reclamation and disturbance of the bed and banks of the following waterways and adjacent wetlands as indicated on the 'Watercourse and Wetland Changes Overview Plans' (Appendix 2 in the construction Site Management Plan). i. The reclamation of the Northern Spring Channel (eastern section) ii. The reclamation of the western/central section of the South Ohoka stream iii. The reclamation of the seep channel iv. The reclamation of unnamed drain 1, 2 and 3 (and associated removal of culverts) b. The disturbance of the bed and banks of the following waterways as indicated on the application plans (Appendix 2 in the construction Site Management Plan): i. The disturbance of the bed of the Northern Spring Channel ii. The disturbance of the bed of the Southern Spring Channel iii. The disturbance of the bed of the South Ohoka Stream iv. The disturbance of the groundwater seep and seep channel v. Ohoka Tributary Stream vi. Whites Road Drain c. The removal of existing farm culverts in the bed/banks of the following waterways (drains and rivers): i. Removal of 10 structures/culverts from South Ohoka Stream ii. Removal of 1 culvert and bridge structure from Ohoka Tributary iii. Removal of 2 culverts from the Northern Spring Channel iv. Removal of culverts adjacent to the site on the drains along Whites Road, Mill Road (artificial watercourse), and Bradleys Road (artificial watercourse). d. The use and placement of culverts in the bed of the following waterways (drains and rivers) as indicated on the application plan 'Culverts Plans' in the Civil Engineering Plan set: i. Within the site: A. Culvert in the Ohoka Tributary B. Two culverts in the northern spring channel C. Culvert in South Ohoka Stream D. Two culverts along the Unnamed Drain 1 proposed realigned swale channel ii. Adjacent to the site boundary, within the road reserve for road entry to the site

A. Culverts in Mill Road (one for road, and multiple driveways (x6))

B. Culverts on Whites Road (four culverts)

C. Culvert on Bradleys Road (two culverts)

e. The excavation of the bed of the waterway for the installation of the culvert in the bed of the following waterways:

i. Culvert in the Ohoka Tributary

ii. Two culverts in the northern spring channel

iii. Culvert in South Ohoka Stream

iv. Culverts in Whites Road Drain

v. Two culverts in the unnamed drain 1 proposed realigned swale

f. The deposition of virgin aggregate in the bed of the waterways classified as rivers:

i. Culvert in the Ohoka Tributary

ii. Two culverts in the northern spring channel

iii. Culvert in South Ohoka Stream

iv. Culverts in Whites Road Drain

v. Two culverts in the unnamed drain 1 proposed realigned swale

g. The installation of pedestrian bridges and abutments within 5m of the banks of the following waterways:

i. In Ohoka Tributary

ii. In the southern spring channel

iii. In South Ohoka Stream

iv. Whites Road drain

h. Removal of vegetation within margins of the waterway and the bed of the waterways.

i. Installation of stormwater outfall structures to waterways from the SMA's shown on the 'Watercourse and Wetland Changes Overview Plans' (Appendix 2 in the construction Site Management Plan).

j. Installation of a low permeability liner on the realigned northern spring channel within the vicinity of the southern springhead (between culvert 08 and the outlet of the central spring to the channel).

	Note: The filling of artificial watercourses does not require resource consent. Both the Mill Road Drain and Bradleys Road Drain are classified as artificial watercourses. *Note: The installation of culverts within artificial watercourses does not require resource consent, where the permitted activity standards are met. This includes culverts at site boundary entry points associated with the Mill Road Drain and Bradleys Road Drain.*
2.	The consent holder shall not: a. Undertake works within flowing water b. Pour concrete within flowing water.
	Culverts
3.	The culverts authorised under Condition (1) must: a. Have a maximum length of 14m for internal roads and 27m for new road connections from the existing roads (Mill Road, Whites Road and Bradleys Road). b. Be installed so that the base of the culvert is below bed level to an extent that a minimum of 25% of the internal width of the culvert is below the level of the bed of the river; c. Provide a 5% annual exceedance probability flood flow capacity without increasing upstream water levels. *Note: The largest Mill Road culvert is 36m however this is to be installed in an artificial watercourse.*
4.	The installation of culverts in the bed of the waterways listed in Condition 1 (d) must not: i. Cause the impoundment of water upstream of the culvert; ii. Prevent the passage of fish; iii. Deflect flows into the banks of the waterway; or iv. Cause erosion of the bed or banks of the waterway.
	Bridges
5.	The bridges authorised under Condition (1) shall comply with the following: a. Piles must not be located in, on or under the bed of the river.
	Stormwater Outfall Structures
6.	All stormwater outfall structures authorised under Condition (1) shall comply with the following: a. Energy dissipation and/or erosion protection is required and must not exceed 5m in length within the stream bed, either side of the extended structure; and b. The structure must not cause more than minor bed erosion, scouring or undercutting immediately upstream or downstream.
	Prior To Works
7.	At least 15 working days prior to commencement of works in waterways including the installation of culverts, the Consent Holder shall submit a Streamworks Management Plan to CRC for acceptance. The Streamworks Management Plan must include but not be limited to:

	a. Detail for the specific methodologies for reclamation, diversion, removal and construction of structures including flow diversions, temporary channels, over pumping, coffer dams etc) b. Construction mitigation and controls for instream works, construction phase stormwater and construction phase dewatering. c. Culvert design and bridge design including long sections and cross sections, d. Provision of fish passage during and after works, and details and methodology of fish salvage during works, and relocation for any Native Fish within the streams being reclaimed e. Staging of stream works, timing and duration f. Monitoring and maintenance requirements during construction periods. g. The requirements of finished culvert design under Clause 63 NES-FM. The Streamworks Management Plan can be provided in stages. If the Streamworks Management Plan has not been accepted within ten working days of the Compliance Manager receiving the design, the works may commence. The Streamworks Management Plan required under Condition 7 must be prepared by a Suitably Qualified Freshwater Ecologist in conjunction with a Landscape Architect and shall be prepared as a 'living document' that is updated as the stages of development are progressed.
8.	The consent holder shall ensure that: a. Prior to commencing, or re-commencing any works as authorised by this consent, the Canterbury Regional Council, Attention: Compliance Manager, shall be notified at least five working days prior to the commencement of works; and b. Where works have been discontinued for more than twenty consecutive days, the Canterbury Regional Council shall be re-notified at least five working days prior to the commencement of works. Notification shall include: a. The proposed start and end dates of the period of work; and b. Where the consent is to be exercised by a person other than the consent holder, the name, address and contact telephone number of the persons exercising the consent. ***Advice Note:*** *Notification to CRC may be via post, telephone or emailing* ecinfo@ecan.govt.nz
9.	To prevent the spread of pest species, including but not limited to Didymo, the consent holder shall ensure that activities authorised by this consent are undertaken in accordance with the Biosecurity New Zealand's hygiene procedures and that machinery shall be free of plants and plant seeds prior to use in the riverbed. ***Advice Note****: You can access the most current version of these procedures from the Biosecurity New Zealand website http://www.biosecurity.govt.nz*

	Ecological Management Plan (EMP)
10.	At least 15 working days prior to commencement of works in waterways as consented under Condition 1 and for works within a particular stage, the Consent Holder shall submit an Ecological Management Plan to the CRC for acceptance. The Ecological Management Plan shall include the following: a. Restoration and Enhancement Plans for: i. Springhead Restoration. ii. Stream Restoration and Enhancement. iii. Wetland Restoration and Enhancement. b. Monitoring and Maintenance plans for the restored or enhancement feature. c. Pest and Predator Management Plan.
11.	a. The Ecological Management Plan required under Condition 10 must be prepared by a Suitably Qualified Freshwater Ecologist in conjunction with a Landscape Architect, and shall be prepared as a 'living document' that is updated as the stages of development are progressed. b. The Restoration and Enhancement Plans required under Condition 10(a), are to be in general accordance with the Concept Landscape Design (Appendix 23 of the Application).
12.	The Restoration and Enhancement Plans required under Condition 10(a), are to be in general accordance with the Concept Landscape Design (Appendix 23 of the Application) and must: a. Identify the realigned section of the waterways for: i. South Ohoka stream ii. Northern and Southern Spring Channel connection iii. Eastern groundwater seep b. Identify all the wetland areas to be retained and enhanced. c. Detail the waterway wetted width and minimum water depths in new sections of the following waterways: i. South Ohoka stream ii. Northern and Southern Spring Channel connection iii. Eastern groundwater seep d. Detail the section of the waterways to be naturalised for the following waterways/springs: i. South Ohoka stream ii. Northern and Southern Spring Channel (that is to be combined) iii. Eastern groundwater seep iv. Ohoka tributary v. The northern and southern springheads and seep

	e. Detail the bank slope in the new section of the following waterways and of any sections that are to be naturalised: i. South Ohoka stream ii. Northern and Southern Spring Channel connection iii. Eastern groundwater seep iv. Ohoka tributary f. The plans must show all stream and wetland restoration / creation design details including the extent of all stream and wetland areas to be ecologically enhanced, restored or created. g. Include the timing, staging and programme of enhancement, creation and restoration works. h. Details of the timing of when works will be undertaken, such that all enhancements and restoration are undertaken within two years of the associated impact occurring. i. Methods to ensure ongoing fish passage is provided within all enhanced, created and restored streams as well as all associated structures. j. Include Final Landscape Plans for the creation, enhancement and restoration works, which must include the use of indigenous Riparian Planting where possible.
13.	The Consent Holder shall provide a copy of the Ecological Management Plan to Rūnanga (Te Ngāi Tūāhuriri) no less than 10 days prior to lodging the Plan with CRC, with a request for input from the Rūnanga. A copy of any feedback provided by Rūnanga shall be provided to CRC with the Ecological Management Plan.
14.	If the Consent Holder has not received a response from CRC within 10 working days of submitting the Ecological Management Plan for acceptance, the Consent Holder will be deemed to have plan approval.
	Ecological Monitoring
15.	Prior to the commencement of works, the Consent Holder shall undertake baseline ecological monitoring of the streams in accordance with the certified EMP. The monitoring shall include: a. Identification of the ecological survey locations for the streams on site, at two sites per stream; b. Rapid Habitat Assessments (RHA); c. Deposited fine sediment surveys (percent cover and depth) using the SAM2 method (Clapcott et al., 2011); d. Macrophyte and/or periphyton surveys (percent cover and type) in accordance with NEMS (2020) e. Benthic macroinvertebrate sampling in accordance with NEMS (2022) '200+ Fixed Count with Scan for Missed Taxa' method; and

	f. Freshwater fish surveys using backpack electrofishing over a minimum reach length of 50 metres. The results of the baseline monitoring shall be used to inform management actions under the EMP and shall form the baseline for all subsequent monitoring required by this consent.
16.	*Post-development ecological monitoring:* The Consent Holder shall undertake follow-up ecological monitoring at the same sites and using the same methodologies as required by Condition 15: a. Between 1 December and 31 March; and b. At 1 year and 3 years following the completion of each stage of development. c. All monitoring shall be undertaken within comparable habitat conditions to the baseline surveys. Any deviations from conditions 15 and 16 shall be agreed upon in writing with the CRC.
17.	Results from all monitoring undertaken in accordance with Conditions 15 and 16 shall: a. Include comparison of deposited sediment, benthic macroinvertebrate, and periphyton results against relevant regional and national standards and guidelines; b. Assess changes relative to the baseline dataset. A monitoring report shall be prepared for each survey and submitted to the Regional and District Councils no later than 9 months following completion of the relevant monitoring event.
	During Works
18.	The works shall be undertaken in general accordance with: a. The Streamworks Management Plan required under condition 7 of this consent. b. The Ecological Management Plan required under condition 10 of this consent.
19.	The new channels (for stream realignments) shall be designed and constructed to have a flood carrying capacity that is equal to or greater than the existing capacity of the drain/channel.
20.	a. The works authorised by condition 1 (b) to (i) consent shall not result in the: i. Deflection of flows into the listed waterways banks; or ii. Diversion of flood waters onto any neighbouring properties; or iii. Erosion of the bed and banks of the listed waterways; or iv. A reduction in the flood carrying capacity of the listed waterway. b. The waterways referred to in this condition are: i. South Ohoka Stream ii. Northern and Southern channel and springheads iii. Groundwater seep channel

	iv. Ohoka Tributary
21.	The consent holder shall ensure that all machinery is removed from the bed of the river when a flood event is forecast at the weather station at the head of the catchment.
22.	The works shall not prevent the passage of fish or cause the stranding of fish in pools or channels.
23.	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 appropriate waterway within the river. The fish salvage shall include the following measures: a. Be conducted by or under supervision of a certified, suitably qualified and experienced freshwater ecologist; b. Be in general accordance with Canterbury Regional Council and Christchurch City Council's "Fish Salvage Guidance for Works in Waterways" (12 October 2017); and c. The fish shall be relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist; d. The certified, suitably qualified and experienced freshwater ecologist shall hold any necessary permits and approvals required by the Ministry for Primary Industries and Fish and Game to conduct fish salvage; and e. A summary of the results of any fish salvage activities undertaken shall be forwarded to the Canterbury Regional Council, Attention: Compliance Manager.
24.	All practicable measures must be undertaken to ensure the works do not result in flooding of other properties.
25.	To prevent the spread of pest species, including but not limited to Didymo, the consent holder shall ensure that activities authorised by this consent are undertaken in accordance with the Biosecurity New Zealand's hygiene procedures and that machinery shall be free of plants and plant seeds prior to use in the riverbed. ***Advice Note:*** *You can access the most current version of these procedures from the Biosecurity New Zealand website http://www.biosecurity.govt.nz.*
26.	All practicable measures shall be undertaken to minimise: a. Erosion of the bed and banks; and b. The discharge of sediment. as a result of the works.
	COMPLETION OF WORKS
	Post construction Information on Culverts

27.	Within 20 working days of completing the culvert construction works related to culverts within a particular stage of works (respectively) 1-11 as in the Civil Engineering Plans – Appendix 27 to the Application, the Consent Holder shall provide the following information to the CRC: a. The geographical co-ordinates of culverts (upstream and downstream ends); b. The flow of the waterway that the culvert is constructed within, in normal summer low flow conditions, normal winter low flow conditions, and the design flow (100-year event); c. At the location of each culvert the width of the stream at the water's surface (in normal summer and winter low flow conditions as well as the 100- year event) and the width of the bed of the stream; d. Details on any improvements to the culverts to mitigate any effects the culverts may have on the passage of fish and these improvements have been designed to protect particular species, or prevent passage of particular species to protect other species; e. Subject to (d), details regarding the likelihood that the culverts will impede the passage of fish; f. Photographs that show both ends of the culverts, viewed upstream and downstream; and g. Details on the finished culverts: i. Asset identification number and confirmation of ownership; ii. The shape, length, width and height of the culverts; iii. The material from which the culverts are made; iv. The mean depth of the water through the culverts (at normal summer and winter low flow and design flow); v. The mean water velocity in the culverts at normal summer and winter low flow and design flow); vi. Whether there are low-velocity zones which will provide resting places for fish downstream of the culvert; vii. The type of bed substrate that is present within most of the culvert length; viii. Whether there are fish passage remediation features (e.g. baffles or spat rope) in the culverts; ix. Whether the culverts have wetted margins; x. The slope of the culverts; and xi. The alignment of the culverts compared to the stream channel upstream and downstream.
	Monitoring and Maintenance Plan for the Culverts
28.	a. The Consent Holder shall engage a suitably qualified and experienced person to prepare a Monitoring and Maintenance Plan (MMP) for the culverts installed at the site. b. No later than 3 months following the completion of site works within a particular stage of works the Consent Holder shall submit the plan to the CRC for certification of the MMP. c. The MMP is to require monitoring and maintenance of the culverts that is sufficient to ensure that the provision for the passage of fish does not reduce over their lifetime. d. The MMP shall include: i. Information on how the monitoring and maintenance will be undertaken. This should include but not be limited to the following:

	A. Frequency of inspections including regular inspections and post-storm event inspections; B. Timing of any consequential maintenance; C. Items/locations that will be checked during inspections; D. Types of maintenance likely to be required including specific reference to requirements for repair of any erosion that have any adverse effects on fish passage over their lifetime; and E. The steps that may be undertaken to avoid any reduction in hydraulic capacity due to aggradation of the stream bed within/upstream or downstream of the culvert; ii. Details on how often the information required in (i) is to be provided to CRC and the process for providing that information. e. The Consent Holder shall comply with the requirements of the certified Monitoring and Maintenance Plan (MMP) until such time as the culvert structures are vested in and accepted by Waimakariri District Council in accordance with its engineering standards, and any applicable defects liability period has expired. Upon completion of these steps, this condition shall no longer apply to the Consent Holder.
29.	On the completion of works: a. All disturbed areas shall be stabilised and/or revegetated; and b. All spoil and other waste materials from the works shall be removed at least 50 metres from any waterway on the site.

Dewatering take, Dust suppression take, Non-consumptive Groundwater Take, Surface Water Diversions/bypassing, Non-consumptive surface water take (s14 water permit) CRCXXXXX- D

	Limits
1.	The activity authorised by this resource consent is limited to a. the abstraction of groundwater for the purpose of: i. dewatering excavations during the development of the new subdivision of the site including for the installation of stormwater and wastewater pipework, sub soil drainage and Stormwater Management Areas and for the realignment of streams. ii. For the filling of dust suppression carts during construction works. b. The non-consumptive take of surface water for damming, diverting, over-pumping or bypassing outside of the banks of the surface water body and discharged back to the same surface waterbody (associated with the culvert installation works) for: i. Ohoka tributary ii. Southern Spring channel iii. Northern spring channel iv. South Ohoka Stream v. Whites Road Drain vi. Unnamed drain 1 proposed realigned swale Note: This applies to waterways classified as rivers. c. The temporary diversion of water within the bed of the surface water, for the purposes of enhancement works and construction of discharge outfalls. d. The permanent damming and diversion of water for: i. The groundwater seep channel (being realigned) ii. Northern Spring channel (eastern section only, the section being realigned) iii. South Ohoka stream (middle section only, this section is being realigned) iv. Unnamed drain 1 v. Unnamed drain 2 vi. Unnamed drain 3 e. The permanent draining of wetlands 2, 3, 4, 5, 6, part of 8, part of 9, 10, 11, 12, part of 13, 14, and 15.
	Dewatering Take
2.	Groundwater for dewatering may only be taken: a. At a continuous rate not exceeding 75 L/s; b. For Stormwater Management Area (SMA) construction at a continuous rate not exceeding 50 litres per seconds for a maximum continuous period of 90 days at any one time, after which the dewatering rate must reduce to the rate specified in c. below for at least 14 days prior to the next phase of SMA construction and pumping at 50 L/s for that purpose; and/or c. at a continuous rate not exceeding 25 litres per second for all other construction activities onsite other than SMA construction. d. For a maximum period per year of 6 months and for a maximum total period of 15 years as required for subdivision construction.

	Advice Note: *It will be up to the consent holder to demonstrate compliance with the maximum allowable rate of take for the purpose of determining compliance with this condition (e.g., via a flow meter, confirmation of maximum pump flow rates based on pump and pipe capacities used, etc.).*
3.	The dewatering take during each stage of the excavation works must only occur for the time required to carry out the works within the associated stage.
4.	The dewatering water take must not, in combination with other groundwater or dewatering water takes, cause ground subsidence or any land stability issues on adjacent properties not owned by the consent holder.
5.	The dewatering activities must not locally lower the water table to a depth greater than 5 m below ground level at the site.
6.	The taking of groundwater under this resource consent and the associated discharge of groundwater under resource consent CRCXXXXXX-B must cease if at any time flooding is identified in surface water bodies downstream of the discharges authorised under consent CRCXXXXXX-B, until such time that the flooding has abated.
7.	*Dewatering shall not occur while abstraction of groundwater is being exercised under Resource Consents CRC991022 and CRC991827.*
	Dust Suppression Take
8.	For dust suppression, the groundwater may only be taken from: a. Bore M35/0367, 200 millimetres diameter and 9.4 metres deep, at or about map reference NZTM2000 1564896 mE – 5198809 mN.
9.	Water may be taken: a. At a rate not exceeding 22.8 L/s from bore M35/0367; b. With a volume not exceeding 500 m^3/day; c. With a weekly volume f not exceeding 2,700 m^3; With a volume not exceeding 28,600 m^3 between 1 July and the following 30 June.
10.	*This groundwater take (dust suppression) shall not occur while abstraction of groundwater is being exercised under Resource Consents CRC991022 and CRC991827*
	Non-consumptive Surface Water Take and Diversions
11.	The temporary non-consumptive take of surface water and discharge back to surface water through over-pumping, diversion and bypass channels shall only be associated with works undertaken in accordance with CRCXXXXX-A to CRCXXXXX-C.
12.	The temporary diversion of surface water within the bed of the waterways for the purpose of construction of the SMA outfalls and restoration and enhancement works to be undertaken in accordance with CRCXXXXX-A to CRCXXXXX-C.
13.	The damming of water shall only be for the purpose of: a. facilitating the disturbance within the bed of the waterways and the permanent reclamation of the waterways listed in Condition 1(d); and b. facilitating the temporary over-pumping, diversion and bypass channels as listed in Condition 1(b). The water shall be discharged back to the surface water body.
	During Works

14.	A record of all dewatering activities that occur within the site must be kept and provided to the Canterbury Regional Council upon request. This record must include, but not be limited to: a. The date, time and duration of the water take; b. The rate of the groundwater takes; and c. The location of the dewatering within the site.
15.	During the groundwater take for dewatering, flow within nearby streams/waterways must be observed to ensure that the dewatering activity does not result in the drying of the downstream waterway. a. Visual observations must be undertaken a minimum of three times a day, at the following times: i. early morning; ii. at midday; and iii. late afternoon. b. Based on these visual observations, the dewatering discharges shall be managed in line with conditions 14 through 17 of Resource Consent (CRCXXXXXX-B), so that the dewatering activities do not cause significant flow depletion or drying in any streams/waterways. c. The visual observations of the stream/waterway must be recorded, including photographs taken, and must be provided to Canterbury Regional Council, Attention: Compliance Manager, on request. *Note: For the purposes of this condition – the stream/waterways to be monitored are:* • *Ohoka Tributary* • *The northern/southern spring fed channel* • *Groundwater seep channel* • *South Ohoka Branch*
16.	The diversions and bypass channels shall not prevent the passage of fish or cause the stranding of fish in pools or channels.
17.	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 appropriate waterway within the river. The fish salvage shall include the following measures: a. Be conducted by or under supervision of a certified, suitably qualified and experienced freshwater ecologist; b. Be in general accordance with Canterbury Regional Council and Christchurch City Council's "Fish Salvage Guidance for Works in Waterways" (12 October 2017); and The fish shall be relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist.
18.	All practicable measures should be undertaken to minimize: a. Erosion of the bed and banks of [waterway]; and b. The discharge of sediment to the [waterway]; as a result of the diversion.

	Note: For the purposes of this condition – the stream/waterways to be monitored are: • *Ohoka Tributary* • *The northern/southern spring fed channel* • *Groundwater seep channel* • *South Ohoka Branch*
19.	To prevent the spread of pest species, including but not limited to Didymo, the Consent Holder shall ensure that the activities authorised by this consent are undertaken in accordance with the Biosecurity New Zealand hygiene procedures and that machinery shall be free of plants and plant seeds prior to use in the bed of waterways. ***Advice Note:*** *The most current version of the Biosecurity New Zealand hygiene procedures can be found on the Biosecurity New Zealand website* http://www.biosecurity.govt.nz

ONGOING CONSENTS (35-year duration)

Non-consumptive Groundwater Take (s14 water permit) CRCXXXXX- E

	Limits
1.	The activity authorised by this resource consent shall be limited to: • The non-consumptive take and discharge of groundwater via sub-soil drains via the road drainage network for the purpose of maintaining the overall quality and safe public use of the roading network for the development as per Civil Engineering Plans – Appendix 27 of the Application.
2.	Groundwater shall only be taken when intercepted via the road drainage network.
3.	The groundwater shall only be taken via the road drainage network and discharged into the Stormwater Management Areas (as identified on the Civil Engineering Plans – Appendix 27 of the Application) to discharge via infiltration back into groundwater.
4.	The non-consumptive groundwater take shall always be protected from contamination other than heat. If the groundwater is potentially contaminated the Consent Holder shall alert Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (via ECInfo@ECan.govt.nz), as soon as the Consent Holder is aware of the incident and provide a remediation plan for certification.
5.	If damage has occurred in the road drainage network, the consent holder (or the relevant Council following vesting of the assets after the defects liability period has passed) shall notify Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (via ECInfo@ECan.govt.nz), as soon as the Consent Holder becomes aware of the damage.
6.	The consent holder (or the relevant Council following vesting of the assets after the defects liability period has passed) shall repair any damage to the road drainage network in a timely manner and keep a record of the service request and repair information to be provide to Canterbury Regional Council upon request.
7.	The groundwater take shall not, in combination with other takes, cause ground subsidence on adjacent properties that may occur as a result of the take.

Community Water Supply Take (s14 water permit) CRCXXXXX- F

	Limits
1.	Water shall only be taken from: a. Bores established on the site for the purpose of community water supply.
2.	The number of bores that shall be installed across the site must meet the peak network demand for the development with one bore offline (N + 1 redundancy) for the purpose of providing the community water supply (as per the Groundwater Assessment of Environmental Effects Report - Appendix 17 of the Application).
3.	The minimum depth of the bores shall be 60m.
4.	Bores must be located 100m from site boundaries (road or internal boundaries). ***Advice note:*** *The site boundaries are based on the site prior to subdivision under Subdivision Consent [RC number].*
5.	Water shall be used only for: a. public water supply purposes (including firefighting); b. Irrigation of the sports field and public landscape areas within the site; c. Irrigation of artificial wetlands and Stormwater Management Areas within the site.
6.	The maximum volume of groundwater abstracted shall not exceed 3,174 cubic meters per day.
7.	The maximum rate of take under this resource consent shall not exceed 43.51 litres per second.
8.	The total volume of groundwater taken between 1 July and 30 June each year shall not exceed 474,636 cubic meters.
9.	Groundwater may be abstracted under this consent concurrently with abstraction authorised under Resource Consents CRC991022 and CRC991827, provided that: a. Irrigation under CRC991022 and CRC991827 is limited to land not yet issued with a Section 224(c) certificate under Subdivision Consent [INSERT REF]; and b. Upon the issue of the final Section 224(c) certificate for the final stage of the Subdivision Consent [INSERT REF], Resource Consents CRC991022 and CRC991827 shall be surrendered in full pursuant to Section 138 of the Resource Management Act 1991 within 20 working days.
10.	Within three months of the surrender of Resource Consents CRC991022 and CRC991827, any bore authorised solely for irrigation purposes under those consents shall be permanently sealed in accordance with Environment Canterbury's Well Standard. Written confirmation of bore sealing, including a completion record from a suitably qualified well driller, shall be provided to the Canterbury Regional Council.
11.	The Consent Holder shall take all practicable steps to use the water authorised by this consent, in a manner that: a. Avoids leakage from pipes; and b. Ensures that the application of water used for irrigation of sports fields does not exceed that required for the soil to reach field capacity.

	Advice Note: *Field capacity means the moisture content of soil when the addition of further water would exceed the saturation limit of the soil (i.e. the maximum amount of water than can be stored inside the voids of the soil).*
	Bore Location Details
12.	Prior to exercising this consent in relation to each individual bore, the consent holder shall provide the following information to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager: a. the bore location (map reference); b. the bore number c. the bore diameter; and d. the bore depth and screen interval.
	External Meter Access (per bore)
13.	Before the first exercise of this consent in relation to each bore, the consent holder shall install an easily accessible straight pipe(s), with no fittings or obstructions that may create turbulent flow conditions, of a length at least 15 times the diameter of the pipe, as part of the pump outlet plumbing or within the mainline distribution system. The straight pipe(s) shall be installed so as to enable accurate flow measurement for each bore authorised under this consent.
	Records of Water Taken (per bore)
14.	The consent holder shall before the first exercise of this consent: a. install a water meter(s) that has an international accreditation or equivalent New Zealand calibration endorsement, and has pulse output, suitable for use with an electronic recording device, which will measure the rate and the volume of water taken to within an accuracy of plus or minus five percent as part of the pump outlet plumbing, or within the mainline distribution system, at a location(s) that will ensure the total take of water is measured; and b. install a tamper-proof electronic recording device such as a data logger(s) that shall time stamp a pulse from the flow meter at least once every 60 minutes, and have the capacity to hold at least one season's data of water taken as specified in clauses (c)(i) and (c)(ii), or which is telemetered, as specified in clause (c)(iii). c. The recording device(s) shall: i. be set to wrap the data from the measuring device(s) such that the oldest data will be automatically overwritten by the newest data (i.e. cyclic recording); and ii. store the entire season's data in each 12 month period from 1 July to 30 June in the following year, which the consent holder shall then download and store in a commonly used format and provide to the Canterbury Regional Council upon request in a form and to a standard specified in writing by the Canterbury Regional Council; or iii. shall be connected to either the Waimakariri District Council telemetry system or a telemetry system which collects and stores all of the data continuously with an independent network provider who will make that

	data available in a commonly used format to the Canterbury Regional Council upon request. No data in the recording device(s) shall be deliberately changed or deleted. d. The water meter and recording device(s) shall be accessible to the Canterbury Regional Council upon request for inspection and/or data retrieval. e. The water meter and recording device(s) shall be installed and maintained throughout the duration of the consent in accordance with the manufacturer's instructions. f. All practicable measures shall be taken to ensure that the water meter and recording device(s) are fully functional at all times.
15.	Within one month of the installation of the measuring or recording device(s), or any subsequent replacement measuring or recording device(s), and at five-yearly intervals thereafter, and at any time when requested by the Canterbury Regional Council, the consent holder (or council to whom the devices will be vested, once the defects liability period has passed) shall provide a certificate to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, signed by a suitably qualified person certifying, and demonstrating by means of a clear diagram, that: a. The measuring and recording device(s) has been installed in accordance with the manufacturer's specifications; and b. Data from the recording device(s) can be readily accessed and/or retrieved in accordance with clause (c) of condition (14) above.
16.	The Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, shall be informed immediately on first exercise of this consent by the consent holder.

Discharge to groundwater from the non-consumptive groundwater take (from subsoil drainage to the SMA) (s15 discharge permit) CRCXXXXX- G

	Limits
1.	The discharge must only be of groundwater from the roading underdrainage system for the purpose of maintaining the overall quality and safe public use of the roading network shown in the Civil Engineering Plans – Appendix 27 of the Application.
2.	The groundwater shall only be taken when intercepted via the road drainage network.
3.	The discharge must be via the road drainage network and shall be discharged into the Stormwater Management Areas as shown in the Civil Engineering Plans – Appendix 27 of the Application.
4.	a. The discharge must be protected from contamination other than heat. b. If the discharge is potentially contaminated the Consent Holder must alert Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (via ECInfo@ECan.govt.nz), as soon as the Consent Holder is aware of the incident and provide a remediation plan for certification.
5.	If damage has occurred in the road drainage network, the consent holder (or council which the road has been vested to, after the defects liability period has passed) shall report it to Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring (via ECInfo@ECan.govt.nz), as soon as the Consent Holder becomes aware of the damage.

Stormwater Discharge Into Surface Water – Operational (s15 discharge permit) CRCXXXXX- H

	Limits
1.	The discharge shall be only stormwater generated from: a. Roofs; b. Roads; c. hardstand areas; d. and impervious areas; Associated with the development of the development site at Ohoka as per the Civil Engineering Plans (Appendix 27 of the Application) which form part of this consent.
2.	Stormwater must be discharged in general accordance with the discharge point locations (stormwater outfalls) identified on the Civil Engineering Plans (Appendix 27 of the Application) which form part of this Resource Consent, and in accordance with conditions (7) to (32) of this resource consent. ***Advice note:*** *Stormwater discharge can be implemented in stages.*
3.	Unless treatment is provided, the discharge of roof stormwater shall not arise from: a. Copper building materials; or b. Unpainted galvanised sheet materials.
4.	The discharges shall not arise from a site where any of the activities or industries listed in Schedule 3 of the Canterbury Land and Water Regional Plan, which forms part of this consent, are conducted or operated.
5.	The discharge into the surface waterways, generally in accordance with the proposed Discharge Points identified the Civil Engineering Plans (Appendix 27 of the Application), shall not: a. Result in the production of oil or grease films; b. Result in the production of floatable or suspended materials; c. Permanently decrease the flood carrying capacity of the waterway or exacerbate flood potential on surrounding land; d. Cause erosion of the banks and bed of the waterway; or e. Exceed a total suspended solids concentration of 50 milligrams per litre. f. Exceed the contaminant trigger limits in accordance with Condition (37) of this consent beyond the mixing zone defined in Schedule 5 of the LWRP.
6.	There shall be no discharge to Stormwater Management Area(s) until such time as the Stormwater Management Area is 80% stabilised.

	Advice Note: *For the purposes of this consent Stormwater Management Areas include a first flush basin or wetland, and/or an attenuation basin.*
	Individual Lot Stormwater
7.	Stormwater from residential lots within Catchments 1, 3, 4, 5A, 8, 9A, 9C and 11 shall be discharged either: a. Direct to kerb and channel; or b. Direct to stormwater mains.
8.	Stormwater from residential lots within Catchments 2A, 2B, 5B and 6 shall be discharged to swales.
	Commercial Lots
9.	Stormwater from commercial lots within Catchment 9B shall be collected and conveyed via kerb and channel to stormwater pipes via submerged outlet sumps.
	Lot 9001 – Future Retirement Village
10.	Stormwater from the 'future retirement village' within Catchment 6 will require a separate operational phase stormwater design at the time of development or subdivision. ***Advice Note:*** *A separate Resource Consent will be required for this area at the time of development.*
	Stormwater Systems
11.	Stormwater shall discharge into surface water via the following stormwater system (as per the Stormwater Management Report – Appendix 31 and the Civil Engineering Plans – Appendix 27 of the Application) which consists of: a. Piped infrastructure discharging to first flush basin and wetland (primary stormwater system) for treatment. Attenuation to be provided via storage above the normal operating levels of first flush basins and wetlands. b. Treatment Swales discharging to attenuation basins (wet ponds) or discharging to surface water where storage is offset. c. Kerb and channel discharging to Raingarden (such as Filterra® raingardens or equivalent) for treatment. Attenuation to be provided via stormwater attenuation basins or discharging direct to surface water where storage is offset. d. Piped infrastructure discharging to proprietary stormwater treatment device (SW360 Stormfilter® or similar media filtration device achieving the same or better treatment quality). Attenuation to be provided via attenuation basin.
	Primary Stormwater System – Stormwater Management Areas

12.	Stormwater runoff from roads, footpaths, berms and other hardstand areas within sub-catchments of Catchments 1, 3, 4, 5A, 8, 9A, 9C shall: i. be conveyed either via kerb and channel and discharged to submerged outlet sumps and conveyed to the stormwater mains or piped directly to the stormwater mains; and ii. stormwater mains shall discharge to the first flush treatment wetland or wet basin (within Stormwater Management Areas). iii. Stormwater in excess of the capacity of first flush treatment wetland or basin shall be discharged directly into the attenuation pond. iv. Stormwater from the attenuation pond shall be discharged to surface water via a restricted outlet. v. Stormwater in excess of the capacity of the attenuation pond shall be directed to the surface water bodies. ***Advice Note:*** *The stormwater system described in this condition is referred to in the below conditions as the primary stormwater system.* ***Advice Note:*** *There are multiple discharge points for the site. Refer to Civil Engineering Plans – Appendix 27 of the Application for proposed locations.* ***Advice Note:*** *Some sub-catchments within Catchment 4 and 5a will be treated either via wetlands or raningardens. The exact sub-catchment boundaries within each post-development catchment will be confirmed at engineering design stage.*
13.	All stormwater main pipelines and related infrastructure shall be designed in accordance with the requirements of the Waimakariri DC Engineering Code of Practice.
14.	Where the capacity of the stormwater mains is exceeded, stormwater shall be directed towards roads and roading reserves, away from building platforms. Stormwater shall then be directed within the roads and overland flow paths to towards the first flush basin/ wetland and attenuation basins.
15.	All sumps must be: (a) fitted with submerged or trapped outlets capable of trapping at least 60 litres of hydrocarbons. (b) installed with silt traps to allow for the settlement of suspended solids in the stormwater flows.
	Design for first flush basins and wetlands
16.	The first flush basins and wetlands shall be designed and constructed in general accordance with the Christchurch City Council Waterways Wetlands and Drainage Guide, as a minimum they shall be designed: a. to contain the first 25 mm of runoff within the first flush basin. b. to be uniformly vegetated with a mix of landscape plants and/or grass/water tolerant vegetation and not have reduced capacity if vegetation other than grass is planted.

	c. to provide a minimum 48-hour hydraulic retention time within the wetland. d. to provide stormwater attenuation above the normal operating water levels of the first flush basin and the wetland. e. To ensure that stormwater attenuation is sufficient to ensure that post-development flows are less then pre-development flows for the 2% AEP (1 in 50-year ARI) event. f. Allow appropriate vehicular access for maintenance of key wetland infrastructure.
17.	The wetland shall be designed and operated to provide continuous standing water within the dead storage areas under normal hydrological conditions.
18.	The inlet(s) to and the outlet(s) from the stormwater basins shall be designed and constructed with appropriate erosion protection to minimise erosion and scour, with inlets being located as far as possible from outlets or overflow structures.
19.	When the capacity of the first flush basin and wetlands are exceeded, stormwater shall be discharged via an emergency spillway to surface water at the approved discharge points as shown on the Civil Engineering Plans – Appendix 27 of the Application forming part of this consent.
20.	The discharge shall not cause scour, erosion and/or instability to the bed or banks of the receiving surface waterbody at the discharge point locations identified on the Civil Engineering Plans – Appendix 27 of the Application forming part of this consent.
21.	The first flush basin and wetlands must be in accordance with one of the following design standards, or any update to these documents: a. Waimakariri DC Engineering Code of Practice; or b. Christchurch City Council Waterways, Wetlands and Drainage Guide; or c. Auckland Regional Council Technical Publication Number 10 (2003); or d. New Zealand Water Environment Research Foundation - On-Site Stormwater Management Guideline (2004).
	Swales
22.	In Catchments 2A, 2B, 5B and 6 stormwater runoff from roads, footpaths, berms and other hardstand areas shall be collected and conveyed via swales and stormwater pipes. Stormwater from these catchments shall be treated via swales. Stormwater attenuation for these catchments shall be provided via stormwater attenuation basins. Driveways/accessways/vehicle crossings shall have culverts with headwalls or other suitable concrete protections generally in accordance with the Waimakariri DC Standard Drawings to allow stormwater to flow along the swales.
23.	The swales shall;

	a. Be designed in accordance with the Waimakariri DC Engineering Code of Practice; b. be uniformly vegetated with grass and/or water tolerant vegetation; c. be designed and constructed in the locations as identified on the Civil Engineering Plans – Appendix 27 of the Application forming part of this consent. d. Where required, include appropriately sized culverts for vehicle crossings (including driveways), designed to maintain the hydraulic capacity and function of the swale.
24.	The discharge of stormwater into the swales shall not cause scour, erosion and/or instability to the bed or banks of the swales.
25.	The swales shall discharge stormwater to one of the following: a. The Stormwater Management Area attenuation basins; or b. Roadside swales within Catchment 6, which shall discharge directly to surface water (groundwater seep waterway).
	Attenuation Basins
26.	Design of the attenuation basins shall be in general accordance with the Christchurch City Council Waterways, Wetlands and Drainage Guide and as a minimum shall: a. Be sized with sufficient storage to ensure that stormwater attenuation is sufficient to ensure that post-development flows are less then pre-development flows for the 2% AEP (1 in 50-year ARI) event. b. Be vegetated with grass and/or water tolerant vegetation. c. Have the invert level of the outlet not less (or lower) than the maximum groundwater level. d. Have a restricted outlet designed and operated such that post-development peak discharge rates do not exceed pre-development peak discharge rates for the corresponding storm event. e. Allow appropriate vehicular access for maintenance
	Raingardens
27.	Stormwater runoff from roads, footpaths, berms and other hardstand areas within sub- catchments of Catchments 4, 5A and 11 shall: a. Runoff from impervious areas, including roads and other hardstand surfaces, shall be directed to raingardens to capture and treat the first flush flow/volume of stormwater runoff. b. Raingardens shall comprise high-infiltration proprietary biofiltration systems, specifically Filterra® raingardens or equivalent, utilising engineered filter media designed to achieve high infiltration rates and effective primary treatment of stormwater contaminants.

	c. To manage shallow groundwater conditions, shallow-profile Filterra® raingarden systems shall be used where necessary, with a reduced depth relative to conventional raingardens. d. The raingardens shall discharge treated stormwater to one of the following: i. the Stormwater Management Area (SMA) attenuation basins; or ii. directly to surface water for raingardens in Catchment 11, where attenuation is off-set through storage within Catchment 8. ***Advice Note:*** *Some sub-catchments within Catchment 4 and 5a will be treated either via wetlands or raingardens. The exact sub-catchment boundaries within each post-development catchment will be confirmed at engineering design stage.*
28.	Raingardens (Filterra® raingardens or equivalent high-infiltration proprietary biofiltration systems) shall be designed, constructed and maintained to: a. Provide effective primary treatment of stormwater runoff, including the removal of total suspended solids, hydrocarbons and heavy metals; b. Capture and treat the first flush stormwater flow/volume from the contributing catchment prior to overflow or bypass; c. Be sized appropriately for the contributing catchment; d. Discharge treated stormwater to the Stormwater Management Area attenuation basins or surface water, as specified for each catchment under this consent; e. For Catchment 11, discharge directly to surface water (as attenuation is off-set through storage with Catchment 8); f. Be constructed and installed in accordance with the manufacturer's specifications (where proprietary systems are used); g. Drain freely following storm events, with no standing water remaining for more than 72 hours after the cessation of rainfall; and h. Not cause erosion, scour or instability within the raingarden or at downstream discharge points, and continue to operate effectively for the life of the consent. ***Advice Note:*** *The final sizing, configuration and location of raingardens, including confirmation of shallow-profile Filterra® systems and any equivalent alternative devices, will be confirmed at the detailed engineering design stage.*
	Proprietary Treatment Device
29.	In catchment 9B (commercial area): a. stormwater treatment shall be treated using proprietary treatment devices (flow based) such as SW360 Stormfilter® or similar filter system achieving the same or better treatment quality. b. Discharge from the proprietary treatment device shall be to an attenuation basin. c. There shall be no direct discharge into any surface water body.

30.	The proprietary treatment device (SW360 Stormfilter® or similar filter system achieving the same or better treatment quality) shall be designed and constructed to: a. Treat run-off by removing total suspended solids, hydrocarbons, and heavy metal; and b. Achieve the discharge quality limit of no more than 50 mg/l concentration for TSS. c. Be sized appropriately for the contributing catchment before by-passing treatment; and d. Be directed to the attenuation basin after treatment; and e. Be constructed and installed in compliance with the manufacturer's specifications
31.	Prior to the discharge of stormwater into a proprietary treatment device such as SW360 Stormfilter® or similar, gross pollutants must be captured at sumps by means of submerged outlets.
	Design Plans and Certification
32.	At least 10 working days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring: a. Final detailed design plans for the stormwater system; b. A certificate signed by an engineer with suitable experience in stormwater system design and construction experience confirming that: a. the stormwater system has been designed in accordance with the Conditions of this resource consent; and b. A statement signed by the engineer with suitable experience in stormwater system design and construction confirming that they are competent to certify the engineering work.
33.	The stormwater system shall not be constructed prior to certification being received from the Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring, that it meets the requirements under this resource consent.
34.	Within 20 working days following the installation of the stormwater system (as relevant to the subdivision stage), the consent holder shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a. All as built design plans of the stormwater system installed; b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience 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.
	Water Quality Monitoring
35.	a. Following the commencement of this consent, water quality sampling must be undertaken:

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i. On at least four occasions per year for the first two years, during rainfall events that generate at least five millimetres of rainfall as measured at the closest rain gauge to the site, collected from a nominated point of discharge to the waterways.
ii. Once every three years (for a maximum of 2 total times) following the first two years of sampling, during rainfall events that generate at least five millimetres of rainfall as measured at the closest rain gauge to the site, collected from nominated points of discharge to the waterways.
b. The water quality sampling locations shall be identified and confirmed with Environment Canterbury (ECan) prior to the commencement of sampling. As a minimum, sampling shall be undertaken at the following locations:
i. At the point where the Ohoka Tributary, Ohoka South Branch, and the Northern Springhead first enter, or are located within, the site; and
ii. At the point where the Ohoka Tributary, Ohoka South Branch, and the Combined Spring Channel exit the site, and within the Whites Road Drain.
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<tr><td>36.</td><td>
a. The water quality sampling must be undertaken by a suitably qualified and experienced practitioner in accordance with the frequencies and locations outlined in Condition (35);
b. The samples must be analysed at an IANZ-accredited laboratory for the following parameters:
a. dissolved Copper;
b. dissolved Lead;
c. dissolved Zinc;
d. total Suspended Solids (TSS);
e. dissolved Phosphorus;
f. total Nitrogen.
c. The analysis results must be forwarded directly to Canterbury Regional Council, Attention: Compliance Manager.
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<tr><td>37.</td><td>
The results of analyses undertaken in accordance with Condition (35 and 36) must be compared against the following trigger limits:
Contaminant Trigger Limits (milligrams per litre):
<table>
<tr><td>Dissolved Copper</td><td>0.0014</td></tr>
<tr><td>Dissolved Lead</td><td>0.0034</td></tr>
<tr><td>Dissolved Zinc</td><td>0.0080</td></tr>
<tr><td>Dissolved Phosphorus</td><td>-</td></tr>
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	TSS	**50**
	Total Nitrogen	**-**
38.	In the event that the analysis of the stormwater samples indicates that the measures concentration of contaminants listed in Condition (36) exceed the trigger limits specified in Condition (37), the consent holder must: a. Investigate the possible causes of the exceedance including a review of the operation of the stormwater system, and what measures must be implemented to mitigate any adverse environment effects as a result of the exceedance and to prevent a recurrence; b. Provide a report on the investigation (Investigation Report) to the Canterbury Regional Council, Attention: Compliance Manager, within 20 days of receiving the results of the exceedance that includes: a. the possible causes of the exceedance; b. the likely effects of the contaminants on the receiving environment, including drinking water supply sources; and c. what measures the consent holder has implemented or will implement, including a timeframe for implementation, to mitigate any adverse environmental effects as a result of the exceedance and to prevent a reoccurrence; c. Implement the measures described in the Investigation Report to mitigate any adverse environmental effects as a result of the exceedance and to prevent a reoccurrence; and d. Provide a re-sample of the stormwater confirming that the measured concentration of contaminants listed in Condition (36) no longer exceed the trigger values specified in Condition (37) to the Canterbury Regional Council, Attention: Compliance Manager.	
39.	The consent holder must submit a Stormwater Management Report each year to the Canterbury Regional Council, Attention: Compliance Manager, prior to the 30 November. The report must detail the results of monitoring carried out from 1 July to 30 June each year including but not limited to: a. The name of the person who collected the samples, the date and time the samples collected; b. The results of all sample analyses; c. Rainfall records for the corresponding rainfall events sampled; d. An interpretation of the trends in temporal and seasonal stormwater discharge quality including comparisons to previous years monitoring; and	

	e. Documentation of actions and findings required in accordance with Condition (39) if an exceedance of the trigger levels occurred.
	Inspections and Maintenance
40.	The consent holder must prepare an Operation and Management Plan (OMP) and provide this to the Council within ten (10) days of providing the as-built plans.
41.	1. The OMP must set out how the stormwater management system (public and private) is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include: a. Details of who will hold responsibility for long-term maintenance of the stormwater management system and the legally effective organisational structure which will support this process; b. Details of how failure of any devices will be addressed or remedied; c. A programme for regular maintenance and inspection of the stormwater management system; d. A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices; e. A programme for post storm inspection and maintenance; f. A programme for inspection and maintenance of the outfall; and g. General inspection checklists for all aspects of the stormwater management system, including visual check. 2. The stormwater management system must be managed in accordance with the approved OMP.
42.	In addition to the maintenance undertaken in accordance with Condition (41): a. *Proprietary devices* shall be maintained in accordance with the manufacturer's instructions b. the Stormwater Management Areas and swales shall be maintained so that vegetation: i. Is in a healthy state, with the exception of seasonal browning off; and ii. Any individual areas of bare or patchy soil or sediment build up greater than ten square metres shall be replanted. c. the wetlands shall be maintained so that vegetation Is in a healthy state.
43.	Records of the inspection and maintenance of the stormwater system shall be kept. The records shall include, but not be limited to, information that demonstrates compliance with Conditions (41) to (42) of this consent. Copies of these records shall be provided to the Canterbury Regional Council on request.
	Disposal of Material

44.	Any material removed as part of maintenance in accordance with Condition (41) shall be disposed of at a facility authorised to receive such material and the Consent Holder shall provide the Canterbury Regional Council, Attention: Regional Leader Monitoring and Compliance with written confirmation of such disposal upon request.
	Spills
45.	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. a. In the event of a spill of fuel or any other hazardous substance, the spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned and measures taken to prevent a recurrence; b. The Canterbury Regional Council, Attention: Compliance Manager, shall be informed within 24 hours of a spill event 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.
	Administration
46.	The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with any adverse effect on the environment which may arise from the exercise of the consent; or b. Complying with the requirements of a relevant rule in an operative regional plan; c. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment; d. Requiring the Consent Holder to carry out monitoring and reporting instead of, or in addition that required by the consent.
47.	The Canterbury Regional Council, Attention: Compliance Manager, must be informed within five days of first exercise of this consent by the consent holder.