

APPENDIX 1: RYANS ROAD INDUSTRIAL DEVELOPMENT
CHRISTCHURCH CITY COUNCIL CONSENT CONDITIONS
Part 1: CCC s9(3) RMA Land Use Consent Conditions
Part 2: CCC s11 RMA Subdivision Conditions

Part 1: Christchurch City Council Land Use Consent Conditions

1.	Except where varied by the conditions of this consent the development must proceed in general accordance with the information and plans submitted with the application and (section 55 response November 2025), including the Capture Land Development Scheme Plans (Revision G) and DCM Urban Landscape and Building Height plans dated 27 November 2025. Advice note: <i>This resource consent will lapse five years from the date of this decision unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.</i>
2.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision, conditions, covenants and relevant management plans, prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works. For the avoidance of doubt, the term ‘consent holder’ as used in this condition and any other conditions of this consent shall apply to persons relying on and exercising this consent in relation to land development, comprehensive development of sites, or the development and subsequent use of individual sites, buildings and/or activities.
3.	All earthworks associated with the creation and formation of the subdivision must be carried out in accordance with the conditions of subdivision consent.
4.	For the avoidance of doubt, the development and associated activities authorised by this consent must not: - result in any change in performance of the communication, navigation and surveillance equipment operating at Christchurch International Airport, to an extent that would compromise aircraft safety and / or necessitate a modification of that equipment to maintain its current standard of performance; or - result in any other unacceptable effects on aircraft safety and / or necessitate a modification of legally authorised aircraft operations at the airport, including use of the heliport operated by Garden City Helicopters (“GCH heliport”). The implementation of all other conditions must give effect to this condition.
Advice Note: Designation – Christchurch International Airport Limited	
	Nothing in this consent removes or limits the requirement to obtain any approval required under section 176(1)(b) of the Resource Management Act 1991 from the requiring authority (Christchurch International Airport Limited - CIAL).
Activity Conditions on Lots 1 – 126 and Built Form Standards for Lots 1 – 58 and 61 – 126	
5.	- Excepted as modified below in b. and c., the future development of lots 1-126 for industrial uses must comply with the District Plan Activity Standards for the Industrial General Zone at rule 16.4.1.1 Permitted activities attached as Appendix 1 [Schedule 1] to this decision. Specifically excluded/ not provided for activities on these lots are the following (as defined in the District Plan): - Residential Activities / Residential Units (including for management / security purposes), - Education Activities; - Service Stations; - Yard based landscape/ garden suppliers, including activities that involve the outdoor storage, stockpiling, or sale of materials likely to attract birds including soil, mulch, or compost; - Heavy Industrial Activities (Fish Processing or Packing Plants and Abattoirs or Freezing Works). - Notwithstanding Condition 54 a. above, any activities that would generate any of the following effects are not authorised by this consent on land on Lots 123-126 subject to Designation D1: - Mass assembly of people; including events, facilities or activities that attract or accommodate large numbers of people on a regular or intermittent basis; - Release of any substance which would impair visibility or otherwise interfere with aircraft operations including (but not limited to) smoke, dust, steam or particulate matter, including during construction activities; - The use, storage or handling of hazardous substances exceeding the quantities permitted within the underlying zone (RuUF); - The production of direct or indirect light emissions, including glare, reflection, illumination or flashing light, that interfere with the vision of a pilot or aircraft operations, excluding standard vehicle lighting;

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	v. Production of radio or electrical interference which individually or cumulatively affect aircraft communications, navigational or surveillance equipment; and vi. The attraction of birds or wildlife, including through land use, storage of materials, waste management practices, landscaping, or the provision of waterbodies (including swales, ponds or stormwater detention/retention basins). <u>Advice Note: In accordance with Condition 26 a., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</u>
6.	Built Form Standards The future development of lots 1 – 58 and 61 - 126 must comply with the Built Form Standards in Rule 16.4.2 - Industrial General Zone attached as Appendix 1 [Schedule 2] to this decision; except that: a. The minimum building setback from Grays Road and Ryans Road shall be 5m. b. Where there is any conflict between the general requirements in Condition 65 and the more specific requirements in Condition 76 or Condition 87, the more restrictive limit prevails. Note: See building height conditions below in 7 and 8.
7.	Lot Specific Building Controls a. <u>Unless specified otherwise as a result of the findings of an assessment undertaken in accordance with and as required by Condition 31 24D,</u> Lots 121 and 122 (Air navigation equipment mitigation): i. The west and north facing facades of any buildings on Lot 121 and 122 shall have the same orientation detailed on the DCM Urban drawing titled 'Indicative Building Footprint Plan no: 2024_052/001 revision: D' being page 64 of 65 of the Approved Capture Land Development Scheme Plans. b. <u>Unless specified otherwise as a result of the findings of an assessment undertaken in accordance with and as required by Condition 31 24D,</u> Lot 121 (Wind shadowing mitigation): i. Buildings and structures shall not exceed 16m in height. ii. At least 70% of the total footprint of building(s) shall be located within the southern half of Lot 121, defined as the area lying south of a line drawn parallel to the southern boundary at a perpendicular distance of 89 metres, representing 50% of the lot's north-south depth. iii. Buildings and structures shall have maximum floor plan dimensions of: 125m x 80m, or 100m x 100m, or 80m x 125m (width, depth). c. <u>Unless specified otherwise as a result of the findings of an assessment undertaken in accordance with and as required by Condition 31 24D,</u> Lot 122 (Wind shadowing mitigation): i. Buildings and structures shall not exceed 20m in height. ii. At least 70% of the total footprint of building(s) shall be located within the southern half of Lot 122, defined as the area lying south of a line drawn parallel to the southern boundary at a perpendicular distance of 89 metres, representing 50% of the lot's north-south depth. iii. Buildings and structures shall have maximum floor plan dimensions of: 100m x 140m (width, depth). d. Lot 58 (Air navigation equipment mitigation): i. Activities and buildings shall be limited to buildings of 3.5m or 4.5m maximum height in accordance with the DCM Urban drawing titled <i>Indicative Building Footprint Plan no: 2024_052/001 revision: D</i>. e. Lots 59 and 60 (Air navigation equipment mitigation and no build zone): i. There shall be no buildings on Lots 59 and 60 in accordance with the DCM Urban drawing titled 'Indicative Building Footprint Plan no: 2024_052/001 revision: D' and Capture drawing RCPG123. Advice Note: In accordance with Condition 26 b.24, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.
8.	Buildings and structures: <u>Interpretation and advice notes</u> A. Interpretation

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	For the purposes of Condition 87: a. "Protection surfaces" are as shown on Capture drawings RC-PG120, RC-PG121, RC-PG122, RC-PG123, and RC-PG125 (together, <i>the Airport Safeguarding Set</i>). b. Advice note: The Airport Safeguarding Set corresponds, in part, to the Christchurch District Plan provisions in Sub-chapter 6.7 (Aircraft Protection). Those provisions continue to apply to all activities authorised by this consent. Particular attention is drawn to prohibited activities under Rules 6.7.4.1.6 PR1 and 6.7.4.2.6 PR1–PR4. c. Advice note: Capture drawings RC-PG130, RC-PG131, RC-PG132, and RC-PG135 are included for guidance as to the height limits relative to existing ground levels imposed by the Airport Safeguarding Set and are not for the purposes of validating building height under Condition 87D or determining compliance with Rules 6.7.4.1.6 PR1 and 6.7.4.2.6 PR1–PR4. d. "Road boundary" means the legal road boundary of Ryans Road or Grays Road respectively. e. For the avoidance of doubt, any references in this condition to 'building' or 'structure' shall be deemed to include shipping containers and/or stacks of materials. f. Where there is any conflict between the general requirements in Condition 65 and the more specific requirements in Condition 76 or Condition 87, the more restrictive limit prevails. <u>Building height – general envelope</u> B. Airport protection surfaces (primary control) a. Except where temporary cranes and construction plant are authorised in accordance with Condition 87F, no building, structure, vegetation or utility (including any part thereof) shall penetrate the airport protection surfaces shown on the Capture drawings RC-PG120, RC-PG121, RC-PG122, RC-PG123, and RC-PG125. b. Except where temporary cranes and construction plant are authorised in accordance with Condition 87F, no buildings shall exceed the maximum heights and maximum widths shown on the DCM Urban drawing titled '<i>Indicative Building Footprint Plan no: 2024_052/001 revision: D</i>' being page 64 of 65 of the Approved Capture Land Development Scheme Plans. c. For the avoidance of doubt, nothing in this consent removes or limits the requirement to obtain any approval required under section 176(1)(b) of the Resource Management Act 1991 from the requiring authority (CIALChristchurch International Airport Limited). d. Compliance with this condition must be demonstrated at the time of building consent and must include certification of building height, location and extent relative to airport protection surfaces. e. This condition applies to all stages of development, including construction activities, temporary structures, and the use of cranes or lifting equipment. C. Base zone height (secondary control) Subject to Conditions 87B and 87F, the maximum height of any building or structure shall be 20 m, except that: a. Within 10 m of the Ryans Road road boundary, the maximum height shall be 12 m. b. Within 10 m of the Grays Road road boundary on Lots 68-70 (only), the maximum height shall be 12 m. D. Survey certification (design, set-out and as-built) a. At the time of building consent submission, the Consent Holder shall provide to the Council's Resource Consents Manager (or nominee) ground level, floor level and building height levels in sufficient detail to confirm compliance with Condition 87. b. Prior to the building consent inspection of foundations for any building/structure/utility, the Consent Holder shall provide to the Council's Resource Consents Manager (or nominee) a Building Location & Level Certificate prepared by a Registered Surveyor, certifying compliance with Condition 87. c. Prior to applying for code compliance certification for any building/structure/utility, as built certification by a Registered Surveyor shall be provided to the Council's Resource Consents Manager (or nominee) confirming the works as constructed comply with Condition 87.
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	<p>E. Ongoing notice on titles (covenant)</p> <p>Ongoing compliance with Condition 87 shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA being registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</p> <p>F. Temporary penetrations and construction plant</p> <p>Temporary buildings ancillary to an approved building, construction, land subdivision or demolition project are limited to:</p> <p class="list-item-l1">a. Any temporary buildings ancillary to an approved building, construction, land subdivision or demolition project that are a permitted activity under District Plan Rule 6.2.4.1.1 P1 and which have obtained all relevant authorisations under the Civil Aviation Act 2023 (including Civil Aviation Rule Part 77), may penetrate Christchurch International Airport’s Protection Surfaces as specified in Rule 6.7.4.4 and shown on the diagrams in Appendix 6.11.7.1 and 6.11.7.2,</p> <p class="list-item-l1">b. Irrespective of Condition 87F(a) or District Plan Rule 6.2.4.1.1 P1, no building or structure shall be located within the Runway End Protection Areas (REPAs) as shown in Appendix 6.11.7.3 of the District Plan.</p> <p>Advice Note: Section 176 of the Resource Management Act 1991 applies to the use of any land within the subject site that is subject to Designation D1.</p> <p>Advice Note: <i>In accordance with Condition 26 c., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i></p>
Other General Development Conditions – Noise, Outdoor Lighting, Aircraft Protection, Signs, Earthworks, Landscaping	
9.	<p>Noise</p> <p class="list-item-l1">a. Future development of lots 1 – 126 for industrial purposes must comply with the District Plan noise rules in 6.1.4 General Noise Rules and 6.1.5 Zone Specific Noise Rules attached as Appendix 1 [Schedule 3] to this decision.</p> <p class="list-item-l1">b. The noise standards for the Industrial General Zone apply to lots 1 – 126.</p> <p>Advice Note: <i>The zone noise standards specified in Rule 6.1.5 require the noise received at the point of measurement comply with the receiving zone standard, not the generating zone.</i></p> <p>Advice Note: <i>Activities authorised by this consent must also comply with the permitted standards of Rule 6.1.7.2.2 of the Christchurch District Plan, unless otherwise authorised by a separate resource consent. Those standards relate to noise insulation requirements to minimise reverse sensitivity to noise generated by airport operations.</i></p>
10.	<p>Construction Noise and Vibration Management Plan</p> <p class="list-item-l1">A. Prior to the commencement of any construction or earthworks on a development site (as specified below), the consent holder shall prepare and submit a Construction Noise and Vibration Management Plan (CNVMP) to the Christchurch City Council (CCC or Council), Attention: Team Leader Compliance and Investigations, for certification within 5 working days.</p> <p class="list-item-l1">B. A CNVMP is only required where the development site(s) containing the construction works are within 100m of a noise sensitive activity (e.g. to the notional boundary of a rural dwelling).</p> <p class="list-item-l1">C. The CNVMP shall:</p> <p class="list-item-l2">1. Be prepared by a suitably qualified and experienced practitioner;</p> <p class="list-item-l2">2. Demonstrate how construction noise will comply, as far as practicable, with the noise limits set out in NZS 6803:1999 “Acoustics – Construction Noise” for long-duration construction activities;</p> <p class="list-item-l2">3. Demonstrate how construction vibration will be managed in accordance with DIN standard 4150-3:2016 “Structural Vibration – Part 3: Effects of Vibration on Structures”.</p> <p class="list-item-l2">4. Specify the proposed hours of work and duration of activities;</p> <p class="list-item-l2">5. Detail mitigation measures to be implemented to minimise noise and vibration effects, including equipment selection and work scheduling;</p> <p class="list-item-l2">6. Include procedures for noise and vibration monitoring, including trigger levels and response protocols;</p> <p class="list-item-l2">7. Outline a communication strategy for notifying occupiers of neighbouring properties of upcoming works likely to generate elevated noise or vibration;</p>

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	8. Include a complaints management procedure, including contact details for the site manager, and procedures for investigating (including details on incident details (date, time, activity, effect), procedures for responding to complaints; <u>and-</u> 9. Non-compliance contingency measures, including actions to prevent reoccurrence. D. The CNVMP shall be certified by the Council prior to the commencement of any construction works and, once certified, shall form part of the approved consent documentation. The consent holder shall ensure that all construction activities are undertaken in accordance with the certified CNVMP.
<u>11.</u>	No Complaints Covenant In accordance with Condition <u>26 d.21e</u>, Covenants shall be registered on the Computer Freehold Register of Lots 1 – 126 to ensure that owners and occupiers of land or buildings within the development acknowledge the right of Garden City Helicopters to generate noise associated with its legal operations and prevent those owners and occupiers from seeking restrictions on the noise generated by those activities.
<u>12.</u>	Universal Exterior Lighting All lighting associated with, construction and future development of buildings and structures, and all subsequent land use activities on Lots 1–126, including exterior lighting, interior lighting visible from the exterior, yard lighting, façade lighting, security lighting, temporary lighting, and illuminated signs, but excluding vehicle headlights, traffic signal lights, emergency warning lights and other lighting exempt under AS/NZS 4282:2023, shall be designed, installed and operated in accordance with the requirements set out below: <u>a. 1.</u> Design requirements: <u>a-i.</u> Compliance with Conditions <u>139B</u>, <u>14+0</u>, <u>15+1</u> and <u>16+2</u>. <u>b-ii.</u> All exterior luminaires shall be of flat glass / full cut-off type and shall be installed so that no light is emitted above the horizontal. Lighting shall be designed to avoid high-intensity point sources visible to aircraft. <u>c-iii.</u> All exterior luminaires shall be installed with zero tilt (ie. aimed directly downwards) and shall have a zero upward light ratio (ULR = 0) when installed. <u>d-iv.</u> Exterior lighting shall use a correlated colour temperature (CCT) of 3000K or less. <u>e-v.</u> Exterior lighting shall not flash, strobe, pulse, chase, scroll, or similar, nor change colour in a manner that may be confused with aeronautical lighting. Any dimming or switching transitions shall occur over not less than 5 seconds. In locations where operational or safety requirements necessitate lighting to activate instantly, potential effects associated with abrupt changes in luminance shall instead be mitigated through alternative measures, including the use of tinted glazing, skylight treatments, shielding, or other design measures to limit visibility of the light source from outside the site. <u>f-vi.</u> Lighting shall, where practicable, incorporate timers, dimming controls, motion sensors, or other adaptive controls to reduce unnecessary operation outside periods of use. <u>g-vii.</u> Lighting shall not utilise coloured lighting visible externally. <u>h-viii.</u> Decorative lighting of facades is not permitted. <u>i-ix.</u> All exterior lighting shall be designed, installed and operated such that the luminous intensity (I) of each luminaire does not exceed the limits specified in AS/NZS 4282:2023 for the environmental zone A2. <u>b. 2.</u> Lighting Plan: <u>a-i.</u> Prior to issue of building consent for development activities, or the commencement of any activity not requiring building consent where exterior lighting is proposed, on lots 1 – 126 the Consent Holder for that lot shall submit to CCC (via email to rcmon@ccc.govt.nz) a site-specific Lighting Plan prepared by a suitably qualified Lighting Engineer certifying compliance with the design requirements in <u>a. i) – ix) -1 a) to h)</u> above. <u>b-ii.</u> Once certified, the <u>L</u>ighting <u>P</u>lan for the specified lot must be implemented at all times by the owners and operators of lots 1 – 126. Advice Note: <u>Conditions 9B, 10, 11 and 12 must also be complied with.</u> Advice Note: <u>In accordance with Condition 26 e., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 1082(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</u>
<u>13.</u>	Glare a. Future development and construction activities on Lots 7 – 126 for industrial purposes must comply with the District Plan Glare rules in 6.3.4.1 Permitted activities Control of Glare attached as Appendix 1 [Schedule 4] to this decision. b. For the future development of Lots 7 - 126 for industrial purposes a site-specific lighting plan and assessment prepared by a suitably qualified lighting engineer must be submitted to CCC for certification prior to issue of any building consent to demonstrate compliance with NC1 and NC2 as follows: i. Within 500m of the threshold of a runway at Christchurch International Airport, those being lots or specific portions of lots 92, 109, 110, 111, 112, 113, 114, 115, 121, 122, 123 and 124 (as shown on the Capture

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	<p>Land Development Plans November 2025) any activity will not result in greater than 2.5 lux spill (horizontal or vertical) on to any land outside of the Specific Purpose Airport Zone.</p> <p>ii. For lots 7 - 126 assessment against NC2 to ensure non-aeronautical ground lights do not shine above the horizontal.</p> <p>iii. For lots 7 – 126 the design of lighting and illuminated surfaces shall:</p> <p class="list-item-l1">a. avoid the use of highly reflective or specular materials, and shall minimise the reflectance of surfaces that are directly illuminated, to reduce the potential for reflected glare; and</p> <p class="list-item-l1">b. be carried out in accordance with AS/NZS 4282:2023 Clause 3.3.3 (Lit surfaces), such that the applicable light technical parameters comply with the limits for Environmental Zone A2 as specified in Tables 3.2 and 3.4 of that Standard.</p> <p>Advice note: <i>In accordance with Condition 26 f.4, on-going compliance with this condition (b) shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i></p>
14.	<p>Construction Lighting</p> <p>a. No construction activities on Lots 1-126 requiring external artificial lighting may occur during the hours of darkness, except where:</p> <p class="list-item-l1">i. A temporary works management plan addressing construction lighting and notification protocols is prepared in accordance with Christchurch Airport’s “Requirements for Working at the Airport” document; and</p> <p class="list-item-l1">ii. Airport operator consent is obtained from CIAL Christchurch International Airport Limited; and</p> <p class="list-item-l1">iii. Any relevant Civil Aviation Authority (CAA) authorisation is obtained under Civil Aviation Rule Part 77; and</p> <p class="list-item-l1">iv. Construction lighting is operated in accordance with all requirements specified in clauses i-iv. of this condition and the Universal Exterior Lighting Condition 12 a.9A(1).</p> <p>b. External artificial lighting operated in accordance with clause a. of this condition shall only be operated for the minimum duration and intensity necessary for safe construction activity and be removed immediately upon completion of the relevant works.</p> <p>Advice note: <i>In accordance with Condition 26 g.4, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i></p>
15.	Control of Light Spill Future development and construction activities on lots 1 – 126 for industrial purposes must comply with the District Plan Light Spill rules in 6.3.5.1 Permitted Activities Control of Light Spill and 6.3.6 Light Spill Standards by Zone for Industrial zones (permitted lux spill horizontal or vertical 20 Lux) attached as Appendix 1 [Schedule 5] to this decision. Advice Note: <i>The light spill standards specified in Rule 6.3.5.1 require the light spill received at the point of measurement comply with the receiving zone standard, not the generating zone.</i> Advice Note: <i>In accordance with Condition 26 h., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i> Advice Note: Condition 9A, 9B, 10 and 12 must also be complied with.
16.	Lighting within 500m runway threshold Future development and construction activities within 500m of the threshold of a runway at Christchurch International Airport, those being lots or specific portions of lots 92, 109, 110, 111, 112, 113, 114, 115, 121, 122, 123 and 124 (as shown on the Capture Land Development Plans), must comply with the following: a. No illuminated signage shall be installed within 500m of the runway. b. There shall be no loading areas within 500m of the runway operating outside daylight hours to avoid the need for yard lighting. c. Outdoor areas and parking within 500m of the runway must be designed and operated such that illumination does not exceed the PR4 standard (>1.3lux average, <2.5lux max). Advice Note: <i>In accordance with Condition 26 i.4, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i>
17.	Aircraft Protection

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	<p>Future development and all structures and activities relating to construction on lots 1 – 126 must comply with the District Plan Aircraft Protection permitted activity rules in 6.7.4 of the Christchurch District Plan, including:</p> <p class="list-item-l1">i. 6.7.4.1.1 Protection Surfaces,</p> <p class="list-item-l1">ii. 6.7.4.2.1 Runway End Protection Surfaces,</p> <p class="list-item-l1">iii. 6.7.4.3.1 Bird Strike Management Areas, and</p> <p class="list-item-l1">iv. 6.7.4.4 Protection Surfaces for Christchurch International Airport, except as provided for under Condition 87F(a).</p> <p>attached as Appendix 1 [Schedule 6] to this decision.</p> <p>Advice Note: <i>In accordance with Condition 26 i.i, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i></p> <p>Advice Note: <i>Section 176 of the Resource Management Act 1991 applies to the use of any land within the subject site that is subject to Designation D1.</i></p>
18.	<p>Signs</p> <p>Any signs part of the future industrial development of lots 1 – 126 must comply with the District Plan Sign Rules in 6.8.4 attached as Appendix 1 [Schedule 7] to this decision, as if the site were zoned Industrial General (not Rural Urban Fringe). Except that:</p> <p class="list-item-l1">a. There shall be no LED/ Digital Signs or Billboards permitted by this consent, and</p> <p class="list-item-l1">b. Freestanding signs shall not be located within or forward of the 3m wide landscape strip on the Grays Road and Ryans Road frontages, other than a single free-standing sign in association with the vehicle/ pedestrian access to the site.</p> <p>Advice Note: <i>Illuminated signs will need to meet the requirements of Conditions 129A, 139B, 1411 and 1512 above.</i></p>
19.	Earthworks Any earthworks for the future development of lots 1 – 126 undertaken in accordance with Rule 8.9.2.1 of the District Plan attached as Appendix 1 [Schedule 8] to this decision, shall apply as if the site were zoned Industrial General (not Rural).
20.	<p>Any change in ground levels must:</p> <p class="list-item-l1">a. Not cause a ponding or drainage nuisance to neighbouring properties.</p> <p class="list-item-l1">b. Not cause ponding within the site.</p> <p class="list-item-l1">c. Not affect the stability of the ground or fences on neighbouring properties and maintain existing drainage paths for neighbouring properties (if applicable).</p> <p>Advice Note: <i>In accordance with Condition 26 k., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i></p>
21.	Landscaping Landscaping within Lots 1 – 126 (except for the 3m wide landscaping strip on Ryans Road and Grays Road, installed as part of the subdivision), shall be limited to the plant species in District Plan Appendix 6.11.9 Plant Species for Water Bodies and Stormwater Basins in the Bird strike Management Area in Appendix 6.11.7.5 or specified in the WHMP. Advice Note: <i>In accordance with Condition 26 l., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i>
Transport Conditions	
22.	Future development of lots 1 – 126 for industrial purposes must comply with the District Plan Activity Status Tables – Transport in rule 7.4.2 attached as Appendix 1 [Schedule 9] to this decision.
23.	Future development of lots 1 – 126 for industrial purposes must comply with the District Plan Transport Standards in rule 7.4.3 and Appendices in 7.5 attached as Appendix 1 [Schedule 10] to this decision.
24.	Except for site development works, no activities enabled by this consent shall establish and/or operate until such time as the speed limit on the adjoining sections of Ryans Road and Grays Road is reduced to 60km/h or lower. Advice note: <i>Any speed reduction review of Ryans Road and Grays Road shall be initiated by the consent holder and all costs associated with the process shall be borne by the consent holder.</i>
Avifauna Ongoing Management – Wildlife Hazard Management Plan (WHMP)	

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25.	The Wildlife Hazard Management Plan (WHMP) certified under subdivision consent Condition 1129 [that forms part of this Fast Track Approval] must be implemented at all times by the owners and occupiers of lots 1 – 126 as they are developed with buildings and activities and are established and operated. Advice Note: <i>In accordance with Condition 26 m.1, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</i>
Covenants	
26.	Covenants Within three months of the issue of Record of Title of all allotments referenced below, the following covenants pursuant to 108 2(d) of the Resource Management Act 1991 must be registered on the Record of Title as follows: a. Condition 54 Permitted and excluded activities: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 54. b. Condition 76 Lot Specific Building Controls: Covenants shall be registered on the Record of Title of lots 58, 59, 60, 121 and 122 (as relevant) to secure ongoing compliance with Conditions 76(a)-(e) . c. Condition 87 Buildings and structures: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 87. d. Condition 118B No Complaints Covenant: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 118B (as applicable to future buildings). e. Condition 129A Universal Exterior Lighting Condition: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 12.9A f. Condition 13 b.9B Glare: Covenants shall be registered on the Record of Title of Lots 7 – 126 to secure ongoing compliance with Condition 13 b.9B. g. Condition 140 Construction Lighting: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 140. h. Condition 151 Light spill: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 151. i. Condition 162 Lighting within 500m runway threshold: Covenants shall be registered on the Record of Title of Lots 92, 109, 110, 111, 112, 113, 114, 115, 121, 122, 123 and 124 to secure ongoing compliance with Condition 162. j. Condition 173 Aircraft Protection: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 173. k. Condition 2016 Ground levels: Covenants shall be registered on the Record of Title of Lots 1 – 126, 200 and 201 to secure ongoing compliance with Condition 2016. l. Condition 2117 Landscaping: Covenants shall be registered on the Record of Title of Lots 1 – 126 (except for the 3m wide landscaping strip on Ryans Road and Grays Road, installed as part of the subdivision) to secure ongoing compliance with Condition 2117. m. Condition 250A Wildlife Hazard Management Plan: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 250A and the certified WHMP. n. Condition 271AA Helicopter downwash hazard: Covenants shall be registered on the Record of Title of Lot 121 and Lot 122 to to secure ongoing compliance Condition 271AA. o. Condition 281A Civil Aviation Act 2023: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 281A. p. Condition 291B Aviation Contact and Incident Reporting: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 291B. q. Condition 3021C Aviation risk assessment: Covenants shall be registered on the Record of Title of Lots 1 – 126 to secure ongoing compliance with Condition 3021C. r. Condition 3121D specific aviation risk assessment: Covenants shall be registered on the Record of Title of Lots 71, 72, 91, 92, 121 and 122, to secure ongoing compliance with Condition 3121D. Advice Note: <i>Council will prepare the covenants at the request of the consent holder. All Council costs must be paid by the consent holder.</i>

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Helicopter Downwash Hazard	
27.	<p>Lots 121 and 122 Helicopter Downwash Hazard</p> <p>a. Prior to certification under section 224(c) of the Resource Management Act 1991 being sought for Lots 121 and 122, the consent holder shall prepare and submit a Helicopter Downwash Hazard Construction and Operations Management Plan (HDHCOMP) to the CCC Christchurch City Council, Attention: Team Leader Compliance and Investigations, for certification within 5 working days. The HDHCOMP:</p> <p class="list-item-l1">i. Shall be prepared by a suitably qualified and experienced aviation practitioner;</p> <p class="list-item-l1">ii. Shall have regard to the assessment undertaken by Navigatus Consulting (Aviation Safeguarding Assessment, 28 November 2025 – Section 9), and other conditions of this consent including the outcomes of the aviation safety assessments required by Conditions 3021C and 3121D;</p> <p class="list-item-l1">iii. Shall demonstrate how potential helicopter downwash hazard arising from helicopters operating to and from the Garden City Helicopters (GCH) heliport will be managed during all construction and operational activity to avoid any unacceptable adverse effects on aircraft safety and operations, and avoid any unacceptable effects on the safety of site occupants and visitors within the lots.</p> <p class="list-item-l1">iv. Without limitation, the HDHCOMP shall:</p> <p class="list-item-l2">A. Identify the extent of potential downwash hazard within the northern portion of Lots 121 and 122 that lies beneath the published southern approach / departure path to / from the GCH heliport — at ground level extending approximately 130 metres south from the northern boundary of the lot (corresponding to the point at which a helicopter would be approximately three rotor widths above ground level if flying at the OLS height) — and about 35 metres to each side of the published approach/take-off-climb path.</p> <p class="list-item-l2">B. Include a health and safety plan for site occupants and visitors addressing this potential hazard.</p> <p class="list-item-l2">C. Specify any particular management requirements for roof and yard operations to manage this potential hazard.</p> <p class="list-item-l2">D. Specify, any other relevant requirements to manage this potential hazard, including:</p> <p class="list-item-l3">a. Construction Management Plan requirements, including controls on the storage and handling of lightweight and sheet materials.</p> <p class="list-item-l3">b. Engineered measures, including building design responses, such as a covered rear yard or sheltered outdoor areas, to isolate workers from any downwash effects.</p> <p class="list-item-l3">c. Management measures for postconstruction / ongoing use of the lot, such as inclusion of helicopter downwash as a site-specific hazard within owner and occupier health and safety planning (particularly for open yard areas and roof access), hazard awareness and communication to site occupants and visitors, and specific management of lightweight objects (e.g. loose materials, tarpaulins, polystyrene or sheet products).</p> <p>b. The HDHCOMP shall be certified by the CCC Christchurch City Council prior to the commencement of any construction works and, once certified, shall form part of the approved consent documentation. The consent holder shall ensure that all construction and operational activities are undertaken in accordance with the certified HDHCOMP.</p> <p>Advice Note: <i>In accordance with Condition 26 n.4, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Record of Title to issue for Lots 121 and 122 (as detailed below) of the subdivision.</i></p>
Aviation Risk Management	
28.	<p>Civil Aviation Act 2023</p> <p>a. Where any building, structure, crane, plant or activity requires notification to the Civil Aviation Authority (CAA) under Civil Aviation Rule Part 77:</p> <p class="list-item-l1">a. No construction may commence on a lot requiring Part 77 notification until written confirmation of CAA determination is provided.</p> <p class="list-item-l1">b. The consent holder shall provide a copy of any determination or direction issued by the Director of Civil Aviation to CCC Christchurch City Council, Christchurch International Airport Limited <u>CIAL</u> and Airways Corporation of New Zealand Limited (<u>Airways</u>).</p> <p class="list-item-l1">c. The consent holder shall ensure that the activity is carried out strictly in accordance with that determination or direction.</p> <p>b. If the Director of Civil Aviation imposes conditions or makes any determination under Civil Aviation Rule Part 77, the Director’s conditions or determination shall apply in addition to the conditions of this consent.</p>

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	c. Following receipt of a CAA determination under Part 77, the Council may review the conditions of this consent solely for the purpose of ensuring consistency with that determination, but shall not impose additional aviation safety controls beyond those required by the Director of Civil Aviation. <i><u>Advice Note: In accordance with Condition 26 o., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</u></i>
29.	<p>Aviation Contact and Incident Reporting</p> <p>a. Until the establishment of the Industrial Park Management Entity required by <u>C</u>condition 1AA of the subdivision consent, the Consent Holder, and from the date of its establishment, the Industrial Park Management Entity shall, at all times during construction and operation of the development, nominate an authorised aviation contact person(s) who shall be available on a 24 hours per day, 7 days per week basis to respond to any aviation related matters arising from activities authorised by this consent.</p> <p>b. The name, position, telephone number and email address of the aviation contact person(s) shall be provided in writing to:</p> <p class="list-item-l1">i. <u>CCC hristchurch City Council</u>;</p> <p class="list-item-l1">ii. <u>CIAL Christchurch International Airport Limited</u>; and</p> <p class="list-item-l1">iii. <u>Airways Corporation of New Zealand</u></p> <p>c. The aviation contact person(s) shall have authority to initiate immediate response actions in relation to aviation safety matters.</p> <p>d. Until the establishment of the Industrial Park Management Entity, the Consent Holder, and thereafter the Industrial Park Management Entity, shall maintain an aviation incident and complaints register, recording:</p> <p class="list-item-l1">i. The nature of any aviation related complaint, incident or observation;</p> <p class="list-item-l1">ii. The name and contact details of the complainant (if they are provided to the consent holder);</p> <p class="list-item-l1">iii. The date and time it was received or identified;</p> <p class="list-item-l1">iv. The response actions taken; and</p> <p class="list-item-l1">v. Any follow up or mitigation implemented to prevent the reoccurrence of the situation that gave rise to the complaint.</p> <p>e. Any verified aviation incident or complaint shall be notified as soon as practicable (but no longer than 24 hours after receipt of the complaint) to the <u>CCC Christchurch City Council</u>, CIAL and, where relevant, the CAA.</p> <p>f. The consent holder or, once established, the Industrial Park Management Entity, must provide details of any complaint or its complaints register to the Council upon request.</p> <p>g. All costs associated with the ongoing administration and monitoring of this condition and covenant must be paid by the consent holder, or once established, the Industrial Park Management Entity.</p> <p><i><u>Advice Note: In accordance with Condition 26 p., on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.</u></i></p>
30.	<p>Aviation risk assessment</p> <p>a. Within six months of the commencement of this consent, and before certification under s224(c) of the Resource Management Act 1991 is sought, the consent holder shall initiate preparation of an aviation risk assessment by engaging a suitably qualified and experienced aviation practitioner who is approved by <u>CCC Christchurch City Council</u> having regard to comments from the Consent Holder, CIAL, Airways and GCH with regard to conflicts of interest only.</p> <p><i>CAA Scoping Consultation</i></p> <p>b. At the outset of preparing the aviation risk assessment, the consent holder shall provide written notice to the <u>CCChristchurch City Council</u> and the <u>Civil Aviation Authority</u> (CAA) advising that an aviation risk assessment is being prepared for the consented development, and shall invite the CAA to identify any aviation safety matters it considers should be addressed within the scope of the aviation risk assessment.</p> <p>c. The consent holder shall allow the CAA a minimum of 15 working days to provide written comment on the proposed scope of the aviation risk assessment.</p> <p>d. Nothing in Conditions b or c requires the CAA to approve, certify or endorse the aviation risk assessment, and the absence of comment from the CAA shall not prevent the aviation risk assessment from being completed.</p> <p><i>Purpose and Content of the aviation risk assessment</i></p> <p>e. The purpose of the aviation risk assessment is to:</p> <p class="list-item-l1">i. identify and evaluate any aviation safety issues associated with the implementation of the consented development that are not already addressed by the conditions of this consent; and</p> <p class="list-item-l1">ii. ensure compliance with Condition <u>43A</u>.</p> <p>f. The aviation risk assessment shall:</p>

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	a-i. have regard to the scale, location and staging of the consented development; b-ii. consider potential aviation safety effects, including where relevant: • obstacle limitation and notification surfaces; • temporary construction activities (including cranes and construction lighting); • effects on air navigation equipment, radar or communications; • helicopter operations; and • wildlife and bird strike risk; c-iii. identify any practicable mitigation measures that the consent holder is legally able to implement, to the extent such measures are not already required by conditions of this consent. g. The aviation risk assessment shall be prepared having regard to the Civil Aviation Act 2023 and relevant Civil Aviation Rules. <i>Consultation with Aviation Stakeholders</i> h. At the commencement, and prior to finalising the aviation risk assessment, the consent holder shall undertake meaningful engagement with, and provide a draft of the aviation risk assessment to: a-i. <u>CIAL</u>Christchurch International Airport Limited; b-ii. <u>GCH</u>Garden City Helicopters; and c-iii. <u>Airways</u>Corporation of New Zealand Limited. For the purposes of this condition, “meaningful engagement” means providing sufficient information to enable informed comment, allowing reasonable timeframes for response, and participating in discussions in good faith, proportionated to the scale and nature of the issues identified. Meaningful engagement does not require agreement to be reached between the consent holder and any consulted party. i. The consent holder shall consider all comments received and, where requested, meet with those parties to discuss and seek to resolve matters raised. The aviation risk assessment shall be finalised taking those comments into account. j. If a consulted party does not provide comments within 20 working days of being provided a draft of the aviation risk assessment, or if matters raised cannot reasonably be resolved despite good faith engagement, the consent holder may finalise the aviation risk assessment, provided that the aviation risk assessment documents the engagement undertaken and the reasons why agreement was not reached. <i>Finalisation and Implementation</i> k. The completed aviation risk assessment shall be provided to the Council, <u>CIAL</u>Christchurch International Airport Limited, <u>GCH</u> Garden City Helicopters and Airways, together with an explanation of why any comments were or were not incorporated. l. In addition to the requirements of the conditions of this consent, the consent holder shall implement any mitigation measures identified in the aviation risk assessment that are within the control of the consent holder. m. Nothing in this condition limits or replaces: a-i. the obligation to notify the Civil Aviation Authority under Civil Aviation Rule Part 77; or b-ii. the authority of the Director of Civil Aviation to make determinations or impose conditions in relation to aviation safety. Advice Note: <i>In accordance with Condition 26 q.1, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Record of Title to issue for Lots 1 to 126 of the subdivision.</i>
<u>31.</u>	Condition precedent – specific aviation risk assessment (Lots 71, 72, 91, 92, 121 and 122 only) A. Prior to an application being made for Building Consent, or at least 60 working days prior to the commencement of construction if no Building Consent is required for any building or structure on Lots 71, 72, 91, 92, 121 and 122, the consent holder must provide to CIAL, Airways and GCH and CCC the Christchurch City Council a specific aviation risk assessment prepared in accordance with this condition by a suitably qualified and experienced practitioner. B. The specific aviation risk assessment is to be prepared in consultation with <u>CIAL</u>Christchurch International Airport Limited (“CIAL”), Airways Corporation of New Zealand (“Airways”) and <u>GCH</u> Garden City Helicopters Limited (“GCH”). C. The purpose of the specific aviation risk assessment is to identify any potential aviation safety risks and mitigations required in relation to the development of Lots 71, 72, 91, 92, 121 and 122 (as relevant) in accordance with relevant Civil Aviation Authority (“CAA”) requirements and Civil Aviation Rules and to ensure compliance with Condition 43A. As a minimum, the assessment must assess: a-i. For Lots 71, 72, 91, 92 and 121- Suitability of building and, if suitable, acceptable building footprints, heights, and positions so as to ensure safe emergency landing capability for all helicopters using the Garden City Helicopters facility. b-ii. For Lot 121 and 122 - Management of helicopter downwash hazards. c-iii. For Lots 121 and 122- Suitability of building and, if suitable, acceptable building footprints, heights, and positions so as to avoid or mitigate wind shadowing.

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	d-iv. For Lots 121 and 122 - Suitability of building and, if suitable, acceptable building footprints, heights, position, materiality, and façade angles so as to avoid or mitigate effects on air navigation equipment. D. The consent holder must provide a draft version of any specific aviation risk assessment to CIAL, Airways and GCH, and a period of at least 20 working days must be allowed for consultation and for feedback to be provided by CIAL, Airways and GCH to the consent holder on the contents of the draft specific aviation risk assessment. E. The consent holder must consider all comments received from CIAL, Airways and/or GCH on the draft specific aviation risk assessment and, if requested to do so by CIAL, Airways and/or GCH, meet with that party to discuss its comments and seek to resolve any matters of disagreement. The consent holder must engage the suitably qualified and experienced practitioner referred to in 3121D(A) to update the draft specific aviation risk assessment taking into account the comments made by CIAL, Airways and/or GCH, and ask CIAL, Airways and GCH to confirm within 10 working days whether the updated assessment addresses its comments. F. The completed specific aviation risk assessment must be provided to CIAL, Airways and GCH and the CCC Christchurch City Council, along with an explanation as to why any comments made by CIAL, Airways and/or GCH on the draft specific aviation risk assessment were or were not incorporated into the completed specific aviation risk assessment. G. The consent holder (including owners / occupiers of lots) must implement any recommended aviation safety mitigation measures contained in the specific aviation risk assessment that the consent holder is legally able to implement if those mitigation measures are not already required by other conditions of this consent. H. This condition shall be satisfied prior to the commencement of construction of any building or structure on Lots 71, 91, 92, 121 and 122. I. Nothing in this condition limits or replaces: a-i. the obligation to notify the Civil Aviation Authority under Civil Aviation Rule Part 77; or b-ii. the authority of the Director of Civil Aviation to make determinations or impose conditions in relation to aviation safety. Advice Note: <i>In accordance with Condition 26 r.4, on-going compliance with this condition shall be ensured by way of a covenant pursuant to section 108(2)(d) of the RMA registered against the Record of Title to issue for Lots 71, 72, 91, 92, 121 and 122 of the subdivision.</i>
32.	Dispute resolution A. Any dispute by CIAL, Airways and / or GCH regarding the findings and recommendations of the completed aviation risk assessment required by Condition 30121E and / or the completed specific aviation risk assessment required by Condition 31221D must be notified in writing to the Consent Holder and CCC Christchurch City Council within 15 working days of receipt of the completed assessment required by Conditions 30121E and / or 31221D. B. The written notice of dispute must include: a-i. the specifics of the dispute; b-ii. the reasons for the view; and c-iii. the action(s) or additional information reasonably required to resolve the matter. C. The Consent Holder shall respond in writing within 10 working days, either: a-i. providing confirmation that the requested action(s) will be undertaken and by when; or b-ii. providing the additional information; or c-iii. explaining why the requested action(s) or information is not reasonably necessary to achieve or determine compliance. D. If the dispute is not resolved within 15 working days of the Consent Holder’s response under clause (C), the matter shall be referred to an independent person who is accredited under s-39A of the RMA and a suitably qualified and experienced technical expert, if required, appointed under clause (E). E. The independent person and technical expert shall be appointed by CCC Christchurch City Council having regard to comments from the Consent Holder, CIAL, Airways and GCH with regard to conflicts of interest only. F. The independent person shall review the information relied upon and advise whether the disputed condition has been satisfied and/or what additional steps (if any) are required to satisfy it, and shall provide a written opinion within 20 working days of appointment. G. For the avoidance of doubt, failure by CIAL, Airways or GCH to provide comments within the timeframes specified in the relevant condition or provide written notice in accordance with this condition does not prevent the Consent Holder from progressing, provided the Consent Holder has complied with other relevant requirements and conditions of the consent. H. CCC Christchurch City Council shall have regard to the independent person's opinion when forming its view as to whether the conditions of consent has been satisfied. I. The costs of the independent person and the technical expert (if required) shall be met by the Consent Holder.

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PART 2: Christchurch City Council Subdivision Consent Conditions

Scheme Plan and Staging	
<u>1.</u>	Industrial Park Management Entity 1. Establishment (Condition Precedent to Subdivision and Sale) a. Prior to certification under section 224(c) of the Resource Management Act 1991 being sought, and prior to the sale of any allotment created by the subdivision, the Consent Holder shall establish a legally constituted management entity (<i>the Industrial Park Management Entity</i>). b. The Industrial Park Management Entity shall be established, and then maintained, for the purpose of implementing and administering the conditions with ongoing obligations of the Consent Holder (including owners / occupiers of each lot), including in particular the wildlife hazard management conditions for the life of the development. c. The mechanisms through which the Industrial Park Management Entity will coordinate and ensure compliance with Land Use Conditions listed in <u>1AA</u>. 3. a. must be specified in the foundational document of the Industrial Park Management Entity (being any constitution, rules, regulations, or other document setting the parameters, scope, and powers of the entity), and the foundational document must be provided to Council when certification under section 224(c) is sought. d. The foundational document of the Industrial Park Management Entity must require that no changes to the mechanisms detailed in <u>1AA</u>. c. are enabled without the express written approval of the Christchurch City Council (<u>CCC or Council</u>). 2. Mandatory Membership and Binding Effect a. Membership of the Industrial Park Management Entity shall be required of the owner or, where applicable, the occupier of each allotment created by the subdivision, for so long as the relevant consent conditions apply to that owner or occupier.

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b. The requirement for membership under subclause 2(a) shall be secured by consent notices registered under section 221 of the Resource Management Act 1991 against all relevant records of title for all allotments created by the subdivision.

3. Scope of Responsibilities of Industrial Park Management Entity

~~6.a.~~ The Industrial Park Management Entity shall have overarching responsibility for coordinating and ensuring compliance by the Consent Holder (including owners / occupiers of each lot) with the following conditions of this consent:

- a. LUC Condition ~~5~~4 (Permitted and excluded activities)
- b. LUC Condition ~~7~~6 (Lot Specific Building Controls)
- c. LUC Condition ~~8~~7 (Buildings and structures)
- d. LUC Condition ~~12, 13, 14, 15 and 16~~ 9A, 9B, ~~10, 11, 12~~ (Lighting)
- e. LUC Condition ~~17~~3 (Aircraft Protection)
- f. LUC Condition ~~18~~4 (Signs)
- g. LUC Condition ~~20~~16 (Ground levels)
- h. LUC Condition ~~21~~17 (Landscaping)
- i. LUC Condition ~~25~~20A (Certified Wildlife Hazard Management Plan)
- j. LUC Condition ~~28~~21A (Civil Aviation Act)
- k. LUC Condition ~~29~~21B (Aviation Contact & Incident Reporting)
- l. LUC Condition ~~30~~21C (Aviation Risk Assessment)
- m. LUC Condition ~~31~~ 21D (Specific aviation risk assessment)

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<u>2.</u>	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision, conditions and relevant management plans prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works. Advice note: <i>This resource consent will lapse five years from the date of this decision unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.</i>
<u>3.</u>	<u>General Survey Plan</u> The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan unless otherwise addressed in conditions of this subdivision consent.
<u>4.</u>	<u>Staging</u> The subdivision must be staged, comprising: 1. Roading and services, Ryans Road (including naturalisation of the Paparua Water Race) and Grays Road upgrades, and Lot 200 and Lot 201 stormwater treatment facilities. 2. Creation of legal title and release of 50% of the lots; 3. Creation of legal title and release of the balance of the lots. Stage 3 must not occur until either: a. The intersection of Pound Road/ Ryans Road is upgraded or is programmed to be upgraded to the satisfaction of CCC, either by CCC, or by the Consent Holder and CCC through a developer agreement; or b. Modelling has been updated and demonstrated to the satisfaction of Council that the intersection can safely accommodate the additional traffic generated by occupier lots within the development. Stage 3 must not occur where the updated model demonstrates the average queue length associated with right turns into

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	Ryans Road extends beyond the available stacking space for the modelled period. This modelling shall be based on an agreed annual turning movement survey of the intersection arranged by the consent holder and provided to Council for input into the agreed model. At each stage any balance land is to be left as a fully serviced allotment.
<u>5.</u>	<u>Allotment to Vest Local Purpose (Utility) Reserve Lots - Stages</u> Lots 200 and 201 are to be vested as Local Purpose (Utility) Reserve. Advice note: Any underground infrastructure separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.
<u>6.</u>	<u>New Roads to Vest</u> The new road(s), being lot(s) 300 and 301 are to be formed in general accordance with the Capture Land Development Drawings (November 2025) and vested in the Council to the satisfaction of the Subdivision Engineer with underground cabling for electricity supply and telecommunications, except as amended by subsequent conditions.
<u>7.</u>	<u>Road/Right of Way Naming</u> The new roads/right of ways are to be named and shown on the survey plan submitted for certification. Advice Note: The process for naming roads is set out at: https://ccc.govt.nz/consents-and-licences/resource-consents/resource-consent-activities/subdivision-consents/road-and-right-of-way-naming The approval of roads names is by the relevant Community Board and may take eight weeks. The processing of that application will be on a time and costs basis and charged under this consent. The consent holder must supply and install the road's nameplates. The nameplates must be designed and installed in accordance with the IDS and CSS.

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	The location of the nameplates must be submitted to Council's Subdivision Engineer prior to their installation. Advice Note: Nameplates usually take six weeks to manufacture. The location of the nameplates can be submitted in a plan which identifies the road's landscaping and location of street lighting as required by this application. The consent holder is responsible for the cost of providing and installing the nameplates.
<u>8.</u>	<u>Road Widening/Corner Rounding to Vest</u> Lot 302 must be vested in the Council as corner splay / road widening being in accordance with Capture Land Development Plan RC-RD310. Any existing fences or walls outside the new road frontage boundary are to be removed or relocated appropriately.
<u>9.</u>	<u>Service Easements</u> The service easements as set out on the application plan or required to protect services crossing other lots must be duly granted or reserved. Any proposed easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.
<u>10.</u>	<u>Easements in Gross</u> The legal instruments to create the required easements in gross in favour of the Council must be prepared & registered by the Council's solicitor at the consent holder's cost and will be based on the Council's standard easement instrument templates (as appropriate) as determined by the Council's solicitor. The consent holder's solicitor is to contact the Council's solicitor (Anderson Lloyd Lawyers) requesting the preparation and registration of the required easement instruments. Areas which are to be the subject of easements in gross in favour of the Council must not be the subject of any other easements for the same purpose, unless otherwise agreed by Council. As built plans for the services covered by the easement(s) are to be provided to the Council at Section 223 certification stage.

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<u>11.</u>	<u>Public Utility Sites</u> Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in the Council.
<u>12.</u>	<u>Plans for Geodata</u> The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that issued the consent), Resource Consents Unit as soon as the plan has been lodged (or earlier if possible) for checking at Land Information New Zealand for entering into the Council GIS system.
Quality Assurance	
<u>13.</u>	<u>Asset Design and Construction</u> All infrastructure assets to be vested in the Council are to be designed and constructed in general accordance with the Christchurch City Council's Infrastructure Design Standard (IDS) and the Construction Standard Specifications (CSS).
<u>14.</u>	The design and construction of all assets must be subject to a project quality system in accordance with Part 3: Quality Assurance of the Infrastructure Development Standard (IDS). a. Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder must submit to the Planning Team - Subdivision Engineers a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS for review and acceptance under clause 2.10 of the IDS 2022. The Design Report and engineering plans must provide sufficient detail to confirm compliance with the requirements of the IDS and this consent. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report. b. Prior to the commencement of physical works on site, the Consent Holder must submit to the Council's Planning Team - Subdivision Engineers a Contract Quality Plan and supporting Engineer's Review Certificate, complying with clause 3.3.3 of the IDS, for review and acceptance by Council under Clause 2.11 of the IDS 2022.

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	c. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder must submit to the Planning Team - Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS for review and acceptance under clause 2.12 of the IDS 2022. The Engineer's Report must provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards. Advice Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that certification is provided for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project. General Advice Note for Quality Assurance: Landscaping acceptance shall be submitted at engineering design acceptance. The Landscape Plans and Design Report must be submitted to landscape.approval@ccc.govt.nz as well as the Subdivision Engineer. Waterway enhancement/works acceptance can be submitted at a separate time to the engineer design acceptance. The Landscape Plans must be submitted to stormwaterapprovals@ccc.govt.nz.
<u>15.</u>	<u>Traffic Management</u> A Traffic Management Plan (TMP) must be implemented for works to existing Ryans Road and Grays Road, and no works are to commence in those specific areas until such time as the TMP has been installed. The TMP must be submitted to the Council through the following web portal http://www.myworksites.co.nz.
<u>16.</u>	<u>Laterals for rear Lots</u> All private sewer and stormwater laterals (serving rear lots) must be installed under a single global Building Consent or Building Act Exemption by a Licensed Certifying Drain Layer and the compliance documents forwarded to Council's Subdivision Team as part of the Section 224c application.

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	If approved under a building consent, passed 252 (FS and SW drains) mandatory building inspections pursuant to the Building Code and the Code Compliance Certificate is required prior to the issue of the s224 Certificate. If approved under a Building Act Exemption, a PS3 form and as-builts will be required to be provided and accepted prior to the issue of the s224 Certificate.
<u>17.</u>	<u>CCTV Inspections</u> Pipeline CCTV inspections are to be carried out on all gravity pipelines to be vested in compliance with the Council Standard Specifications (CSS): https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/
<u>18.</u>	<u>Services As-Built Requirements</u> As-Built plans and data must be provided for all above and below ground infrastructure and private work in compliance with the Infrastructure Design Standards (IDS): https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/as-built-survey-and-data-requirements/ Advice Note: <i>this includes RAMM and costing data (GST).</i> As-Built Plans are to be provided for any easements in gross over pipelines. The plans are to show the position of the pipelines relative to the easements and boundaries. As-Builts (Reserves and Street Trees) The Consent Holder shall submit As-Built asset data for any landscape improvements on land to be vested as reserves or roads, in accordance with IDS, Part 12 As-Builts records. Advice note: <i>The as-builts must be supplied at the same time as the Engineer's Report, at Practical Completion.</i>

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Cultural Conditions	
<u>19.</u>	In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder must immediately: - Cease earthmoving operations in the affected area of the site; and - Advise the Council of the disturbance via email to rcmon@ccc.govt.nz - Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua of the disturbance. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).
Earthworks / Erosion and Sediment Control	
<u>20.</u>	Earthworks must be carried out in general accordance with stamped approved plans RC-EW205-207, 210, 220.
<u>21.</u>	The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.
<u>22.</u>	Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system. (Possible sources of contaminants from construction activities include uncontrolled runoff, dewatering, sawcutting and grooving). Advice note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.

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<u>23.</u>	The Erosion and Sediment Control Plan must show the positions of all stockpiles on site. Temporary mounds must be grassed or covered to prevent erosion until such time as they are removed/reused. Stockpiles must be located and managed to avoid being impacted by helicopter down wash or cause other risk to aircraft safety.
<u>24.</u>	a. The draft Earthworks and Construction Management Plans provided with the application are accepted in principle. Prior to construction these will be incorporated into an Environmental Management Plan (EMP) as required in Condition (2<u>7</u>6) below, for the site and submitted to Council for reference. All filling and excavation work must be carried out in accordance with the EMP which identifies how the environmental risks of the project will be managed. <u>b.</u> Except where approved as part of a separate Environment Canterbury (CRC) resource consent for stormwater discharge or CRC resource consent for excavation/filling, work must not commence until the CCCChristchurch City Council's Subdivision Engineer (via email to rcmon@ccc.govt.nz) has formally accepted the EMP.
<u>25.</u>	The EMP must include an Erosion and Sediment Control Plan (ESCP) covering all earthworks associated with the consented development. The ESCP must: a. Be designed by a suitably qualified and experienced professional; and b. Attach a design certificate (Appendix IV in IDS Part 3) for acceptance (unless subject to Condition (2<u>4</u>3 b.) by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing.
<u>26.</u>	<u>a.</u> The ESCP must follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on CRC's Erosion and Sediment Control Toolbox for Canterbury http://esccanterbury.co.nz/. <u>b.</u> Any changes to the accepted ESCP must be submitted to the Council in writing and the changes accepted by the Subdivision Engineer prior to implementation, unless subject to Condition (2<u>4</u>3b.)

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27.

EMP Requirements

a. The EMP must include (but is not limited to):

- i. The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, and excavation and disposal of material from contaminated sites and the management of activities that may attract birds, including but not limited to ponding, stockpiles, grassing/seeding, and waste management;
- ii. A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, the airport, etc;
- iii. Details of proposed activities;
- iv. A locality map;
- v. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles;
- vi. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate;
- vii. Drawings showing the protection of natural assets and habitats;
- viii. A programme of works including a proposed timeframe and completion date;
- ix. Emergency response and contingency management;
- x. Procedures for compliance with resource consents and permitted activities;
- xi. Environmental monitoring and auditing, including frequency;
- xii. Corrective action, reporting on solutions and update of the EMP, and reporting to CCC, CIAL and other relevant stakeholders as required;
- xiii. Procedures for training and supervising staff in relation to environmental issues; and
- xiv. Contact details of key personnel responsible for environmental management and compliance.

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<u>28.</u>	The EMP must be implemented on site over the construction phase. No earthworks may commence on site until: - The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor. - CIAL been notified (via email to permits@cial.co.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor. - The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work. - The works required by the EMP have been installed. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the EMP.
<u>29.</u>	Dust emissions must be appropriately managed within the boundary of the property in compliance with the Regional Air Plan, including Schedule 2. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
<u>30.</u>	All loading and unloading of trucks with excavation or fill material must be carried out within the subject site (besides for the works to the road frontages along Ryans Road and Grays Road).
<u>31.</u>	All work within the legal road, or activities outside the legal road that affect the normal operating conditions of the legal road, cannot start until the Consent Holder has been issued with the following: - Approved Works Access Permit (WAP); and - Approved Traffic Management Plan (TMP).

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	Advice Note: A Corridor Access Request (CAR) application and TMP can be submitted to the Council through the following web portal http://www.myworksites.co.nz .
32.	Any change in ground levels must: a. Not cause a ponding or drainage nuisance to neighbouring properties. b. Not cause ponding within the site. c. Not affect the stability of the ground or fences on neighbouring properties. d. Maintain existing drainage paths for neighbouring properties (if applicable).
33.	The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
34.	All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Engineers Earthfill Report, including a duly completed certificate in the form of Appendix D of NZS 4431, must be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report must detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
35.	All disturbed surfaces must be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time must not exceed 5ha.
36.	Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.

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37.	Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they must first install preventative measures to control sediment discharge / run-off and dust emission, and must thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site.
NES / Contamination	
38.	At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a Remedial Action Plan (RAP) to the CCC Compliance Team via email to rcmon@ccc.govt.nz for certification that it complies with conditions a- e below. The RAP required under this condition must: - Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples; - Detail a procedure for managing any discovery of contaminated soil or material; - Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater; - Outline where the contaminated soil will be disposed of; and Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed.
39.	The RAP in Condition (38.7) may be amended at any time. Any amendments must be: - 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 - Consistent with the conditions of this resource consent; and Submitted in writing to the CCC Compliance Team via email to rcmon@ccc.govt.nz.
40.	After the removal of buildings/contaminated land in the southeast corner of the site and identified in the DSI:

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	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 CCC Compliance Team via email to rcmon@ccc.govt.nz, 10 days prior to start of works. Results of the additional investigation shall be included into the Remedial Action Plan (RAP) in accordance with Condition (398).
41.	Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to Council. The SVR shall include as a minimum: a. Volumes of materials moved on site; b. Details of any variations to the proposed work plan; c. Details of any discharges or contingency measures employed during the earthworks; d. Photographic evidence of the site works; e. Evidence the objectives of the final site remediation have been met with regard to Industrial land use; f. Evidence of the disposal of any soils off site to an authorised facility. The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011). Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.
Water Supply	
42.	The development can be serviced by the Northwest Water Supply Zone, subject to the establishment of a New Water Booster Pump Station. This pump station is to be supplied from the existing DN375 asbestos cement water main located in Russley Road.

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43.	The applicant shall enter into an Infrastructure Provision Agreement with the Christchurch City Council (CCC) on the form reasonably required by CCC to be provided by the Council's solicitors for review and comment, for the design and construction of the New Water Booster Pump Station. The Infrastructure Provision Agreement will provide (without limitation): a. that the Design Engineer shall be approved on the Three Waters HDM (hybrid delivery model) Professional Services Panel; b. that the design shall be in accordance with the design standards and requirements as per the Council Design Guides/Standards Master List and for Council to advise any such further specifications, standards and requirements during each phase of the design; c. for the Developer to obtain Council Engineering Acceptance for each stage of the design including Concept design, Preliminary design and Detailed design; i. that the Developer shall complete the necessary investigations and assessments to adequately inform the design including geology, topography, ground contamination, archeologicalarchaeological, ecological and visual aspects; ii. that the design shall be comprehensive in terms of civil, mechanical, structural, electrical, SCADA and controls, landscaping, access, security, and water safety disciplines; iii. for incorporation of risk assessments (inclusive of water safety) and safety in design in the design process; iv. that the work shall be carried out by a Council Three Waters HDM (hybrid delivery model) Potable Water Tier One Contractor; v. for Council participation and review of the Contract Quality Plan, Health and Safety Plan, Environmental Management Plan, Contract Method Statement, Testing & Commissioning Plan including Handover checklist;
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	vi. for the assignment of a Council contracts engineer to audit the construction phase; vii. for specifying any additional As-Built, Testing and Commissioning and Operations and Maintenance Manual requirements; viii. for the Developer to undertake all design and construction work at its sole cost and to meet the reasonable costs of CCC involved including all legal, external and internal consultants.
44.	The New Water Booster Pump Station shall be installed on land to be vested in Council as a Utility Lot. The size and configuration of this Utility Lot, including all associated facilities, for acceptance by Council. In making this determination, Council will consider factors such as site accessibility, feasibility of maintenance activities, and the ability to meet service objectives. The final size and location of the Utility Lot shall be adjusted as necessary to satisfy the requirements of Council. Council's Water Supply and Wastewater Asset Planning Team will confirm the land requirements in accordance with the New Water Booster Pump Station Infrastructure Provision Agreement, which will include one of the following outcomes: a. Confirmation that no changes to the Utility Lot size or configuration are required if the design work demonstrates adequacy for the New Water Booster Pump Station; or b. Confirmation that the Utility Lot must be increased (or decreased) in size, specifying the additional (or reduction in) land necessary to accommodate the New Water Booster Pump Station. Should additional (or reduction in) land be required, the applicant must enlarge/reduce the Utility Lot accordingly.
45.	The water supply network must be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general in accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings supported by hydraulic model outputs must be sent to the Subdivisions Planning Engineer for engineering acceptance by the Water Supply & Wastewater Asset Planning Team prior to the commencement of any physical work.

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<u>46.</u>	All water mains and submains for the subdivision shall be installed in road reserves to be vested in Council. Minimum DN200 water mains shall be extended along the full length of all roads to be vested and terminated with temporary hydrants in accordance with the requirements of the Infrastructure Design Standard.
<u>47.</u>	All lots shall be provided with water supply connections extending to their boundaries. Submains shall be installed to extend at least 1 metre beyond each lot boundary.
<u>48.</u>	Construction of water infrastructure to be vested in Council must be performed by a Council approved water supply installer and undertaken at the applicant's expense.
<u>49.</u>	The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each Lot: a. This allotment shall be served by the CCC Christchurch City Council's pressurized water supply network and requires the installation of a high-hazard backflow prevention device. An application for water connection must be submitted to CCC Christchurch City Council either online or by completing a WS1 form (application for water supply), including a water supply site plan. The water connection will not be activated until confirmation is provided to Council that an approved backflow prevention device has been installed. The backflow prevention device must be installed within the property boundary, on private land, as close as practicable to the water meter at the point of supply. Advice Note: <i>The water supply network for this allotment can accommodate a maximum FW3 fire demand (50 L/s), as defined in the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008.</i> Advice Note: <i>This is an on-going condition and a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate.</i>
<u>50.</u>	Any rear lot or lot within a Right of Way shall be serviced by its own lateral within a shared access. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. An easement for the right to convey water shall be created over the lateral in favour of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites.

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	Advice Note: This work will require a Building Consent or a Building Act Exemption.
Wastewater / Sewer	
<u>51.</u>	The development may be serviced by a Local Pressure Sewer System that is designed in accordance with the Council's Infrastructure Design Standards and Construction Standard Specifications and to discharge into the DN225 RCRR gravity main in Russley Road.
<u>52.</u>	The Local Pressure Sewer System must be designed so that larger industrial lots can be serviced with non-residential local pressure pumps.
<u>53.</u>	The collective pressure main must be fitted with a magnetic flow meter that complies with Council's standards and specifications and is fully integrated into the Council's SCADA system.
<u>54.</u>	The applicant must put in place measures to enable the initial operation of the local pressure sewer system within and from the development during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures must be reported to the Subdivisions Engineer prior to seeking section 224(c) certification.
<u>55.</u>	An odour treatment and corrosion management system shall be provided in accordance with the following requirements: i. The design shall be in accordance with the CCC Odour and Corrosion Management Design Guideline, the SCIRT Protective Coating for Concrete Wastewater Structures Designers Guideline, the Infrastructure Design Standards, the Construction Standard Specification and such other specifications or operations requirements to be provided / issued by Council as part of the engineering acceptance process. ii. The local pressure sewer system discharge shall be into a new corrosion resistant manhole and corrosion protection shall be provided to downstream manholes withing a distance of 400 metres of the discharge point.

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	iii. The location of the odour treatment facility must be accepted by Council. In making its determination, Council will consider factors such as site accessibility, feasibility of maintenance activities and the ability to meet service objectives. The final location of the odour treatment facility shall be adjusted as necessary to satisfy the requirements of Council. iv. The necessary investigations, assessments and tests shall be carried out to inform the design. v. A concept and preliminary design will be presented to Council for review and acceptance by the Three Waters team prior to embarking upon the detailed design phase. vi. The detailed design complete with engineering drawings shall be sent to the Subdivisions Engineer for Engineering Acceptance by the Three Waters team prior to the commencement of any physical work. vii. Council to review and accept a draft Operations and Maintenance Manual as part of the design. Smoke testing is required during the commissioning of the odour treatment unit to confirm negative pressure is achieved at the design air entry point.
56.	Each industrial lot must have an appropriately sized Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
57.	Installation of the pressure sewer mains and boundary kits must be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
58.	The following conditions must be recorded in a consent notice registered on the titles of each Lot: a. The property is connected to a local pressure sewer system that has been designed to accommodate specific wastewater flow limits. Wastewater discharge from the property shall not exceed an average daily flow of 0.09 litres per second per hectare.

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	b. This allotment shall be serviced by a local pressure sewer unit consisting of a pump, remote monitoring control panel and storage chamber capable of accommodating at least 24 hours of wastewater flow. The unit must be supplied by either Aquatec or EcoFlow and installed at the building consent stage by a Council authorised drainlayer (Pressure Sewer Tanks), in accordance with the requirements for local pressure sewer units as specified under a Building Consent. c. The owner must enter into a management agreement with the supplier of the local pressure sewer unit. This agreement shall provide Council with the necessary rights to monitor and control (as may be required) the pumping regime to support the operation and maintenance of the local pressure sewer catchment. d. The owner is responsible for the ongoing operation and maintenance of the local pressure sewer unit and control panel. Advice Note: <i>This is an on-going condition and a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate.</i>
Stormwater	
<u>59.</u>	The stormwater management and mitigation system to be constructed under this application shall rely on stormwater treatment and disposal to ground via infiltration. In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (2003, including updates), the Infrastructure Design Standard (IDS 2022) and the Construction Standard Specifications (CSS 2022).
<u>60.</u>	The consent holder shall submit an Engineering Design Report to the <i>3 Waters Asset Planning - Stormwater & Waterways</i> and <i>Resource Consents</i> Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure systems.

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<u>61.</u>	The consent holder shall demonstrate in the Engineering Design Report that discharge consent for the discharge of construction and operational phase stormwater is under the <u>CCC Christchurch City Council</u> Comprehensive Stormwater Discharge Consent or has been obtained from Canterbury Regional Council.
<u>62.</u>	Stormwater generated from all roading shall be collected via channels, sumps, and pipes prior to discharge via an approved pre-treatment system to an approved first flush treatment and disposal system. a. Unless otherwise accepted by the Council Planning Engineer, the stormwater pre-treatment system shall consist of: i. An approved Gross Pollutant Trap proprietary device (Stormwater360 Cascade Separator, Hynds First Defence High Capacity or Atlan Vortceptor). b. Unless otherwise approved by the Council Planning Engineer, the stormwater treatment system shall consist of: i. Stormwater360 Filterra proprietary treatment devices designed to treat the runoff generated from 5mm/hr rainfall intensity.
<u>63.</u>	Treated stormwater and stormwater in excess of the first flush treatment system capacity generated within public roads shall discharge into a rapid soakage disposal system. The rapid soakage system shall: a. Consist of infiltration soak pits or trenches designed in general accordance with WWDG Part 6.5, and; b. Provide sufficient storage and soakage to dispose of stormwater generated from the critical two percent annual exceedance probability storm event. Provide an array of redundant "capped off" rapid soakage chambers or trenches providing at least double the design soakage capacity.
<u>64.</u>	Lots 1 – 126 shall provide first flush stormwater treatment and rapid soakage systems within the site at the time of building consent for hardstand areas.

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The following consent notice shall be registered on the title of Lots 1 – 126 to ensure ongoing compliance with consent conditions:

- a. Stormwater generated from the roofs of all buildings within this allotment shall be collected via a sealed stormwater system separated from all other stormwater and discharged into an onsite rapid soakage disposal system. The rapid soakage infiltration system shall be designed to dispose of the runoff generated from the critical 2 percent annual exceedance probability storm event.
- b. Roofs and flashings of all buildings within the site shall be low-zinc and low-copper generating materials (those generating less than 20 parts per million dissolved zinc and less than 3 parts per million dissolved copper, i.e.; painted steel, non-zinc treated aluminium, BUR, Modified Bitumen, Single Ply/Thermoset Membrane, Thermoplastic Polyolefin). If zinc-generating or copper-generating materials are used, treatment of stormwater runoff from the full roof area shall be provided using an approved treatment device designed to remove at least 80% of dissolved zinc and/or copper in stormwater.
- c. Stormwater runoff from all hardstanding areas within this allotment shall be captured, treated and disposed of via private onsite treatment and soakage systems within the boundaries of the lot. The stormwater management and disposal system shall be sized to capture, contain and dispose of the runoff generated from the critical 2 percent annual exceedance probability storm.
- d. The first flush of stormwater runoff from all sealed surfaces within this allotment shall be treated prior to disposal into land. The onsite stormwater treatment system shall be designed by a suitably qualified and experienced person, shall be tailored to the specific proposed site activities, and shall be submitted for acceptance by the [CCC Christchurch City Council](#) Planning Engineer prior to installation.
- e. Sites engaging in any of the activities listed in Environment Canterbury's Land and Water Regional Plan Schedule 3 Hazardous Industries and Activities (or successor schedule) shall submit a Stormwater Quality Management Plan for acceptance by the [CCC Christchurch City Council](#) Planning Engineer.

	Advice Note: <i>This is an on-going condition and a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate.</i>
<u>65.</u>	Stormwater in excess of the stormwater management and disposal system capacity shall be discharged to the Council network (roads or drains) via spillways or overland flow paths designed to avoid scour and erosion.
<u>66.</u>	Prior to vesting of reserves the consent holder shall confirm, by Detailed Site Investigation and/or Validation Report (if required) that soil contaminants within all Local Purpose (Utility) Reserves containing stormwater basins or soakage systems are below ANZECC SQG-High Sediment Quality guidelines.
<u>67.</u>	The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event.
<u>68.</u>	Prior to the commencement of engineering works, the consent holder shall demonstrate, by means of appropriate site testing (by a suitably qualified professional) that the 'design' soakage rates for the infiltration systems are able to be achieved within the stormwater disposal sites. Measured soakage rates, determined by test, shall be reduced by a factor of three (or more) in the final design of the soakage system.
<u>69.</u>	At the time of excavation of the actual infiltration site(s) during the construction phase of the development, the Consent Holder shall confirm that the initial assumptions of infiltration rates, derived from the preliminary testing, are appropriate.
<u>70.</u>	The consent holder shall provide easement in gross over any infrastructure located outside of Local Purpose (Utility) Reserves or legal road.
<u>71.</u>	Earthworks shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects of disruption of overland flow or displacement of ponded floodwaters caused by filling within

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	the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.
72.	The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network. All overland stormwater flow paths are to be identified and protected by an easement in favour of CCC Christchurch City Council , if required.
73.	A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) the following information in PDF and GIS *.shp file format: - A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths. - A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events. - A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths. All elevations shall be in NZVD2016.
74.	All boundaries between-allotments and Local Purpose (Utility) Reserves shall be fenced. The design and placement of fencing shall form part of the Engineering or Landscape submission.
75.	Safe and adequate access to all stormwater management and mitigation facilities for operation and maintenance, including sediment removal, shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
76.	A Maintenance and Operations manual for all stormwater water management systems shall be provided and shall form part of the Resource Consents and 3 Waters Asset Planning - Stormwater & Waterways Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.

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77.	The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.
78.	The consent holder shall operate all stormwater infrastructure to vest into Council for the below engineering defects periods: a. The engineering defects period for the stormwater treatment and infiltration systems is 2 years (24 months) from Practical Completion Certificate. The engineering defects period for all other stormwater infrastructure is 24 months following the issue of the Section 224(c) certificate.
Access Construction Standards	
79.	The access formation must be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works must not commence until a Council engineering officer confirms that the Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.3 has been received and accepted by Council.
Transport	
80.	<u>Street Lighting</u> Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard. Streetlights must use of warm colour temperature ($\leq 3000\text{K}$) and light streets within 500m of the runway to PR4 standard ($> 1.3\text{lux}$ average, $< 2.5\text{lux}$ maximum). Streetlights must not shine above the horizontal.

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<u>81.</u>	<u>Traffic Safety Audit</u> The applicant must provide traffic safety audits undertaken by a suitable qualified independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction). Detailed engineering design for the transport network must ensure the recommendations of the <u>Safety Engineer</u> in the preliminary scheme design (concept) safety audit are incorporated in the design or provide a satisfactory response to the recommendations if not being incorporated.
<u>82.</u>	<u>Existing Road Frontage</u> Ryans Road frontage is to be upgraded at the cost of the consent holder to include a service strip, kerb and channel, car parking and landscaping in general accordance with the stamped approved plan set. Grays Road frontage is to be upgraded at the cost of the consent holder to include a service strip, kerb and channel and landscaping, in general accordance with the stamped approved plan set.
<u>83.</u>	<u>Intersection Design</u> Intersection Design is to be as per the Capture Land Development Drawings, and subject to the IDS and CSS.
<u>84.</u>	<u>Footpaths</u> Footpaths must be provided on both sides of all internal roads (Roads 1 – 4).
<u>85.</u>	<u>Turning Facilities</u> The subdivision design must provide for adequate rubbish truck turning facilities which is legally secured within the application site at each stage.

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Construction Stage Lighting	
<u>86.</u>	a. No subdivision and land development activities requiring external artificial lighting may occur during the hours of darkness, except where: i. A temporary works management plan addressing construction lighting and notification protocols is prepared in accordance with Christchurch Airport's "Requirements for Working at the Airport" document; and ii. Airport operator consent is obtained from Christchurch International Airport Limited CIAL; and iii. Any relevant Civil Aviation Authority (CAA) authorisation is obtained under Civil Aviation Rule Part 77; and b. Construction lighting is operated in accordance with all requirements specified in clauses a. i-iii. of this condition and the Universal Exterior Lighting Condition 12 a.9A(1) of the land use consent. c. External artificial lighting operated in accordance with clause a. of this condition shall only be operated for the minimum duration and intensity necessary for safe construction activity and be removed immediately upon completion of the relevant works.
Landscaped Setback Ryans and Grays Roads	
<u>87.</u>	The proposed landscaping must be in accordance with the Landscape Plans prepared by DCM Urban and submitted with the application dated 18 November 2025 Revision L (and attached to the Capture Land Development Plans as pages 55 – 65). The proposed landscaping must be established on site within the planting season (extending from 1 April to 30 September).
<u>88.</u>	a. A Landscape Concept, Maintenance and Management Plan shall be prepared by a suitably qualified landscape architect and include the following: i. A comprehensive landscape concept for the 3m landscape strip extending from Ryans Road and Grays Road;

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	ii. A schedule of plant species required to be comprised of species in Appendix 6.11.9 Plant Species for Water Bodies and Stormwater Basins in the Bird strike Management Area in Appendix 6.11.7.5 or those specified in the DCM Urban Landscape Plans pages 55 – 65 to meet the WHMP; iii. A statement of compliance with approved landscape plans and relevant landscape conditions of this consent; iv. A maintenance schedule including for the establishment period. b. Landscaping shall be established in accordance with the Landscape Concept, Maintenance and Management Plan. c. The following conditions must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1-10, 20-21, 40-41, 55-61, 63-70, 121: Landscaping on this lot shall be maintained in accordance with the attached Landscape Concept, Maintenance, and Management Plan. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping. Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.
<u>89.</u>	No fencing shall be located forward of (i.e. in front of) the 3m wide landscape strips along the Ryans Road or Grays Road frontages. Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.
Reserve Landscape Plans	
<u>90.</u>	Landscape Plans (in general accordance with the DCM Urban set pages 55 – 65 of the approved consent plans) and an accompanying Design Report for Reserves (Lots 200-201) are to be submitted to Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.

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	Advice Note: <i>Planting is also required to comprise of species in Appendix 6.11.9 Plant Species for Water Bodies and Stormwater Basins in the Bird strike Management Area in Appendix 6.11.7.5 or the DCM Urban Landscape Plans pages 55 – 65 to meet the WHMP.</i>
91.	The Landscape Plans (in general accordance with the DCM Urban set pages 55 – 65 of the approved consent plans) and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG (current versions): All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed. Advice Note: <i>Planting is also required to comprise of species in Appendix 6.11.9 Plant Species for Water Bodies and Stormwater Basins in the Bird strike Management Area in Appendix 6.11.7.5 or the DCM Urban Landscape Plans pages 55 - 56 to meet the WHMP.</i>
92.	Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the work is completed in accordance with the accepted plans, the IDS, CSS and WWDG (current versions), and the conditions of consent.
93.	The Consent Holder must maintain all landscape assets on Reserve Lots 200-201 to the standards specified in the CSS (current version) for the 24 months Establishment Period (Defects Liability), from the date of Council's practical completion acceptance until a final inspection and acceptance of the landscaping by Council. Acceptance will be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).
94.	The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period. The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz within five days of the end of each month during the Establishment Period. (Refer: Monthly Establishment Report, CSS, Part 7 Landscape (current version)).

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<u>95.</u>	The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all plants, trees, and turf on reserves. The bond will be held for the Establishment Period of a minimum of 24 months and may be extended by a further 12 - 24 months for the replacement planting(s), as required. The bond will be released after the landscape assets have been inspected and accepted by Council at final completion / handover. Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all landscape improvements.
<u>96.</u>	Any replacement plantings and extended establishment period required due to plant, trees, and turf not being accepted are to be carried out at the Consent Holder's expense.
Streetscape Landscape Plans	
<u>97.</u>	Landscape plans (in general accordance with the DCM Urban set pages 55 – 65 of the approved consent plans) and an accompanying Design Report for street trees and street garden beds are to be submitted to the Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance under the IDS. Advice Note: <i>Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.</i> Advice Note: <i>Planting is also required to comprise of species in the DCM plans or Appendix 6.11.9 Plant Species for Water Bodies and Stormwater Basins in the Bird strike Management Area in Appendix 6.11.7.5 to meet the WHMP.</i>
<u>98.</u>	The Landscape Plans and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version). All landscaping required by this condition is to be carried out in accordance with the plan(s) at the Consent Holder's expense, unless otherwise agreed.
<u>99.</u>	Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the

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	work is completed in accordance with the accepted plans, the IDS and CSS (current versions), and the conditions of consent.
<u>100.</u>	The Consent Holder must maintain all landscape assets within road corridors to the standards specified in the CSS (current version) for the 24 months Establishment Period (Defects Liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the assets by Council. Acceptance must be based upon the criteria outlined in the CSS, Part 7 Landscapes.
<u>101.</u>	The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period (Defects Maintenance). The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz within five days of the end of each month during the Establishment Period. (Refer: <i>Monthly Establishment Report</i> , CSS, Part 7 Landscape (current version).
<u>102.</u>	The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all street trees and street garden beds. The bond will be held for the Establishment Period of a minimum of 24 months and may be extended by a further 24 months for the replacement planting(s), as required. The bond will be released after the trees have been accepted by Council at final completion / handover. Advice note: Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all landscape improvements.
<u>103.</u>	Any replacement plantings and extended establishment period required due to street trees or street garden beds not being accepted are to be carried out at the Consent Holder's expense.
<u>104.</u>	<u>Final Completion / Handover (Reserves and Streetscapes)</u> Prior to Council's final completion inspection and acceptance of the assets at the end of the 24 month Establishment Period, the Consent Holder must submit all required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System, to provide evidence that the work has been completed and maintained in accordance with the agreed standards and conditions of this consent. Where it is

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	not possible to determine the condition of the assets due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of the assets can be accurately determined.
Paparua Water Race	
<u>105.</u>	Prior to commencement of works within 5m of the Paparua Water Race, 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 (kākahī). Results shall be entered into the NZ Freshwater Fish Database and supplied to the Council's Waterways Ecologist Planner by way of email to rcmon@ccc.govt.nz.
<u>106.</u>	If freshwater mussels (kākahī) 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 Paparua Water Race.
<u>107.</u>	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 Freshwater Ecologist certification shall be provided to the Council's Waterways Ecologist Planner by way of email to rcmon@ccc.govt.nz at least 10 working days before installation of the culverts begins.
<u>108.</u>	A Fish Management Plan shall be prepared by a suitably qualified freshwater ecologist and submitted to Council's Waterways Ecologist Planner for their records by way of email to rcmon@ccc.govt.nz at least 10 working days before installation of the culverts begins. 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;

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	c. Protocols to be followed including methods to rescue and relocate fish; d. Person/s responsible ensuring the plan is implemented; <u>e.</u> Protocols if pest fish are encountered; <u>and</u> <u>e.f.</u> 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).
<u>109.</u>	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 (CRC) and CCC-Christchurch City Council's "Fish Salvage Guidance for Works in Waterways" (12 October 2017) and the Ministry for the Environment's "National works in waterways guideline" (2021); 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; 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.
<u>110.</u>	Following the completion of works, the consent holder shall provide to Council's Waterways Ecologist by way of email to rcmon@ccc.govt.nz records of any fish captured and relocated. This record shall include: a. The location where fish were captured;

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	b. The species and number of fish captured; and c. The location where fish were relocated.
Avifauna Management – Wildlife Hazard Management Plan	
<u>111.</u>	Prior to any development works commencing on the application site, the 'Draft Wildlife Hazard Management Plan' (WHMP) prepared by PDP and submitted with the application must be finalised by the Consent Holders suitably qualified Ecologist specialising in Avifauna, for certification by CCC under Condition 1110 below. The final WHMP shall cover bird strike hazards during both the construction stage and the operational phase (for the lifetime for the development) to address the ongoing management and monitoring of bird strike risk at 104 Ryans Road and 20 Grays Road to ensure that the development will not increase the existing level of bird strike risk at Christchurch International Airport. a. The final WHMP must be prepared: i. Giving consideration to consistency with the Christchurch International Airport Limited (CIAL) WHMP to detail management methods to help reduce bird strike risk associated with the site and CIAL airport operations; and ii. Giving CIAL and in particular their suitably qualified Ecologist specialising in Avifauna and Wildlife Manager an opportunity to participate in further consultation with the Consent Holders suitably qualified Ecologist / Avifauna expert. If CIAL does not provide a response to the WHMP within 20 working days of receiving it, the consultation will be deemed as satisfied. Evidence of this consultation (or the opportunity provided to do so) is to be submitted to CCC with the certification. b. Specifically, for the construction phase the final WHMP must include as a minimum: i. Pre-development mitigation measures (e.g., mowing site grass to disperse birds in a southward direction away from the CIAL flight path).

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	ii. Passive and active management methods including, surveillance and monitoring, grounds management specifications (i.e., recommended grass heights to deter high-risk species), and seasonal bird counts (this could be completed by CIAL and/or site surveillance personnel). iii. Management of earthworks including location and size of stockpiles, seasonal timing of earthworks, size of areas being earth worked or depressions in the ground that may result in ponding water. iv. Landscape design standards to avoid bird attracting plant and grass species. v. Communication plan of development timelines with CIAL before development works take place to mitigate potential avifauna issues and offer support if any issues arise. vi. Appointment of a Site Manager responsible for implementing the WHMP and provision of their contact details to CIAL. vii. Roles and responsibilities - including liaising with external stakeholders (e.g., CIAL) to determine the obligations of respective organisations and their personnel. viii. Monitoring and review procedures of WHMP, including liaison with CIAL with increases in bird numbers onsite being communicated so appropriate counter-measures can be implemented. c. Specifically, the WHMP for the operational phase must include as a minimum: i. On going roles and responsibilities for the lifetime of the development - including liaising with external stakeholders (e.g., CIAL) to determine the obligations of respective organisations and their personnel. ii. Passive and active management methods – surveillance and monitoring, grounds management specifications (i.e., recommended grass heights to deter high-risk species), and seasonal bird counts (this could be completed by CIAL and/or site surveillance personnel). iii. Landscape design standards and mitigations to avoid bird attracting plant and grass species. iv. Waste and pest management procedures for lots/ activities. v. Mitigation options in relation to flat roof buildings and roosting/ nesting in building rafters.
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	vi. Lighting designed not to attract insects which are a food source for birds. vii. Monitoring and review procedures of WHMP – this must include liaison with CIAL with increases in bird numbers onsite being communicated so appropriate counter-measures can be implemented. vii-viii. In addition to monitoring by the site manager, annual bird counts conducted by an avian ecologist for 5 years following development is necessary to monitor the impacts of management measures in place.
<u>112.</u>	The WHMP required by Condition 11109 above must be provided to CCC (via email to rcmon@ccc.govt.nz) for certification by their Ecologist specialising in Avifauna at least 10 working days prior to any works commencing on site. The Ecologist specialising in Avifauna must certify the WHMP if: a. Evidence is provided of consultation with CIAL's Ecologist specialising Avifauna and/ or Wildlife Manager, including an explanation of how any feedback raised by them have been incorporated in the final WHMP. b. In accordance with (11109 a. ii) if CIAL does not provide a response to the WHMP within 20 working days of receiving it, Condition 1120(a) may be deemed satisfied. c. The matters in Conditions 11109 b. and c. are included in the WHMP. No works shall commence on site until the WHMP has been certified.
<u>113.</u>	Once certified under Condition 1110, the WHMP must be implemented at all times by the Consent Holder and any contractors during the subdivision construction phase of lots 1 – 126, Lots 200 – 201 and Lots 400 and 500.
<u>114.</u>	A consent notice regarding on going adherence to the certified WHMP in Conditions 1110 and 1121 above shall be placed on each title (Lots 1 – 126, Lots 200 and 201 and Lots 400 and 500).

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Existing Buildings	
<u>115.</u>	Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed.
Telecommunications and Energy	
<u>116.</u>	All lots must be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence must be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.
<u>117.</u>	The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.
Consent Notices	
<u>118.</u>	The following consent notices pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council: a. Condition 498 Water Supply: The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each Lot: i. This allotment shall be served by the CCC Christchurch City Council's pressurized water supply network and requires the installation of a high-hazard backflow prevention device. An application for water connection must be submitted to CCC Christchurch City Council either online or by completing a WS1 form (application for water supply), including a water supply site plan. The water connection will not be activated until confirmation is provided to Council that an approved backflow prevention device has been installed. The backflow prevention device must be installed within the property boundary, on private land, as close as practicable to the water meter at the point of supply.

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- b. **Condition 587 Wastewater:** The following conditions must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each Lot:
- i. The property is connected to a local pressure sewer system that has been designed to accommodate specific wastewater flow limits. Wastewater discharge from the property shall not exceed an average daily flow of 0.09 litres per second per hectare.
 - ii. This allotment shall be serviced by a local pressure sewer unit consisting of a pump, remote monitoring control panel and storage chamber capable of accommodating at least 24 hours of wastewater flow. The unit must be supplied by either Aquatec or EcoFlow and installed at the building consent stage by a Council authorised drainlayer (Pressure Sewer Tanks), in accordance with the requirements for local pressure sewer units as specified under a Building Consent.
 - iii. The owner must enter into a management agreement with the supplier of the local pressure sewer unit. This agreement shall provide Council with the necessary rights to monitor and control (as may be required) the pumping regime to support the operation and maintenance of the local pressure sewer catchment.
 - iv. The owner is responsible for the ongoing operation and maintenance of the local pressure sewer unit and control panel.
- c. **Condition 643 Stormwater:** The following conditions must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the title of Lots 1 to 126:
- i. Stormwater generated from the roofs of all buildings within this allotment shall be collected via a sealed stormwater system separated from all other stormwater and discharged into an onsite rapid soakage disposal system. The rapid soakage infiltration system shall be designed to dispose of the runoff generated from the critical 2 percent annual exceedance probability storm event.

	ii. Roofs and flashings of all buildings within the site shall be low-zinc and low-copper generating materials (those generating less than 20 parts per million dissolved zinc and less than 3 parts per million dissolved copper, i.e.; painted steel, non-zinc treated aluminium, BUR, Modified Bitumen, Single Ply/Thermoset Membrane, Thermoplastic Polyolefin). If zinc-generating or copper-generating materials are used, treatment of stormwater runoff from the full roof area shall be provided using an approved treatment device designed to remove at least 80% of dissolved zinc and/or copper in stormwater. iii. Stormwater runoff from all hardstanding areas within this allotment shall be captured, treated and disposed of via private onsite treatment and soakage systems within the boundaries of the lot. The stormwater management and disposal system shall be sized to capture, contain and dispose of the runoff generated from the critical 2 percent annual exceedance probability storm. iv. The first flush of stormwater runoff from all sealed surfaces within this allotment shall be treated prior to disposal into land. The onsite stormwater treatment system shall be designed by a suitably qualified and experienced person, shall be tailored to the specific proposed site activities, and shall be submitted for acceptance by the CCC Christchurch City Council Planning Engineer prior to installation. v. Sites engaging in any of the activities listed in Environment Canterbury's Land and Water Regional Plan Schedule 3 Hazardous Industries and Activities (or successor schedule) shall submit a Stormwater Quality Management Plan for acceptance by the CCC Christchurch City Council Planning Engineer. d. Condition 88 c.6 Landscaping: The following conditions must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1-10, 20-21, 40-41, 55-61, 63-70, 121: i. Landscaping on this lot shall be maintained in accordance with the attached Landscape Concept, Maintenance, and Management Plan. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.
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	e. Condition 897 Fencing: The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1 – 10, 20, 21, 40, 41, 55 – 61, and 63 – 70: i. No fencing shall be located forward of (i.e. in front of) the 3m wide landscape strips along the Ryans Road or Grays Road frontages. f. Condition 1142 Wildlife Hazard Management Plan: The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1 to 126: i. The certified WHMP must be implemented at all times by the Consent Holder and any contractors during the subdivision construction phase. g. Condition 1AA Industrial Park Management Entity: The requirement for membership under subclause 1AA.2(a) shall be secured by consent notices registered under section 221 of the RMA on titles of Lots 1 to 126. Note: Council will prepare the Consent Notices.
Goods and Services Taxation Information	
<u>119.</u>	The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.

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