APPENDIX 3 – RECORD OF ENGAGEMENT WITH CANTERBURY REGIONAL COUNCIL

Canterbury Regional Council			
Tab	**Document**	**Date**	**Pages**
1.	Letter from Novo Group Limited to Canterbury Regional Council: Fast-track Approvals Act 2024: Notification of Substantive Application for the Rolleston West Residential Project	2 July 2026	1-10
2.	Email correspondence to organise pre-application meeting	3 – 9 July 2026	11-14
3.	Email from ECan to Jono Begg including attachments ▪ Operational-Phase Stormwater Discharges Conditions Manual; ▪ Earthworks Over an Aquifer Conditions Manual; ▪ Dewatering Water Take Conditions Manual; and ▪ Construction-Phase Stormwater Discharges Manual	23 July 2026	15-164
4.	Pre-Application Meeting Minutes (s29 response)	23 July 2026	165-170
5.	Email correspondence following pre-application meeting	23-30 July 2026	171-174

2 July 2026

Novo Group Limited
Level 1, 279 Montreal Street
PO Box 365, Christchurch 8140
O - 03 365 5570
info@novogroup.co.nz

Canterbury Regional Council

Attention: Anna Stewart and Joanne Mitten

By email: [redacted]

Copy: Jono Begg [redacted] and Claire Deng [redacted]

Private & Confidential

Dear Sir/Madam,

FAST-TRACK APPROVALS ACT 2024: NOTIFICATION OF SUBSTANTIVE APPLICATION FOR THE ROLLESTON WEST RESIDENTIAL PROJECT

1. In accordance with section 29 of the Fast-track Approvals Act 2024 (**FTAA** or **Act**), Carter Group Limited (**Applicant**) gives notice of its intention to lodge a substantive application for the Rolleston West Residential Development, now referred to by the Applicant as Westhaven (**Project**).

2. The Rolleston West Residential Development (**Westhaven**) is a listed project in Schedule 2 of the FTAA. The Applicant is the authorised person for the Project.

3. The Project comprises a comprehensively planned urban extension to the west of Rolleston. The site represents a logical and contiguous expansion of Rolleston, the main urban centre within one of New Zealand's fastest-growing districts.

4. The proposed development, and the activities required to enable it, will deliver significant benefits for the region, including additional housing to meet strong demand, supporting social and community infrastructure, and employment opportunities.

The Westhaven Project

Site and context

5. The Project relates to approximately 295.9 hectares of land on the western side of Rolleston's urban area, immediately adjoining the western side of Dunns Crossing Road, Rolleston, Canterbury, between State Highway 1 to the north and Selwyn Road to the south. The site is legally described as Section 1 Survey Office Plan 608925, Lot 3-4 Deposited Plan 20007, Lot 1 Deposited Plan 82068, Lot 1 Deposited Plan 72132, Lot 2 Deposited Plan 72132, Part Rural Section 31354, Part Rural Section 31356 and Part Section 4 Reserve 1342, Rural Section 25807 and Rural Section 23614.

6. The site comprises two separate blocks of land, referred to in this letter as the 'Holmes' block and 'Skellerup' block and collectively as the 'Site'. The Holmes Block is approximately 85 hectares and is located on the west side of Dunns Crossing Road, south of SH1 and north of Burnham School Road. The Skellerup Block is approximately 212 hectares and is located on the west side of Dunns Crossing Road bounded by Brookside Road, Edwards Road and Selwyn Road.

7. The Site has already been identified for urban development being recently rezoned through the Selwyn District Plan Review process, zoned General Residential Zone and within the Rolleston 7 Development Area (DEV-RO7) in the Partially Operative Selwyn District Plan (POSDP).

8. For clarity, The Applicant has recently obtained subdivision and land use resource consent from Selwyn District Council (**SDC**) for the development of approximately 32.4ha area of land within the Skellerup Block, herein referred to as 'Stage 1'.[1] The resource consents for Stage 1 provide for the construction of 470 residential lots and four lots for comprehensive development (120 units) as well as up to 3000m^2 of commercial activity, and associated roads, reserves, infrastructure, landscaping and earthworks.[2]

9. Notwithstanding the existing consents, Stage 1 has been included within the Project area, site description and scheme plans because it forms an integral part of the Westhaven Project and is located within the area identified for listing in Schedule 2 of the FTAA. Not all consents or other approvals that may be required in relation to Stage 1 have yet been obtained. Prior to lodging the substantive application for the Project, the Applicant will elect whether the remaining resource consents and/or other approvals required to enable the construction and servicing of Stage 1 will be sought through the FTAA process or obtained separately (i.e. through standard processes).

10. A Site Context Plan is enclosed as **Annexure 1** of this letter.

The Project

11. The Project represents a comprehensively planned urban extension to Rolleston, within the area of land identified as DEV-RO7 within the POSDP. It is designed as a large-scale, master-planned residential community supported by integrated infrastructure, open space and local services. In particular, the key components of the Project include:

    a. A total of 5,000 residential lots (4,410 lots plus those approved within Stage 1 – residential lots and assumed yield of the comprehensive development), providing for medium and high-density residential development. Residential development is proposed within the Pines Odour Control Overlay, with residential allotments provided up to 600m from the active composting area. The remainder of the Overlay will form a Balance Lot.

    b. Four commercial centres (with one of those being included within Stage 1), including an approximately 5.7ha commercial area at the north-eastern corner of the site which will provide for a supermarket, convenience retail activities and fast-food outlets, with vehicle access to SH1 (via the slip lanes) and Dunns Crossing Road.

[1] Selwyn District Council Resource Consent Application References RC265048 and RC265049.
[2] A construction stormwater discharge consent for Stage 1 has also been granted by Environment Canterbury (CRC263616). Other resource consents or approvals may be required in relation to Stage 1.

c. Supporting infrastructure and open space, including the provision of greenspace, an integrated transport network, and associated infrastructure upgrades required to service the development.

12. Whilst recognising the land is zoned for residential development, FTAA approvals are sought as the most efficient and expedient process to enable all relevant approvals, across all of the land (rather than in incremental bits) and to enable residential development within the Odour Control Overlay.

13. Overall, the Project will enable and support a well-functioning urban environment by responding to strong housing demand, delivering essential social infrastructure and employment opportunities and facilitating the sustainable expansion of Rolleston in an area identified for urban development.

Approvals sought under the Fast-track Approvals Act

14. The substantive application for the Project will seek the approvals required to authorise the Project, including but not limited to:

    a. Schedule 5 approvals under the Resource Management Act 1991 (**RMA**), including:

        i. Non-complying subdivision consent under the POSDP for the subdivision of the site residential development, as well as commercial, road and reserve purposes, including the creation of residential allotments within the Pines Odour Control Overlay.[3]

        ii. Non-complying land use consent under the POSDP for earthworks, and other land use activities to establish Medium Density Residential (**MRZ**) zoning, commercial activity and the location of sensitive activities within the Pines Odour Control Overlay;

        iii. Land Use Consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (**NES-CS**) for the disturbance of contaminated soils.

        iv. Land Use Consent and associated Take, Use and Discharge consent pursuant to the Canterbury Land and Water Regional Plan (**LWRP**) and the National Environmental Standards for Freshwater (**NES-FW**) for earthworks, and works within, adjacent to, or affecting water races, drains and other artificial watercourses, including any diversion, relocation, piping, dewatering or reclamation

        v. Other operational regional consents may be required including discharge Consent under the LWRP and NES-FW for the discharge of stormwater to land and to locate structures within a watercourse.

    b. Schedule 7 approval under the Wildlife Act 1953 relating to the capture, release and incidental killing of herpetofauna.

[3] This includes Stage 1 that is already consented.

15. At this time, it is not anticipated that any approvals will be required under Schedule 8 as there are no listed archaeological features on the site. Further, investigation is ongoing to confirm if any approvals will be required under Schedule 9 (complex freshwater fisheries activities).

16. Attached as **Annexure 2** to this letter is a copy of the proposed Scheme Plans.

Notification

17. In accordance with Section 29 of the FTAA, the Applicant invites Canterbury Regional Council to provide a response on matters relevant to its statutory responsibilities. In particular, the Applicant would welcome comments on key matters of interest to Canterbury Regional Council within its statutory responsibilities as the relevant regional authority and in particular, any matters that may appropriately be addressed through proposed conditions.

18. For completeness, Jono Begg of Inovo Projects is the primary contact for all matters relating to the regional consents. The Applicant would appreciate Canterbury Regional Council directing correspondence relating to those matters to Mr Begg where practicable.

19. Section 29(1A) of the FTAA provides for a 20-working day period following notification for a response to be provided. On that basis, the Applicant requests that any response be provided within 20 working days of the date of this letter. The Applicant intends to lodge the substantive shortly after that period has expired.

20. Once the substantive application has been lodged, the Applicant would welcome continued engagement with Canterbury Regional Council as the Project progresses through the FTAA process.

21. We look forward to hearing from you.

Yours sincerely,

Novo Group Limited

Georgia Brown

Principal Planner

[redacted]

[redacted] W: www.novogroup.co.nz

0021056

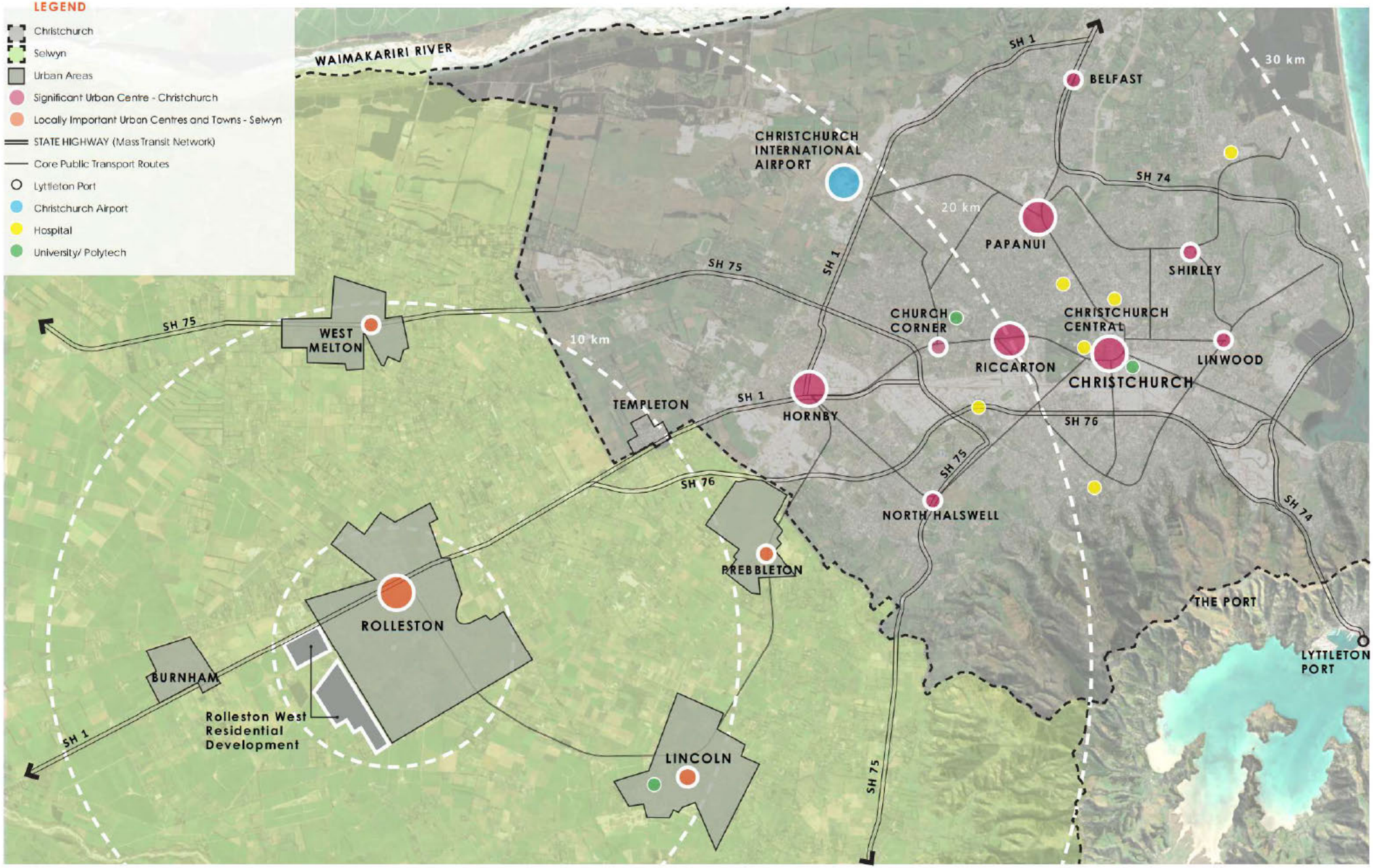
Primary contact for CRC related matters:

Jono Begg and Claire Deng

Resource Management Planning Team Manager – Inovo Projects

[redacted]

Annexure 1: Site Context Plan



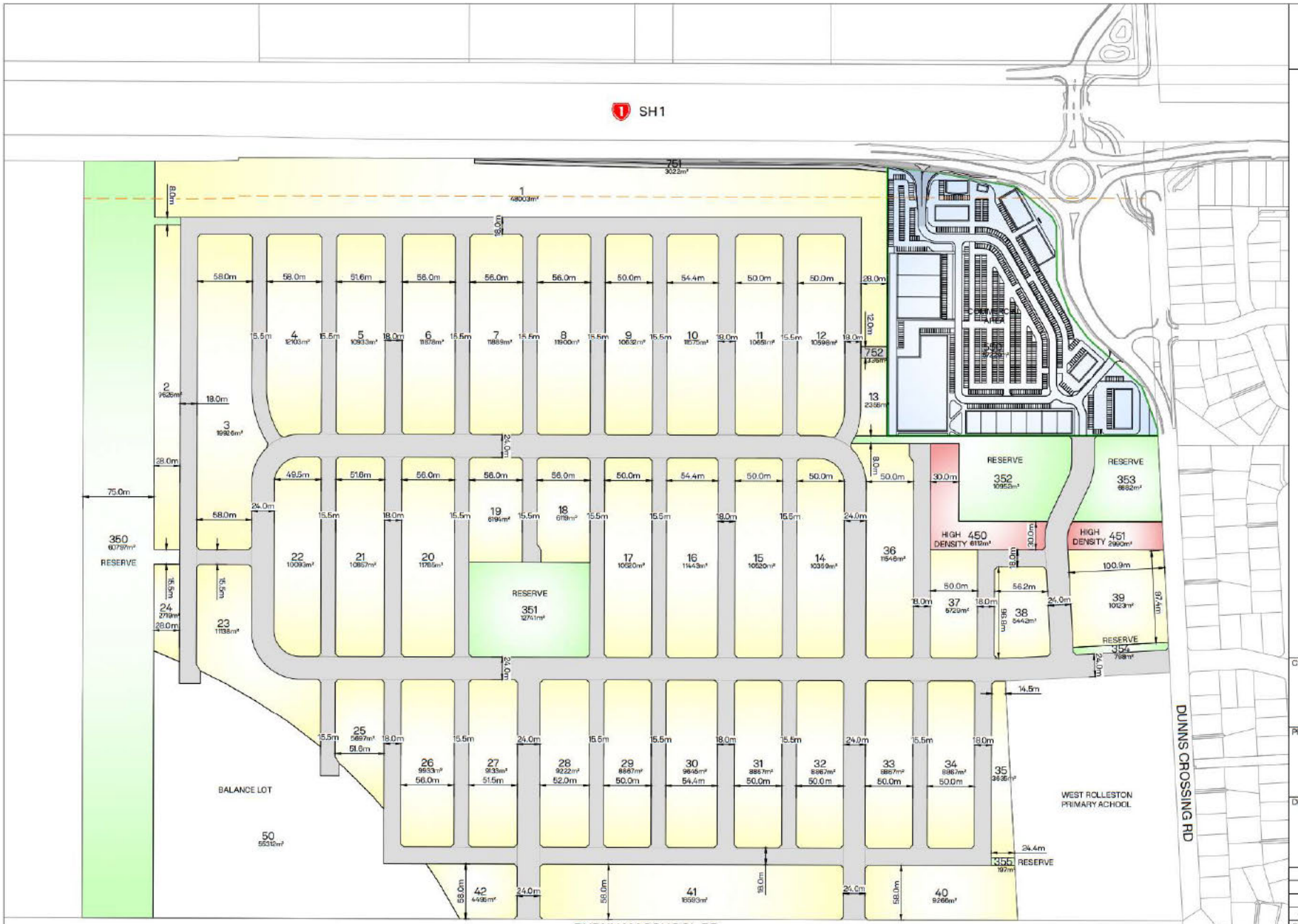
STRATEGIC CONTEXT AND SPATIAL PLAN (1:100,000)

2024_052 ROLLESTON WEST RESIDENTIAL DEVELOPMENT

0 1000 2000 3000 4000m

1:100,000 @ A3

Annexure 2: Proposed Scheme Plans



INOVO

CLIENT: CARTER GROUP

PROJECT: ROLLESTON WEST FAST TRACK

DRAWING TITLE: PROPOSED ROADING LAYOUT

REVISION DETAILS	BY	DATE
-	-	-

SURVEYED	-	-
DESIGNED	ARA	21/05/2026
DRAWN	-	-
REVIEWED	-	-
APPROVED	-	-

SCALE	1:2,000 @A1	1:4,000 @A3	REVISION
STATUS	FOR INFORMATION NOT FOR CONSTRUCTION		A
DWG NO	16521-04-SK-1000		

0 40 100 200 SCALE (m) 1:2,000 @A1 1:4,000 @A3

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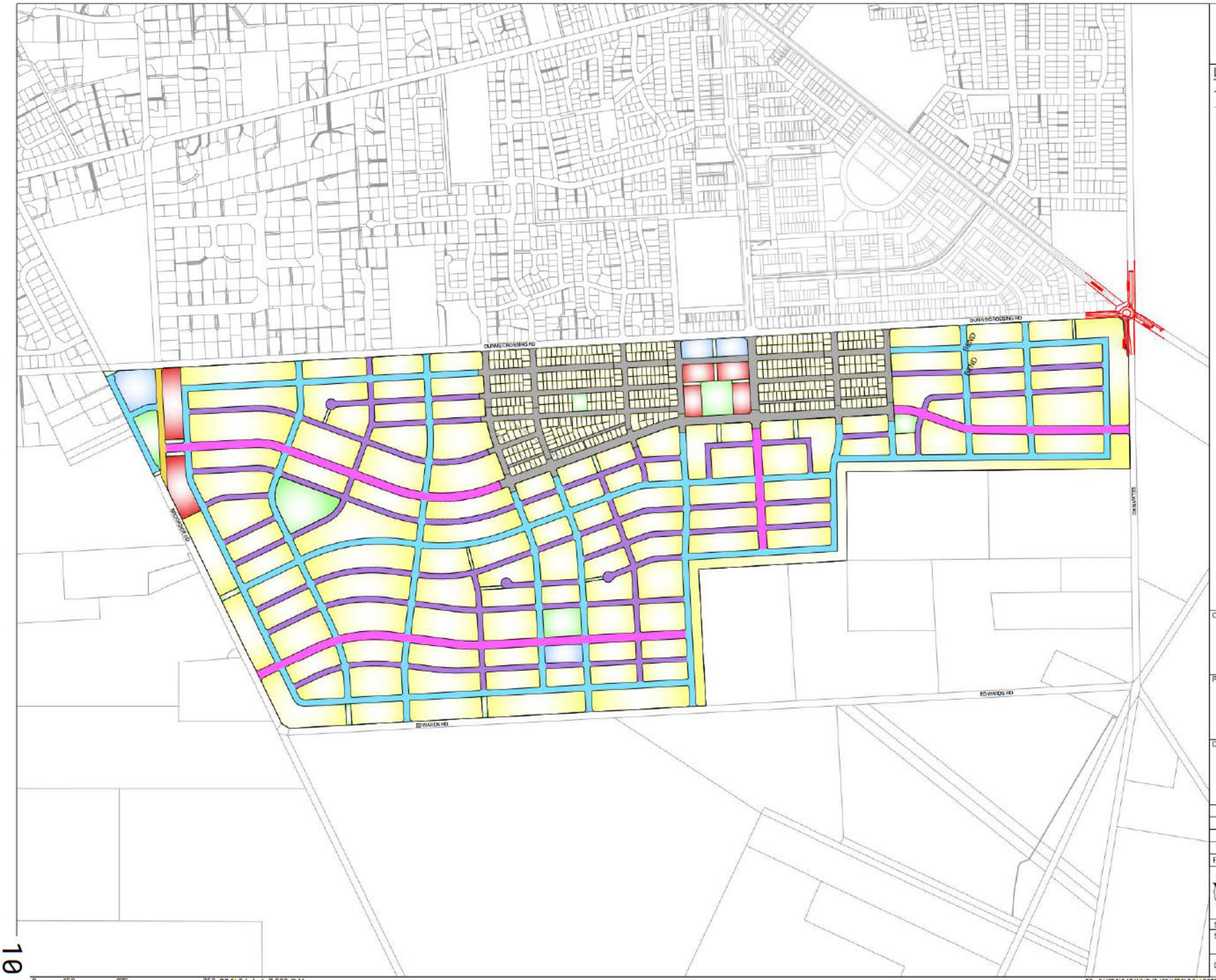
Plot Date: 10:04:01 am,30 June 2026, KIM CHEN

Synergy Version:



INOVO

LEGEND:

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- RESERVE
- MEDIUM DENSITY
- HIGH DENSITY
- R.O.W
- COMMERCIAL AREA
- ROAD - 24m WIDE
- ROAD - 22m WIDE
- ROAD - 18m WIDE
- ROAD - 15.5m WIDE

CLIENT: CARTER GROUP

PROJECT: ROLLESTON WEST FAST TRACK

DRAWING TITLE: PROPOSED ROADING HIERARCHY

REVISION DETAILS	BY	DATE
-	-	-

SURVEYED	-	-
DESIGNED	MP	21/05/2026
DRAWN	ARA	26/05/2026
REVIEWED	-	-
APPROVED	-	-

SCALE: 1:7,500 @A1 1:15,000 @A3 | REVISION

STATUS: FOR INFORMATION / NOT FOR CONSTRUCTION | A

DWG NO: 16521-00-SK-1001

0 150 375 750 SCALE (m) 1: 7,500 @A1 1:15,000 @A3

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Plot Date: 2:16:02 pm, 30 June 2026, KIM CHEN

Synergy Version:

10

Meg Davidson

Subject: RE: Rolleston West Residential Project

From: Amy Wells <Amy.Wells@ecan.govt.nz>
Sent: Thursday, 9 July 2026 9:21 am
To: Jono Begg <jono@inovo.nz>; Claire Deng <claire@inovo.nz>
Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; victoria.kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: RE: Rolleston West Residential Project

Hi Jono,

We don't have any meeting rooms available Wednesday morning but we can do anytime Friday 9-12. Any preference?

Amy

UNCLASSIFIED

From: Jono Begg <jono@inovo.nz>
Sent: Thursday, 9 July 2026 8:34 am
To: Amy Wells <Amy.Wells@ecan.govt.nz>; Claire Deng <claire@inovo.nz>
Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; Victoria Kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: RE: Rolleston West Residential Project

Caution: This is an email from an external party. Please take care when clicking links or opening attachments.

Hi Amy, I could make Wednesday morning work, otherwise will need to be Friday am. Can you make either of those times work?

Ngā mihi

Jono Begg
Resource Management Planning Team Manager
+64 204 000 0294 | inovo.nz

From: Amy Wells <Amy.Wells@ecan.govt.nz>
Sent: Thursday, 9 July 2026 8:22 am
To: Jono Begg <jono@inovo.nz>; Claire Deng <claire@inovo.nz>
Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; victoria.kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: RE: Rolleston West Residential Project

Hi Jono,

Apologies for the delay in getting back to you.

Would Wednesday 2-3 pm suit your team?

Thanks
Amy

UNCLASSIFIED

From: Jono Begg <jono@inovo.nz>
Sent: Monday, 6 July 2026 3:20 pm
To: Amy Wells <Amy.Wells@ecan.govt.nz>; Claire Deng <claire@inovo.nz>
Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; Victoria Kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: RE: Rolleston West Residential Project

Caution: This is an email from an external party. Please take care when clicking links or opening attachments.

Hi Amy,

Would it be possible to arrange a pre-application meeting for Tuesday or Wednesday next week?

It would be great to discuss the proposal at a high level and, if possible, progress the section 30 approval concurrently.

We're currently waiting on some technical information from our groundwater specialists and confirmation of the artificial drain status of the water race. Those matters will ultimately determine the full suite of consents required, but we should be in a position to provide an overview of the project and proposed consenting pathway next week.

Thanks, and please let me know what availability you have.

Ngā mihi

Jono Begg
Resource Management Planning Team Manager
+64 204 000 0294 | inovo.nz

From: Amy Wells <Amy.Wells@ecan.govt.nz>
Sent: Friday, 3 July 2026 3:31 pm
To: Jono Begg <jono@inovo.nz>; Claire Deng <claire@inovo.nz>
Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; victoria.kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: RE: Rolleston West Residential Project

Brilliant, thanks

UNCLASSIFIED

From: Jono Begg <jono@inovo.nz>
Sent: Friday, 3 July 2026 3:30 pm
To: Amy Wells <Amy.Wells@ecan.govt.nz>; Claire Deng <claire@inovo.nz>

Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; Victoria Kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: RE: Rolleston West Residential Project

Caution: This is an email from an external party. Please take care when clicking links or opening attachments.

Hi Amy, Thanks for your message. We are awaiting some reporting on groundwater which will be important for understanding exact regional consenting requirements. We have an internal consultant meeting on Monday, I will come back to you following that meeting with some availability for a pre-app. Thanks

Ngā mihi

Jono Begg
Resource Management Planning Team Manager
+64 204 000 0294 | inovo.nz

From: Amy Wells <Amy.Wells@ecan.govt.nz>
Sent: Friday, 3 July 2026 3:22 pm
To: Jono Begg <jono@inovo.nz>
Cc: Georgia Brown (Georgia@novogroup.co.nz) <georgia@novogroup.co.nz>; victoria.kingsbury <victoria.kingsbury@ecan.govt.nz>
Subject: Rolleston West Residential Project

Kia ora,

Thank you for your notification of substantive application for the Rolleston West Residential Project. We have also received your request to lodge for pre-application advice.

Victoria Kingsbury and I will be the processing officers for this proposal.

We would like to schedule a meeting to get a better understanding of the project. Please let us know if there are days or times that suit your team and I will arrange a time that suits our team.

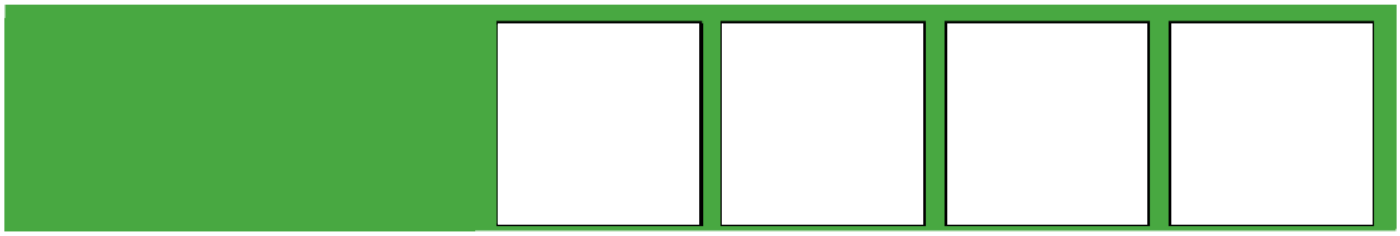
Can you please also provide a draft application and any technical reports so that we can provide feedback.

Thanks
Amy

Amy Wells
Consents Planner
Environment Canterbury
Tuam Street

PO Box 345, Christchurch 8140
Customer Services: 0800 324 636
24 Hours: 0800 76 55 88
ecan.govt.nz

Amy.Wells@ecan.govt.nz



From:	Amy Wells
To:	External - Jono Begg
Cc:	victoria.kingsbury
Subject:	Rolleston West Residential Project meeting minutes
Attachments:	Earthworks Over an Aquifer Conditions Manual v1.0.docx;Construction-Phase Stormwater Discahrges Conditions Manual v1.0.docx;Operational-Phase Stormwater Discharges Conditions Manual v1.0.docx;Dewatering Water Take Conditions Manual v1.0.docx;
Sent:	23/07/2026 1:59:51 pm

Follow Up Flag:	Follow up
Flag Status:	Flagged

Kia ora Jono,

Please see attached the minutes from our meeting last week as well as the relevant standard condition sets.

As mentioned in my previous email, we need more of an understanding of if the proposal is seeking groundwater allocation (new or transferred) to complete the s30 response.

We would also appreciate the opportunity to review any further reports as they become available.

Thanks
Amy

Amy Wells
Consents Planner
Environment Canterbury
Tuam Street

Amy.Wells@ecan.govt.nz

Environment Canterbury Regional Council
Kaunihera Taiao ki Waitaha

PO Box 345, Christchurch 8140
Customer Services: 0800 324 636
24 Hours: 0800 76 55 88
ecan.govt.nz

UNCLASSIFIED

Conditions Manual

V1

Operational-Phase Stormwater Discharge

Environment Canterbury

How to use the Consents Manual

This conditions manual sets out the standard set of conditions used by Environment Canterbury. The purpose of this manual is to assist consent planners in determining which conditions are appropriate to apply to a consent. To achieve this, each condition is a guidance note stating when it is appropriate to use the condition.

General Conditions

The conditions in this manual are general conditions likely to apply to multiple consents. Many of these conditions protect environment canterbury and set out expectations around the consent. The consent planner should consider the specific subject site and the activity when applying each condition.

Note to users

Users of this Conditions Manual are advised that all conditions of consent should be written in accordance with s108, 108AA and 220 of the Resource Management Act 1991.

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IN-CONFIDENCE

Operational Phase-Stormwater Onto or Into Land

Condition Number	Condition	Explanation	Type of Condition
Limits			
1.	The discharge must be only stormwater generated from: a. Roofs; b. Roads; c. Hardstand areas; and d. Impervious areas. Associated with the proposed [[residential / rural-residential] subdivision of] *or* [commercial/industrial site on]] [legal description], located at [address], labelled as 'Site' on Plan CRCXXXXXXA attached to and forming part of this consent.	This describes the discharge, including the type of stormwater that is discharged, where it is discharged from (i.e. Residential/industrial etc.) and the location of the site. A note about plans- Plan CRCXXXXXXA should show an aerial plan of the site location and Plan CRCXXXXXXB (reference comes later in conditions!) may be used to show the stormwater system – if more plans are not required then remove 'A'.	

2.	Stormwater must only be discharged onto and into land within the boundary of the site in accordance with conditions (X) to (XX) of this resource consent.	This condition is to state stormwater will only be discharged to land via the proposed systems.	
3.	The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan, which forms part of this consent, are conducted or operated. **Or** Other than the stormwater generated from the following activities: a. i.e. A16: Storage tanks or drums for fuel, chemicals or liquid waste. The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan, which forms part of this consent, are conducted or operated. **Or**	**Must** include this condition if it is an industrial/commercial site where there are no Schedule 3 activities proposed or If there are sch 3 activities occurring outside and these have been accounted for in the stormwater assessment use second option. As per advice from compliance if the hazardous activities are carried out entirely within a building this condition should still be included, as there is still a chance contaminant migrate outside the building. Loading/ unloading is encouraged to be inside the buildings. Note that if you have already said that it is a residential subdivision no need to include this condition because it's implied.	

	The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan (excluding Part B), which forms part of this consent, are conducted or operated.	This is a specific exclusion if the site is used for an electricity generation, which is Part B of Schedule 3.	
4.	The discharge of roof stormwater must not arise from: a. Copper building materials; or b. Unpainted galvanised sheet materials.	Should usually be added to all applications with Roof water included, especially for roof water going straight to ground, these materials can generate heavy metals (copper, zinc) which can contaminate groundwater.	
Stormwater System			
5.	Stormwater must be discharged into land via the following stormwater system as shown on Plan CRCXXXXXXB attached to and forming part of this consent: PLEASE REMOVE NO RELEVANT BULLET POINTS FROM BELOW OR UPDATE WORDING BASED ON SYSTEM THE BELOW IS STANDARD WORDING FOR SOME OF OUR USUSAL SYSTEMS	Specifies the stormwater system. Remember to progress logically through the stormwater system when writing this condition and the following conditions and include stormwater from all catchments and all devices that will be used. i.e. If the stormwater goes to a sump then a swale then a soakpit,	

	a. Stormwater from roofs must be discharged to XXX via a sealed system that excludes all other stormwater; b. Stormwater from roofs must be collected in roof/storage, etc tanks; c. Roof stormwater generated from each lot will be discharged to ground via soakpits on each lot; d. Stormwater from hardstand areas must be discharged via…; e. Stormwater from the [right-of-way/roads/etc] must be discharged via…; f. Stormwater from the roads, impervious areas and hard standing areas will be collected via XXX, then directed to soakage pits in the reserve area; and g. etc…	the below conditions about the design of each system should be in that order.	
6.	When the capacity of the stormwater system [or components of the stormwater system] is exceeded, stormwater must be [discharged/conveyed/directed/etc…] to [somewhere i.e. road reserve].	This condition describes where stormwater in excess of the stormwater system goes, i.e. secondary flow paths/overflow.	

		Your audit needs to check what these are to ensure no-one will be adversely affected, and your conditions should describe it i.e. the (street name)-road reserve	
7.	All sumps must be fitted with submerged or trapped outlets capable of trapping at least [X] litres of hydrocarbons.	This condition ensures sumps can capture spills before they travel further through the stormwater system or into the receiving environment. This is essential in the unusual circumstances where sumps are the only treatment prior to discharge and should also be used on most industrial sites. For residential subdivisions the volume required is typically 60L, for industrial sites the volume may need to be case by case depending on how much contaminants are likely to be spilled in the sump's catchment.	

8.	[Stormwater from the contributing catchment from storm events up to and including a [X] percent Annual Exceedance Probability (AEP) event of [X] duration]. **Or** The stormwater system, including [list of components], must be designed and constructed to collect, treat, and dispose of the first [15/20/25] millimetres of stormwater generated by the contributing catchment from any storm event.	The design storm used should be the critical storm duration, typically 2% AEP 24-hour duration rainfall event. This is to align with Clause E1.3.2 of the Building Act. **Please Note:** SDC is now requiring 1% AEP so ensure if site is in SDC region this is being upheld.	
9.	Stormwater must not pond in the [component] for longer than [e.g. 24-48] hours after the cessation of any storm event.	This condition has two purposes, firstly to make sure that the infiltration rate has not dropped too low (i.e. the basin is clogged) and it also ensures that the basin has sufficient capacity if a second rainfall occurs.	

		After 72 hours grass die off can occur. Typically, 48 -72 hours. Average detention time prior to discharge to surface waters should be at least 24 hours.	
	System Components (STILL UNDER STORMWATER SYSTEM HEADING)	**Only include the below components which are relevant to your proposed system i.e. if no basin is proposed delete all basin related conditions!**	
Basins			
10.	The [inlet(s)] must be located as far as possible from the [outlet or overflow structure] of the [component(s)].	This condition is intended for ponds and basins to prevent short circuiting of flows. It is not commonly used for discharges into land, particularly if the treatment is via infiltration. It would typically be used if the location of the outlet is uncertain or there are site constraints that mean it cannot be placed on the opposite side of the pond (and your audit	

		should take into account that there may be short circuiting). If final design has been received and inlet and outlet are clearly shown on the plans no need to impose this condition.	
11.	The inlet(s) to the [component] must be designed and constructed with appropriate protection to minimise erosion and scour.	It is common for the point of discharge into a device to be scoured out by the flow of water into it.	
12.	A splitter box must be installed to divert all stormwater generated in excess of the first [15/20/25] millimetres from any storm event into [component].	Unless the device is sufficiently large to hold a 2% AEP event without discharging the stormwater device should be fitted with splitter to ensure that the 'cleaner' water doesn't mix with and make the first flush water discharge to the high-level overflow without treatment. We also don't want accumulated contaminants in the treatment device i.e wetland or first flush basin to flush out with the higher flows.	

		To determine appropriate first flush depth – refer to CCC Waterways, Wetland and Drainage Guide or the relevant global stormwater consent for the area.	
13.	The [component] must be designed and constructed to: a. Have a minimum capacity of [X] cubic metres; b. Be lined with a layer of sandy loam topsoil at least [100/ 150 / 200] millimetres thick; c. Be designed and constructed to prevent the entry of surface stormwater runoff from adjacent hardstand and impervious areas; d. Have [an invert no deeper than X metres below ground level OR an invert not less than [XX.X] metres Relative Level]; e. Have the poorly drained subsoils to a depth of at least [500] millimetres below the invert excavated and replaced with free draining material; f. Have an infiltration rate:	Design for infiltration basins. The lining layer is typically 100 or 150 mm, with 200mm usually used for industrial sites where higher concentrations of hydrocarbons and metals are likely to be present. d) Is only used when groundwater is high to ensure that separation is maintained from the high groundwater level. e) Is only used if there is a layer of less permeable material that will be excavated to allow access to the permeable strata underneath. At some sites you get layers or lenses of silt above more permeable materials	

	i. Not exceeding 112 millimetres per hour and not less than 18 millimetres per hour as determined using a double ring infiltrometer test; or ii. Not exceeding 75 millimetres per hour and not less than 12 millimetres per hour as determined using a flooded basin test. g. Be uniformly vegetated [with grass of at least [50] millimetres in height]; and h. Etc. As shown on Plan CRCXXXXXXC, which forms part of this consent.	and these need to be removed to make sure the basin functions. The condition allows two options for determining infiltration rates. This is to allow flexibility and practicality, so even if the applicant only proposes one both should be left in the condition. The upper limits maintain water quality treatment whilst the lower limits ensure that the basin is functioning properly, fand no increase in stormwater quantity or aesthetic effects occur. The limits are different for the two methods because of the over-estimation by double ring infiltrometers as discussed earlier. The primary purpose of infiltration basins is a stormwater system, but often these systems are often subject	

		to inappropriate amenity and landscaping purposes. Condition (g) restricts the vegetation so that trees and shrubs are not allowed to be planted. These plant types have extensive root structures that will promote stormwater bypassing the soil layer and entering the sub soil strata without adequate treatment. Larger plants (large tussocks etc) that are not considered a ground cover type will also reduce the capacity of the basin. **Please check** for infiltration basins and swales with compliance as may be able to slightly relax the grass coverage. Quite often they get patchy grass die off due to water or shade and it's hard to get it to grow again. Soils in basins without vegetation and root structures will become over compacted from ponding water and are susceptible to wind erosion.	

		Basins that are primarily lined with river stones are less likely to have an active soils layer and plant uptake to assist in the removal of nutrients and bacteria.	
Swale			
14.	The swales must be designed and constructed: a. To convey all rainfall events up to and including the 24 hour duration two percent annual exceedance probability event from the contributing catchment; b. To have a hydraulic residence time of at least nine minutes at a rainfall intensity of [varies e.g. 10] millimetres per hour; c. To have a minimum treatment length of 30 metres; and d. In accordance with one of the following design standards, or any update to these documents: i. Christchurch City Council Waterways, Wetlands and Drainage Guide;	Swale design condition. Note that flat slopes on less permeable soils may require an underdrain to ensure water does not pond. On soils with good infiltration capacity no underdrain is required, even if the swale gradient is flatter than recommended – the swale will act more like an infiltration device.	

	ii. Auckland Council Stormwater Management Device Guide (GD01) (2017) or iii. New Zealand Water Environment Research Foundation - On-Site Stormwater Management Guideline (2004).		
Devices			
15.	The Hynds Upflo Filter[s] must [each]: a. Have a minimum of [X] filter modules; b. Have a chamber size of at least [X] square metres; c. Treat flows of up to [X] litres per second; and d. Be constructed in accordance with Plan CRCXXXXXX which forms part of this consent.	Filter device design condition. The manufactures' sizing sheet must be submitted with the application. Check that the rainfall includes climate change.	
16.	The proprietary treatment device must be designed and constructed to:		

	a. Have the capacity to treat stormwater flows of at least [X] litres per second from the contributing [impervious] catchment before bypassing; and b. Treat the stormwater from a maximum contributing catchment of [X] square metres.		
17.	The [oil and grit interceptor or proprietary device] must: a. Have a capacity to store at least [e.g. 2,500] litres of hydrocarbons; b. Have the capacity to treat flows of at least [e.g. 10/15] litres per second without bypassing; c. Achieve a discharge quality of: i. [5/10/15] milligrams per litre of total petroleum hydrocarbons or less; and ii. 100 milligrams per litre of total suspended solids. d. [be fitted with a manual shut-off valve that can be closed in the event of a spill OR Be fitted with an automatic shut-off valve at the outlet that closes when the spill containment volume is reached.]; and	Use for oil grit interceptors. **Don't** use for proprietary devices eg. Stormfilter or up-flo filter as they require specific design.	

	e. Be constructed and installed in compliance with the manufacturer's specifications.		
Soak pit/soakage system			
18.	The [rapid soakage chamber/soak pit/soakage chamber] must: a. Store and dispose of all rainfall events up to and including the 24 hour duration two percent annual exceedance probability event from the contributing catchment; b. Have a base that extends into free draining soil strata; c. Have a factor of safety of [three] incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging); and d. Have a maximum depth to the base of (e.g. 3 metres) below natural ground level.	Design for soakage chambers. (ii) is only necessary if free draining gravels are present below a less previous layer (clays or silts). At least the base should protrude though the impervious layer. Unless the applicant proposes to excavate to a certain depth beneath the impervious layer, assume that infiltration only occurs through the base, not the side. If groundwater is deep (more than 10m) no need to include (iii).	
Design Plans and Certification			

19.	At least [XX] working days prior to the installation of the [reticulated stormwater system/stormwater system/component/etc.], the consent holder must submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: a. Final detailed design plans for the [stormwater system/component/etc.]; b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that: i. The stormwater system has been designed in accordance with the Conditions of this resource consent; and ii. [LIST ALL OTHER REQUIREMENTS THAT THE SYSTEM NEEDS TO MEET]; and iii. …. c. A statement signed by te CPEng confirming that they are competent to certify the engineering work.	Use this condition if final design has not been provided with the application, particularly if the site is sensitive/design is complex/scale is large (e.g. subdivision). There is usually no need to use for very simple devices (e.g., Single soak pits). If consultants argue this sign off is not needed, discuss this with a Principal Consents Planner or the relevant Compliance Officer. These conditions are not aimed at stormwater discharges from roofs and hardstand areas within individual lots in residential subdivisions. Those are usually designed in line with, and signed off under, the Building Code by the TA. Therefore, for residential subdivision developments, use the advice note provided.	

	*[**Advice Note:** The conditions requiring sign-off by a CPEng are aimed at the final design plans for the reticulated stormwater system and not at stormwater discharges from roofs and hardstand areas within individual residential lots. For the avoidance of doubt, there is no requirement for CPEng sign-off for individual residential lot stormwater system design.]*		
20.	The [stormwater system/component/etc.] must not be constructed prior to confirmation being received from the Canterbury Regional Council, Attention: Compliance manager, that it meets the requirements under this resource consent.	**Use this condition only** if there is a higher risk associated with the proposed discharge and there is a specific interest to make sure the plans and CPEng certification are appropriate.	

21.	Within [XX] working days of the installation of the [stormwater system/component/etc.], the consent holder must submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: a. All as built design plans of the [stormwater system/component/etc.] installed; b. A certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed [stormwater system/component/etc.] complies with the conditions of this resource consent; and c. A statement signed by the CPEng confirming that they are competent to certify the engineering work. [***Advice Note:*** *The conditions requiring sign-off by a CPEng are aimed at the final design plans for the reticulated stormwater system and not at stormwater discharges from roofs and hardstand areas within individual residential lots. For the avoidance of doubt, there is no requirement for CPEng sign-off for individual residential lot stormwater system design.*]	This condition is used to ensure stormwater systems have been built correctly and as per the consent requirements. This condition would not be used for a simple site. This sign-off requirement should not be changed to, e.g., sign off by a suitably qualified engineer. There is a reason this is to be signed off by a CPEng. If consultants argue this sign off is not needed, discuss this with a Principal Consents Planner or the relevant Compliance Officer. Same as above, these conditions are not aimed at stormwater discharges from roofs and hardstand areas within individual lots in residential subdivisions. Those are usually designed in line with, and signed off under, the Building Code by the TA. Therefore, for residential subdivision developments, use the advice note provided.	

Inspections and Maintenance			
22.	The stormwater system must be maintained by: a. Inspecting the [list of components] at least once every [three/six/twelve] month(s); b. Removing any visible hydrocarbons, debris or litter within [five/ten] working days of the inspection; c. Removing any accumulated sediment in the [infiltration components] within [five/ten] working days of the inspection; d. Removing any accumulated sediment in the sumps and [component] when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe; and e. Repairing any scour or erosion within [five/ten] working days of the inspection.	It is essential that maintenance conditions are placed on every stormwater consent. The devices will not keep functioning for the duration of the resource consent without maintenance. Delete clauses that are not required for the site.	

23.	The [component] must be: a. Maintained so that [vegetation or grass] is in a healthy and uniform state with the exception of seasonal browning off; b. Replanted where erosion or die-off has resulted in bare or patchy soil cover; and c. Mowed regularly or maintained so that [vegetation or grass] is at a minimum length of [50-150] millimetres or [40 and 150] millimetres (for use with TA maintenance schedule only). Mown [vegetation or grass] must be removed from the [component].	Uses for vegetated devices. In hot areas grass will go brown in summer but is not dead and will still filter, which is why we allow seasonal browning off. Mowing is needed for filter devices (swales in particular) because long grass lies down flat under the flows and will not filter. Allowing 40 mm grass is a compromise for TAs to meet their moving contracted.	
24.	The [proprietary treatment device] must be installed and maintained in accordance with the Manufacturers Specifications.	Ensures proprietary device selected is maintained as recommended by Manufacturer. Regularity of maintenance is recommended by the Manufacturer.	
25.	Any material removed from the devices in accordance with conditions (above) must be disposed of at a suitable facility authorised to receive such material.	**Must include to ensure any waste is disposed of appropriately,**	

	Advice Note: *It will be up to the Consent Holder to demonstrate compliance with this condition. This could be done via written confirmation or receipting.*	**Include below the TA conditions if these are being used.**	
If the system is to be vested or maintained under a TA use the below (Most common in SDC)			
26.	The stormwater system must be maintained in accordance with the [name of territorial authority] Stormwater Maintenance Schedule, Table CRCXXXXXX, attached to and forming part of this consent. Key Sumps that are referred to in this schedule are identified on Plan CRCXXXXXX, which forms part of this consent. [usually shown on Plan CRCXXXXXXB] The following exceptions to the schedule must apply: a. E.g. grass in the swales must be maintained to a length of at least 150 millimetres; and b. E.g. Maintenance visits to check the presence of sediment in all sumps must be undertaken at least every six months.	Some stormwater consents eg subdivisions will be vested to the TA once the stormwater system has been operational for say 2 years. If this is proposed, the TAs will need to agree to the draft conditions. The TAs often have their own maintenance schedules an example is include below as an appendix, **but if there are additional stormwater devices not included in this schedule, you need to specify the specific maintenance requirements for these devices (see condition below).**	

27.	*(For use with TA standard maintenance condition above)* In addition to the maintenance undertaken in accordance with Condition (X): a. Additional conditions for wetlands, wet ponds, raingardens, sand filters and proprietary devices, that are related to site specific maintenance conditions, and an Operation and Maintenance Management Plan condition where appropriate; and b. Other conditions where applicable.	The TA maintenance schedule allows for standardised maintenance for a development specific maintenance will need to be required, as per non-TA devices.	
28.	*(For use with TA standard maintenance condition above)* [Treatment swales/basins] must be maintained so that vegetation: a. Is in a healthy state, with the exception of seasonal browning off; and	This condition is similar to one above but is specifically for use in association with the standard maintenance table.	

	b. Is at a length between [40 and 150] millimetres – swales only.		
Soil Monitoring			
Not required for every consent please read notes to confirm if applicable			
29.	Representative soil samples must be taken from [list of locations in the infiltration components i.e. swale, detention basin etc]: a. At least once every [five/ten/fifteen] years; b. From a depth of between zero and 50 millimetres below the ground surface at the point of lowest elevation; c. By a person who has at least a tertiary science or engineering qualification that required the equivalent of at least one year of full-time study or a National Certificate in Water and wastewater Treatment and has at least two years environmental investigation professional work experience post-qualification; and d. In general accordance with Ministry for the Environment (2004) 'Contaminated Land Management Guidelines - Site Investigation and Analysis of Soils'.	Sampling is only required for infiltration devices (including swales where infiltration is likely to be a significant component). It is not necessary for conveyance swales where little infiltration is expected. Sampling locations would ideally be one sample beneath each outfall into the infiltration device, and one sample from the centre of the device. Note: If the site proposed for an infiltration device is contaminated – the Contaminated Sites Team may recommend similar conditions to be undertaken prior to installation of devices. Note: **Do not use for soakpits!** Its really hard for sites	

		to excavate below soakpits to test for contaminantion.	
30.	Soil samples must be analysed by a laboratory accredited for that method by International Accreditation New Zealand or an equivalent accreditation body: a. For: i. Copper; ii. Lead; and iii. Zinc in milligrams per litre (mg/L) using the United States Environmental Protection Agency method 1312, Synthetic Precipitation Leaching Procedure (SPLP), using reagent water. b. For [hydrocarbon compounds e.g.]: i. Benzo(a)pyrene; ii. Naphthalene; and iii. Pyrene	Sets analyses required for samples collected in accordance with condition above. Need to discuss what are the relevant contaminants with Contaminated Sites. **Need to ask science what relevant guidelines are.**	

<table>
<tr><td></td><td>in milligrams per kilogram (mg/kg) using total matrix method.</td><td></td><td></td></tr>
<tr><td>31.</td><td>The analyses undertaken in accordance with Condition (condition above) must be carried out with detection limits of a maximum of 10 percent of the trigger levels set out in Condition (condition below).</td><td>This goes with condition above and sets the detection limits for the analyses being carried out.</td><td></td></tr>
<tr><td>32.</td><td>The results of analyses undertaken in accordance with Condition (X) must be compared against the following trigger concentrations:

List of contaminants and trigger concentrations as required, including sources of trigger concentrations. Commonly used contaminants are below:

a. Contaminant Trigger Concentration (milligrams per litre):
<table><tr><td>Total Copper</td><td>XXX</td></tr><tr><td>Total Lead</td><td>XXX</td></tr></table></td><td>Trigger levels for common stormwater contaminants.

Need to discuss what are the relevant contaminants with Contaminated Sites.

The leachate trigger levels are based on the New Zealand Drinking Water Standards with a 20x dilution factor applied. Other contaminants may be added for industrial sites that may have other contaminants in the discharge. This 20x dilution factor can be changed based on the characteristics of the soil and groundwater. If groundwater at the</td><td></td></tr>
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<td>
b. Contaminant Concentration (milligrams per kilogram):

<table>
<tr><td>Naphthalene</td><td>XXX</td></tr>
<tr><td>Benzo(a)pyrene[3]</td><td>XXX</td></tr>
</table>

Advice Note: *These limits are based on:*

a. *MAV (Maximum Acceptable Value) for determinand of health significance;*
b. *GV (Guideline Value) for aesthetic determinand;*
c. *Guideline value from MfE Oil Industry Guidelines 1999 (Table 4.20); and*
d. *Benzo[a]pyrene refers to Benzo[a]pyrene only (not Benzo[a]pyrene equivalent concentration).*
</td>
<td>site is sensitive consult with Contaminated Sites team.

For hydrocarbon concentrations see additional table below.

Be very careful when copying and pasting these conditions that the references do not lose their formatting and add extra decimal places to the trigger levels!

Note the example is older and we have started to move away from 20x MAV!</td>
<td></td>
</tr>
<tr>
<td>33.</td>
<td>If any of the trigger concentrations listed in Condition (X) are exceeded, the soils must be considered to be contaminated. Within [60] working days of the consent holder receiving the results of</td>
<td>Actions following on from exceedances found in accordance with the conditions above. Clause c should refer to the design condition(s) relevant to that stormwater device.</td>
<td></td>
</tr>
</table>

	analyses undertaken in accordance with Condition (X) showing contaminated soils: a. Additional sampling must be carried out to determine the lateral and vertical extent of contamination, with respect only to the contaminant(s) that exceeded a trigger concentration, in accordance with Conditions (X) to (X); b. All contaminated soils identified in accordance with Condition (X) must be removed and disposed of at an appropriate facility; and c. The [component(s)] must be reconstructed in accordance with Conditions (X) to (X).		
Recording and Reporting			
34.	By the [XX] each year the consent holder must provide the Canterbury Regional Council, Regional Leader – Monitoring and Compliance at Canterbury Regional Council with a monitoring report for the preceding [3/6/12] month period. This report must include: a. All monitoring results required by the conditions of this consent in a format suitable	We typically require results of sampling and monitoring to be submitted to the Council all at once following soil monitoring being undertaken.	

	for electronic upload to the Canterbury Regional Council's water quality database; b. An analysis of all monitoring results against relevant guidelines and the determination of any trends in the results; c. Comments on any adverse effects from the discharge and the actions taken to remedy or mitigate these effects; and d. Recommended changes to the monitoring programme (if applicable). ***Advice Note**: For the purpose of this condition, a suitable format means an Extensible Markup Language (.XML) file that can be ingested by the Canterbury Regional Council's Hilltop Software.*	Unless there is groundwater monitoring required this condition would not usually be imposed. This condition could be used to require that the results of soils sampling in devices be submitted to ECan.	
35.	The consent holder must keep a record of the inspections required by Condition (XX). On request the consent holder shall provide the Canterbury Regional Council, Regional Leader – Monitoring and Compliance at Canterbury Regional Council with a detail of the inspections and maintenance that occurred for the preceding 12-month period.		
OR			

36.	The consent holder must keep a record of the inspections required by condition (XX) and (XX). On request the consent holder must provide the Canterbury Regional Council, Regional Leader – Monitoring and Compliance at Canterbury Regional Council with a detail of the inspections and maintenance that occurred for the preceding 12-month period.	**Use just this condition** if no sampling is required.	
Spills			
37.	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. In the event of a spill of fuel or any other hazardous substance: a. The spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures must be taken to prevent a recurrence; b. The Canterbury Regional Council, Regional Leader – Monitoring and Compliance must be informed within 24 hours of a spill event exceeding five litres and the following information provided:	This condition should be used in **all consents**, especially for industrial commercial or sites where fuels and/or hazardous substances are used.	

	i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.		
38.	All best practicable options must be used to contain spills or leaks of any hazardous substance from being discharged via the stormwater system. These must include, but not be limited to the following: a. Using a tank filling procedure to minimise spills during any fuel delivery;	**Only include if for industrial commercial where fuel is commonly brought onsite.**	

	b. Making spill kits available to contain or absorb any hazardous substances used or stored on the site; c. Maintaining signs to identify the location of the spill kits; and d. Maintaining written procedures in clearly visible locations that are to be undertaken to contain, remove and dispose of any spilled hazardous substance.		
Administration			
39.	The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with any adverse effect on the environment that may arise from the exercise of the consent; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.		

40.	If this consent is not exercised before [31 March/ 30 June/ 31 September/ 19 December] it must lapse in accordance with section 125 of the Resource Management Act 1991. ***Advice Note:*** *'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.*	Add lapse date for consents with durations greater than five years.	

Operational Phase-Stormwater Into Surface Water

Condition Number	Condition	Explanation
Limits		
1.	The discharge must be only stormwater generated from: a. Roofs; b. Roads; c. Hardstand areas; and d. Impervious areas. Associated with the proposed [residential/rural-residential] subdivision *or* [commercial/industrial site on] [legal descriptions], located at [address], labelled as "Applicant's Site" on Plan CRCXXXXXX which form part of this consent.	This describes the discharge, including the type of stormwater that is discharged, where it is discharged from (i.e. Residential/industrial etc.) and the location of the site. A note about plans - Plan CRCXXXXXXA should show an aerial plan of the site location and Plan CRCXXXXXXB may be used to show the stormwater system – if more plans are not required then remove 'A'.
2.	Stormwater must be discharged into (Territorial Authority) stormwater network at or about map reference NZTopo50 BX24:7067-7632, labelled as 'Discharge Point' on Plan CRCXXXXXX.	**Include if going to a Territorial Authority system**
3.	The discharge of roof stormwater must not arise from: a. Copper building materials; or b. Unpainted galvanised sheet materials.	Should usually be added to all applications with roof water included, especially for roof water going straight to ground, these materials can

		generate heavy metals (copper, zinc) which can contaminate groundwater.
4.	The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan, which forms part of this consent, are conducted or operated. **Or** Other than the stormwater generated from the following activities: a. i.e. A16: Storage tanks or drums for fuel, chemicals or liquid waste. The discharges must not arise from a site where any of the activities or industries listed in Schedule 3 of the Land and Water Regional Plan, which forms part of this consent, are conducted or operated.	**Must** include this condition if it is an industrial/commercial site where there are no Schedule 3 activities proposed or If there are sch 3 activities occurring outside and these have been accounted for in the stormwater assessment use second option. As per advice from compliance if the hazardous activities are carried out entirely within a building this condition should still be included, as there is still a chance contaminant migrate outside the building. Loading/ unloading is encouraged to be inside the buildings. Note that if you have already said that it is a residential subdivision no need to include this condition because it's implied.
5.	The discharge into the [XX] waterway at the Discharge Point must not: a. Result in the production of oil or grease films; b. Result in the production of floatable or suspended materials;	*The **TSS limit** [XX] applies to the concentration of sediment in the discharge prior to discharge into a waterbody or the reticulated network.*

	c. Permanently decrease the flood carrying capacity of the waterway or exacerbate flood potential on surrounding land; d. Cause erosion of the banks and bed of the waterway; or e. Exceed a total suspended solids concentration of [e.g. 50 or 100 milligrams per litre]. f. Exceed (a) or (b) upstream of the site and downstream beyond the mixing zone as defined in Schedule 5 of the LWRP.	*The TSS limits imposed under this condition should be discussed with a Surface Water Scientist, but they should also be realistic.* *For example, while the LWRP provide permitted activity limits of 50 mg/L ors 100 mg/L (note that 1 mg/L = 1 g/m^3 = 1 ppm), requiring the consent holder to meet the permitted activity limits on a resource consent may compromise the enforceability of the entire resource consent.* Point (f) will not be necessary in most cases but may be required for some "problem" sites. Please confirm with science
Stormwater System		
6.	Stormwater must be discharged into [name or simply 'surface water'], at map reference NZTM [XX], via the following stormwater system: a. Stormwater from roofs must be discharged via a sealed system that excludes all other stormwater; b. Stormwater from roofs must be collected in roof/storage, etc tanks; c. Stormwater from hardstand areas must be discharged via…; d. Stormwater from the [right-of-way/roads/etc] must be discharged via…; and e. Etc.	Specifies the stormwater system. Remember to progress logically through the stormwater system when writing this condition and the following conditions and include stormwater from all catchments and all devices that will be used. Ie if the stormwater goes to a sump then a conveyance swale then to the surface water body, the below conditions about the design of each system should be in that order.

	As shown on Plan CRCXXXXXXB, which forms part of this consent.	
7.	When the capacity of the stormwater system [or components of the stormwater system] is exceeded, stormwater must be [discharged/conveyed/directed/etc…] to [somewhere].	This condition describes where stormwater in excess of the stormwater system goes, i.e. secondary flow paths/overflow. Your audit needs to check what these are to ensure no-one will be adversely affected, and your conditions should describe it i.e. the (street name)-road reserve
8.	All sumps must be fitted with submerged or trapped outlets capable of trapping [XX] litres of hydrocarbons.	This condition ensures sumps can capture spills before they travel further through the stormwater system or into the receiving environment. This is essential in the unusual circumstances where sumps are the only treatment prior to discharge and should also be used on most industrial sites.
9.	The discharge must not cause scour, erosion and/or instability to the bed or banks of [name].	Not necessary for all applications, most applicable to discharges directly to a waterway i.e. not through a TA system

10.	The [list of component/s] must have the [combined] capacity to contain at least [XX] cubic metres of stormwater [without any stormwater overflow into the [name]].	
11.	Stormwater from the contributing catchment from storm events up to and including a [XX] percent Annual Exceedance Probability (AEP) event of [XX] duration. **Or** The stormwater system, including [list of components], must be designed and constructed to collect, treat, and dispose of [the first [15/20/25] millimetres of stormwater generated by the contributing catchment from any storm event.	The design storm used should be the critical storm duration, typically 2% AEP 24-hour duration rainfall event. This aligns with Clause E1.3.2 of the Building Act. Please Note: SDC is now requiring 1% AEP so ensure if site is in SDC region this is being upheld.
12.	Stormwater must not pond in the [component] for longer than [e.g. 24-48] hours after the cessation of any storm event.	This condition ensures that the system has sufficient capacity if a second rainfall occurs. Typically, 48 -72 hours. Average detention time prior to discharge to surface waters should be at least 24 hours.

	System Components (STILL UNDER STORMWATER SYSTEM HEADING)	Only include the below components which are relevant to your proposed system i.e. if no basin is proposed delete all basin related conditions!
Tanks		
13.	Stormwater from roofs and hardstand areas within individual lots must be directed to a detention tank within that lot.	
14.	The detention tanks must: a. Be installed in general accordance with the [Christchurch City Council installation of detention tank guidelines dated 2004]; and b. Have a minimum capacity of at least [XX] cubic metres.	
15.	Stormwater from roofs must be discharged into individual water storage tanks located on each lot before discharge into the [name] or [conveyance component].	
16.	Stormwater in excess of the capacity of the water storage tanks must be discharged to the [name] or [conveyance component].	
Basin		
17.	The [inlet(s)] must be located as far as possible from the [outlet or overflow structure] of the [component(s)].	This condition is intended for ponds and basins to prevent short circuiting of flows. It is not commonly used for discharges into land, particularly if the treatment is via infiltration.

		It would typically be used if the location of the outlet is uncertain or there are site constraints that mean it cannot be placed on the opposite side of the pond (and your audit should take into account that there may be short circuiting). If final design has been received and inlet and outlet are clearly shown on the plans no need to impose this condition.
18.	The inlet(s) to the [component] and outlet(s) from the [component] into [name] must be designed and constructed with appropriate erosion protection to minimise erosion and scour.	It is common for the point of discharge into a device to be scoured out by the flow of water into it.
19.	A splitter box must be installed to divert all stormwater generated in excess of the first [15/20/25] millimetres from any storm event into [component or name].	Unless the device is sufficiently large to hold a 2% AEP event without discharging the stormwater device should be fitted with splitter to ensure that the 'cleaner' water doesn't mix with and make the first flush water discharge to the high-level overflow without treatment. To determine appropriate first flush depth – refer to CCC Waterways, Wetland and Drainage Guide.
20.	The [component] must be designed and constructed: a. To have a minimum capacity of [XXX] cubic metres;	Design for basins with subsurface piping to surface waterbody The lining layer is typically 100 or 150 mm, with 200mm usually used for industrial sites where

	b. With a layer of sandy loam topsoil at least [100/150/200] millimetres thick lining the base; c. With subsurface or underdrains that discharge into [XXXXXXXX]; d. To be fully vegetated with grass and/or groundcover plants; and e. Etc. As shown on Plan CRCXXXXXXC which forms part of this consent.	higher concentrations of hydrocarbons and metals are likely to be present. The primary purpose of basins is a stormwater system, but often these systems are often subject to inappropriate amenity and landscaping purposes. Condition (d) restricts the vegetation so that trees and shrubs are not allowed to be planted. These plant types have extensive root structures that will promote stormwater bypassing the soil layer and entering the sub soil strata without adequate treatment. Larger plants (large tussocks etc) that are not considered a ground cover type will also reduce the capacity of the basin. Soils in basins without vegetation and root structures will become over compacted from ponding water and are susceptible to wind erosion.
21.	The [component] must be design and constructed to have: a. A minimum capacity of [XXXXX] cubic metres; and b. A restricted flow outlet system such that stormwater, from at least the first [XXX] millimetres of rainfall is detained for at least an average of [24/48] hours prior to entering [name]. As shown on Plan CRCXXXXXXC which forms part of this consent.	Design for basins with above ground flow into surface water body. As the basin is for detaining water prior to flow into a waterbody or the reticulated network it needs to sized appropriately to manage water from the site.

		The outlet must be controlled to ensure during high rainfall events the receiving waterbody does not become overwhelmed. Note for different areas the aim may be either: **Hydraulic neutrality** which seeks to maintain the natural runoff conditions. or **Extra over detention** which provides additional storage to manage more water than typically needed, offering extra protection from excessive runoff. For waterbodies with existing flooding problems, the basin may need to hold water back until after the peak has passed in the water body. Please ask flood team if unsure this applies to your application (more common in urban areas).
22.	The [list of component/s] must have the [combined] capacity to contain at least [XX] cubic metres of stormwater [without any stormwater overflow into the [name]].	This is to ensure basin is appropriately sized and is capable of holding water from the site.
23.	The average detention time of stormwater in the [component] must be at least [24/48/72] hours.	This will be dependent on the receiving waterbody and overarching catchment i.e. if within Christchurch may need a longer detention to avoid flooding of downstream areas

24.	The discharge rate from the [component(s)] must not exceed [XXX] litres per second for the 1 in [XXX] year storm event of [XX] hours duration. *There may be a list of different discharge rates to correspond with all the relevant storm events.* ***[or]*** For all rainfall events up to and including a 1 in [XX] year [XX] (percent Annual Exceedance Probability storm event. *Typically 50 year storm).*	The design storm used should be the critical storm duration. A lot of the time detention basins may only be sized for a 10 percent Annual Exceedance Probability (AEP) event of 24 hours duration.
Conveyance drains/swale		
25.	The swales/open drain must be designed and constructed: a. To convey all rainfall events up to and including the 24 hour duration two percent annual exceedance probability event from the contributing catchment; and b. In accordance with one of the following design standards, or any update to these documents: i. Christchurch City Council Waterways, Wetlands and Drainage Guide; ii. Auckland Council Stormwater Management Device Guide (GD01) (2017); or iii. New Zealand Water Environment Research Foundation - On-Site Stormwater Management Guideline (2004).	Swale/open drain network design condition. Note that flat slopes on less permeable soils may require an underdrain to ensure water does not pond. Swale/open drain network should be for conveyance of stormwater only not for the purpose of infiltration.
Devices		

26.	The proprietary treatment device must be designed and constructed to: a. Have the capacity to treat stormwater flows of at least [XXX] litres per second from the contributing catchment before bypassing; and b. Achieve a discharge quality of [e.g. 100 milligrams per litre] or less of total suspended solids on a long term average basis.	
27.	The [oil and grit interceptor or proprietary device] must: a. Have a capacity to store at least 2,500 litres of hydrocarbons; b. Have the capacity to treat flows of at least [e.g. ten] litres per second without bypassing; c. Be fitted with an automatic shut-off valve at the outlet that closes when the spill containment volume is reached; d. Be constructed and installed in compliance with the manufacturer's specifications; and Achieve a discharge quality of [e.g. 5] milligrams per litre of total petroleum hydrocarbons or less as an event mean concentration.	Use for oil and grit interceptors. **Don't** use for proprietary devices eg. Storm filter or up-flo filter as they require specific design.
28.	The Hynds Upflo Filter must: a. Have a minimum of [XXX] filter modules; b. Have a chamber size of at least [XXX] square metres; c. Treat flows of up to [XXX] litres per second; and d. Be constructed in accordance with Plan CRCXXXXXX which forms part of this consent.	Filter device design condition. The manufactures' sizing sheet must be submitted with the application. Check that the rainfall includes climate change.

09

IN-CONFIDENCE

Other		
29.	The wetland must: a. Be designed and constructed in general accordance with Plan[s] CRCXXXXXX which form[s] part of this consent; b. Have a capacity of at least [XX] cubic metres; c. Be designed, constructed, and managed to ensure that it can accept and treat the Water Quality Volume, calculated as the volume of water generated from the contributing catchment during the first [XXX] millimetres of any storm event; d. Have a sediment forebay with a volume of at least fifteen percent of the wetland area and at least one metre depth; e. Be banded bathymetric in design, incorporating a series of deep pools, which must not be isolated from shallow pools; f. Maintain a minimum water level within the dead storage areas of the wetland of 100 millimetres, except when testing is occurring in accordance with Condition [XX]; g. Have pools that constitute the following percentage of the total wetland wet pool area: i. dead storage banded bathymetry at 0.5-0.8 metre depth: 40%; and ii. dead storage at 0-0.5 metre depth: 60%.	Design standard for a constructed wetland.

	h. Have a maximum water level of [XX] metres Reference Level (RL) for a two percent Annual Exceedance Probability (2% AEP) storm event of any duration; i. Have a freeboard of at least [XX] millimetres; j. Have side batters no greater than one vertical to three horizontal, except where the inlet and outlet structures are in transition into the side batters; k. Have: i. a clay liner of at least 300 millimetres thickness; ii. a synthetic liner; and iii. with a maximum permeability rate through the liner of 1.0x10-7 metres per second. l. Be planted with species tolerant to wetland conditions; m. Have a maintenance access track; and n. Unless otherwise specified in this consent, be constructed in accordance with the [Auckland Regional Council's Stormwater Management Devices: Design Guidelines Manual (Technical Publication 10)/ the Christchurch City Council's Waterways, Wetlands and Drainage Guide, 2003].	
Design Plans and Certification		
30.	At least [XX] working days prior to the installation of the [reticulated stormwater system/stormwater system/component/etc.], the consent holder must submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring:	Use this condition if final design has not been provided with the application, particularly if the site is sensitive/design is complex/scale is large (e.g. subdivision).

	a. Final detailed design plans for the [stormwater system/component/etc.]; b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that: i. the stormwater system has been designed in accordance with the Conditions of this resource consent; and ii. [LIST ALL OTHER REQUIREMENTS THAT THE SYSTEM NEEDS TO MEET]; and iii. …. c. A statement signed by the CPEng confirming that they are competent to certify the engineering work. *[**Advice Note:** The conditions requiring sign-off by a CPEng are aimed at the final design plans for the reticulated stormwater system and not at stormwater discharges from roofs and hardstand areas within individual residential lots. For the avoidance of doubt, there is no requirement for CPEng sign-off for individual residential lot stormwater system design.*]	There is usually no need to use for very simple devices (e.g., single soak pits). If consultants argue this sign off is not needed, discuss this with a Principal Consents Planner or the relevant Compliance Officer. These conditions are not aimed at stormwater discharges from roofs and hardstand areas within individual lots in residential subdivisions. Those are usually designed in line with, and signed off under, the Building Code by the TA. Therefore, for residential subdivision developments, use the advice note provided.
31.	The [stormwater system/component/etc.] must not be constructed prior to confirmation being received from the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, that it meets the requirements under this resource consent.	**Use this condition only** if there is a higher risk associated with the proposed discharge and there is a specific interest to make sure the plans and CPEng certification are appropriate.
32.	Within [XX] working days of the installation of the [stormwater system/component/etc.], the consent holder must submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring:	This condition is used to ensure stormwater systems have been built correctly and as per the consent requirements. This condition would not be used for a simple site.

	a. All as built design plans of the [stormwater system/component/etc.] installed; b. A certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed [stormwater system/component/etc.] complies with the conditions of this resource consent; and c. A statement signed by the CPEng confirming that they are competent to certify the engineering work. [***Advice Note:*** *The conditions requiring sign-off by a CPEng are aimed at the final design plans for the reticulated stormwater system and not at stormwater discharges from roofs and hardstand areas within individual residential lots. For the avoidance of doubt, there is no requirement for CPEng sign-off for individual residential lot stormwater system design.*]	This sign-off requirement should not be changed to, e.g., sign off by a suitably qualified engineer. There is a reason this is to be signed off by a CPEng. If consultants argue this sign off is not needed, discuss this with a Principal Consents Planner or the relevant Compliance Officer. Same as above, these conditions are not aimed at stormwater discharges from roofs and hardstand areas within individual lots in residential subdivisions. Those are usually designed in line with, and signed off under, the Building Code by the TA. Therefore, for residential subdivision developments, use the advice note provided.
Inspections and Maintenance		
33.	The stormwater system must be maintained by: a. The [list of components] must be inspected at least once every [three/six/twelve] month(s); b. Any visible hydrocarbons, and debris or litter must be removed within [five/ten] working days of the inspection; c. Any accumulated sediment in the [infiltration components] must be removed within [five/ten] working days of the inspection;	It is essential that maintenance conditions are placed on every stormwater consent. The devices will not keep functioning for the duration of the resource consent without maintenance. Delete clauses that are not required for the site.

	d. Any accumulated sediment in the sumps and [component] must be removed when the sediment occupies more than one quarter of the depth below the invert of the outlet pipe; and e. Any scour or erosion must be repaired within [five/ten] working days of the inspection.	
34.	The [component] must be: a. Maintained so that [vegetation or grass] is in a healthy and uniform state with the exception of seasonal browning off; b. Replanted where erosion or die-off has resulted in bare or patchy soil cover; c. Mowed regularly or maintained so that [vegetation or grass] is at a minimum length of [50-150] millimetres *or* [40 and 150] millimetres (for use with TA maintenance schedule only). [Mown [vegetation or grass] must be removed from the [component]].	Uses for vegetated devices. In hot areas grass will go brown in summer but is not dead and will still filter, which is why we allow seasonal browning off. Mowing is needed for filter devices (swales in particular) because long grass lies down flat under the flows and will not filter. Allowing 40 mm grass is a compromise for TAs to meet their moving contracted.
If the system is to be vested or maintained under a TA use the below (Most common in CCC or SDC)		
35.	The stormwater system must be maintained in accordance with the [name of territorial authority] Stormwater Maintenance Schedule, Table CRCXXXXXX, attached to and forming part of this consent. [Key Sumps that are referred to in this schedule are identified on Plan CRCXXXXXX, which forms part of this consent (usually shown on Plan CRCXXXXXXB)]. The following exceptions to the schedule must apply:	Some stormwater consents eg subdivisions will be vested to the TA once the stormwater system has been operational for say 2 years. If this is proposed, the TAs will need to agree to the draft conditions. The TAs often have their own maintenance schedules an example is include below as an

	a. E.g. grass in the swales must be maintained to a length of at least 150 millimetres; and b. E.g. Maintenance visits to check the presence of sediment in all sumps must be undertaken at least every six months.]	appendix, **but if there are additional stormwater devices not included in this schedule, you need to specify the specific maintenance requirements for these devices (see condition below).**
36.	*(For use with TA standard maintenance condition above)* In addition to the maintenance undertaken in accordance with Condition (X): a. Additional conditions for wetlands, wet ponds, raingardens, sand filters and proprietary devices, that are related to site specific maintenance conditions, and an Operation and Maintenance Management Plan condition where appropriate; and b. Other conditions where applicable.	The TA maintenance schedule allows for standardised maintenance for a development specific maintenance will need to be required, as per non-TA devices.
37.	*(For use with TA standard maintenance condition above)* [Treatment swales/basins] must be maintained so that vegetation: a. Is in a healthy state, with the exception of seasonal browning off; and b. [Is at a length between [40 and 150] millimetres] – swales only.	This condition is similar to one above but is specifically for use in association with the standard maintenance table.
For all!		
38.	Any material removed from the devices in accordance with Conditions (above) must be disposed of at a suitable facility authorised to receive such material.	**Must include to ensure any waste is disposed of appropriately,**

	Advice Note: *It will be up to the Consent Holder to demonstrate compliance with this condition. This could be done via written confirmation or receipting.*	**Include below the TA conditions if these are being used.**
Water Quality Monitoring		
39.	The consent holder must ensure that the discharges do not, at any time, result in: a. The production of oil or grease films; b. The production of floatable or suspended materials; or c. A change in the visual clarity (a change must be defined as a change greater than [XX] percent, as measured by [black disc or clarity tube]). Within [name of receiving environment].	
Not required for all sites typically for higher risk sites i.e. industrial or contaminated site (Check with science!)		
40.	Within [XX] year[s] following the commencement of this consent water quality sampling must be undertaken: a. On at least [XX] occasions per year; b. During rainfall events that generate at least [XX] millimetres of rainfall, as measured at the closest rain gauge to the site *or* when a discharge is occurring from the [component]; and	**Please discuss monitoring with science each site will be different!** The parameters for (a) to (c) will vary site to site.

	c. With a period of at least [XX] month(s) between each sample *or* with at least one sample collected between the months of December and March (Summer) and at least one sample taken between June and September (Winter).	Condition (b) may not be required for every site, more likely o be required if site has water soluble contaminants of concern. Dependent on consent duration after a few years of sampling the frequency may be reduced if samples are not triggering contaminant levels – **discuss with science what appropriate frequency would be**
41.	a. Treated water from the discharge point must be sampled by a suitably qualified and experienced practitioner during discharge to the (surface water body) in accordance with frequencies outlined in condition (above condition). Or a. Representative samples shall be taken from the following locations: i. within [name], [XX] metres upstream of the outlet from the [component]; ii. the discharge of stormwater at the outlet from the [component]; iii. within [name], [dependent on Zone of Non-Compliance] metres downstream of the outlet from the [component]; iv. Etc.	Sampling of the discharge point is crucial. Some sites may require further upstream and downstream monitoring to determine the exact effect of the sites discharge.

	labelled [XX] as shown on Plan CRCXXXXXX, which forms part of this consent; b. The samples must be analysed at an IANZ-accredited laboratory for the following parameters: i. XX c. The analysis results must be forwarded directly to Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring. **Additional conditions to be included if there is concern of contamination following rainfall includes:** b) Samples shall be collected as soon as practical after the commencement of the discharge to obtain a representative sample of first flush concentrations. (c) At least three samples shall be collected from the discharge for each rainfall event at each discharge point. Each sample shall be collected at least 15 minutes after the previous sample. (c) Samples shall be collected using [grab sampling or other method] by a person who has at least one years' work experience in water sampling.	Confirm with science whether they consider sampling needs to occur following all rainfall events. If these are to be included ensure condition (b) of above condition is included.
42.	The results of analyses undertaken in accordance with Condition (condition above) must be compared against the following trigger concentrations: a.	Important to clearly outline the Trigger levels

	Contaminant Trigger Concentration (milligrams per litre) XX | XX XX | XX ***Advice Note**: These limits are based on the 90% species protection guideline values from the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZG 2018).* a. Potential hydrogen (pH) level ranging between 6.5-8.5.	Most common guideline for surface water is the ANZGV. **Discuss with surface water** what limit to use as some sites may not realistically be able to reach 90-95% so may be appropriate to allow 80%
43.	In the event that the analysis of the stormwater samples indicates that the measured concentration of contaminants listed in Condition (XX) exceed the trigger values specified in Condition (XX), the Consent Holder must: a. Investigate the possible causes of the exceedance including a review of the operation of the stormwater system, and what measures must be implemented to mitigate any adverse environmental effects as a result of the exceedance and to prevent a reoccurrence; b. Provide a report on the investigation to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, within 20 days of receiving the results of the exceedance that includes: a. The possible causes of the exceedance; b. The likely effects of the contaminants on the receiving environment, including drinking water supply sources; and	Essential to include! Outlines the measures to be undertaken if exceedances occur **Depending on site risk may want to discuss with compliance to see if further measures are required.** **Condition (d) is example of higher risk site, can be deleted if site is lower risk.**

	c. What measures the Consent Holder has implemented or will implement, including a timeframe for implementation, to mitigate any adverse environmental effects as a result of the exceedance and to prevent a reoccurrence. c. Implement the measures described in the investigation report to mitigate any adverse environmental effects as a result of the exceedance and to prevent a reoccurrence d. Provide a re-sample of the stormwater confirming that the measured concentration of contaminants listed in Condition (XX) no longer exceed the trigger values specified in Condition (XX) to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring prior to recommencing discharge to the [surface water body].	
44.	The Consent Holder must submit a stormwater management report each year to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, prior to the 30 November. The report must detail the results of monitoring carried out from 1 July to 30 June each year including but not limited to: a. The name of the person who collected the samples, the date and time the samples collected; b. The results of all sample analyses; c. Rainfall records for the corresponding rainfall events sampled; d. An interpretation of the trends in temporal and seasonal stormwater discharge quality including comparisons to previous years monitoring; and	Include here rather than below recording and reporting if the site is only having water sampling

	e. Documentation of actions and findings required in accordance with Condition (XX) if an exceedance of the trigger levels occurred.	
Sediment Monitoring		
Most commonly used for wetland systems or if discharging directly into a waterway (not reticulated)		
45.	Composite sediment samples, made up of [five] samples within a [five] square metre area, must be collected: a. From within [name] at a point [XX] metres upstream of the discharge point; b. From within [name] at a point [XX] metres downstream of the discharge point; c. From a depth of between 0 and 20 millimetres below the bed surface; and d. By a person who has at least one years' work experience in sediment sampling.	
46.	Sediment samples collected under Condition (XX) must be analysed for the following contaminants: a. *List of contaminants as required*	Sets analyses required for samples collected in accordance with condition above. Need to discuss what are the relevant contaminants with Contaminated Sites. **Need to ask science what relevant guidelines are.**

47.	All sediment samples must be analysed by a laboratory accredited for that method of analysis by International Accreditation New Zealand or an equivalent authority.	Ensures samples are analysed by a suitably qualified person
48.	Results of the sampling must be compared with the following trigger levels: *List of contaminants and trigger levels as required* ***Advice Note**: These limits are based on XXXX.*	Trigger levels for common stormwater contaminants. **Need to discuss what are the relevant contaminants and guideline values with science** Common guidelines include: Australia New Zealand Guidelines (ANZG) Default Guideline Values (DGV)
49.	Should any of the trigger levels listed in Condition (XX) be exceeded, the following actions must be undertaken: a. Determine if the exceedances are a result of the discharges of stormwater from the site; b. Identify the risk to the environment from the exceedances; c. Identify and undertake mitigation and actions to prevent further exceedances; and	

	d. Provide a report within [XX] month(s) to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, that includes, but is not limited to, the following: i. identification of the source of contaminants; ii. the mitigation implemented and actions undertaken; iii. an assessment of any potential effects of the discharges; and iv. measures undertaken to prevent reoccurrence.	
Recording and Reporting		
50.	By the [XX] each year the consent holder must provide the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, with a monitoring report for the preceding 12-month period. This report must include: a. All monitoring results required by the conditions of this consent in a format suitable for electronic upload to the Canterbury Regional Council's database; b. An analysis of all monitoring results against relevant guidelines and the determination of any trends in the results; c. An assessment of any adverse effects from the discharge and the actions taken to remedy or mitigate these effects; and d. Recommended changes to the monitoring programme, if applicable.	We typically require results of sampling and monitoring to be submitted to the Council all at once following soil monitoring being undertaken. Unless there is groundwater monitoring required this condition would not usually be imposed. This condition could be used to require that the results of soils sampling in devices be submitted to ECan.

	***Advice Note**: For the purpose of this condition, a suitable format means an Extensible Markup Language (.XML) file that can be ingested by the Canterbury Regional Council's Hilltop Software.*	
51.	Details of sampling and results of the analyses undertaken in accordance with the conditions of this consent, including: a. The name of the person who collected the samples, the date and time the samples were collected; b. Details of the rainfall event sampled including rainfall depth, duration, and a plot or table of hourly rainfall from the rainfall gauge located nearest the site; c. The method of analysis and laboratory used; and d. The results of analyses. Must be provided to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, within [10] working days of receipt of the results by the consent holder.	
52.	Records of the inspection and maintenance of the stormwater system must be kept. The records must include, but not be limited to, information that demonstrates compliance with Conditions (XX) to (XX) of this consent. Copies of these records must be provided to the Canterbury Regional Council on request.	
OR		

53.	Records of the inspection and maintenance of the stormwater system must be kept. The records must include, but not be limited to, information that demonstrates compliance with Conditions (XX) to (XX) of this consent. Copies of these records must be provided to the Canterbury Regional Council on request.	**Use just this condition** if no sampling is required. Or If using water sampling Condition (44) which requires reporting
Spills		
54.	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. a. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned and measures taken to prevent a recurrence; b. The Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, must be informed within 24 hours of a spill event and the following information provided: i. the date, time, location and estimated volume of the spill; ii. the cause of the spill; iii. the type of hazardous substance(s) spilled; iv. clean up procedures undertaken; v. details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. an assessment of any potential effects of the spill; and	This condition should be used in **all consents**, especially for industrial commercial or sites where fuels and/or hazardous substances are used.

	vii. measures to be undertaken to prevent a recurrence.	
Administration		
55.	The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of: a. Dealing with any adverse effect on the environment that may arise from the exercise of the consent; b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment; and/or c. ….	
56.	If this consent is not exercised before [31 March/ 30 June/ 31 September/19 December] it must lapse in accordance with Section 125 of the Resource Management Act 1991. ***Advice Note:*** *'Exercised' is defined as implementing any requirements to operate this consent and undertaking the activity as described in these conditions and/or application documents.*	Add lapse date for consents with durations greater than five years.

Non-Standard Conditions

Management Plans

Condition Number	Condition	Explanation
Stormwater Management Plan		
XX	The activities authorised by this consent shall occur in accordance with a Stormwater Management Plan (SMP). The SMP should, as a minimum, address the following matters: a. A description of how the stormwater discharged into {the reticulated network} are being managed; b. A description of the stormwater network, including the components used to convey, treat, and discharge stormwater; c. A description of the receiving environment, including whether there are any activity downgradient domestic or community supply points; d. A description of the inspection and maintenance schedule and any reporting requirements; e. A description of the actions that will be taken to address any issues discovered during inspections and maintenance; and f. A description of any monitoring and responses to monitoring to ensure that adequate treatment is being provided to enable the Land and Water Regional Plan water quality outcomes and standards and limits set out in Table 1, Schedules 5 and 8, and Section 5 to 15 (whichever applies) are being met or will be met.	Environment Canterbury promotes catchment-wide stormwater management to protect and enhance environmental values. To help achieve this goal, it is expected that Territorial Authorities (TAs) and other reticulated stormwater network operators in the region will prepare Stormwater Management Plans (SMPs) when applying for stormwater resource consents. The SMPs will detail the various stormwater management initiatives and controls to be implemented and are intended to be attached to resource consents to provide the overarching regime for stormwater management within these catchments. While SMP's can be used for larger scale we would also expect an SMP for almost all subdivision applications, especially if they are discharging into a TA's network.

		Edit (a) if not into a reticulated network and word to be whatever receiving environment is.
XX	The SMP must be submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, at least ten working days prior to discharge commencing, for certification that it complies with the conditions of this consent. a. The discharge shall not commence until certification has been received from the Canterbury Regional Council that the SMP is consistent with the conditions of this resource consent. b. Notwithstanding Condition (above), if the SMP has not been reviewed and/or certified within ten working days of the Regional Leader – Compliance Monitoring receiving the SMP, the discharge may commence. ***Advice Note:*** *The SMP should be submitted to (TA) at the same time as submission is occurring the Canterbury Regional Council via XXXX.*	Should reference this consent number
XX	The SMP may be amended at any time. Any amendments shall be: a. Consistent with the conditions of this resource consent; and	

	b. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring (via ECInfo@ECan.govt.nz), prior to any amendment being implemented.	

Condition Number	Condition	Explanation
	Site Management Plan/ Environmental Management Plan	
XX	The site stormwater collection, conveyance and treatment system shall be managed in accordance with XXXX Management Plan (XXMP).	Add in relevant name of plan – Both achieve same thing just can be alternatively named
XX	The XXMP is a living document and may be routinely update as stormwater infrastructures and procedural control measures improve on site. The XXMP shall include, but not be limited to the following detail: a. Description of the site; b. Description of the current and proposed stormwater system; c. Description of stormwater inspection, operation and maintenance procedures, in accordance with Condition (XX); d. Description of stormwater risk areas on site and specific mitigation measures;	**Check with Science or compliance whether the site needs anything additional in the Plan.** Link (c) to the standard operation and maintenance conditions. Delete (h) if not applicable or link to monitoring

	e. Description of spill management procedures for onsite surface areas; f. Description of roles and responsibilities to manage stormwater systems; g. Description of internal stormwater compliance and auditing requirements; h. Description of site stormwater quality monitoring programme detailed in Condition (XX); and i. Annual compliance reporting requirement.	
XX	The XXMP shall include water quality monitoring procedures and must be prepared and submitted to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, within three months of exercising this consent. The XXMP shall include, but not be limited to, the following: a. Details of the locations of all sampling sites; b. Measures to prevent exceedances of the trigger values; c. Response measures to exceedances of the trigger values; and d. Reporting procedures.	Delete if no water quality monitoring for site
	a. The XXMP must be prepared and submitted to the Canterbury Regional Council, Attention, Regional Leader – Compliance Monitoring, within three months of exercising of this consent, setting out how Conditions (XX) to (XX) shall be complied with.	**Delete highlighted if you do not have an Advanced Stormwater Treatment System that needs to be checked. If you do have a system link to its relevant conditions see example CRC241559.**

	b. The Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, shall provide confirmation to the consent holder within 10 working days, as to whether the XXMP meets the requirements under this resource consent. c. If the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring, does not provide confirmation to the consent holder within 10 working days, then the XXMP can be assumed to comply.	
XX	The XXMP may be amended at any time. Any amendments shall be: a. Only for the purposes of improving the efficacy of the stormwater procedural control measures; b. For the purpose of applying best practicable measures to mitigate contaminant discharges and restore exceeded contaminant trigger levels; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring.	

Operations and Maintenance

Condition Number	Condition	Explanation
	Operations and maintenance manual	

XX	The consent holder shall provide an operations and maintenance ("O&M") manual to Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring for approval prior to completion and sign off of the system. The O&M manual should include the methods to ensure effective operation of the system for stormwater quantity and quality purposes over the duration of the consent and include, as a minimum, details on: a. The nature and frequency of inspections; b. The thresholds and triggers for undertaking maintenance activities and the nature of these activities; c. Evidence of inspections and maintenance to be provided to Canterbury Regional Council; d. Maintenance and checks during XXXX; e. How the design soakage rate will be maintained over the duration of the consent with specific details on cleaning of the XXXX; f. How any spills of contaminated materials or liquids into the system will be managed; and g. The minimum relevant experience of the parties undertaking the inspections and maintenance.	**If using this condition**, please include a condition stating that the maintenance of the system must be as prescribed in the O & M manual alongside the standard maintenance conditions.

Advanced Stormwater Treatment Systems

Condition Number	Condition	Explanation
	Advanced treatment System	

XX	The Advanced Stormwater Treatment System must: a. Be designed and constructed to collect and treat the first 25 millimetres of stormwater generated by the contributing catchment at a flow rate up to that generated by a rainfall intensity of 5 mm/hr; b. Achieve a discharge quality not exceeding the contaminant concentrations specified in Condition (XX) of this resource consent prior to the discharge to the [XXXX receiving environment].	Can change to AEP if that is proposed Link to monitoring condition to that states the trigger concentrations
XX	The Advanced Stormwater Treatment System must be optimised during the commissioning period, or in the event that the required discharge quality is not met. a. Optimisation may include: i. assessment required to optimise treatment quality of the Stormwater (or similar). The consent holder must ensure that when the system has been optimised, the treated water meets the discharge quality detailed in Condition (XX). ii. documentation of the parameters in the Operations and Maintenance Manual detailed in Condition (XX). b. In the event that the required discharge quality is not met following the optimisation under (XX) or at any other point over the duration of this resource consent, further optimisation must occur. Further optimisation may include the installation of an appropriately sized tank or tanks connected to the outlet of the existing system to provide further treatment ('polishing') of stormwater prior to the discharge to the Christchurch City Council's reticulated stormwater network.	
	Extras!	

	Consider the below if your site is proposed to be sealed	
XX	The Stormwater Treatment System must: a. Be constructed within XX months following sealing of the site; b. Be designed and constructed to collect and treat the first 25 millimetres of stormwater generated by the contributing catchment at a flow rate up to that generated by a rainfall intensity of 5 mm/hr; c. Have the capacity to contain at least XXX cubic metres of stormwater without any stormwater overflow into the [receiving waterbody}; d. Have a minimum discharge rate from the Stormwater Treatment System to the Christchurch City Council's reticulated stormwater network of at least XX litres per second; and e. Achieve a discharge quality not exceeding the contaminant concentrations specified in Condition (XX) of this resource consent prior to the discharge to the Christchurch City Council Reticulated Stormwater Network. OR a. Based on sampling results after sealing works have occurred, the Stormwater Treatment System may be modified provided that the modified system will result in all stormwater runoff achieving a discharge quality not exceeding the contaminant concentrations specified in Condition (XX) of this resource consent prior to the discharge to the [receiving waterbody]; b. Evidence that the modified system will meet the required standards will be provided to Canterbury Regional Council in the form of a stormwater treatment system design report.	This condition provides two options depending on stormwater quality following a site being sealed. Following this condition, you will put the optimization condition above. Needs to be discussed with science as sealing the site in some cases wont fully reduce the risk of contaminates Delete (c) and (d) if to land Will need to ensure sampling conditions tie into this by having a sample within 7 days of site sealing

	c. The Stormwater Treatment System modifications must not occur until approval has been received from the Canterbury Regional Council that the Stormwater Treatment System is consistent the conditions of this resource consent.	

Additional Discharge Sampling Conditions

Condition Number	Condition	Explanation
	Groundwater Sampling	
XX	Groundwater monitoring must be undertaken by a Suitably Qualified and Experienced Person (SQEP). ***Advice Note**: For the purpose of this condition, a SQEP is a person who has:* a. *At least a tertiary science or engineering qualification that required the equivalent of at least one-year full time study; and* b. *At least five years of applicable field experience; or* c. *Been trained and overseen by a competent third party whose qualification meet the criteria set out in (a) and (b).*	To ensure monitoring is undertaken in the correct manner.
XX	Samples of groundwater must be collected from bore xxx and the following sampling must occur: a. XXX prior to the discharge commencing; b. XX for the XX years after discharges commence.	Specify what frequency sampling should be undertaken; this will be dictated by **science** and what they consider is appropriate

	c. If after XX years the results of sampling show that trigger values in groundwater samples have only decreased or remained unchanged, the sampling of groundwater required under Condition (XX) can [cease or reduce to XX frequency]. d. If exceedances of trigger values are found: i. The requirements under Condition (XX) must be met prior to recommencing discharge to [land or surface water body]; and ii. The sampling frequency shall remain XX until two rounds of representative groundwater samples show there are no exceedances of trigger values, then sampling may be reduced to XX.	Point (d)(i) may need to be changed or reworded depending on site as sometimes ceasing discharge to land may not be option so may need discuss what needs to occur with science i.e. may need to investigate or add further pretreatment
XX	The samples taken in accordance with Condition (above) must be provided for an expedited analysis to a laboratory that holds International Accreditation New Zealand (IANZ) for the analysis method or otherwise specifically approved by the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring.	To ensure lab is suitable to analyse samples
XX	Samples taken from the groundwater monitoring wells under Condition (XX) must be analysed for the following: a. XXXX; b. XXXX; and c. XXXX.	State what needs to be sampled, this should be the contaminates of concern identified by science

<table>
<tr>
<td></td>
<td>The results of analyses undertaken in accordance with Condition (XX) must be compared against the following trigger concentrations:
<table><tr><th>Contaminant</th><th>Trigger limit</th></tr><tr><td>XXXX</td><td>XXXX</td></tr></table>
Advice Mote: This limit is based on groundwater quality limits specified in XXXX.</td>
<td>Discuss values with science</td>
</tr>
<tr>
<td>XX</td>
<td>If the results of any sampling exceed the limits specified in Condition (XX), the Consent Holder must:
a. Investigate the possible cause of the exceedance;
b. Identify the risk to the user of bore (XX) from the exceedance if the cause is related to the stormwater discharges approved by this consent;
c. Provide a report to the Canterbury Regional Council, Attention: Regional Leader Monitoring and Compliance within 2 months of receiving the sampling results. The report must include, but is not limited to:
i. The findings of the investigation;
ii. An assessment of the risk to the user from the exceedance if the cause is related to the stormwater discharges approved by this consent;
iii. Any proposed mitigation measures required under Condition (XX) if the cause is related to the stormwater discharges approved by this consent; and</td>
<td>Delete point (b) and (c) (ii) if we have not identified any surrounding bore that we are concerned for.</td>
</tr>
</table>

	iv. The timeframe for implementing the proposed mitigation measures if the cause is related to the stormwater discharges approved by this consent.	
XX	If the investigations undertaken in accordance with Condition (XX) show that the exceedance is a result of the discharges authorised by this resource consent, the consent holder must: a. Implement necessary measures to reduce the concentration of the contaminant in groundwater. Such measures may include: i. Provision of additional stormwater treatment. ii. Provide an alternative water supply source or water treatment for the affected properties; b. If the investigations undertaken in accordance with Condition (XX) show that the exceedance is not a result of the discharges authorised by this resource consent, the consent holder is not required to undertake any further mitigation measures.	Delete ii if no affected bore
	Extras!	
	Bore Replacement	
XX	Should any wells required for groundwater sampling, as identified in Condition (XX), be damaged, destroyed or lost the consent holder must: a. Notify the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (via ECInfo@ecan.govt.nz) within 30 days of the discovery; and b. Within XX days following the notification of the Canterbury Regional Council complete any works as agreed to with the Canterbury Regional Council,	Depending on duration or risk of site if wells are incorrectly placed these two conditions may need to be included to ensure correct placement of any future bore.

	Attention: Regional Leader – Compliance Monitoring (via ECInfo@ecan.govt.nz). Works must include: i. An assessment of the remaining monitoring network to assess whether it is still sufficient to achieve the objectives of the monitoring programme; ii. The installation of replacement well(s) if it is deemed by the Canterbury Regional Council that the remaining monitoring network is insufficient to achieve the objectives of the monitoring programme; and/or iii. Further groundwater contamination characterisation.	**Check with groundwater if they think necessary** **Note bore installation may require a s9 consent, if unable to comply with Rule 5.104.**
XX	Any new monitoring wells installed under Condition (XX) must: a. Have a location agreed by the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring; b. Have a secure well-head to prevent the ingress of rainwater or surface runoff; and c. All records, including bore-logs and installation methodology, must be provided to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (via ECInfo@ecan.govt.nz).	

Soil Validation Sampling Conditions

Condition Number	Condition	Explanation
	Soil Validation Sampling	

<table>
<tr>
<td>XX</td>
<td>[Stormwater system component] must not be located in areas where concentrations of contaminants in the soils, prior to construction, are in exceedance of the following limits:

<table>
<tr><th>Contaminant</th><th>Leachate Trigger Concentration (milligrams per litre)</th></tr>
<tr><td>XXXX</td><td>XXXX</td></tr>
<tr><td>XXXX</td><td>XXXX</td></tr>
<tr><td colspan="2"><u>Note</u>:

Values are Australia New Zealand Guidelines (ANZG) default Guideline Values</td></tr>
</table>
</td>
<td>Update to the section of the system that needs sampling

Please confirm with science what needs to be sampled and what guidelines to use.</td>
</tr>
<tr>
<td>XX</td>
<td>A Site Validation Report (SVR) documenting compliance with Condition (XX) must be submitted to Canterbury Regional Council, Attention: Regional Leader - Compliance Monitoring. The SVR must:

a. Provide evidence of disposal of soil exceeding Australia New Zealand Guidelines (ANZG) default Guideline Values and demonstrate compliance with the relevant standards.

b. Demonstrate that the [part of system] complies with the relevant standards.</td>
<td>May not be required if validation report was required during construction -phase.

Confirm with contaminated land.</td>
</tr>
</table>

Additional Monitoring Conditions (Nitrates);

Condition Number	Condition	Explanation
	Monitoring (Nitrate Catchment)	
XX	The consent holder must take [XXXX] composite samples of the discharge from the nitrate catchment at the outflow to the discharge area at monthly intervals during normal production, and must analyse the samples for the following parameters: a. pH; b. Total oxidised nitrogen (nitrate-nitrogen plus nitrite-nitrogen); c. Ammoniacal nitrogen; d. Total Kjeldahl nitrogen; and e. Escherichia coil. This condition shall not apply if no irrigation has occurred during the calendar month.	**Please confirm contaminants that need to be monitored with science along with frequencies.** **Discuss with science if trigger concentrations need to be outlined with steps on what to do if exceedances occur (can follow conditions for groundwater sampling)**
XX	At least [XX] representative soil sampling locations must be established within the discharge area. At each location soil composite samples to a depth of [XX] must be taken annually in October and analysed for the following:	**Discuss with science if trigger concentrations need to be outlined with steps on what to do if**

	a. XXXX.	**exceedances occur (can follow conditions for soil sampling)**

Drinking Water Protection Zones Pollution Event Conditions:

Condition Number	Condition	Explanation
	Should an event occur (for example the spillage of chemicals) that in itself or in combination with another event (for example, an unusually heavy rainfall) occur that may have a significant adverse effect on the quality of the water at the abstraction point registered water supply [supply identity as per Taumata Arowai]; the consent holder must notify, as soon as is reasonably practicable: a. the owner and operator of the registered water supply [supply identity as per Taumata Arowai]; and *b.* the Canterbury Regional Council, Attention: Compliance Manager, via ecinfo@govt.ac.nz.	**Include when the property, or part of the property, is located within a community drinking water protection zone. The identity/registration number can be found on Ecan maps or on the Water Service Authority (Taumata Arowai) website. Applies to discharges within proximity to a water supplier that supplies no fewer than 25 people for no fewer than 60 days per year.**

Conditions Manual

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Earthworks Over an Aquifer

Environment Canterbury

How to use the Consents Manual

This conditions manual sets out the standard set of conditions used by Environment Canterbury. The purpose of this manual is to assist consent planners in determining which conditions are appropriate to apply to a consent. To achieve this, each condition is a guidance note stating when it is appropriate to use the condition.

General Conditions

The conditions in this manual are general conditions likely to apply to multiple consents. Many of these conditions protect environment canterbury and set out expectations around the consent. The consent planner should consider the specific subject site and the activity when applying each condition.

Note to users

Users of this Conditions Manual are advised that all conditions of consent should be written in accordance with s108, 108AA and 220 of the Resource Management Act 1991.

	Limits	***Guidance***
1)	The works authorised by this resource consent are limited to the excavation of land associated with the development of [describe development] at [Address], legally described as [legal description], at or about map reference NZTM2000 [XXXXXXX] mE – [XXXXXXX] mN, within the site shown on the attached Plan CR######, which forms part of this resource consent.	
2)	The maximum depth of excavation for the works authorised by this resource consent must not exceed [XXX] metres below ground level. ***Advice Note:*** *It will be up to the Consent Holder to demonstrate compliance with the maximum excavation depth. This can be done, for example, via reference to a specified datum and reduced levels from that datum or via site specific survey points or other measurements.*	*This condition should refer to the depth of excavation proposed.* *Note that for many services/infrastructure installations, the actual excavation depth is usually several hundred millimetres below the invert of the depth at which the service/infrastructure is to be installed.* *Make sure to clarify with the applicant that the depth limit is an absolute maximum, incl any services. Some developers have understood this to mean that this applies as an average across the site, or that the final landform cannot be deeper than x.*

3)	Excavation works must not be carried out within the exposed water table during times when groundwater levels are higher than the deepest part of the excavations. ***Advice Note:*** *Dewatering of excavations is authorised under Resource Consents CRC######## (water permit) and CRC######## (discharge permit).*	*Only add advice note if dewatering is occurring as part of the proposal.*
	Prior to Commencement of Works	
4)	Prior to commencement of the works described in Condition (1), all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent document and all associated documents; b. The Site Management Plan [titled XXXXXXXXXX OR to be submitted under Condition (XX)]; and c. Resource Consents CRC###### and CRC###### and all associated documents, including the Erosion and Sediment Control Plan (ESCP) required to be prepared and maintained under Resource Consent CRC########.	*Only use (b) if a SMP is required. There may be other relevant plans such as a Contaminated Land Management Plan.* ***ESCP conditions should be added to the Land Use consent if the proposal does not need any construction phase stormwater discharge permit.***

		However, if the discharges are authorised under any global stormwater consent, you should not add the ESCP conditions into the land use consent as the ESCP requirements are dealt in the global discharge permit.
5)	At least [five / 10] working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.	*Informing ECan is required at least one week (or two weeks for more complex proposals) prior to the commencement of any works on site. This will enable a compliance RMO to schedule a site visit while works are underway to ensure the site is being managed well.*
6)	At least [five / 10] working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment	*A site meeting should be held for larger developments (e.g., subdivisions in, near, or discharging to a sensitive environments) or more complex proposals (e.g., high soil erosion risk areas, close proximity to water bodies, works in or near highly sensitive areas (from both a culturally and a bio-physical point of view)). If a site meeting is required, please delete the other*

	control plans and any other discharge treatment methodologies employed.	*condition to serve notice of the commencement of works.* *For site meetings, please confirm with the responsible RMO or Tech Leads if unsure whether site meeting is required or not.*
	During Works	
7)	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to carry out the works described under Condition 1; b. Prevent soil erosion; c. Avoid placing excavated material in a position where it may enter: i. Any neighbouring site; ii. A surface water body; and/or iii. The [Territorial Authority's] reticulated stormwater network, or any other private or public stormwater devices.	
8)	a. Tracking of material off-site during the works must be avoided at all times. b. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.	
	Discovery of Contaminated Soils or Materials	

9)	In the event that any contaminated soil or material is uncovered by the works that has not been already identified through a detailed site investigation [reference DSI report], a contamination discovery protocol must be implemented, including but not limited to the following steps: a. Earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. Diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c. Notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery; d. Earthworks within ten metres of discovered contaminant soil or material must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager, that continuing works does not represent a significant risk to the environment; e. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.	
10)	Any material removed from the site during the works that is potentially or confirmed as contaminated, must be disposed of at a facility authorised to receive such material.	

	Spills	
11)	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: i. Open excavations; ii. Exposed groundwater; and iii. Stormwater devices. b. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times. c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a recurrence; d. The Canterbury Regional Council, Attention: Compliance Manager, must be informed within 24 hours of a spill event exceeding five litres and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.	
	Artesian Aquifer Interception	

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12)	In the event of an interception of unanticipated levels of artesian flows, all practicable measures must be undertaken to remedy or mitigate any change in aquifer pressure, water quality or temperature. This must include: a. The contractor must immediately cease all works within the immediate area of excavation that caused the interception of the artesian flows; b. The contractor must determine and document whether the flow is constant or increasing, if the turbidity is constant or increasing and if the flow is confined to the excavation; c. The contractor must notify the site engineer and/or other appropriate personnel to determine the emergency measures required to arrest the artesian flow. Emergency measures must include, but not be limited to: i. The installation of a layer of impermeable material to the extent required to reform a capping layer over the aquifer to prevent the upward movement of groundwater through the confining layer; or ii. Inserting a vertical pipe in the aquifer interception point (if practicable) and provide for a secure seal against the pipe to enable the stabilisation of the artesian flow in the pipe, and to determine the above ground water level to assess any further measures. d. The temporary artesian flow beyond the excavation must be controlled and mitigated with appropriate erosion and sediment control measures; e. The Canterbury Regional Council, Attention: Compliance Manager must be notified as soon as practicable but no later than two working days after the interception; and f. Upon remediation and arresting of flow from the aquifer interception, the construction methodology must be reconsidered and, if required, revised to avoid future interceptions of the aquifer.	

	Accidental Discovery of Archaeological Material	
13)	a. Any activity which may modify, damage or destroy a pre-1900 archaeological site or material must follow the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required from Heritage New Zealand to modify, damage or destroy any archaeological site, whether recorded or not in the New Zealand Heritage List/Rārangi Kōrero. b. In the event of accidental discovery of any archaeological material, all works must cease immediately in the part of the site known, or suspected, to be an archaeological site. c. The Canterbury Regional Council, Heritage New Zealand Pouhere Taonga and Papatipu Rūnanga, as well as the New Zealand Police in the case of discovery of kōiwi/human bones, must be informed immediately of the disturbance, and the archaeological authority process under the Heritage New Zealand Pouhere Taonga Act 2014 must be followed. d. In the event of the accidental discovery of Māori archaeological sites or material, the attached accidental discovery protocol for Māori archaeology must be followed in addition to the process under the Heritage New Zealand Pouhere Taonga Act 2014. e. To ensure that all statutory and cultural requirements have been met, any works in the part of the site subject to the archaeological discovery must not recommence until authorised by the Canterbury Regional Council and: i. Upon completion of the archaeological authority process referred to under (c); and ii. In the event of the accidental discovery of Māori archaeological sites or material, and in addition to (c) upon completion of the process referred to under (d); and iii. In the event of the discovery of kōiwi/human bones, immediately advise the New Zealand Police.	*Where an additional process is available, e.g., the one that Mahaanui Kurataiao are often referring to or a process described in an iwi management plan, then that should be attached to the resource*

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		consent to address actual and potential effects cultural values.
	After Completion of Works	
14)	Within two weeks of the completion of each stage of works authorised by this resource consent: a. All disturbed areas must be stabilised and/or revegetated; and b. All spoil and other waste materials from the works must be removed from site. ***Advice Note:*** *The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.* ***(If in Whitiora Takiwā please include) Advice Note:*** *Vegetation planting on site shall where possible include locally sourced indigenous planting to enhance the cultural landscape, increase indigenous habitat, and provide ecosystem services that directly or indirectly improve the atmospheric carbon levels and temperature, soil retention, stormwater management, improve water quality and contribute to waste decomposition and nutrient recycling.*	*As a part of Whitiora Centre Limited Practice Note they have noted that they do not need to see s9 consents unless for council, utilities, requiring authorities, heavy industry. All other consents can be progressed without a PREE request as long as the standard conditions have been applied and the additional advice note is provided.* *Any questions please reach out to Kate McIntosh or a Tuia Champion.*

	Administration	
15)	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	*Common review condition. May need to be modified.*
16)	If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice Note:*** *'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.*	*Lapse only date required for durations longer than five years. Note there is flexibility for longer lapse dates and these can be entertained for sub-division developments that can take many years to be carried out.*

Contaminated Material / Soil Stockpiling Conditions

XX	Stockpiling of contaminated material or soils must be avoided where possible. In the event that temporary stockpiling of suspected contaminated	This condition should be included in the earthworks set as further mitigation for

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

Remedial Action Plan (RAP) Conditions

XX	At least 15 working days prior to the commencement of works to remediate contaminated land, the consent must submit a Remedial Action Plan (RAP) to Canterbury Regional Council, Attention: Compliance Manager for certification that it complies with the conditions of this consent.	If a remedial action plan is required to be prepared for the site, the following RAP conditions should included in the earthworks conditions set.
XX	The RAP required under condition (XX) must: a. Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples; b. Detail a procedure for managing any discovery of contaminated soil or material; c. Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater; d. Outline where the contaminated soil will be disposed of; and e. Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed.	
XX	The RAP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the management of contaminated soil and must not result in an increase of sediment being discharged from the site; and b. Consistent with the conditions of this resource consent; and c. Submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, prior to any amendment being implemented.	

XX	Construction works must be undertaken in accordance with the [name of plan], dated [date].	If a RAP has been provided, and is considered appropriate by contaminated

		sites experts / scientists, then use this condition.

Site Validation

XX	Following / Within XX months of the completion of the remedial works required under Condition (XX), a Site Validation Report must be prepared by a suitably qualified and experienced practitioner in accordance with the Ministry for Environment's *Contaminated Land Management Guidelines No 1 - Reporting on Contaminated Sites in New Zealand* and provided to Canterbury Regional Council, Attention: Compliance Manager (via ecinfo@ecan.govt.nz) and Attention: Team Leader – Environmental Science and Hazards (via Contaminated.Land@ecan.govt.nz). The Site Validation Report must include, but not be limited to, the following information: a. Details about any unexpected discovery of contaminated soils or materials; b. Details about any significant events such as significant rainfall during the site and/or remedial works required as a result of such events; c. The site / area has been remediated to the soil contaminant standards for the proposed end use / background concentrations. d. The site / area has been capped. e. Demonstration that the final state of the site complies with the requirements under this resource consent; and f. Evidence of the fate of material removed from the site.	If the site is required to be remediated, this condition is required to

Conditions Manual

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Dewatering Water Take

Environment Canterbury

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	Limits	***Guidance***
1)	The activity authorised by this resource consent is limited to the abstraction of groundwater for the purpose of dewatering excavations during the development of [describe development or component of development] at [Address], legally described as [legal description], at or about map reference NZTM2000 [XXXXXXX] mE – [XXXXXXX] mN, within the site shown on the attached Plan CR######, which forms part of this resource consent.	***Important note!*** *Please check whether the application may require flocculant/coagulant use, the type of flocculants required for dewatering are not typically our permitted ones so need to be authorised!* *Compliance has indicated applications with high volumes or longer durations (over 3 months) will likely need flocculants/coagulant, and therefore need to be assessed as part of the Discharge Permit and have CTP conditions added.*
2)	Groundwater must only be: a. Pumped from a depth not exceeding [XX] metres below ground level; b. Taken at a [combined] rate no greater than [XX] litres per seconds; c. Taken for a total maximum period of [XX days / Weeks / months] over the duration of this resource consent; and	*Specifying a depth may be required but bear in mind that the permitted baseline is 8 m bgl.*

	d. Taken from sumps installed within the excavations OR via well pointing. ***Advice Note:*** *It will be up to the Consent Holder to demonstrate compliance with the maximum allowable rate of take for the purpose of determining compliance with this condition (e.g., via a flow meter, confirmation of maximum pump flow rates based on pump and pipe capacities used, etc.).*	*Limits on volume and/or pumping duration may be required, depending on the level of actual and potential effects.* *Ideally, the applicant should specify if sump pumping or well pointing will be used to draw down the water table. This is because the drawdown from well points may be greater and occur over longer durations than from sump pumping.*
3)	The dewatering during each stage of the excavation works must only occur for the time required to carry out the works within the stage.	*This condition can be used instead of Cond. 2(c) if pumping duration is not overly critical.*
4)	The dewatering must not result in groundwater level reductions lower than: a. XXX metres below ground level for [excavation area 1]; and b. XXX metres below ground level for [excavation area 2].	*Specific groundwater levels that should not be reduced further may be required to be specified in addition to Cond. 2(a) and for specific areas of the site. Again, bear in mind the permitted baseline.*
5)	The dewatering water take must not, in combination with other groundwater or dewatering water takes, cause ground subsidence or any land stability issues on adjacent properties not owned by the consent holder, [in excess of the	*This is an important condition and must remain even for applications where land subsidence has been assessed and is not really an issue.*

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	ground subsidence authorised under Conditions (12) to (17) of this resource consent].	*If the land subsidence conditions below allow for land subsidence to occur, then please amend this condition to reflect this by referring to the authorised land settlement under those conditions.*
6)	Dewatering water taken shall be discharged to [Surface waterbody] in accordance with Resource Consent CRCXXXXX or as a permitted activity?	*This provides the contractor/compliance officer some information about the discharging method of the groundwater take.*
	Prior to Commencement of Works	
7)	Prior to commencement of the works described in Condition (1), all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent document and all associated documents; b. The Site Management Plan [titled XXXXXXXXXX OR to be submitted under Condition (XX)]; and c. Resource Consents CRC###### and CRC###### and all associated documents, including the Erosion and Sediment Control Plan (ESCP) required to be prepared and maintained under Resource Consent CRC#######.	*Only use (b) if a SMP is required. There may be other relevant plans such as a Contaminated Land Management Plan.*

8)	At least [five / 10] working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.	*Informing ECan is required at least one week (or two weeks for more complex proposals) prior to the commencement of any works on site. This will enable a compliance RMO to schedule a site visit while works are underway to ensure the site is being managed well.* *A site meeting should be held for larger developments (e.g., subdivisions in, near, or discharging to a sensitive environments) or more complex proposals (e.g., high soil erosion risk areas, close proximity to water bodies, works in or near highly sensitive areas (from both a culturally and a bio-physical point of view)). If a site meeting is required, please delete the other condition to serve notice of the commencement of works.* *If there are multiple consents for one site, make sure notification timeframes align.*
9)	At least [five / 10] working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.	

		For site meetings, please confirm with the responsible RMO or Tech Leads if unsure whether site meeting is required or not.
10)	Prior to the commencement of dewatering operations, all erosion and sediment control measures and dewatering treatment devices must be installed in accordance with the ESCP required under Resource Consent CRC######.	*Refer to ESCP prepared under associated discharge permit.*
	During Works	
11)	A record of all dewatering activities that occur within the site must be kept and provided to the Canterbury Regional Council upon request. This record must include, but not be limited to: a. The date, time and duration of the water take; b. The rate of the groundwater takes; and c. The location of the dewatering within the site.	
	Land Subsidence	

12)	Settlement monitoring detailed in Conditions (XX) to (XX), and as detailed in the [site management plan reference], must be carried out for the duration that groundwater is taken for dewatering purposes to ensure no ground subsidence, in excess of the ground subsidence authorised under Conditions (12) to (17) of this resource consent, occurs on adjacent properties.	*If a settlement monitoring methodology has been provided as part of the application, e.g., within the site management plan, and ground settlement is unlikely to be a major issue, then use this condition. Note that the assessment provided should be reviewed by someone with suitable experience (e.g., a geotech engineer, geologist, etc.).* *If there is a greater risk of ground settlement / land subsidence, then use the next conditions and delete this one.*
13	a. Prior to the commencement of any dewatering in accordance with Condition (1), the consent holder must install (a) groundwater level observation bore(s) at the most suitable location as determined by a suitably qualified and experienced geotechnical engineer or geologist with experience in dewatering and land settlement [OR] the locations shown on the attached Plan CRC######, which forms part of this resource consent. b. The bore(s) must be installed at (a) suitable point(s) and depth(s) to be able to effectively measure any drawdown of the groundwater table in proximity to building foundations. c. The bores must be installed within [XX] metres of the nearest building(s) at their closest point relative to the excavation, or [XX] metres from the excavation, whichever is lesser.	*Use this and the following conditions if there is a greater risk of ground settlement / land subsidence, and if groundwater level observations are a necessity.* *In general, this condition should have input from a groundwater scientist or geotech engineer and may need to be fine-tuned with their assistance.*

	d. The consent holder must provide Canterbury Regional Council, Attention: Compliance Manager with the details of the location of the bores and their depths, within one week of commencement of installation of the bores.	*Suitable locations of piezometers should, if possible, be determined at application stage.*
14)	The depth to groundwater must be measured in the [XX] monitoring bores installed in accordance with Condition (11) as follows: a. Prior to the commencement of any dewatering activity on the site; and b. At [XX minute / hour] intervals when dewatering is occurring on site, using data loggers. ***Advice Note:*** *The data loggers should be supported by daily manual measurements for calibration purposes.*	*Check with a GW scientist on monitoring frequency.*
15)	Prior to any dewatering works commencing on the site, benchmark surveying points must be identified by a suitably qualified and experienced geotechnical engineer or geologist and installed at the closest suitable point of the [XXXX building] to the excavation.	*The following conditions are required if there is a risk of ground settlement / land subsidence and surveying is recommended by a GW scientist, geotechnical engineer or geologist.*
16)	a. The benchmark surveying points (relative to each other) must be surveyed to an accuracy of +/- [XX] millimetres as follows by a suitably qualified and experienced surveyor: i. Prior to the commencement of any dewatering; ii. Within 24 hours of the commencement of any dewatering; and	*The condition should detail allowable settlement and frequency of surveying.*

	iii. Thereafter once every 24 hours during the first week of the active dewatering period and once every 48 hours for the rest of the dewatering period. b. If a change of [XX] millimetres in the elevation of the two benchmark survey points in Condition (13) is observed, then resurveying of the two benchmarks must occur at least twice per day thereafter.	*Clause (b) provides for an increase in surveying frequency if a certain settlement threshold is reached (e.g., 5mm).*
17)	a. Abstraction of groundwater at the site must cease immediately if the results of the surveying in accordance with Condition (14) indicate: i. A change of [XX] millimetres in the elevation of the two benchmark survey points in Condition (13) from the edge of the excavation pits; and/or ii. If the depth to groundwater recorded in accordance with Condition (12)(b) indicates that the water level has fallen below [XX] metres below the groundwater level recorded in Condition (12)(a). b. The Canterbury Regional Council, Attention: Compliance Manager must be notified within 24 hours of the cessation of the abstraction of groundwater under (a). c. Dewatering rates, depth and methodology must be reviewed following the cessation of the abstraction of groundwater under (a). d. Dewatering must not recommence until: i. A suitably qualified and experienced geotechnical engineer or geologist with experience in dewatering and land settlement has confirmed that any dewatering will not result in further land subsidence or cause damage to nearby buildings or their foundations; and	*This condition required cessation of groundwater abstraction if either the surveying threshold is breached and/or if pumping results in a larger than anticipate drawdown. The condition may require modifications based on whether GW level monitoring and/or surveying is required.* *If this occurs, then the dewatering methodology should be reviewed before it can recommence to ensure no significant land subsidence/settlement occurs that could result in compromising building foundations.*

	ii. Confirmation for the recommencement of the dewatering activity has been received from the Canterbury Regional Council	
	Administration	
18)	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	*Common review condition. May need to be modified.*
19)	If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice Note:*** *'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.*	*Lapse only date required for durations longer than five years. Note there is flexibility for longer lapse dates and these can be entertained for sub-division developments that can take many years to be carried out.*

Conditions Manual

V1

Construction-Phase Stormwater Discharge

Environment Canterbury

How to use the Consents Manual

This conditions manual sets out the standard set of conditions used by Environment Canterbury. The purpose of this manual is to assist consent planners in determining which conditions are appropriate to apply to a consent. To achieve this, each condition is a guidance note stating when it is appropriate to use the condition.

General Conditions

The conditions in this manual are general conditions likely to apply to multiple consents. Many of these conditions protect environment canterbury and set out expectations around the consent. The consent planner should consider the specific subject site and the activity when applying each condition.

Note to users

Users of this Conditions Manual are advised that all conditions of consent should be written in accordance with s108, 108AA and 220 of the Resource Management Act 1991.

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Discharge Onto or Into Land

	Limits	***Guidance***
1)	The activity authorised under this resource consent is limited: a. The discharge of construction-phase stormwater from exposed areas during [description of activity, i.e. excavation] within the site at [legal description and address], as shown on the attached Plan CRC######A, which forms part of this resource consent. b. [The discharge of dewatering water taken in accordance with Resource Consent CRC###### [water permit]]. c. [Concrete]. d. [Cleanfill]. e. [The discharge of contaminants associated with the re-use of contaminated soils].	*This condition defines the 'scope' of the consent. What the activity is and where it is happening.* *Note: Where dewatering of excavations is required, the dewatering water discharge can occur under the construction-phase stormwater resource consent because like the others (dust & water) they are s15 discharges.* *Concrete, cleanfill or re-use of contaminated soils and materials is only required to be added if this is what the applicant is seeking to deposit during the works. Virgin material generally doesn't require a consent.*
2)	Construction-phase stormwater [and dewatering water] must be discharged: a. In accordance with the Erosion and Sediment Control Plan (ESCP) required by Condition (XX) of this resource consent; and b. Onto and/or into land [via soak holes, excavations, bunded area, etc.] at or about map reference NZTM2000 XXXXXXX mE, XXXXXXX mN, labelled as "discharge point[s]" on the attached Plan CRC######B, which forms part of this resource consent.	*Conditions to cover requirements to discharge in accordance with an ESCP and where discharge is being directed to.*

3)	The area of exposed ground must not exceed [##] square metres at any one time.	*For sites with higher risks of erosion and sediment loss, or for large developments where disturbed areas are >2ha, further mitigation that may be appropriate to include as conditions is:* • *A limitation of the total area exposed and/or staging of earthworks.* • *A restriction of the timing of the works, to require works to be undertaken when heavy rain is less likely and ground conditions are move favourable for discharge.*
4)	The works must only occur between September and April. ***Advice Note**: For the purpose of this condition, works means 'construction' or 'earthworks'.*	
	Prior to Commencement of Work	
5)	Prior to the commencement of the activities described in Condition (1), all personnel working on the site must be made aware of and have access to: a. The contents of this resource consent document and all associated erosion and sediment control plans and other discharge treatment methodologies; and b. Resource Consents CRC###### and CRC###### and all associated documents; and c. [*Add any other relevant management plans*]	*All persons operating under consent need to have access to conditions and any documents referred to in conditions as well as related resource consents (e.g. dewatering water take, land use consent to excavate land, dust discharge permit, etc.) and other documents. It is especially important that all sub-contractors be aware of the consent.*

6)	All erosion and sediment control measures detailed in the ESCP required by Condition (XX) of this resource consent must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.	
7)	At least [five / 10] working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.	*Informing ECan is required at least one week (or two weeks for more complex proposals) prior to the commencement of any works on site. This will enable a compliance RMO to schedule a site visit while works are underway to ensure the site is being managed well.* *A site meeting should be held for larger developments (e.g., subdivisions in, near, or discharging to a sensitive environments) or more complex proposals (e.g., high soil erosion risk areas, close proximity to water bodies, works in or near highly sensitive areas (from both a culturally and a bio-physical point of view)). If a site meeting is required, please delete the other condition to serve notice of the commencement of works.*
8)	At least [five / 10] working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.	

		For site meetings, please confirm with the responsible RMO or Tech Leads if unsure whether site meeting is required or not.
	Erosion and Sediment Control	
9)	The discharges authorised under this resource consent must occur in accordance with an ESCP. The ESCP must: a. Detail best practicable sediment control measures that will be implemented to ensure compliance with the conditions of this resource consent; b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: i. Canterbury Regional Council's *Erosion and Sediment Control Toolbox for the Canterbury Region* (ESCT), which can be accessed under http://esccanterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP must provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT; and c. Be signed by an engineer or suitably qualified person with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT or alternative guideline.	*ESCP to be produced in accordance with ECan guidelines.* *If a final or a draft ESCP was provided with the application, these should be reviewed by ECan Compliance staff, if possible. Final ESCPs can be approved and draft ESCPs can be brought to a final stage as part of the consenting process. In those instances, it may be appropriate to include the final ESCP as a plan at the end of the conditions and refer to it under the condition. This condition can then be replaced with the following wording:* ***The discharges authorised under this resource consent must occur in general***

		accordance with the ESCP provided in the attached Schedule CRC##### [if ESCP has several pages or is in report format] / Plan CRC###### [if the ESCP is a standalone construction plan]. ***Note the use of the word 'general' to enable some flexibility.*** *See notes below under condition on submission of ESCP.*
10)	The ESCP must: a. Include a map showing the location of all works; b. Include detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of run-off; c. Detail how best practicable measures are taken to minimise discharges of sediment-laden stormwater run-off beyond the boundaries of the site; d. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT;	*Only use reference to dust under (l) if dust discharges form part of the scope of the consent.*

	e. Detail the methodology for stabilising the site entrance and exit points and any measures employed to prevent off-site tracking of sediment and other materials from the site; f. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; g. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; h. Detail the management of any stockpiled material; i. Detail inspection and maintenance of the sediment control measures; j. Detail sampling procedures and protocols; k. Define the discharge points where stormwater is discharged onto land / infiltrates into land; l. Include a description of dust mitigation to be used and details of best practicable options to be applied to mitigate dust and sediment discharge beyond the site boundary; m. Detail the methodology for stabilising the site if works are paused for more than five working days or abandoned; n. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed; and o. Include measures such as a Chemical Treatment Plan should the use of water treatment chemicals be required. **Advice Note:** *The use of Water treatment chemicals may require additional consent under section 15 of the Resource Management Act.*	More for consents that may be discharging to surface water so can exclude if to ground or only minor works Th Only add advice note if applicant does not have a s15 consent or if they have not applied for flocculant use under their s15
11)	a. The ESCP must be submitted to the Canterbury Regional Council, Attention: Compliance Manager, after the commencement of the resource consent and at least 10 working days prior to works	*ESCP to be provided to ECan to allow for checks against conditions and ESCT.*

	commencing, for approval that it complies with the ESCT and the conditions of this resource consent. b. The discharge must not commence until approval has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition (9)(b)(ii), and the conditions of this resource consent. c. Notwithstanding Condition (11)(a), if the ESCP has not been reviewed and/or approved within ten working days of the Compliance Manager receiving the ESCP, the discharge may commence.	*If a final or a draft ESCP was provided with the application, and this plan was approved as part of the processing, this condition can be deleted. Amendments to the ESCP can be done under the following condition. See comment above re alternative condition in this instance.*
12)	The ESCP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and must not result in reduced discharge quality; and b. For the purpose of applying best practicable measures to mitigate [dust and] sediment transport off-site; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, prior to any amendment being implemented.	***Allows for amendments to be made to ESCT and avoids need for changes to consent conditions. This is the part of the consent that can be adaptive, rather than the consent conditions, which should specify limits.*** *Only use 'dust' under clause (b) if dust discharges form part of the scope of the consent.*
13)	Erosion and sediment control measures must be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment must be removed, and repairs made, as necessary, to ensure effective functioning of measures and devices. Records of any inspections must be kept and provided to the Canterbury Regional Council on request.	

14)	If the consent holder abandons work on-site, or pauses works for more than five working days, adequate preventative and remedial measures must be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures must be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.	
	During Works	
15)	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to minimise the potential for sediment-laden stormwater runoff to be generated; b. Prevent soil erosion as a result of stormwater runoff generated from the works area; c. Avoid placing excavated material in a position where it may become entrained in stormwater runoff and discharged to: i. Any surface water body; ii. Any neighbouring site; and/or iii. The [Territorial Authority's] reticulated stormwater network.	***General good management practices to be in place during site works to minimise potential for sediment to become entrained in stormwater runoff***
16)	a. Tracking of material off-site during the works must be avoided at all times. b. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.	
	Monitoring	

17)	a. During works and when a discharge of construction-phase stormwater [and/or dewatering water] is occurring, the stormwater runoff generated during the rainfall and flowing towards the discharge points into land must be visually assessed for: i. Any sheen of oil or grease or discoloration (other than discolouration from sediment); and ii. Any sludge or emulsion; and b. Observations must be photographed and recorded; and c. Records of visual assessments including photographs must be kept and provided to Canterbury Regional Council on request.	***Note that for discharges into land, TSS monitoring conditions are NOT required as sediment is not a contaminant of concern when it comes to groundwater. It will filter naturally at the point of discharge and is unlikely to migrate to the groundwater environment***
	Discovery of Contaminated Soils or Materials	
18)	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: a. Earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. Diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c. Notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery;	

	d. Earthworks within ten metres of discovered contaminant soil or material must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager that continuing works does not represent a significant risk to the environment; e. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.	
	Stockpiling of Contaminated Material/Soil	
19)	Stockpiling of contaminated material or soils must be avoided where possible. In the event that temporary stockpiling of suspected contaminated or contaminated material is required, then the contaminated material stockpiles must be managed as below: a. Stockpiled contaminated material or soils must be kept separate from uncontaminated excavated soils stockpiles and any virgin aggregate or other material also stockpiled on-site; and b. Stockpiled contaminated material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and c. Stockpiled contaminated material must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and	***For contaminated or potentially contaminated sites where stockpiling is likely to occur, or for non-contaminated or remediated sites where there is a possibility of discovery of contaminated material, further mitigation that may be appropriate to include in relation to stockpile management. If unsure, please discuss the necessity of this condition with the scientists and Compliance staff.***

	e. If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with plastic sheeting or a suitable material such as clean topsoil, or otherwise stabilised, to prevent stormwater runoff coming into contact with contaminated material. ***Advice Note:*** *For the purpose of this condition, temporary stockpiling means material being stockpiled for no longer than the overall construction period or the stage of construction if construction occurs in stages, whichever is the shorter period, and only for as long as reasonably necessary. The overall requirement to avoid, where possible, the stockpiling of contaminated material or soils prevails.*	
	Spills	
20)	All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of: i. Open excavations; ii. Exposed groundwater; iii. Surface water bodies; or iv. Stormwater devices.	*Common spill condition to manage spills from machinery.*

	b. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times. c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a reoccurrence; d. The Canterbury Regional Council, Attention: Compliance Manager, must be informed within 24 hours of a spill event exceeding five litres and the following information provided: i. The date, , time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.	
	Upon Completion of Works	
21)	Erosion and sediment control measures must not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning of the measures must be undertaken in the following order: a. All disturbed areas must be stabilised and/or re-vegetated as soon as practicable following completion of the works;	

	b. Any visible debris, litter, sediment and hydrocarbons must be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures must be removed. ***Advice Note:*** *The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.*	
22)	Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site must be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed must be disposed of at a suitable facility.	
	Administration	
23)	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of:	*Common review condition. May need to be modified.*

	a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	
24)	If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice Note:*** *'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.*	*Lapse only date required for durations longer than five years. Note there is flexibility for longer lapse dates and these can be entertained for sub-division developments that can take many years to be carried out.*

Discharge Into Surface Water

	Limits	Comments
1)	The activity authorised under this resource consent is limited to: a. The discharge of construction phase stormwater from exposed areas during [description of activity, i.e. excavation] within the site at [legal description and address], as shown on the attached Plan CRC######A, which forms part of this resource consent. b. [The discharge of dewatering water taken in accordance with Resource Consent [water permit]]. c. [The discharge of residues of water treatment chemicals used to reduce the sediment load in construction-phase stormwater [and dewatering water] discharged from the site shown on the attached Plan CRC######A]	*What the activity is and where it is happening.* *For WTC use and discharges, see additional conditions at the end of this document.* ***Note:** Where dewatering of excavations is required, the dewatering water discharge can be bundled with the construction-phase stormwater discharge activity and authorised under one discharge permit.*
2)	Construction phase stormwater [and dewatering water] must be discharged:	*Conditions to cover where discharge is being directed to, i.e. the receiving water body.*

	a. In accordance with the erosion and sediment control plan required by Condition (XX) of this resource consent; and b. [In accordance with a dewatering management plan] c. To [water body] [via reticulated network name] at or about map reference NZTM2000 XXXXXXX, labelled as "discharge point[s]" on Plan CRC######B; and d. At a rate not exceeding [##] litres per second.	*Depending on the sensitivity of the receiving environment, the rate of discharge should be limited to ensure there is no significant increase in flow in the water body that creates a flood risk. A rate of discharge is also required if dewatering water is discharged under the discharge permit; note that the dewatering component can be separated out into a standalone condition if this can be managed separately to the stormwater.* ***Note:*** *For all discharges that are conveyed by a reticulated network, written approval is needed from the network owner (e.g. the Territorial Authority). A TA may not provide written permission under Rule 5.93A of the LWRP with regard to the quality aspect of the discharge; however, the discharge may still be conveyed by the reticulated network (i.e. the quantity aspect), but this requires confirmation from the TA. Quantity can be an issue especially where the network does not have the required capacity to accommodate e.g. a*

		large rate of dewatering water. The approval needs to be provided prior to finalising the s42A report. In some cases, a TA may ask to see the draft recommended conditions prior to giving approval, which is fine as long as the conditions are co-signed by the TA. *For sensitive environments, consider specifically citing e.g. the requirement to discharge via a SRP if proposed as key mitigation in the ESCP*
3)	The discharge must not at any time: a. Have a concentration of Total Suspended Solids (TSS) exceeding [##] milligrams per litre; b. [Have a concentration of contaminants above the trigger limits described in Condition (x)]; and c. Result in [water body, stream, river, …] in: i. The production of any oil or grease films; ii. The production of any floatable or suspended materials; iii. The production any sludge or emulsion deposited on the bed; and iv. [A change in visual clarity of more than [XX] percent.] v. [Any of the contaminant trigger levels described under Condition (XX).]	*The **TSS limit** [##] applies to the concentration of sediment in the discharge prior to discharge into a waterbody or the reticulated network. TSS is the concentration of particles that are larger than 2 microns found in the water column (discharge). Anything smaller than 2 microns is considered dissolved. TSS is not directly related to water quality as some streams may have naturally high TSS but clear water. However, this is very rare for areas undergoing sub-division development*

		and it is considered an accurate and enforceable measure that is tested in the lab and hence easily enforced. *The limits imposed under (a) should be discussed with a Surface Water Scientist, but they should also be realistic. While the LWRP provides permitted activity limits of 50 mg/L ors 100 mg/L (note that 1 mg/L = 1 g/m^3 = 1 ppm), requiring the consent holder to meet the permitted activity limits on a resource consent may compromise the enforceability of the entire resource consent. Discuss with the activity champion or a Principal/reviewer if there are any issues or if a permitted activity limit is recommended by a scientist and the applicant pushes back on this.* *A **change in visual clarity** or turbidity should be included only if the discharge is directly to a surface water body and upstream samples can be taken. This will not be possible for discharges to a reticulated network. Discuss percentage with a SW scientist.*

		Water clarity is a physical characteristic defined by how clear or transparent water is. It is determined by the depth that sunlight penetrates in water. The further light can reach, the higher the water clarity. It is typically measured with a water clarity tube or Secchi disk tool at fixed upstream and downstream sites with the percentage difference being calculated between the two. Turbidity is an optical determination of water clarity measured by a Nephelometer and is based on the amount of light scattered by particles in the water column. It is not a direct measure of water clarity or TSS, although it can be if a site-specific relationship has been established for the sediment discharging from the consented location. The more particles that are present, the more light that will be scattered. It is typically measured in NTU's, or Nephelometer Turbidity Units. *The choice of measure will depend on the nature of the waterbody. A water clarity tube is the simplest, cheapest and most practical form of measurement but care*

		needs to be taken to ensure it is done in a consistent and robust way. When a waterbody already has poor water clarity, a change can be difficult to notice using a water clarity tube. In this case turbidity is a more appropriate measure and can be measured in real-time and logged using a Nephelometer if necessary. *Discharges from **contaminated site** may require further limits to be set for contaminants of concern. Please refer to the additional conditions below for further information.*
4)	The area of exposed ground must not exceed [##] square metres at any one time.	*For sites with higher risks of erosion and sediment loss, further mitigation that may be appropriate to include as conditions is:* A limitation of the total area exposed and/or staging of earthworks. • *A restriction of the timing of the works, to require works to be undertaken when heavy rain is less likely.*
5)	The works must only occur between September and April. ***Advice Note**: For the purpose of this resource consent, works means 'construction' or 'earthworks'.*	
	Prior to Commencement of Works	

6)	Prior to the commencement of the activities described in Condition (1), all personnel working on the site must be made aware of and have access to: a. The contents of this resource consent document and all associated erosion and sediment control plans and other discharge treatment methodologies; and b. Resource Consents CRC###### and CRC###### and all associated documents; and c. [*Add any other relevant management plans*]	*All persons operating under consent, especially any sub-contractors, need to have access to conditions and any documents referred to in conditions as well as related resource consents (e.g. dewatering water take, land use consent to excavate land, dust discharge permit, etc.) and other documents.*
7)	All erosion and sediment control measures detailed in the ESCP required by Condition (XX) of this resource consent must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.	
8)	At least [five / 10] working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.	*Informing ECan is required at least one week (or two weeks for more complex proposals) prior to the commencement of any works on site. This will enable a compliance RMO to schedule a site visit while works are underway to ensure the site is being managed well.*
9)	At least [five / 10] working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting:	

	a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and g. Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.	*A site meeting should be held for larger developments (e.g., subdivisions in, near, or discharging to a sensitive environments) or more complex proposals (e.g., high soil erosion risk areas, close proximity to water bodies, works in or near highly sensitive areas (from both a culturally and a bio-physical point of view)). If a site meeting is required, please delete the other condition to serve notice of the commencement of works.* *For site meetings, please confirm with the responsible RMO or Tech Leads if unsure whether site meeting is required or not.*
	Erosion and Sediment Control	
10)	The discharges authorised under this resource consent must occur in accordance with an ESCP. The ESCP must: a. Detail best practicable sediment control measures that will be implemented to ensure compliance with the conditions of this resource consent;	*ESCP to be produced in accordance with ECan guidelines.*

	b. Be prepared by a suitably qualified person with experience in erosion and sediment control in accordance with: i. Canterbury Regional Council's *Erosion and Sediment Control Toolbox for the Canterbury Region* (ESCT), which can be accessed under http://esccanterbury.co.nz/; or ii. An equivalent industry guideline. If an alternative guideline is used, the ESCP must provide details of the relevant alternative methods used and an explanation of why they are more appropriate than the ESCT; and c. Be signed by an engineer or suitably qualified person with experience in erosion and sediment control, confirming that the erosion and sediment control measures for the site are appropriately sized and located in accordance with the ESCT or alternative guideline.	*If a final or a draft ESCP was provided with the application, these should be reviewed by ECan Compliance staff, if possible. Final ESCPs can be approved and draft ESCPs can be brought to a final stage as part of the consenting process. In those instances, it may be appropriate to include the final ESCP as a plan at the end of the conditions and refer to it under the condition. This condition can then be replaced with the following wording:* ***The discharges authorised under this resource consent must occur in accordance with the ESCP provided in the attached Schedule CRC##### [if ESCP has several pages or is in report format] / Plan CRC###### [if the ESCP is a standalone construction plan].*** *See notes below under condition on submission of ESCP.*

11)	The ESCP must: a. Include a map showing the location of all works; b. Detailed plans showing the location of sediment control measures, on-site catchment boundaries, and sources of runoff; c. Detail how best practicable measures are taken to minimise discharges of sediment-laden stormwater run-off beyond the boundaries of the site; d. Include a confirmation that the erosion and sediment control devices have been sized appropriately in accordance with the ESCT; e. Include drawings and specifications of designated sediment control measures, if these are not designed and installed in accordance with the ESCT; f. Detail the methodology for stabilising the site entrance and exit points and any measures employed to prevent off-site tracking of sediment and other materials from the site; g. Include a programme of works, including a proposed timeframe for each stage of the works and the earthworks methodology; h. Detail the management of any stockpiled material; i. Detail inspection and maintenance of the sediment control measures; j. Detail sampling procedures and protocols; k. Define the discharge points where stormwater is discharged to [water body]; l. Include a description of dust mitigation to be used and details of best practicable options to be applied to mitigate dust and sediment discharge beyond the site boundary; m. Detail the methodology for stabilising the site if works are paused for more than five working days or abandoned; and n. Detail the methodology for stabilising the site and appropriate decommissioning of all erosion and sediment control measures after works have been completed.	*Requirements of ESCP. Can specify additional measures or remove other measures as appropriate.*

		Only use reference to dust under (l) if dust discharges form part of the scope of the consent.
12)	a. The ESCP must be submitted to the Canterbury Regional Council, Attention: Compliance Manager, after the commencement of the resource consent and at least 10 working days prior to works commencing, for approval that it complies with the conditions of this resource consent. b. The works must not commence until approval has been received from the Canterbury Regional Council that the ESCP is consistent with the ESCT or equivalent industry guideline as per the requirements under Condition (10)(b)(ii), and the conditions of this resource consent. c. Notwithstanding Condition (12)(a), if the ESCP has not been reviewed and/or approved within ten working days of the Compliance Manager receiving the ESCP, the works may commence.	*ESCP to be provided to ECan to allow for checks against conditions and ESCT.* *If a final or a draft ESCP was provided with the application, and this plan was approved as part of the processing, this condition can be deleted. Amendments to the ESCP can be done under the following condition. See comment above re alternative condition in this instance.* *Date of submission should align with any other –pre commencement timeframes conditioned.*
13)	The ESCP may be amended at any time. Any amendments must be: a. Only for the purpose of improving the efficacy of the erosion and sediment control measures and must not result in reduced discharge quality; and	***Allows for amendments to be made to ESCT and avoids need for changes to consent conditions.***

	b. For the purpose of applying best practicable measures to mitigate [dust and] sediment transport off-site; c. Consistent with the conditions of this resource consent; and d. Submitted in writing to the Canterbury Regional Council, Attention: Compliance Manager, prior to any amendment being implemented.	*Only use 'dust' under clause (b) if dust discharges form part of the scope of the consent.*
14)	Erosion and sediment control measures must be inspected at least once per day, as well as following any rainfall event that results in more than five millimetres of rainfall at the site. Any accumulated sediment must be removed, and repairs made as necessary, to ensure effective functioning of measures and devices. Records of any inspections must be kept and provided to the Canterbury Regional Council on request.	
15)	If the consent holder abandons work on-site, or pauses works for more than five working days, adequate preventative and remedial measures must be taken to control sediment discharged from exposed or unconsolidated surfaces. These measures must be maintained for so long as necessary to prevent sediment discharges from the earth worked areas.	
	During Works	
16)	All practicable measures must be taken to: a. Minimise soil disturbance to that necessary to minimise the potential for sediment-laden stormwater runoff to be generated;	***General good management practices to be in place during site works to minimise potential for sediment to***

	b. Prevent soil erosion as a result of stormwater runoff generated from the works area; c. d. Avoid placing excavated material in a position where it may become entrained in stormwater runoff and discharged to: i. Any surface water body; ii. Any neighbouring site; and/or iii. The [Territorial Authority's] reticulated stormwater network.	***become entrained in stormwater runoff***
17)	a. Tracking of material off-site during the works must be avoided at all times. b. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.	
	Sampling and Monitoring	
18)	a. During works and when a discharge of construction-phase stormwater [and/or dewatering water] is occurring, the discharge point into [waterbody] must be visually assessed for: i. Any sheen of oil or grease or discoloration on the surface of [water body]; ii. Any sludge or emulsion deposited beneath the surface of [water water]; and iii. Any change in water clarity in [water body]. b. Observations must be photographed and recorded at least [once/twice] per day; and c. Records of visual assessments including photographs must be kept and provided to Canterbury Regional Council on request.	*Observations required to determine quality of discharge into surface water.* *If the discharge is via the reticulated network, the TSS limit should be met at the point of entry into the network.*

19)	If the visual assessment and observations undertaken in accordance with Condition (18) indicate a decrease in visual clarity at the point of discharge to [water body / reticulated stormwater network], water quality monitoring must be undertaken to ensure compliance with Condition (3) in accordance with either: a. Condition (18); or b. A method provided for under Condition (20).	*If problem observed, immediate monitoring should be undertaken.*
20)	a. Prior to the discharge of construction-phase stormwater [and/or dewatering water] in accordance with Condition (2) of this resource consent, a set of laboratory calibrated samples must be made up in clear bottles containing the following concentrations of TSS: i. 50 milligrams per litre; ii. 75 milligrams per litre; iii. 100 milligrams per litre; iv. 150 milligrams per litre; v. […]. b. The calibrated samples must be: i. Prepared using representative soil samples from the site and then calibrated by a suitable laboratory to the unique combination of soil types at the site and the TSS concentrations detailed under (a); and ii. Be replaced by a newly prepared sample every six months. c. The set of calibrated samples must be held on site. d. Records of the laboratory calibration, including records of replacement samples prepared must be kept and provided to Canterbury Regional Council on request.	*This method is helpful for discharges to a piped network (e.g. via roadside sump) or to ensure that the discharge quality meets the plan requirements. Note that the discharge to a piped network cannot be assessed against a change in clarity in the receiving water body as there will be mixing with other stormwater in the network. Therefore, the relevant water quality standard should be met at the entry point into the network.* *If calibrated samples are used, there is a need to consider the trigger on the consent above and what concentrations the samples need to be compared to. E.g. if the trigger is 50 mg/L, the benchmark samples should have one bottle with a*

	Advice Note: *When shaken, the calibrated samples will provide a benchmark to enable visual comparison with the discharge samples required to be taken under Conditions (19) against the TSS limit set under Condition (3)(a).*	*lower and one with higher TSS concentration to enable comparison on whether or not the grab sample is at, above or below the limit.* *This method should also be used for direct discharges to a water body to determine whether or not the treatment is effective.* *Note that visual assessment of the difference between 50 g/m3 and 75 g/m3 is difficult. If the receiving environments is particularly sensitive, consider alternative discharge monitoring.* *If the discharge is directly to a water body, a clarity tube, turbidity meter or other approved and calibrated device can be used to determine the change in clarity between upstream and downstream of the discharge point (see Condition (26) below).*

21)	During the construction [or dewatering] period, samples of construction-phase stormwater [and/or dewatering water] must be: a. Taken by a suitably qualified person and in accordance with best practicable sampling methodology; b. Collected in clean containers at the end of the [sediment treatment system/device / stormwater detention basin / baffle tank / or other method used to treat the construction-phase stormwater/dewatering water] prior to the discharge into [water body] [or the reticulated stormwater network]; c. For construction-phase stormwater, collected once the discharge to [water body] [or the reticulated stormwater network] has commenced and hourly thereafter until cessation of the rainfall event; d. For dewatering water, collected one, two, four, and 24 hours after the discharge into [water body] [or the reticulated stormwater network] has commenced, and once per day thereafter if discharge exceeds one working day; and e. Visually compared to the calibrated samples prepared in accordance with Condition (20).	*This condition follows on from the sample preparation condition and provides guidance as to how sampling of the discharge during construction/dewatering is to be conducted (i.e. how, where and when).* *The discharge samples taken in accordance with this condition can then be compared to the (calibrated) benchmark samples to enable a quick and easy visual comparison as to whether the discharge meets required discharge quality.*
22)	A water quality meter or any other recognised measuring device to measure concentration of TSS or turbidity may be used to determine the concentration of TSS in the discharge, provided the water quality sampling is undertaken by a suitably qualified person with water quality sampling experience and the water quality meter or recognized measuring device is: a. Used in accordance with the manufacturer manual specific to the device used; b. Calibrated to the unique combination of soil types and environmental conditions found on the site; and c. Used in general accordance with the Erosion and Sediment Control Toolbox for Canterbury (2017).	*TSS meters can give different readings for different soil types, and therefore need to be calibrated to the soil type found at the site.*

23)	If it becomes apparent at any stage during water quality monitoring detailed in Conditions (19) and/or (20) that a TSS concentration of [##] milligrams per litre in the discharge will not, or is unlikely to be achieved, or if the visual assessment and observations undertaken in accordance with Condition (18) indicate a sheen of oil or grease or discoloration, or any sludge or emulsion below the water surface, then: a. The discharge must cease immediately; b. The discharge can only recommence once amendments have been made to the treatment process such that: i. A TSS concentration of [##] milligrams per litre in the treated discharge is achieved; or ii. [The discharge does not result in a change in visual clarity in the receiving water body of more than [XX] percent in accordance with Condition 3(b)(iv) as determined in accordance with Condition 22;] and iii. The source of the sheen of oil or grease, discoloration, or any sludge or emulsion below the water surface, has been removed.	*[##] This should be the same as under Condition (3)(a) above.* *Note that water clarity under (b)(ii) is only required to be measured if an upstream and downstream sample can be taken. This will not be possible for discharges directly to a piped stormwater network; in these instances, delete clause (b)(ii).* *If water clarity clause is used, advice on downstream sampling point should be obtained from surface water science. TSS should be measured at the point of discharge into waterbody or point the discharge leaves the site if into network. If a turbidity measure is used sub-condition a. should be amended to reflect this. This sampling is only required if a decrease in water clarity is observed, because the discharge will only occur during rainfall events it is not possible to require sampling at a set frequency. It may be necessary to include monitoring for hydrocarbons in this condition also. Advice from surface water science on*

		how to monitor these contaminants should be obtained. *Note: TSS concentration dependent on receiving water body.*
24)	a. For the purposes of observing compliance with Condition (3)(b)(iv) of this resource consent, monitoring of [water body] of each direct discharge into [water body] or where a discharge emanates into [water body] must occur using a recognised method to measure visual clarity. b. The monitoring must be carried out at locations: i. [XX] metres upstream of the (most upstream) discharge location; and ii. [XX] metres downstream of each discharge location; c. The monitoring must be carried out at a frequency of: i. At least twice per day when discharges occur via pumping; and	*This condition should be used to measure visual clarity when a discharge is directly to a surface water body and can replace or be in addition to the TSS discharge sampling conditions above.* *Note that water clarity should only be measured if an upstream and downstream sample can be taken. This will not be possible for discharges directly*

	ii. When practicable during or immediately following a rainfall event when either the intensity is equal to or greater than five millimetres per hour or 10 millimetres or greater rainfall depth occurs in a 24-hour period. d. Records of the monitoring must be kept and provided to the Canterbury Regional Council on request. e. Advising any observed non-compliance with Condition (3)(c) to the Canterbury Regional Council, Attention: Compliance Manager, with two working days, and advising of the actions taken and measures to be undertaken to prevent a recurrence. ***Advice note:*** *Water clarity can be measured using a Stream Health Monitoring and Assessment Kit (SHMAK) clarity tube, a Secchi Disk, or a Nephelometer provided a site-specific relationship has been established between the Nephelometer Turbidity Units (NTU) and the soils and site-specific conditions at the consented location.*	*to a piped stormwater network; in these instances, delete this condition.* *Clarity tube measurements should occur upstream and downstream of the discharge point(s). Upstream locations are generally between 5 and 10 metres upstream of the discharge point. If there is more than one discharge location, the measurement should be upstream of the most upstream point.* *For the distances of where the clarity measurements must occur downstream, refer to Schedule 5 (Mixing Zones) of the LWRP, and confirm adequacy of both measuring points with a surface water scientist.*
25)	**[ADDITIONAL SAMPLING CONDITIONS]**	***Additional sampling conditions may be required following the advice of a SW scientist or Contaminated Land expert, e.g., if the site is a HAIL site and soils and/or groundwater are contaminated. These need to be included here. See additional conditions below in this document for further details.***

	Discovery of Contaminated Soils or Materials	
26)	In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps: a. Earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. All practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: i. Diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. Minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c. Notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, within 24 hours of the discovery; d. Earthworks within ten metres of discovered contaminant soil or material must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager that continuing works does not represent a significant risk to the environment; e. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.	
	Stockpiling of Contaminated Material/Soil	

27)	Stockpiling of contaminated material or soils must be avoided where possible. In the event that temporary stockpiling of suspected contaminated or contaminated material is required, then the contaminated material stockpiles must be managed as below: a. Stockpiled contaminated material or soils must be kept separate from uncontaminated excavated soils stockpiles and any virgin aggregate or other material also stockpiled on-site; and b. Stockpiled contaminated material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and c. Stockpiled contaminated material must include a perimeter bund or berm installed to prevent runoff leaving the area and stormwater from other areas entering the stockpile area; and d. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and e. If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with plastic sheeting or a suitable material such as clean topsoil, or otherwise stabilised, to prevent stormwater runoff coming into contact with contaminated material. ***Advice Note:*** *For the purpose of this condition, temporary stockpiling means material being stockpiled for no longer than the overall construction period or the stage of construction if construction occurs in stages, whichever is the shorter period, and only for as long as reasonably necessary. The overall requirement to avoid, where possible, the stockpiling of contaminated material or soils prevails.*	*For contaminated or potentially contaminated sites where stockpiling is likely to occur, or for non-contaminated or remediated sites where there is a possibility of discovery of contaminated material, further mitigation that may be appropriate to include in relation to stockpile management. If unsure, please discuss the necessity of this condition with the scientists and Compliance staff.*

	Spills	
28)	All practicable **measures** must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include: a. Refuelling of machinery and vehicles must not occur within 20 metres of i. Open excavations; ii. Exposed groundwater; and iii. Surface water bodies; b. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times. c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, the stormwater system must be inspected and cleaned, and measures taken to prevent a recurrence; d. The Canterbury Regional Council, Attention: Compliance Manager, must be informed within 24 hours of a spill event and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence.	*Common spill condition to manage spills from machinery.*

	Upon Completion of Works	
29)	Erosion and sediment control measures must not be decommissioned until the site is stabilised and the stormwater system for the developed site is functioning. Decommissioning of the measures must be undertaken in the following order: a. All disturbed areas must be stabilised and/or re-vegetated as soon as practicable following completion of the works; b. Any visible debris, litter, sediment and hydrocarbons must be removed from all sediment control measures and disposed at a suitable facility; and c. Erosion and sediment control measures must be removed. ***Advice Note:*** *The use of polymers for site stabilisation purposes, including those forming a component of hydro-seeding formulas, may require separate authorisations under the Resource Management Act 1991. Further, polymers are not considered a long-term or permanent stabilisation technique and may require repeated application to ensure the site remains stabilised.*	
30)	Upon completion of works and the removal of erosion and sediment control measures, any visible sediment accumulated on impervious surfaces within or immediately adjacent to the works site must be removed to minimise the risk of sediment becoming entrained in stormwater. All sediment removed must be disposed of at a suitable facility.	
	Administration	

31)	The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of: a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	*Common review condition. May need to be modified.*
32)	If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. ***Advice Note:*** *'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.*	*Lapse only date required for durations longer than five years. Note there is flexibility for longer lapse dates and these can be entertained for sub-division developments that can take many years to be carried out.*

Examples of Additional Sampling Conditions

XX	Prior to the commencement of any construction-phase stormwater [and/or dewatering water], a Suitably Qualified Experienced Practitioner (SQEP) must be	Examples of conditions which can be used for condition (25) above.

	engaged to undertake the sampling and assessments required under conditions (XX) to (XX).	
XX	Representative samples of construction-phase stormwater [and/or dewatering water] must be collected by a suitably qualified person and in accordance with best practicable sampling methodology: a. Prior to the commencement of any discharge of construction-phase stormwater [and/or dewatering water] occurring to [water body] [via reticulated network name]; and b. Once within every [*24 hours*] after the commencement of the discharge for the duration of the works/dewatering activity.	
XX	a. All practicable steps must be taken to provide the samples taken in accordance with Condition (XX [*condition above*]) for an expedited analysis to an International Accreditation New Zealand (IANZ) accredited laboratory, or a laboratory accredited by an organisation with a mutual agreement with IANZ, within 24 hours of the samples being taken. b. The samples must be analysed for the following [e.g., *dissolved/total heavy metals / aromatic hydrocarbon contaminants / other toxicants*]: i. Contaminant 1; ii. Contaminant 2; iii. Contaminant 3; and iv. ….; and c. The analysis results must be forwarded directly to Canterbury Regional Council, Attention: Compliance Manager and Attention: Team Leader Contaminated Sites (via Contaminated.Land@ecan.govt.nz) within 24 hours of receipt of samples for testing.	

XX

a. The discharge of construction-phase stormwater [and/or dewatering water] must not commence if the analysis of the sampling required by Condition (XX)(a) [*i.e. testing prior to commencement of discharge*] indicate that the following contamination trigger levels have been exceeded:

Determinant	**Trigger Value**
Contaminant 1	XXX milligrams per litre
Contaminant 2	XXX milligrams per litre
Contaminant 3	XXX milligrams per litre
…	…

b. If the analysis of the sampling required by Condition (XX)(b) [*i.e. regular (24-hourly) testing during discharge*] indicates that trigger values for any contaminants listed under (a) have been exceeded, then the discharge of construction-phase stormwater [and/or dewatering water] must cease immediately and must only recommence after the SQEP and the Canterbury Regional Council have confirmed that the necessary amendments to the treatment process have been implemented to ensure that compliance with the trigger values listed under (a) can be achieved.

Advice Note: *Trigger levels for [Contaminant 1, Contaminant 2, Contaminant 3,*

	…] are based on ANZECC guidelines for protection of 90 percent of species, with [no / tenfold / twentyfold] dilution allowed for in the receiving water body. ***Advice Note:** Non-compliance with the trigger limits set out above may result in construction-phase stormwater [and/or dewatering water] having to be removed from the site via a sucker truck or discharged directly to the [Territorial Authority's] reticulated trade waste / wastewater network. Note that approval is required from [Territorial Authority] for the discharge into the reticulated trade waste / wastewater network.*	
XX	a. The consent holder must also submit laboratory results for all water quality samples collected as per Condition (XX) to (XX) to the Canterbury Regional Council, Attention: ComplianceWaterQuality@ecan.govt.nz, within five working days of the laboratory results being reported to the consent holder. b. The data must be provided in a format suitable for electronic upload to the Council's water quality database. ***Advice Note:** For the purpose of this condition, a suitable format means an Extensible Markup Language (.XML) file that can be ingested by the Canterbury Regional Council's Hilltop Software. If the laboratory results are not available in this file format, please contact the Canterbury Regional Council via ComplianceWaterQuality@ecan.govt.nz to discuss alternative file formats.*	

For Discharges of Water Treatment Chemicals

XX	#. Residues of water treatment chemicals used to reduce the sediment load in construction-phase stormwater [and dewatering water] discharged from the site shown on the attached Plan CRC######.	Include this condition / limit under condition (1) of the discharge permit.

XX	#. Measures such as a Chemical Treatment Plan should the use of water treatment chemicals be required;	Include this condition under condition (5) if using the discharge to land set, or condition (6) if using the discharge to water set.

	Water Treatment Chemicals Use	
XX	a. Prior to the commissioning of any chemical treatment of construction-phase stormwater and/or dewatering water, a Chemical Treatment Plan (CTP) must be provided to the Canterbury Regional Council, Attention: Compliance Manager, for approval that it complies with the Erosion and Sediment Control Toolbox for Canterbury (2017); b. The CTP must include, but not be limited to, the following information: i. Consideration of a broad range of water treatment chemicals available and appropriate for local site and soil conditions. ii. Bench testing requirements to determine the optimal dosing rates of treatment chemicals, including: i. Details of optimum dosage (including assumptions); and ii. Results of the initial bench testing trials to show the water treatment chemicals that are most effective for the site soil conditions. iii. Specific design details of the water treatment chemical application system; iv. Monitoring (including but not limited to the pH and the aluminium [OR other active ingredient] content of the discharged water and any necessary laboratory testing of the samples), maintenance (including post-storm) and contingency programme (including a record sheet); v. Procedure for the onsite storage and transport of water treatment chemicals; and vi. A spill contingency plan. c. The CTP may be amended at any time. Any amendments to the CTP must be provided to the Canterbury Regional Council, Attention: Compliance Manager, in writing prior to implementation.	
XX	The discharge of water treatment chemical residues specified in Condition (1)(#) of this resource consent must not commence until approval has been	

	received from the Canterbury Regional Council that the CTP is consistent with the ESCT and the conditions of this resource consent.	
XX	Following approval by the Canterbury Regional Council, water treatment chemicals must be applied in accordance with product specifications and the methods described in the CTP prepared for the site and as agreed by Canterbury Regional Council Compliance Manager.	
	Upon Completion of Works	
XX	[Add the following advice note to condition that states that *"…* Any visible debris, litter, sediment and hydrocarbons must be removed from all sediment control measures and disposed at a suitable facility"] ***Advice Note:*** *Following the use of water treatment chemicals, any sediment accumulated in sediment control devices may be considered contaminated material and is unlikely to meet the definition of cleanfill. Redepositing this material within the site may require additional authorisations under the Resource Management Act 1991, and therefore should be disposed at a suitable facility authorised to take this material.*	

Drinking Water Protection Zones Pollution Event Conditions:

XX	Condition	Explanation
	Should an event occur (for example the spillage of chemicals) that in itself or in combination with another event (for example, an unusually heavy rainfall) occur that may have a significant adverse effect on the quality of the water at the abstraction point registered water supply [supply identity as per Taumata Arowai]; the consent holder must notify, as soon as is reasonably practicable: a. the owner and operator of the registered water supply [supply identity as per Taumata Arowai]; and b. the Canterbury Regional Council, Attention: Compliance Manager, via ecinfo@govt.ac.nz.	**Include when the property, or part of the property, is located within a community drinking water protection zone. The identity/registration number can be found on Ecan maps or on the Water Service Authority (Taumata Arowai) website. Applies to discharges within proximity to a water supplier that supplies no fewer than 25 people for no fewer than 60 days per year.**

Applicant	Carter Group Limited
Pre-Application number	RMA270071
Meeting date	17 July 2026
Location	Environment Canterbury, 200 Tuam Street
Participants	**Applicant attendees: Jono Begg (Inovo), Claire Deng (Inovo), Julia O'Brien (Carter Group) and Tim Carter (Carter Group)** **CRC attendees: Amy Wells, Victoria Kingsbury, Anna Stewart, Wanda Kingma**

Thank you for providing Canterbury Regional Council (CRC) notice under section 29(1)(aa) of the Fast-track Approvals Act (FTAA) on 2 July 2026. Section 29(1A) states that CRC have 20 working days in which to respond to this notice. Please consider this has CRC's response to that notification.

For completeness, CRC notes that a meeting was held on 17 July and only high level detail of the proposal was provided as part of the formal notification. CRC's feedback on this information is captured below.

INTRODUCTION

Carter Group Limited (the applicant) sought a meeting with Canterbury Regional Council (CRC) to discuss the potential to use the Fast-track Approval Act (FTAA) for Rolleston West Residential Development now referred to by the applicant as Westhaven. The project is listed on Schedule 2 of the FTAA and so the applicant is not seeking referral.

Fast-track Act Consenting:

Under section 29(1)(aa) of the FTAA, the applicant is required to notify the relevant authorities.

This pre-application meeting forms part of this consultation and outlines the process going forward.

Westhaven Project:

Specifically, the applicant sought advice relating to a comprehensively planned urban extension to the west of Rolleston. As CRC understand it, Carter Group Limited is proposing to develop approximately 295.9 hectares located west of Rolleston. Stage 1 has received subdivision and land use resource consent from Selwyn District Council (SDC) for the development of approximately 32.4 ha within the Skellerup Block. Stage 1 has also received construction phase stormwater discharge consent from CRC with the operational phase in process.

The proposal involves approximately 5,000 residential dwellings (4,410 in addition to Stage 1), four commercial centres (three in addition to Stage 1), and supporting infrastructure and open space.

The project is expected to require regional consents for earthworks over an aquifer, construction and operational phase stormwater discharge, and dewatering. The applicant anticipates works within, adjacent to, or affecting water races, drains and other artificial watercourses including any diversion, relocation, piping, dewatering, locating structures or reclamation to meet the Permitted Activity requirements.

The science advice below highlights that further information is needed in relation to soil contamination, supply of drinking water and whether reticulation of stormwater, wastewater and drinking water is planned for this development.

NOTES

Commercially sensitive material and free and frank pre-application discussions will be managed carefully in the event of any LGOIMA request.

Project Overview

- The proposal relates to a large-scale residential development
- The Fast Track process is primarily being pursued to:
  - Resolve the site's current General Residential zoning by aligning it with the surrounding Medium Density Residential zoning.
  - Provide greater planning certainty and avoid future zoning issues.
  - Secure infrastructure and servicing capacity, particularly wastewater, over the long term.

Development Proposal

- The overall development is expected to provide approximately **5,000 residential lots**
- The development will include a mix of:
  - Residential neighbourhoods (varying densities)
  - Commercial areas
  - Open space and reserves

Site Characteristics

- The site is generally considered suitable for urban development, with:
  - Limited ecological constraints.
  - No significant topsoil resource.
  - No known contamination issues identified within Stage 1 investigations.
  - Groundwater generally occurring at depths suitable for development, with further investigations continuing across the wider site.

Water Races and Wetlands

- Existing water races across the site were discussed.
- The intention is to retain, realign or close sections of the water race network where appropriate, subject to confirmation with the relevant authorities and ongoing consultation.
- Preliminary ecological investigations indicate only limited ecological values within a small wetland area. Further assessment will determine whether mitigation or replacement wetland proposals are appropriate.

Infrastructure and Consents

- Existing Stage 1 infrastructure investigations and approvals provide a strong technical foundation for the wider development.
- Regional consents are expected to relate primarily to:
  - Earthworks over an aquifer
  - Construction-phase stormwater
  - Operational stormwater management
  - Potential dewatering associated with deeper infrastructure (such as pump stations)

NEXT STEPS

ACTION – Continue preparation of the Fast Track application and supporting technical assessments - Applicant

ACTION – Circulate draft meeting minutes to attendees for review prior to finalisation - CRC

ACTION – Share standard condition set - CRC

ADDITIONAL INFORMATION

Applicant Communication: Jono Begg

CRC Communication (going forward): Amy Wells, Victoria Kingsbury, David Sluter

Process: Fast Track with some of Stage 1 via RMA

Signed by:



Victoria Kingsbury

Principal Consents Planner

Disclaimer: *This note provides preliminary technical council guidance on potential matters that may affect applications under the Fast-track Approvals Act 2024. It does not constitute legal advice and should not be relied upon as such. The advice reflects an initial review of material within limited timeframes and is not a full or definitive assessment.*

Should an applicant elect to pursue a Resource Management Act 1991 application instead, Information requirements, assessment approaches, notification considerations, and recommended

consent conditions may differ between the Fast Track and RMA processes due to the different statutory tests, decision making frameworks, and procedural requirements that apply. Applicants should not assume that positions expressed during the Fast Track process will necessarily be adopted or relied upon in any subsequent RMA application.

Please note that any advice, comments, draft conditions, or technical recommendations provided during the Fast Track process were prepared solely for the purposes of assisting assessment under the Fast Track Approvals Act 2024. If an application proceeds under the Resource Management Act 1991 instead, Canterbury Regional Council may undertake a fresh assessment and reach different conclusions on matters previously discussed. Canterbury Regional Council reserves the right to revisit, amend, or depart from any previous advice, including information requirements, notification, effects assessment, and consent conditions. Accordingly, material prepared for the Fast Track process should not be relied upon as indicating Canterbury Regional Council's final position under the RMA.

Attachment 1 – Technical Expert Advice
Attachment 2 – s9 Standard Conditions: Earthworks Over an Aquifer
Attachment 3 – s14 Standard Conditions: Dewatering Water Take
Attachment 4 – s15 Standard Conditions: Construction Phase Stormwater Discharge
Attachment 5 – s15 Standard Conditions: Operational Phase Stormwater Discharge

ATTACHMENT 1 – TECHNICAL EXPERT ADVICE

CRC staff have raised the following concerns regarding this proposal:

1. Groundwater

We understand from the pre-app meeting that the intention is to connect to SDC reticulation. The CRC groundwater scientist asked if the applicant has checked with the territorial authority on whether expansion of drinking water, wastewater and stormwater reticulation to the area is planned.

Serving additional homes on the drinking water network may require additional drinking water supply, which would likely mean the TA (assuming they are the community water supplier) would need to install drinking water supply well(s). Has the TA planned for this, in terms of where and how deep those supplies would be located? A well interference assessment, including aquifer testing, may be required to avoid reducing the supply capacity of existing wells. Stream depletion can also be an effect to assess, considering headwaters streams of the Waikirikiri River to the south of the proposed development.

If drinking water reticulation is not planned, there would be some potentially major issues to consider if residents would need to rely on private wells (the scientist can expand on these issue if the reticulation of drinking water supply is not planned) however we understand that these properties will be reticulated

Wastewater reticulation would protect groundwater quality compared to the alternative, i.e. individual onsite wastewater management systems (OWMS) for every home. There are already some Active Drinking Water Wells (see ECan / Canterbury Maps layer with that name) downgradient (i.e., southeast) of the proposed development area.

If wastewater reticulation is not planned, cumulative OWMS effects on these Active Drinking Water Wells would need to be assessed.

If stormwater reticulation would not be done and the developer would instead use onsite stormwater infiltration, the possibility of groundwater mounding during large rain events would need to be considered. Groundwater may be as shallow as 3 m toward the southwest part of the proposed development.

With the current land use, soil provides a means to remove pathogens (e.g., E. coli) from bird and rodent droppings when rainwater infiltrates to groundwater. Soakage pits, sometimes used to rapidly infiltrate stormwater, allow water to bypass soil and therefore reduce pathogen removal compared to stormwater infiltration through soil. Considering the Active Drinking Water Wells downgradient (southeast), some treatment of stormwater for pathogens may be necessary to protect these groundwater users.

Related to the possibility of shallow groundwater levels in the southern part of the proposed development area, if excavation (e.g., to install service infrastructure) may be needed below the water table, the applicant would need to plan for and assess effects of dewatering: mainly on well users, although there are some streams with headwaters about 1 km to the south.

Groundwater level monitoring in the southern part of the proposed development area, using shallow wells, may enable the applicant to anticipate what groundwater levels can be expected, and how they vary seasonally. This could be used in relation to both assessing need for dewatering (construction phase) and stormwater management (operational phase). The Canterbury Maps layer "Wells & Bores – Existing" can be used to look for existing wells that might be useful for groundwater level monitoring, or new monitoring wells could be installed under LWRP Rule 5.104 (permitted activity).

2. Contaminated Land

We hold some Preliminary Site Investigations for the land proposed for subdivision. These have identified HAIL activities which require further investigation. These are mostly A10-Persistent pesticide bulk storage or use.

The CRC Contaminated Land Scientist would expect a Detailed Site Investigation (DSI) is supplied when they lodge which characterises any soil contamination associated with the HAIL activities and a remedial action plan, as necessary. Considering what information we have been supplied, the scientist does not anticipate any major issues or concerns at this stage. The DSI should be completed by a suitably qualified and experienced practitioner (SQEP) who specialises in contaminated land and follows the Contaminated Land Management Guidelines (CLMG).

3. Surface water quality and ecology

The proposal for large-scale subdivision of land to the west of Rolleston, now known as Westhaven, does not raise any red flags from a surface water quality and ecology perspective. There are no natural waterways within the subject area and the nearest spring-fed streams are located approximately 1 km to the south of Selwyn Road, being headwater tributaries of the Waikirikiri/Selwyn River.

A branch of the Paparua water race runs through and terminates within the southern Skellerup part of the development and I could not see mention of this in the documents provided to date. Your advice request mentions verbal discussion about works that could involve either retention, realignment or closure of the water race network and I assume the decisions around that will be made in consultation with Selwyn District Council. The water race network is well recognised as supporting high aquatic ecological values in some areas, despite being artificial watercourses. **Further ecological investigations are therefore highly recommended to assess the ecological values of the water race and any associated wetland areas and these values should be taken into account when developing plans further**.

A subdivision proposal such as this should be able to adequately manage and minimise disturbance and contaminants entering the water race and manage stormwater appropriately in this area.

From:	Amy Wells
To:	External - Claire Deng; External - Jono Begg;
Cc:	victoria.kingsbury
Subject:	RE: Rolleston West Residential Project meeting minutes
Sent:	30/07/2026 11:22:57 am

Hi Claire and Jono,

I also wanted to pass on our surface water quality and ecology scientist's advice:

The proposal for large-scale subdivision of land to the west of Rolleston, now known as Westhaven, does not raise any red flags from a surface water quality and ecology perspective. There are no natural waterways within the subject area and the nearest spring-fed streams are located approximately 1 km to the south of Selwyn Road, being headwater tributaries of the Waikirikiri/Selwyn River.

A branch of the Paparua water race runs through and terminates within the southern Skellerup part of the development and I could not see mention of this in the documents provided to date. Your advice request mentions verbal discussion about works that could involve either retention, realignment or closure of the water race network and I assume the decisions around that will be made in consultation with Selwyn District Council. The water race network is well recognised as supporting high aquatic ecological values in some areas, despite being artificial watercourses. ***Further ecological investigations are therefore highly recommended to assess the ecological values of the water race and any associated wetland areas and these values should be taken into account when developing plans further****.*

A subdivision proposal such as this should be able to adequately manage and minimise disturbance and contaminants entering the water race and manage stormwater appropriately in this area.

I hope this helps. Feel free to send through any reports you've got for our technical experts to provide more detailed feedback.

Thanks
Amy

UNCLASSIFIED

From: Amy Wells
Sent: Wednesday, 29 July 2026 3:42 pm
To: 'Claire Deng' [redacted] Victoria Kingsbury [redacted]
Cc: Jono Begg [redacted]
Subject: RE: Rolleston West Residential Project meeting minutes

Kia ora Claire,

Yes, PC8 does apply to Selwyn-Waihora as per the LWRP Section 11 notes. We have passed on feedback that the wording is confusing for combined zones.

Victoria's advice stands, although if there is a pathway for an activity under PC8 this may reduce the weighting of an activity being "prohibited" when considered by the EPA panel. Section 42(5)(a) of the FTAA, however, allows a substantive application to seek approval for an activity that would otherwise be prohibited under the RMA.

General Approach for s30 for other proposals

Section 30 FTAA is concerned with whether there are existing resource consents for the same activity using the same natural resource, where the new approval could not be fully exercised until those existing consents expire. Section 30 requires CRC to advise the authorised person of any existing consents to which s124C(1)(c) RMA would apply if the approval were applied for as a resource consent under the RMA.

Therefore, the first question should be: Would the proposed fast-track proposal be able to be exercised (relative to the allocation limit) without needing existing consents to expire first?

- If yes, s30 is unlikely to be triggered.
- If no, or if the proposal depends on allocation becoming available from existing consents expiring/not being renewed, s30 is likely to be triggered.

Where the proposal is primarily for community water supply/non-consumptive in an overallocated allocation zone

Where a proposed take and use of water is primarily for community water supply, and the proposal can rely on provisions of Rule 5.115 of the CLWRP, CRC's general approach is that s30 of the FTAA is unlikely to

identify existing consents of the kind referred to in s30(3)(a) of the FTAA. This is because the proposal is not dependent on the expiry of existing water permits before it could be exercised because Rule 5.115 independently provides a consenting pathway for community water supply irrespective whether a specific allocation zone is overallocated or not.

Similarly, where the new take is non-consumptive, s30 is unlikely to be triggered. This is because the CLWRP provides specific rule pathways for these types of non-consumptive takes, meaning that an application can still be made and considered without needing existing consents to expire first under the RMA.

Where the proposal is for a consumptive take in an overallocated allocation zone

Where a proposal involves a new consumptive take and use of water that is not for community water supply where the relevant surface water or groundwater allocation zone is already fully allocated or overallocated, this will likely trigger s30. This is because the new take would likely depend on existing allocation becoming available before it could be fully exercised. Therefore, CRC would need to identify the relevant existing consents to which s124C(1)(c) of the RMA would apply.

Hope this provides some clarity.

Thanks
Amy

From: Claire Deng [redacted]
Sent: Tuesday, 28 July 2026 11:07 am
To: Amy Wells [redacted]; Victoria Kingsbury [redacted]
Cc: Jono Begg [redacted]
Subject: Re: Rolleston West Residential Project meeting minutes

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Morning Amy and Victoria,

As you are aware, we are aiming to complete a planning memo for submission to ECan this week. With Plan Change 8 recently notified, we would like to understand how its implementation may affect our development and ensure we apply for current consents. We would appreciate clarification from Council on the following points:

- Does PC8 apply to Selwyn Te Waihora, as it is mentioned in the Section 11 updates that Rules 5.120A- D apply, but as the area is a Combined Surface and Groundwater Allocation Zone this may potentially be distinguished from a Groundwater Allocation Zone. The proposed Rule 5.120C refers to Groundwater Allocation Zone only (not combined). Can we get some confirmation that PC8 rules would apply to a Combined Allocation Zone?
- We have had other advice from ECan that the most restrictive activity status still applies (so the Operative Plan would still override proposed PC8). So in an overallocated Groundwater Zone, groundwater interception would still be considered prohibited under the Operative Plan, and there is no pathway forward until PC8 is operative. However, a previous email from Victoria dated 08/07 that also mentioned that exceptions may existing where the new rules address an identified RM issue (see email attached). It would be great to have clarity from ECan on whether this is one of the circumstances, as there is now a specific rule addressing an RM issue where the existing rules were not appropriately addressing. Can you please confirm ECan's approach?

We look forward to receiving your response. Thanks!

Kind Regards

Claire Deng
Senior Resource Consents Planner
[redacted] | inovo.nz

From: Jono Begg [redacted]
Sent: Thursday, 23 July 2026 15:38
To: Amy Wells [redacted]
Cc: victoria.kingsbury [redacted]; Claire Deng [redacted]
Subject: RE: Rolleston West Residential Project meeting minutes

Great thank you. Keep an eye out for that memo, but I don't believe we require any takes as Selwyn have indicated they can service potable water via the existing network.

Ngā mihi

Jono Begg
Resource Management Planning Team Manager
[redacted] | inovo.nz

From: Amy Wells [redacted]
Sent: Thursday, 23 July 2026 3:32 pm
To: Jono Begg [redacted]
Cc: victoria.kingsbury [redacted]; Claire Deng [redacted]
Subject: RE: Rolleston West Residential Project meeting minutes

Thanks Jono

The Selwyn-Waimakariri Groundwater Allocation Zone is over-allocated

Ngā mihi
Amy

UNCLASSIFIED

From: Jono Begg [redacted]
Sent: Thursday, 23 July 2026 3:30 pm
To: Amy Wells [redacted]
Cc: Victoria Kingsbury [redacted]; Claire Deng [redacted]
Subject: RE: Rolleston West Residential Project meeting minutes

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Thanks Amy, Claire will get in touch with a memo outlining key consents shortly.

Are you able to indicate the allocation status of that aquifer?

Ngā mihi

Jono Begg
Resource Management Planning Team Manager
[redacted] | inovo.nz

From: Amy Wells [redacted]
Sent: Thursday, 23 July 2026 1:59 pm
To: Jono Begg [redacted]
Cc: victoria.kingsbury [redacted]
Subject: Rolleston West Residential Project meeting minutes

Kia ora Jono,

Please see attached the minutes from our meeting last week as well as the relevant standard condition sets.

As mentioned in my previous email, we need more of an understanding of if the proposal is seeking groundwater allocation (new or transferred) to complete the s30 response.

We would also appreciate the opportunity to review any further reports as they become available.

Thanks
Amy

Amy Wells
Consents Planner
Environment Canterbury
Tuam Street

PO Box 345, Christchurch 8140
Customer Services: 0800 324 636
24 Hours: 0800 76 55 88
ecan.govt.nz

[redacted]









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