10ATTACHMENT 3A

RYANS ROAD INDUSTRIAL DEVELOPMENT – DRAFT CANTERBURY REGIONAL COUNCIL CONSENT CONDITIONS 26/03/26

PART 1: CANTERBURY REGIONAL COUNCIL s9(2) RMA Land Use / Earthworks Conditions

PART 2: CANTERBURY REGIONAL COUNCIL s14 RMA Water Permit Conditions

PART 3: CANTERBURY REGIONAL COUNCIL s15 RMA Discharge Conditions (Construction Phase)

PART 4: CANTERBURY REGIONAL COUNCIL s15 RMA Stormwater Discharge Conditions (Operational Phase Roads, Berms and Footpaths)

PART 5: CANTERBURY REGIONAL COUNCIL s15 RMA Stormwater Discharge Conditions (Operation Phase Individual Lots)

Column 1: Applicant's Proposed Conditions – Section 55 Response	Column 2: Summary of Section 53 Comments and Response to Changes Requested
Note: Green cells indicate the condition wording is agreed between CGL and CRC with no changes from CRC's Appendix 5 conditions. ***Note: Orange cells indicate the condition wording has been changed by CGL from CRC's Appendix 5 set and explains why the change have been made in response to s53comments. The proposed changes have subsequently been agreed with CRC on 19 November 2025.***	

CRC Comments:

Column 1: Applicant's Proposed Conditions Section 55 Response	Column 2 – Summary of Section 53 Comments and Response to Changes Requested	Column 3 – CRC response to Draft Conditions
		Comments in black text. Comments are only included *Additions/updates shown in text in column 1 in red text with new text underlined. Any removed text is ~~struck through~~.*

ALL CONDITIONS ARE ACCEPTED BY THE PANEL. HOWEVER PLEASE NOTE PANEL COMMENTS BENEATH THE TABLES BELOW.

Note: We have made all the Applicant's changes black to avoid confusion.

Part 1 Canterbury Regional Council: S9 Land Use Conditions

Duration sought: 5 years

Limits		
1.	The works authorised by this resource consent are limited to the excavation of land associated with the development of an industrial subdivision at 104 Ryans Road and 20 Grays Road legally described as Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837 and has a total area of approximately 57.64 hectares (**ha).**	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.
2.	The works shall be undertaken in accordance with the attached design plan, Plan CRC 254900 which forms part of this consent. ***Note:*** *Plan attached at end of conditions.*	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.

3.	The maximum depth of excavation for the works authorised by this resource consent must not exceed 7 m below ground level. ***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.*	APPLICANT COMMENTS: Original applicant condition. See supporting ground water quality assessment from Tom Garden at PDP submitted with the s55 response to support the 7m depth. Condition wording agreed between CGL and CRC.
Prior to Commencement		
4.	All contaminated land identified in the DSI must be remedied in accordance with the Remedial Action Plan (RAP) required by Condition (6) prior to any earthworks occurring within 50m of the identified contamination.	APPLICANT COMMENTS: Condition updated to introduce a distance/separation of any earthworks from any identified contamination in a DSI and to require it be remedied in accordance with the RAP. A distance of 50m is recommended by Chris Thompson at Tetra Tech Coffey. While it is intended that the contamination will be remediated early on in the development process, CGL is looking to avoid a scenario whereby the contamination which is confined to small area in the southeast corner of the site would prevent any development earthworks occurring on other parts of the site with no contamination. Condition wording agreed between CGL and CRC.
5.	Prior to commencement of the works described in Condition (1), all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent document and all associated documents; b. The Site Environmental Management Plan; c. Remedial Action Plan (RAP) in Condition (6) and d. Resource Consents and all associated documents, including the Erosion and Sediment Control Plan (ESCP) as set out in Condition (9).	APPLICANT COMMENTS: Updated to insert ‘Remedial Action Plan (RAP)’ to deal with contamination and required by Condition 6. Condition wording agreed between CGL and CRC.
6.	At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a RAP to Canterbury Regional Council, Attention: Compliance Manager for certification that it complies with the conditions a - e below. The RAP required under this condition must: a. Be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) in contaminated land; b. Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples; c. Detail a procedure for managing any discovery of contaminated soil or material; d. Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater; e. Outline where the contaminated soil will be disposed of; and f. Describe any validation sampling that will be undertaken.	APPLICANT COMMENTS: Updated to reflect CRC final comments on conditions received 19 November. Condition wording agreed between CGL and CRC.
7.	The RAP in Condition (6) above 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	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.

	c. Submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, prior to any amendment being implemented.	
8.	After the removal of buildings/contaminated land in the southeast corner of the site and identified in the DSI: a. Further sampling and investigation shall be undertaken by a SQEP in contaminated land to assess areas of interest (e.g. under buildings). b. Results in the form of a letter update to the DSI shall be submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, 10 days prior to start of works. c. Results of the additional investigation shall be included into the Remedial Action Plan (RAP) in accordance with Condition 7.	APPLICANT COMMENTS: Updated to reflect CRC expert comments in their Appendix 3 from Ms Mirabueno. This condition was initially missed off CRC's Appendix 5 full condition list. Condition wording agreed between CGL and CRC, following 19 November updates.
9.	The earthworks authorised under this resource consent must occur in accordance with an ESCP. 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; i. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the *Erosion and Sediment Control Toolbox for the Canterbury Region* (ESCT); ii. 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	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.

	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 may require additional consent under section 15 of the Resource Management Act.*	
10.	a. The ESCP in Condition (9) above must be submitted to the Canterbury Regional Council, Attention: Compliance Manager, after the commencement of resource consent and at least 10 working days prior to works commencing, for ~~approval~~ certification that it complies with the ESCT and the conditions of this resource consent; b. The discharge must not commence until ~~approval~~ certification has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline; and c. Notwithstanding Condition (10a), if the ESCP has not been reviewed and/or ~~approved~~ certified within ten working days of the Compliance Manager receiving the ESCP, the discharge may commence.	APPLICANT COMMENTS: Updated to change the word 'approval' to 'certification'. Condition wording agreed between CGL and CRC.
11.	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.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
12.	Erosion and sediment control measures must be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment must be removed, and repairs made, as necessary, to ensure effective functioning of measures and devices. Records of any inspections must be kept and provided to the Canterbury Regional Council on request.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
13.	If the consent holder abandons work on-site, or pauses works for more than five working days, adequate preventative and remedial measures must be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures must be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
14.	At least 10 working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@CRC.govt.nz) must be informed of the commencement of works.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
15.	At least 10 working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@CRC.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;	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.

	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.	
During Works		
16.	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to carry out the works described under Condition 1; b. Prevent soil erosion; c. Avoid placing excavated material in a position where it may enter: i. Any neighbouring site; ii. A surface water body; and/or iii. The Christchurch City Council's reticulated stormwater network, or any other private or public stormwater devices.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
17.	All earthworks shall be managed to avoid the potential for cross-contamination of materials to occur, in particular movement of contaminated soil around the site and/or deposition of contaminated soil on other parts of the site shall be avoided.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
18.	Tracking of material off-site during the works must be avoided at all times. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
19.	Excess soil or waste materials removed from the application site shall be taken to a consented site whose waste acceptance criteria would be met. Evidence of waste disposal such as weighbridge receipt shall be reported in the SVR.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
Installation of Culverts		
20.	The consent holder shall engage a suitable qualified and experienced Freshwater Ecologist to undertake surveys of aquatic ecology values in the approximate 920m of water race adjacent to the site. This shall include targeted searches for freshwater mussels (kākahi). Results shall be entered into the NZ Freshwater Fish Database and supplied to be submitted to Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@CRC.govt.nz).	APPLICANT COMMENTS: The CRC comments and conditions in Appendix 5 contained place holder positions required in relation to the installation of culverts in the water race. The comments requested further consultation with the applicant over the content/ wording of the conditions to address ecology matters, specifically freshwater mussels (kākahi) and fish passage. That further consultation has now occurred (meetings on 6 and 12 November 2025) resulting in conditions 20 - 23. Condition wording agreed between CGL and CRC.
21.	If freshwater mussels (kākahi) are found to be present in the water race, where possible (recognising other constraints such as power pole locations and transport safety matters) culvert placement should avoid identified mussel locations. Where avoiding mussel location is not possible, prior to culverts being installed the mussels shall be relocated by the Project Freshwater Ecologist to a suitable location within the water race.	
22.	The consent holders Engineer shall prepare detailed design plans of the road culverts and the vehicle access culverts. The detailed design culvert plans are to be certified by the consent holders suitably qualified Freshwater Ecologist as meeting the relevant best practice guidelines for fish passage.	

	The engineering plans and Ecologist certification shall be submitted to Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@CRC.govt.nz) at least 10 working days before construction of the culverts installation begins.	
23.	Installation of each culvert in the water race shall take no more than two weeks.	
Discovery of Contaminated Soil or Materials		
24.	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: 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. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
25.	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. a. Disposal dockets shall be retained and provided to Canterbury Regional Council upon request, Attention: Compliance Manager.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.
Spills		
26.	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: i. Open excavations; ii. Exposed groundwater; 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:	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.

	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.	
Artesian Aquifer Interception		
27.	In the event of an interception of unanticipated levels of artesian flows, 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.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.

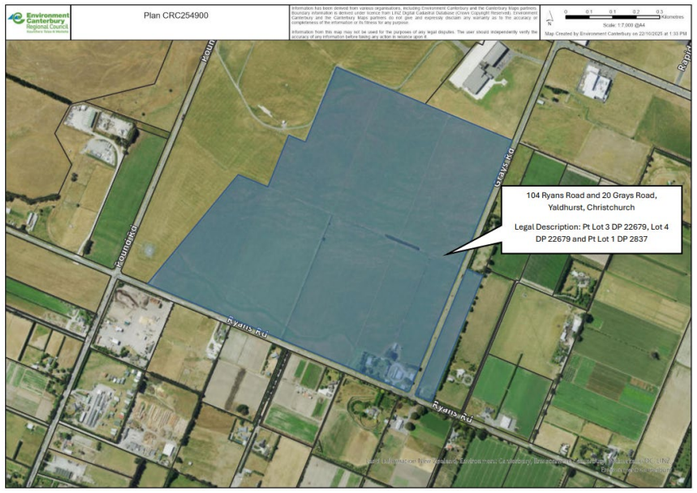
Accidental Discovery of Archaeological Material		
28.	a. Any activity which may modify, damage or destroy a pre-1900 archaeological site or material must follow the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required from Heritage 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.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
Management of Geranium retrorsum		
29.	a. Prior to the commencement of any earthworks or construction activities, the consent holder shall engage a suitably qualified ecologist or botanist to undertake a survey of the development site to determine the presence of the indigenous plant species *Geranium retrorsum*. b. The findings of the survey shall be documented in a brief report and submitted to Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@CRC.govt.nz) at least 10 working days before construction begins.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
30.	a. In the event that *Geranium retrorsum* is identified on site, the consent holder shall ensure that individual plants are carefully removed and translocated into appropriately sized pots by appropriately qualified persons. Translocation shall occur between late autumn and early spring to support plant viability. b. The consent holders qualified person shall maintain and propagate the plants as necessary while in pots and prior to replanting in (c) below. ~~as required in (d).~~ c. Upon completion of construction works, original and/or propagated plants shall be replanted in suitable locations within the development site, at a minimum ratio of 2:1 compared to the number of plants removed. d. Replanting shall occur between late autumn and early spring, in areas that are regularly maintained or where appropriate weed management practices are in place to support successful re-establishment. e. The replanted *Geranium's* shall be monitored by the consent holders qualified person to ensure that they are maintained in a healthy condition for a period of 2 years.	APPLICANT COMMENTS: Updated to reflect the CRC Ecology comments by Ms Jack that monitoring of the translocated *Geranium* plants occurs both while in pots and once replanted on the site (noting these were not attached to the CRC Comments and were only summarised in the overall response of Mr Davie). This change also reflects CGL's Ecologist Mr Arthur's latest advice in the applicant's s55 response to ecology comments. Condition wording agreed between CGL and CRC.

Fish Protection		
31.	The consent holder shall ensure that all practicable measures shall be undertaken to ensure that there is no stranding of fish in pools or channels up and downstream of the works.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
32.	A Fish Management Plan shall be prepared by a suitably qualified freshwater ecologist and submitted to the Canterbury Regional Council for their records (via ECInfo@CRC.govt.nz). The plan should include the following as a minimum: a. Locations where the plan will be implemented; b. Methods to ensure fish cannot access works areas; c. Protocols to be followed including methods to rescue and relocate fish; d. Person/s responsible ensuring the plan is implemented; e. Protocols if pest fish are encountered; f. Protocols to ensure fish are not entrained in pumps during pumping (water pumping should have fish screens with a maximum mesh width and height size of three millimetres).	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
33.	In the event that fish are required to be salvaged and relocated to an appropriate waterway. The fish salvage must 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) attached as Appendix CRC 254900. c. The fish must be relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist after consultation with appropriate experts from the Ministry for Primary Industries, the Department of Conservation, and Fish and Game; d. The certified, suitably qualified and experienced freshwater ecologist must hold any necessary permits and approvals required by the Ministry for Primary Industries, Department of Conservation and Fish and Game to conduct fish salvage.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC. Addition from DOC in b. to include MfE's "National works in waterways guidelines". Addition from DOC in c. to include consultation with MPI, DOC and Fish and Game.
34.	Following the completion of works, the consent holder shall provide to the Canterbury Regional Council records (via ECInfo@CRC.govt.nz) of any fish captured and relocated. This record shall include: a. The location where fish were captured; b. The species and number of fish captured; and c. The location where fish were relocated.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
After Completion of Works		
35.	Within two weeks of the completion of each stage of works authorised by this resource consent: a. All disturbed areas must be stabilised and/or revegetated; and b. All spoil and other waste materials from the works must be removed from site.	APPLICANT COMMENTS: Original applicant condition. APPLICANT COMMENTS: Condition wording agreed between CGL and CRC.

	Advice Note: *The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.*	
36.	Within 3 months of the completion of earthworks on the site, a Site Validation Report (SVR) shall be provided to Canterbury Regional Council. The SVR shall be prepared by a SQEP in contaminated land.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
Administration		
37.	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
38.	If this resource consent is not exercised before 31 March 2031, it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice note:*** *'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents*.	APPLICANT COMMENTS: Original applicant condition with new date added. Condition wording agreed between CGL and CRC.

Canterbury Regional Council: S9 Land Use: Plan CRC254900 (APPLICANTS COMMENT: note: this plan was provided by CRC for inclusion and may require further update to reflect the current plans as the application progresses through the process).

PANEL COMMENT: The Applicant is requested to confirm the relevant versions of this plan.



PART 2: Canterbury Regional Council: S14 Water Permit Conditions

Duration sought: 5 years

Limits		
1.	The activities authorised by this consent shall be limited to: a. The temporary instream damming of the Paparua Water Race Network at 104 Ryans Road and 20 Grays Road legally described as, Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837 to facilitate the take and use of water for non-consumptive purposes; and b. The temporary non-consumptive take and use of water from the Paparua Water Race Network at 104 Ryans Road and 20 Grays Road legally described as, Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837 for the purpose of bypassing flows around the locations of culvert installations.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.
2.	The works shall be undertaken in accordance with the attached design plans, Plan CRC254897A and Plan CRC254897B which form part of this consent. ***Note:*** *Plans attached at end of conditions.*	APPLICANT COMMENTS: New condition added following final 19 November feedback. Condition wording agreed between CGL and CRC.
3.	Water may only be taken under Condition (1) for no longer than 12 weeks as an overall total with each stage being no longer than 2 weeks continuous. ***Note:*** *this work will occur in stages to complete the installation of the culverts, and the take must only occur for the time required to carry out the works within the stage.*	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
Water Take		
4.	Over-pumping of the Paparua Water Race Network must be carried out at a rate that maintains existing water levels at the time of pumping. Over-pumping must not result in a reduction of water levels in the upstream reach.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
5.	Water taken from over-pumping the Paparua Water Race Network and removing water from the culvert installation sites shall be returned to the Paparua Water Race Network, immediately downstream of the culvert installation sites.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
Fish Protection		
6.	Any pump used to take water in accordance with Condition (1) must be fitted with fish screens in general accordance with the Christchurch City Council's "Standards for Temporary Fish Screens on Christchurch City Council Projects" (2023) attached as Appendix CRC 254897.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
Records of Water Taken		
7.	A record of all water taking procedures within the site shall be kept and provided to the Canterbury Regional Council on request. This record shall include: a. The date, time, rate and duration of the water take.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.
Administration		
8.	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 that may arise from the exercise of the consent or	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.

	b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	
9.	If this resource consent is not exercised before 31 March 2031, it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice note:*** *'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.*	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5 and new lapse date. Condition wording agreed between CGL and CRC.

Canterbury Regional Council: S14 Water Permit Plans (APPLICANTS COMMENT: note: these plans were provided by CRC for inclusion and may require further update to reflect the current plans as the application progresses through the process).

PANEL COMMENT: The Applicant is requested to confirm the relevant versions of these plans.

Plan CRC254897A

Plan CRC254897B

PART 3: Canterbury Regional Council: S15 Discharge Permit Conditions – Construction Phase

Duration sought: 5 years

Limits			**CRC response to Draft Conditions**
1.	The discharges authorised under this resource consent are limited to: a. The discharge of surface water to the lateral channel of the Paparua Water Race Network at 104 Ryans Road and 20 Grays Road legally described as, Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837 associated with the non-consumptive take and use authorised by resource consent CRC254897 as shown in Plan CRC254898A. b. Sediment-laden stormwater from exposed areas during earthworks to land via temporary soak pits within the site at 104 Ryans Road and 20 Grays Road legally described as, Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837 as shown in Plan CRC254898B. ***Note:*** *Plans attached at end of conditions.*	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5 and consent number. Condition wording agreed between CGL and CRC.	
2.	Sediment laden stormwater must be discharged: a. In accordance with the Erosion and Sediment Control Plan (ESCP) required by Condition (6) of this resource consent. b. Onto and/or into land via temporary soak pits.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
Prior to Commencement			
3.	Prior to commencement of the works described in Condition (1), all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent document and all associated erosion and sediment control plans and other discharge treatment methodologies; and b. Resource Consents CRC 254900 and CRC 254897 and all associated documents.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5 and consent numbers. Condition wording agreed between CGL and CRC.	
4.	All erosion and sediment control measures detailed in the ESCP required by Condition (6) of this resource consent must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
5.	At least 10 working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@CRC.govt.nz) must be informed of the commencement of works.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	
Erosion and Sediment Control			
6.	The discharges authorised under this resource consent must occur in accordance with an ESCP. The ESCP must: a. Detail best practicable sediment control measures that will be implemented to ensure compliance with the conditions of this resource consent;	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	

	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.		
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; i. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; ii. 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;	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	

	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 may require additional consent under section 15 of the Resource Management Act*		
8.	The ESCP must be submitted to the Canterbury Regional Council, Attention: Compliance Manager, after the commencement of the resource consent and at least 10 working days prior to works commencing.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
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 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.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
10.	Erosion and sediment control measures must be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment must be removed, and repairs made, as necessary, to ensure effective functioning of measures and devices. Records of any inspections must be kept and provided to the Canterbury Regional Council on request.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
11.	If the consent holder abandons work on-site, or pauses works for more than five working days, adequate preventative and remedial measures must be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures must be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
During the Works			
12.	The discharge to surface water described in Condition (1)(a) must not at any time: ~~a. Have a concentration of Total Suspended Solids (TSS) exceeding 50 milligrams per litre; and~~ a. Result in within the receiving waterbodies: 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.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	Updated to remove the TSS parameter, as compliance was not considered achievable given background concentrations within the Paparua Water Race Network. Criterion (iv) has been added to ensure that visual clarity is not significantly reduced relative to the intake point during over-pumping. CRC considers this to be an appropriate approach, given that discharges to the waterbody only occur as a result of over-pumping.

	iv. A change in visual clarity of more than 20 percent.		
13.	a. During the discharge to surface water described in Condition (1)(a), the discharge point into the PWRN must be visually assessed for: i. Any sheen of oil or grease or discoloration on the surface of PWRN; ii. Any sludge or emulsion deposited beneath the surface of PWRN; and iii. Any change in water clarity in PWRN. 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.		Add a condition requiring visual monitoring, aligned with the matters specified in Condition 12(a).
14.	a. For the purposes of observing compliance with Condition (13)(a)(iv) of this resource consent, monitoring of the Paparua Water Race Network of each direct discharge into the Paparua Water Race network or where a discharge emanates into the Paparua Water Race Network must occur using a recognised method to measure visual clarity. b. The monitoring must be carried out at locations: i. 10 metres upstream of the (most upstream) discharge location; and ii. 20 metres downstream of each discharge location; c. The monitoring must be carried out at a frequency of: i. At least twice per day when discharges occur via pumping; and ii. When practicable during or immediately following a rainfall event when either the intensity is equal to or greater than five millimetres per hour or 10 millimetres or greater rainfall depth occurs in a 24-hour period. d. Records of the monitoring must be kept and provided to the Canterbury Regional Council on request. e. Advising any observed non-compliance with Condition (13)(a)(iv) to the Canterbury Regional Council, Attention: Compliance Manager, with two working days, and advising of the actions taken and measures to be undertaken to prevent a recurrence. ***Advice note:*** *Water clarity can be measured using a Stream Health Monitoring and Assessment Kit (SHMAK) clarity tube, a Secchi Disk, or a Nephelometer provided a site-specific relationship has been established between the Nephelometer Turbidity Units (NTU) and the soils and site-specific conditions at the consented location.*		Condition added to provide monitoring protocol for visual clarity.
~~13.~~	~~a. Prior to the discharge of water in accordance with Conditions (1)(a) of this resource 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. 50 milligrams per litre;~~ ~~iii. 100 milligrams per litre;~~	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	Condition removed, as there is no longer a requirement to meet a TSS concentration for the discharge, with visual clarity used as the relevant performance measure instead.

	~~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.~~		
~~14.~~	~~During the discharge to surface water described in Condition (1)(a), samples of discharge 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 to land or water;~~ ~~c. Collected one, two, four, and 24 hours after the discharge 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 (13).~~	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	Condition removed, as there is no longer a requirement to meet a TSS concentration for the discharge, with visual clarity used as the relevant performance measure instead.
~~15.~~	~~If it becomes apparent at any stage during water quality monitoring detailed in Conditions (13) and/or (14) that a maximum TSS concentration of 50 milligrams per litre in the discharge will not, or is unlikely to be achieved, or if the visual assessment and observations undertaken in accordance with Condition (14) indicate a sheen of oil or grease or discoloration, or any sludge or emulsion below the water surface, then:~~ ~~a. The discharge must cease immediately;~~ ~~b. The discharge 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.~~	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	Condition removed, as there is no longer a requirement to meet a TSS concentration for the discharge, with visual clarity used as the relevant performance measure instead.
15.	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to minimise the potential for sediment-laden stormwater runoff to be generated; b. Prevent soil erosion as a result of stormwater runoff generated from the works area;	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	

	c. Avoid placing excavated material in a position where it may become entrained in stormwater runoff and discharged to: i. any surface water body; ii. any neighbouring site; and iii. the Christchurch City Council's reticulated stormwater network, or any other private or public stormwater devices.		
16.	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.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
Discovery of Contaminated Soil or Materials			
17.	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: a. Earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. Diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c. Notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery; d. Earthworks within ten metres of discovered contaminant soil or material must not recommence until 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. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
Stockpiling of Contaminated Material/Soil			
18.	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	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	

	b. Stockpiled contaminated material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and c. Stockpiled contaminated material must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and e. If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with plastic sheeting or a suitable material such as clean topsoil, or otherwise stabilised, to prevent stormwater runoff coming into contact with contaminated material. ***Advice Note:*** *For the purpose of this condition, temporary stockpiling means material being stockpiled for no longer than the overall construction period or the stage of construction if construction occurs in stages, whichever is the shorter period, and only for as long as reasonably necessary. The overall requirement to avoid, where possible, the stockpiling of contaminated material or soils prevails.*		
Spills			
19.	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;	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	

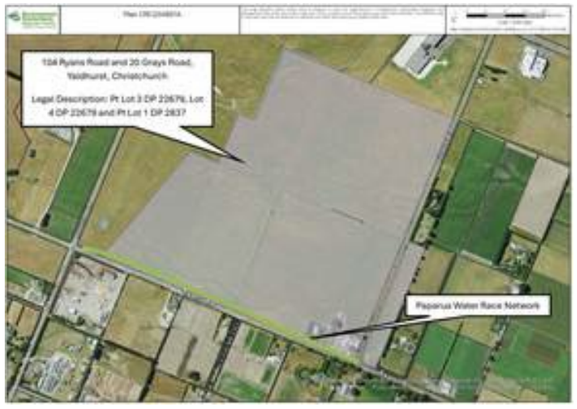
	iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.		
Upon Completion of Works			
20.	Erosion and sediment control measures must not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning of the measures must be undertaken in the following order: a. All disturbed areas must be stabilised and re-vegetated within two weeks of the completion of the works; b. Any visible debris, litter, sediment and hydrocarbons must be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures must be removed. ***Advice Note:*** *The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.*	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
21.	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.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
Administration			
22.	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
23.	If this resource consent is not exercised before 31 March 2031, it lapses in accordance with Section 125 of the Resource Management Act 1991.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	

	Advice Note: *'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.*		

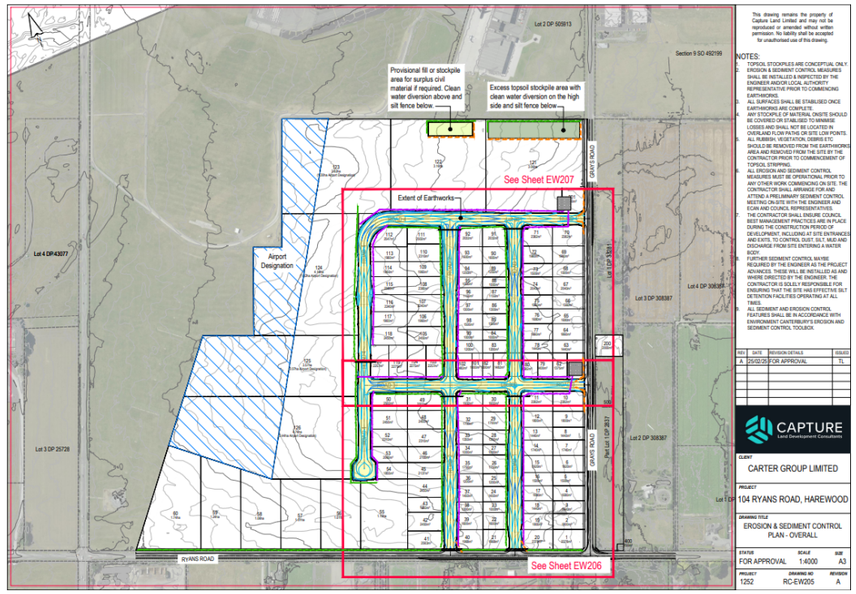
Canterbury Regional Council: S15 Discharge Permit Plans – Construction Phase (APPLICANTS COMMENT: note: these plans were provided by CRC for inclusion and may require further update to reflect the current plans as the application progresses through the process).

PANEL COMMENT: The Applicant is requested to confirm the relevant versions of these plans.

Plan CRC254898A



Plan CRC254898B



NOTES:

1. TOPSOIL STOCKPILES ARE CONCEPTUAL ONLY.
2. EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED & INSPECTED BY THE ENGINEER AND/OR LOCAL AUTHORITY REPRESENTATIVE PRIOR TO COMMENCING EARTHWORKS.
3. ALL SURFACES SHALL BE STABILISED ONCE EARTHWORKS ARE COMPLETED.
4. ANY STOCKPILE OF MATERIAL ONSITE SHOULD BE COVERED OR STABILISED TO MINIMISE LOSSES AND SHALL NOT BE LOCATED IN OVERLAND FLOW PATHS OR SITE LOW POINTS.
5. ALL RUBBISH, VEGETATION, DEBRIS ETC SHOULD BE REMOVED FROM THE EARTHWORKS AREA AND REMOVED FROM THE SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF EARTHWORKS.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE OPERATIONAL PRIOR TO ANY OTHER WORK COMMENCING ON SITE. THE CONTRACTOR SHALL ARRANGE FOR AND ATTEND A PRELIMINARY SEDIMENT CONTROL MEETING ON-SITE WITH THE ENGINEER AND ECAN AND COUNCIL REPRESENTATIVES.
7. THE CONTRACTOR SHALL ENSURE COUNCIL BEST MANAGEMENT PRACTICES ARE IN PLACE DURING THE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL CONTROL ENTRANCES AND EXITS, TO CONTROL DUST, SILT, MUD AND DISCHARGE FROM SITE ENTERING A WATER BODY.
9. FURTHER SEDIMENT CONTROL MAYBE REQUIRED BY THE ENGINEER AS THE PROJECT ADVANCES. THESE WILL BE INSTALLED AS AND WHERE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT THE SITE HAS EFFECTIVE SILT DETENTION FACILITIES OPERATING AT ALL TIMES.
10. ALL SEDIMENT AND EROSION CONTROL FEATURES SHALL BE IN ACCORDANCE WITH ENVIRONMENT CANTERBURY'S EROSION AND SEDIMENT CONTROL TOOLBOX.

REV	DATE	REVISION DETAILS	ISSUED
A	25/02/25	FOR APPROVAL	TS

CAPTURE
Land Development Consultants

CLIENT
CARTER GROUP LIMITED

PROJECT
104 RYANS ROAD, HAREWOOD

DRAWING TITLE
EROSION & SEDIMENT CONTROL PLAN - OVERALL

STATUS	SCALE	SIZE
FOR APPROVAL	1:4000	A3

PROJECT	DRAWING NO	REVISION
1252	RC-EW205	A

Part 4: Canterbury Regional Council: S15 Discharge Conditions – Operational Phase: Roads, Berms and Footpaths

Duration sought: 35 years

Limits		
1.	The activity authorised under this resource consent is limited to the discharge of stormwater generated from: a. Roads; b. Berms; c. Footpaths; associated with the proposed industrial subdivision of Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837, located at 104 Ryans Road and 20 Grays Road, as show on Plan CRC 254899A attached to and forming part of this consent. ***Note:*** *Plans attached at end of conditions.*	APPLICANT COMMENTS: Updated to: • Reflect CRC track changes in their Appendix 5 and consent numbers. • Split the operational phase discharge consent conditions into two sets to enable the later transfer of the relevant SW conditions to the individual lot owners. This set only covers roads, berms and footpaths that will become public roads vested with CCC. Condition wording agreed between CGL and CRC.
2.	Stormwater must only be discharged onto and into land within the boundary of the site in accordance with Conditions (4) to (10) of this resource consent.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
	~~Unless treatment is provided, the discharge of roof stormwater must not arise from:~~ ~~a. Copper building materials; or~~ b. ~~Unpainted galvanised sheet materials.~~	APPLICANT COMMENTS: Deleted as stormwater discharge from roofs is now covered in the individual lot consent conditions in Part 5 below. Condition deletion agreed between CGL and CRC.
3.	For any discharge areas (e.g. soakpits) on HAIL sites: a. The discharge areas shall either meet the background levels, or the adopted values stated in Table C-3 of the Technical Guidelines for Disposal to Land (WasteMINZ, 2022).; and b. Evidence of the discharge areas compliance with Condition (3a) shall be provided to Canterbury Regional Council prior to discharge occurring via email to the Canterbury Regional Council, Attention: Compliance Manager ECInfo@CRC.govt.nz.	APPLICANT COMMENTS: Updated to reflect CRC expert comments in their Appendix 3 from Ms Mirabueno. This condition was initially missed off CRc's Appendix 5 full condition list. Condition wording agreed between CGL and CRC.
~~**Individual Lot Stormwater Systems**~~		
	~~Stormwater must be discharged into land via the following stormwater system:~~ ~~a. Stormwater from roofs shall be discharged via a sealed system that excludes all other stormwater to soakage pits;~~ ~~b. A minimum of one infiltration test at the location of each of the proposed soakage pits;~~ ~~c. Stormwater from hardstand and impervious areas on individual lots must be discharged via an onsite proprietary treatment device for treatment of the 'first flush' flow prior to disposal to ground via soakage pits;~~ ~~d. The soakpits and associated detention shall have a minimum capacity to attenuate and dispose all rainfall events up to and including the 24 hour duration two (2) percent annual exceedance probability event from the contributing catchment;~~	APPLICANT COMMENTS: Conditions 5 – 10 deleted as they relate to individual lots. Condition deletion agreed between CGL and CRC.

	e. ~~Stormwater in excess of the specified event in Condition (4)(d) must be directed towards the road reserve.~~	
	~~The proprietary treatment device shall be designed and constructed to:~~ a. ~~Have the capacity to treat stormwater flows equal to runoff from a minimum of 5 mm/rainfall intensity on the contributing impervious catchment before bypassing.~~	
	~~The individual lot soakpits must:~~ a. ~~Along with its associated detention, store and dispose of all rainfall events up to and including the 24 hour duration two (2) percent annual exceedance probability event from the contributing catchment;~~ b. ~~Have a base that extends into free draining soil strata; and~~ c. ~~Have a factor of safety of three incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging);~~ d. ~~Be sized and designed based on infiltration tests completed at the proposed soakpit location and target depth;~~ e. ~~Have a maximum depth to the base of 7 meters below natural ground level.~~	
	~~Treatment of the first flush runoff shall be via one of the following systems:~~ a. ~~A raingarden designed in accordance with CCC's Rain Garden Design Construction and Maintenance Manual 2015;~~ b. ~~A soil absorption basin or sedimentation basins and wetland treatment train designed in accordance with WWDG to treat a volume of runoff equal to that generated from 25mm rainfall depth;~~ a. ~~One of the following proprietary treatment devices designed to treat the flow generated from a 5mm/hr intensity rainfall event:~~ • ~~Hynds UpFlo Filter with CPZ Media~~ • ~~Stormwater 360 Stormfilter with ZPG Media~~ • ~~Stormwater 360 Filterra~~ • ~~SPEL Hydrosystem~~ • ~~SPEL Spelfilter~~	
	~~Stormwater generated within each individual site must only be discharged onto and into land within the boundary of each individual site.~~	
	~~The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan attached as Appendix CRCXXXXXX, which forms part of this consent, are conducted or operated.~~	
	~~For the avoidance of doubt, Conditions (12) to (18) do not apply to the individual lot discharges covered by Conditions (5) to (10).~~	
Overall Subdivision Stormwater System		

4.	Stormwater from roads, footpaths, and berms, within the public road reserve, must be conveyed via kerb and channel to submerged outlet sumps and treated via a ~~first flush infiltration basin~~ Stormwater360 Filterra Bioscape and/or soakpits system to meet the water quality requirements of the Land and Water Regional Plan water quality outcomes and standards set out in Table 1, Schedules 5 and 8 and Section 5 to 15 (whichever applies) are being met or will be met prior to being discharged to ground as shown on the attached Plans CRC 254899B and CRC254899C which forms part of this resource consent. ***Note:*** *Plans attached at end of conditions.*	APPLICANT COMMENTS: Condition updated to reflect new Stormwater360 Filterra Bioscape stormwater proposal by PDP. Condition wording agreed between CGL and CRC.
5.	The ~~infiltration basin~~ Stormwater360 Filterra Bioscape and/or soakpits shall: a. Along with its associated detention, store and dispose of all rainfall events up to and including the 24 hour duration two (2) percent annual exceedance probability event from the contributing catchment; b. Have a base that extends into free draining soil strata; and c. Have a factor of safety of [three] incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging); d. Be sized and designed based on infiltration test(s) completed at the proposed soakpit location and target depth. e. Have a maximum depth to the base of 7 meters below natural ground level.	APPLICANT COMMENTS: Condition updated to reflect new Stormwater360 Filterra Bioscape stormwater proposal by PDP. Condition wording agreed between CGL and CRC.
6.	Where the capacity of the primary stormwater system is exceeded, stormwater must be directed towards the internal roading network.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
7.	All sumps must be fitted with submerged outlets capable of trapping at least 60 litres of hydrocarbons.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
8.	Stormwater shall not pond in any open detention area for longer than 48 hours after the cessation of any storm event**.**	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
9.	Stormwater shall only be discharged onto and into land via the stormwater system detailed under Conditions (4) and (5) of this resource consent.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
10.	Stormwater management for the site shall be in general accordance with Stormwater Management Report prepared by PDP, and any subsequent associated reports and memos attached to and forming part of this resource consent.	APPLICANT COMMENTS: Condition updated to reflect additional memo's have been submitted with the application since the original PDP report was lodged with the application back in March. Condition wording agreed between CGL and CRC.
Design Plans		
11.	At least 20 working days prior to the installation of the reticulated stormwater system, the consent holder ~~or lot owner~~ shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a. Final detailed design plans for the stormwater system/component. b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that: c. The stormwater system has been designed in accordance with the Conditions of this resource consent; and	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.

	d. A statement signed by the CPEng confirming that they are competent to certify the engineering work.	
12.	Within 10 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a. All as built design plans of the [stormwater system/component/etc.] installed; b. A certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed [stormwater system/component/etc.] 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.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
Inspections and Maintenance		
13.	The stormwater system shall be maintained by: a. Inspecting the proprietary treatment device or other chosen treatment system, trapped sumps, outlet manholes and soakage pit inlets] at least once every six month(s) depending on which treatment solution has been designed for the individual site. b. Removing any visible hydrocarbons, debris or litter within ten working days of the inspection. c. Removing any accumulated sediment in the infiltration soak pits within five working days of the inspection. d. Removing any accumulated sediment in the sumps and manholes when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe. e. Repairing any scour or erosion within ten working days of the inspection.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
14.	Any material removed from the devices in accordance with Condition (13) shall be disposed of at an appropriate location.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
15.	The proprietary treatment device shall be installed and maintained in accordance with the Manufacturers Specifications.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
Records and Reporting		
16.	Records of the inspection and maintenance of the stormwater system must be kept. The records must include, but not be limited to, information that demonstrates compliance with Conditions (13), (14) and (15) of this consent. Copies of these records must be provided to the Canterbury Regional Council on request. These records must include, but not be limited to: a. Date and details of inspections of the stormwater system; b. Date and details of any maintenance work, repairs and upgrades to the stormwater system, including removal of material and its disposal; c. Any complaints received about the stormwater discharge.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.
Spills		

17.	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. In the event of a spill of fuel or any other hazardous substance: a. The spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned, and measures shall be taken to prevent a recurrence; b. The Canterbury Regional Council, Compliance Manager shall 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.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
18.	All best practicable options shall be used to contain spills or leaks of any hazardous substance from being discharged via the stormwater system. These shall include, but not be limited to the following: a. Using a tank filling procedure to minimise spills during any fuel delivery; b. Making spill kits available to contain or absorb any hazardous substances used or stored on the site; c. Maintaining signs to identify the location of the spill kits; and d. Maintaining written procedures in clearly visible locations that are to be undertaken to contain, remove and dispose of any spilled hazardous substance.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
Administration		
19.	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 that may arise from the exercise of the consent or; b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.
20.	If this resource consent is not exercised before 31 March 2031, it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice note:*** *'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents*.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.

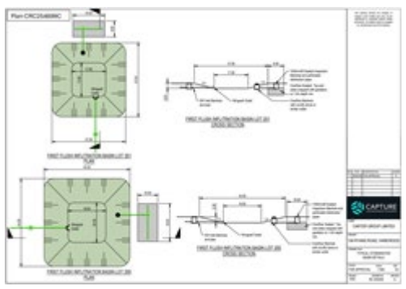
Canterbury Regional Council: S15 Discharge Plans– Operational Phase: Roads, Berms and Footpaths (APPLICANTS COMMENT: note: these plans were provided by CRC for inclusion and may require further update to reflect the current plans as the application progresses through the process).

PANEL COMMENT: The Applicant is requested to confirm the relevant versions of these plans.

Plan CRC254899A

Plan CRC254899B

Plan CRC254899C



Part 5: Canterbury Regional Council: S15 Discharge Conditions – Operational Individual Lots: Roofs, Impervious Surfaces and Hardstand Areas

Duration sought: 35 years

Limits			**CRC response to Draft Conditions**
1.	The activity authorised under this resource consent is limited to the discharge of stormwater generated from: a. Roofs; b. Hardstand areas; c. Impervious areas; associated with the proposed industrial subdivision of Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837, located at 104 Ryans Road and 20 Grays Road, as show on Plan CRCXXXXXXA attached to and forming part of this consent.	APPLICANT COMMENTS: Updated to: • Reflect CRC track changes in their Appendix 5. • Split the operational phase discharge consent conditions into two sets to enable the later transfer of the relevant SW conditions to the individual lot owners. This set only covers roofs, hardstand and impervious surfaces from lots being crated and does not cover roads etc. Condition wording agreed between CGL and CRC.	Amend the Plan reference (CRCXXXXXX) to remove the suffix “A”. The plan is provided below, with the heading to be updated following assignment of a CRC number.
2.	Stormwater must only be discharged onto and into land within the boundary of the site in accordance with Conditions (5) to (11) of this resource consent.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
3.	Unless treatment is provided, the discharge of roof stormwater must not arise from: a. Copper building materials; or b. Unpainted galvanised sheet materials.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
4.	For any discharge areas (e.g. soakpits and basins) on HAIL sites:, a. The discharge areas shall either meet the background levels, or the adopted values stated in Table C-3 of the Technical Guidelines for Disposal to Land (WasteMINZ, 2022); and b. Evidence of the discharge areas compliance with Condition (3~~4~~a) shall be provided to Canterbury Regional Council prior to discharge occurring via email to the Canterbury Regional Council, Attention: Compliance Manager ECInfo@CRC.govt.nz.	APPLICANT COMMENTS: Updated to reflect CRC expert comments in their Appendix 3 from Ms Mirabueno. This condition was initially missed off CRC’s Appendix 5 full condition list. Condition wording agreed between CGL and CRC.	Condition 4(b) should be amended to correct the cross-reference, replacing “Condition (3a)” with “Condition (4a)”.
Individual Lot Stormwater Systems			
5.	Stormwater must be discharged into land via the following stormwater system: a. Stormwater from roofs shall be discharged via a sealed system that excludes all other stormwater to soakage pits; b. A minimum of one infiltration test at the location of each of the proposed soakage pits; c. Stormwater from hardstand and impervious areas on individual lots must be discharged via an onsite proprietary treatment device for treatment of the ‘first flush’ flow prior to disposal to ground via soakage pits;	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	

	d. The soakpits and associated detention shall have a minimum capacity to attenuate and dispose all rainfall events up to and including the 24 hour duration two (2) percent annual exceedance probability event from the contributing catchment; e. Stormwater in excess of the specified event in Condition (5)(d) must be directed towards the road reserve.		
6.	The proprietary treatment device shall be designed and constructed to: a. Have the capacity to treat stormwater flows equal to runoff from a minimum of 5 mm/rainfall intensity on the contributing impervious catchment before bypassing.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
7.	The individual lot soakpits must: a. Along with its associated detention, store and dispose of all rainfall events up to and including the 24 hour duration two (2) percent annual exceedance probability event from the contributing catchment; b. Have a base that extends into free draining soil strata; and c. Have a factor of safety of three incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging); d. Be sized and designed based on infiltration tests completed at the proposed soakpit location and target depth; e. Have a maximum depth to the base of 7 meters below natural ground level.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	
8.	Treatment of the first flush runoff shall be via one of the following systems: ~~c. A raingarden designed in accordance with CCC's Rain Garden Design Construction and Maintenance Manual 2015;~~ ~~d. A soil absorption basin or sedimentation basins and wetland treatment train designed in accordance with WWDG to treat a volume of runoff equal to that generated from 25mm rainfall depth;~~ a. One of the following proprietary treatment devices designed to treat the flow generated from a 5mm/hr intensity rainfall event: • Hynds UpFlo Filter with CPZ Media • Stormwater 360 Stormfilter with ZPG Media • Stormwater 360 Filterra • SPEL Hydrosystem • SPEL Spelfilter	APPLICANT COMMENTS: Condition updated to delete both (a) and (b) as they potentially result in ponding water. Such devices have been removed for the application to address concerns raised by CIAL. The intent as per PDP reports is to use proprietary devices on the individual lots, so (c) alone covers it. Condition wording agreed between CGL and CRC.	
9.	Stormwater generated within each individual site must only be discharged onto and into land within the boundary of each individual site.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	

10.	The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan attached as Appendix CRCXXXXXX, which forms part of this consent, are conducted or operated.	APPLICANT COMMENTS: Updated to reflect CRC track changes in their Appendix 5. Condition wording agreed between CGL and CRC.	Appendix included below, noting the heading will require updating once a CRC number has been assigned.
11.	Stormwater management for the site shall be in general accordance with Stormwater Management Report prepared by PDP, and any subsequent associated reports and memos attached to and forming part of this resource consent.	APPLICANT COMMENTS: Moved from condition 18 below. Condition updated to reflect additional memo's/reports have been submitted with the application since the original PDP report was lodged with the application back in March. Condition wording agreed between CGL and CRC.	
	~~For the avoidance of doubt, Conditions (12) to (18) do not apply to the individual lot discharges covered by Conditions (5) to (10~~).	APPLICANT COMMENTS: Deleted as these consent conditions now only relate to individual lots. Condition deletion agreed between CGL and CRC.	
~~**Overall Subdivision Stormwater System**~~			
	~~Stormwater from roads, footpaths, and berms, within the public road reserve, must be conveyed via kerb and channel to submerged outlet sumps and treated via a first flush infiltration basin Stormwater360 Filterra Bioscape and/or soakpits system to meet the water quality requirements of the Land and Water Regional Plan water quality outcomes and standards set out in Table 1, Schedules 5 and 8 and Section 5 to 15 (whichever applies) are being met or will be met prior to being discharged to ground as shown on the attached Plans CRCXXXXXXXB and CRCXXXXXXXC which forms part of this resource consent.~~	APPLICANT COMMENTS: Conditions 12 – 17 deleted as they relate to the overall subdivision system for roads etc. Condition deletion agreed between CGL and CRC.	
	~~The infiltration basin Stormwater360 Filterra Bioscape and/or soakpits shall:~~ ~~a. Along with its associated detention, store and dispose of all rainfall events up to and including the 24 hour duration two (2) percent annual exceedance probability event from the contributing catchment;~~ ~~b. Have a base that extends into free draining soil strata; and~~ ~~c. Have a factor of safety of [three] incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging);~~ ~~d. Be sized and designed based on infiltration test(s) completed at the proposed soakpit location and target depth.~~ ~~e. Have a maximum depth to the base of 7 meters below natural ground level.~~		
	~~Where the capacity of the primary stormwater system is exceeded, stormwater must be directed towards the internal roading network.~~		
	~~All sumps must be fitted with submerged outlets capable of trapping at least 60 litres of hydrocarbons.~~		

	~~Stormwater shall not pond in any open detention area for longer than 48 hours after the cessation of any storm event.~~		
	~~Stormwater shall only be discharged onto and into land via the stormwater system detailed under Conditions (12) and (13) of this resource consent.~~		
	~~Stormwater management for the site shall be in general accordance with Stormwater Management Report prepared by PDP, and any subsequent associated reports and memos attached to and forming part of this resource consent.~~		
Design Plans			
12.	At least 20 working days prior to the installation of the reticulated stormwater system, the consent holder or lot owner shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a. Final detailed design plans for the stormwater system/component. b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that: c. The stormwater system has been designed in accordance with the Conditions of this resource consent; and d. A statement signed by the CPEng confirming that they are competent to certify the engineering work.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
13.	Within 10 working days of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a. All as built design plans of the [stormwater system/component/etc.] installed; b. A certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed [stormwater system/component/etc.] 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.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
Inspections and Maintenance			
14.	The stormwater system shall be maintained by: a. Inspecting the proprietary treatment device or other chosen treatment system, trapped sumps, outlet manholes and soakage pit inlets at least once every six month(s) depending on which treatment solution has been designed for the individual site. b. Removing any visible hydrocarbons, debris or litter within ten working days of the inspection.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	

	c. Removing any accumulated sediment in the infiltration soak pit within five working days of the inspection. d. Removing any accumulated sediment in the sumps and manholes when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe. e. Repairing any scour or erosion within ten working days of the inspection.		
15.	Any material removed from the devices in accordance with Condition (14) shall be disposed of at an appropriate location.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
16.	The [proprietary treatment device] shall be installed and maintained in accordance with the Manufacturers Specifications.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
Records and Reporting			
17.	Records of the inspection and maintenance of the stormwater system must be kept. The records must include, but not be limited to, information that demonstrates compliance with Conditions (14), (15) and (16) of this consent. Copies of these records must be provided to the Canterbury Regional Council on request. These records must include, but not be limited to: a. Date and details of inspections of the stormwater system; b. Date and details of any maintenance work, repairs and upgrades to the stormwater system, including removal of material and its disposal; c. Any complaints received about the stormwater discharge.	APPLICANT COMMENTS: Updated to reflect CRC new condition in their Appendix 5. Condition wording agreed between CGL and CRC.	
Spills			
18.	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. In the event of a spill of fuel or any other hazardous substance: a. The spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned, and measures shall be taken to prevent a recurrence; b. The Canterbury Regional Council, Compliance Manager shall 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;	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	

	vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.		
19.	All best practicable options shall be used to contain spills or leaks of any hazardous substance from being discharged via the stormwater system. These shall include, but not be limited to the following: a. Using a tank filling procedure to minimise spills during any fuel delivery; b. Making spill kits available to contain or absorb any hazardous substances used or stored on the site; c. Maintaining signs to identify the location of the spill kits; and d. Maintaining written procedures in clearly visible locations that are to be undertaken to contain, remove and dispose of any spilled hazardous substance.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
Administration			
20.	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 that may arise from the exercise of the consent or; b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	
21.	If this resource consent is not exercised before 31 March 2031, it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice note:*** *'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents*.	APPLICANT COMMENTS: Original applicant condition. Condition wording agreed between CGL and CRC.	

Plan CRCXXXXXX

Appendix CRCXXXXXX

Schedule 3 Hazardous Industries and Activities

A. Chemical manufacture, application and bulk storage

1. Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application
2. Chemical manufacture, formulation or bulk storage
3. Commercial analytical laboratory sites
4. Corrosives including formulation or bulk storage
5. Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents
6. Fertiliser manufacture or bulk storage
7. Gasworks including the manufacture of gas from coal or oil feedstocks
8. Livestock dip or spray race operations
9. Paint manufacture or formulation (excluding retail paint stores)
10. Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds
11. Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application
12. Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides
13. Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground
14. Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges
15. Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)
16. Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products
17. Storage tanks or drums for fuel, chemicals or liquid waste
18. Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside

B. Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)
2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C. Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D. Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E. Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F. Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities
6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities

8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G. Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H. Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment.

I. Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment.