APPENDIX 18 – PROPOSED FAST-TRACK CONDITIONS

Part 1: CCC Land Use Consent Conditions

Part 2: CCC Subdivision Consent Conditions

Part 3: CRC Earthworks/ Land Use Conditions

Part 4: CRC Water Permit Conditions

Part 5: CRC Stormwater Discharge Conditions

Part 6: DOC Conditions

Part 1: Christchurch City Council Land Use Conditions

1.	Except where varied by the conditions of this consent the development must proceed in general accordance with the information and plans submitted with the application, including the Capture Land Development Consultant Scheme Plans dated 10 March 2025. **Advice note: This resource consent will lapse five years from the date of this decision unless it is given effect to (i.e. the activity is established) before then. An application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.**
2.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision, conditions and relevant management plans, prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works.
Activity and Built Form Conditions on Lots 1 - 126	
3.	a. Excepted as modified below in b., the future development of **lots 1 -126** for industrial uses must comply with the District Plan Activity Standards for the Industrial General Zone at rule 16.4.1.1 Permitted activities attached as [**Appendix XX**] to this decision. b. **Notwithstanding condition 3 a. above, the following activities (as defined in the District Plan) are not authorized by this consent on lots 1-126:** • Residential Activities / Residential Units (including for management / security purposes), • Education Activities, • Service Stations, • Yard based landscape/ garden suppliers, and • Heavy Industrial Activities (Fish Processing or Packing Plants and Abattoirs or Freezing Works).

4.	a. Except as modified below in b., the future development of **lots 1 – 57 and 61 - 126** must comply with the Built Form Standards in Rule 16.4.2 - Industrial General Zone attached as [**Appendix XX**] to this decision; except that: b. The minimum building setback from Grays Road and Ryans Road shall be 3m. **Note: See building height condition below in 5.**
6.	a. Except as modified below in b. and c. the future development of **lots 58 – 60** must comply with the Built Form Standards in District Plan Rule 17.5.2– Rural Urban Fringe attached as [**Appendix XX**] to this decision. b. The maximum height of any building, structure, tree or utility shall be 12m. c. The maximum site coverage standard in 17.5.2.6 and Vehicle trips standard in 17.5.2.7 do not apply.
7.	The maximum height of any building on lots 1 - 126 must comply with the Christchurch International Airport's Protection Surfaces as specified in Rule 6.7.4.4 of the Christchurch District Plan and as illustrated in the Capture Land Development Plans RC-PG 120 and RC-PG 121. **Advice note: On-going compliance with this condition shall be ensured by way of a Consent Notice pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.**
Other General Development Conditions – Noise, Outdoor Lighting, Aircraft Protection, Signs	
8.	**Noise** a. Future development of lots 1 – 126 for industrial purposes must comply with the District Plan noise rules in 6.1.4 General Noise Rules and 6.1.5 Zone Specific Noise Rules attached as [A**ppendix XX**] to this decision. b. The noise standards for the Industrial General Zone apply to lots 1 – 126.
9.	**Glare** a. Future development and construction activities on Lots 7 – 126 for industrial purposes must comply with the District Plan Glare rules in 6.3.4 Control of Glare attached as [**Appendix XX**] to this decision. b. For the future development of Lots 7 - 126 for industrial purposes a site-specific lighting plan and assessment prepared by a suitably qualified lighting engineer will be required at time of building consent to demonstrate compliance with NC1 and NC2 as follows: (i) Within 500m of the threshold of a runway at Christchurch International Airport, those being lots or specific portions of lots 92, 109, 110, 111, 112, 113, 114, 115, 121, 122, 123 and 124 (as shown on the Capture Land Development Plans) any activity will not result in greater that 2.5 lux spill (horizontal or vertical) on to any land outside of the Specific Purpose Airport Zone.

	(ii) for lots 7 - 126 assessment against NC2 to ensure non-aeronautical ground lights do not shine above the horizontal. **Advice note: On-going compliance with this condition (b) shall be ensured by way of a Consent Notice pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision.**
10.	**Control of Light Spill** a. Future development and construction activities on lots 1 – 126 for industrial purposes must comply with the District Plan Light Spill rules in 6.3.5 Control of Light Spill and 6.3.6 Light Spill Standards by Zone for Industrial zones (permitted lux spill horizontal or vertical 20 Lux) attached as [**Appendix XX**] to this decision.
11.	**Lighting within 500m runway threshold** a. Internally illuminated signage shall not be installed within 500m of the runway. b. There shall be no loading areas within 500m of the runway operating outside daylight hours to avoid the need for yard lighting.
12.	**Aircraft Protection** a. Future development and construction on lots 1 – 126 for industrial purposes must comply with the District Plan Aircraft Protection rules in 6.7.4 including: - 6.7.4.1 Protection Surfaces, - 6.7.4.2 Runway End Protection Surfaces, - 6.7.4.3 Birdstrike Management Areas, and - 6.7.4.4 Protection Surfaces for Christchurch International Airport attached as [**Appendix XX**] to this decision.
13.	**Signs** a. Any signs part of the future industrial development of lots 1 – 126 must comply with the District Plan Sign Rules in 6.8.4 attached as [**Appendix XX**] to this decision, as if the site were zoned Industrial General (not Rural). b. Except there shall be no LED/ Digital Signs or Billboards permitted by this consent. **Note: Illuminated signs will need to meet the glare and light spill requirements of Conditions 9 and 10 above.**
14.	**Earthworks** Any earthworks for the future development of lots 1 – 126 with buildings and for the Industrial General zone in Table 9 Maximum Volumes - earthworks of Rule 8.9.2.1 of the District Plan attached as [**Appendix XX**] to this decision, as if the site were zoned Industrial General (not Rural).
Transport Conditions	
15.	Future development of lots 1 – 126 for industrial purposes must comply with the District Plan Activity Status Tables – Transport in rule 7.4.2 attached as [**Appendix XX**] to this decision.

16.	Future development of lots 1 – 126 for industrial purposes must comply with the District Plan Transport Standards in rule 7.4.3 attached as [**Appendix XX**] to this decision.
Avifauna Ongoing Management – Wildlife Hazard Management Plan (WHMP)	
17.	Prior to development of Lots 1 – 126 for Industrial purposes the Consent Holder shall complete a WHMP prepared by a suitably qualified ecologist specialising in avifauna for the ongoing management and monitoring of bird strike risk at 104 Ryans Road and 20 Grays Road. The WHMP should be prepared: a) in consideration of the CIAL WHMP to detail management methods to help reduce bird strike risk associated with the site and CIAL airport operations; and b) in consultation with CIAL. Specifically, the WHMP should include: a) Roles and responsibilities - includes liaising with external stakeholders (e.g., CIAL) to determine the obligations of respective organisations and their personnel. b) Passive and active management methods – surveillance and monitoring, grounds management specifications (i.e., recommended grass heights to deter high-risk species), and seasonal bird counts (this could be completed by CIAL and/or site surveillance personnel). c) Landscape and waterbody design standards and mitigations. d) Waste management procedures. e) Monitoring and review procedures of WHMP – this should include liaison with CIAL with increases in bird numbers onsite being communicated so appropriate counter-measures can be implemented.
18.	A consent notice regarding on going adherence to the WHMP in condition 17 shall be placed on each title (Lots 1 – 126, Lots 200 and 201 and Lots 400 and 500).
Consent Notices	
19.	On-going compliance with following conditions of this land use consent shall be ensured by way of a Consent Notice pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot (as detailed below) of the subdivision. • Condition 6 Height Restrictions: The maximum height of any building on Lots 1 -126 must comply with the Christchurch International Airport's Protection Surfaces as specified in Rule 6.7.4.4 of the Christchurch District Plan and as illustrated in the Capture Land Development Plans RC-PG 120 and RC-PG 121. • Condition 9 (b) Glare: Specific lighting design reports / assessment required for Lots 7 – 126 at time building consent to demonstrate compliance with Glare Standards. • Condition 17 WHMP: Ongoing requirements for each lot to comply with the WHMP.

PART 2: Christchurch City Council: Subdivision Conditions

Scheme Plan and Staging	
1.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision and conditions prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works. **Advice note:** This resource consent will lapse **five years** from the date of this decision unless it is given effect to (i.e. the activity is established) before then. Application may be made under Section 125 of the Resource Management Act 1991 to extend the period for giving effect to the resource consent, and this must be submitted and approved prior to the consent lapsing.
2.	General Survey Plan The survey plan, when submitted to Council for certification, is to be generally in accordance with the stamped approved application plan.
3.	Staging The subdivision may be carried out in stages but is not required to. If staged, each stage is to be in accordance with the staging shown on the application plan. That the development may proceed in stages in no particular order in accordance with the approved subdivision plan except as set out below. At each stage any balance land is to be left as a fully serviced allotment.
4.	Allotment to Vest Local Purpose (Utility) Reserve Lots - Stages Lots 200 and 201 are to be vested as Local Purpose (Utility) Reserve. **Advice note: Any underground infrastructure separate from the purpose of the reserve across land to be vested as reserve will require an easement application in compliance with s239, prior to the issuing of s223 certificate.**
5.	New Roads to Vest The new road(s), being lot(s) 300 and 301 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground cabling for electricity supply and telecommunications.
6.	Road/Right of Way Naming The new roads/right of ways are to be named and shown on the survey plan submitted for certification. **Advice Note: The process for naming roads is set out at https://ccc.govt.nz/consents-and-licences/resource-consents/resource-consent-activities/subdivision-consents/road-and-right-of-way-naming/ . The approval of roads names is by the relevant Community Board and may take eight weeks. The processing of that application will be on a time and costs basis and charged under this consent.** The consent holder must supply and install the road's nameplates. The nameplates must be designed and installed in accordance with the IDS and CSS. The location of the nameplates must be submitted to Council's Subdivision Engineer prior to their installation.

	<u>Advice Note</u>: Nameplates usually take six weeks to manufacture. The location of the nameplates can be submitted in a plan which identifies the road's landscaping and location of street lighting as required by this application. The consent holder is responsible for the cost of providing and installing the nameplates.
7.	<u>Road Widening/Corner Rounding to Vest</u> Lot 302 must be vested in the Council as corner splay / road widening being in accordance with Capture Land Development Plan RC-RD310. Any existing fences or walls outside the new road frontage boundary are to be removed or relocated appropriately.
8.	<u>Service Easements</u> The service easements as set out on the application plan or required to protect services crossing other lots must be duly granted or reserved Any proposed easements over adjoining land or in favour of adjoining land are to be shown in a schedule on the Land Transfer Plan. A solicitor's undertaking will be required to ensure that the easements are created on deposit of the plan.
9.	<u>Easements in Gross</u> The legal instruments to create the required easements in gross in favour of the Council must be prepared & registered by the Council's solicitor at the consent holder's cost and will be based on the Council's standard easement instrument templates (as appropriate) as determined by the Council's solicitor. The consent holder's solicitor is to contact the Council's solicitor (Anderson Lloyd Lawyers) requesting the preparation and registration of the required easement instruments. Areas which are to be the subject of easements in gross in favour of the Council must not be the subject of any other easements for the same purpose, unless otherwise agreed by Council. As built plans for the services covered by the easement(s) are to be provided to the Council at Section 223 certification stage.
10.	<u>Public Utility Sites</u> Any public utility site and associated rights of way easements and/or service easements required by a network operator are approved provided that they are not within any reserves to vest in the Council.
11.	<u>Plans for Geodata</u> The surveyor is to forward a copy of the title plan and survey plan to the Subdivision Planner (that issued the consent), Resource Consents Unit as soon as the plan has been lodged (or earlier if possible) for checking at Land Information New Zealand for entering into the Council GIS system.
Quality Assurance	
12.	<u>Asset Design and Construction</u> All infrastructure assets to be vested in the Council are to be designed and constructed in general accordance with the Christchurch City Council's Infrastructure Design Standard (IDS) and the Construction Standard Specifications (CSS).

13.	The design and construction of all assets must be subject to a project quality system in accordance with Part 3: Quality Assurance of the Infrastructure Development Standard (IDS). (a) Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder must submit to the Planning Team - Subdivision Engineers a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS. The Design Report and engineering plans must be prepared by the Consent Holders suitably qualified engineers and provide sufficient detail to confirm compliance with the requirements of the IDS and this consent. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report. (b) Prior to the commencement of physical works on site, the Consent Holder must submit to the Council's Planning Team - Subdivision Engineers a Contract Quality Plan and supporting Engineer's Review Certificate, complying with clause 3.3.3 of the IDS. (c) Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder must submit to the Planning Team - Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS. The Engineer's Report must provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards. **Advice Note: Part 3 of the IDS sets out the Council's requirements for Quality Assurance. It provides a quality framework within which all assets must be designed and constructed. It also sets out the process for reporting to Council how the works are to be controlled, tested and inspected in order to prove compliance with the relevant standards. It is a requirement of this part of the IDS that certification is provided for design and construction as a pre-requisite for the release of the 224c certificate. The extent of the documentation required should reflect the complexity and/or size of the project.** **General Advice Note for Quality Assurance:** **Landscaping acceptance shall be submitted at engineering design acceptance. The Landscape Plans and Design Report must be submitted to landscape.approval@ccc.govt.nz as well as the Subdivision Engineer.** **Waterway enhancement/works acceptance can be submitted at a separate time to the engineer design acceptance. The Landscape Plans must be submitted to stormwaterapprovals@ccc.govt.nz.**
14.	Traffic Management A Traffic Management Plan (TMP) must be implemented for works to existing Ryans Road and Grays Road, and no works are to commence in those specific areas until such time as the TMP has been installed. The TMP must be submitted to the Council through the following web portal http://www.myworksites.co.nz.
15.	Laterals for rear Lots All private sewer and stormwater laterals (serving rear lots) must be installed under a single global Building Consent or Building Act Exemption by a Licensed Certifying Drain

	Layer and the compliance documents forwarded to Council's Subdivision Team as part of the Section 224c application. **If approved under a building consent**, passed 252 (FS and SW drains) mandatory building inspections pursuant to the Building Code and the Code Compliance Certificate is required prior to the issue of the s224 Certificate. **If approved under a Building Act Exemption**, a PS3 form and as-builts will be required to be provided and accepted prior to the issue of the s224 Certificate.
16.	CCTV Inspections Pipeline CCTV inspections are to be carried out on all gravity pipelines to be vested in compliance with the Council Standard Specifications (CSS): https://www.ccc.govt.nz/consents-and-licences/construction-requirements/construction-standard-specifications/pipeline-cctv-inspections/
17.	Services As-Built Requirements As-Built plans and data must be provided for all above and below ground infrastructure and private work in compliance with the Infrastructure Design Standards (IDS): https://www.ccc.govt.nz/consents-and-licences/construction-requirements/infrastructure-design-standards/as-built-survey-and-data-requirements/ **Advice Note: this includes RAMM and costing data (GST)** As-Built Plans are to be provided for any easements in gross over pipelines. The plans are to show the position of the pipelines relative to the easements and boundaries. As-Builts (Reserves and Street Trees) The Consent Holder shall submit As-Built asset data for any landscape improvements on land to be vested as reserves or roads, in accordance with IDS, Part 12 As-Builts records. **Advice note: The as-builts must be supplied at the same time as the Engineer's Report, at Practical Completion.**
Cultural Conditions	
18.	In the event of the discovery/disturbance of any archaeological material or sites, including taonga (treasured artefacts) and koiwi tangata (human remains), the consent holder must immediately: (a) Cease earthmoving operations in the affected area of the site; and (b) Advise the Council of the disturbance via email to rcmon@ccc.govt.nz (c) Advise appropriate agencies, including Heritage New Zealand Pouhere Taonga and the local Mana Whenua Ngāi Tūāhuriri Rūnanga of the disturbance. This condition does not constitute a response under the Heritage New Zealand Pouhere Taonga Act (HNZPT 2014).
Earthworks / Erosion and Sediment Control	
19.	Earthworks must be carried out in general accordance with stamped approved plans RC-EW205-207, 210, 220.

20.	The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.
21.	Run-off must be controlled to prevent muddy water flowing, or earth slipping, onto neighbouring properties, legal road (including kerb and channel), or into a river, stream, drain or wetland. Sediment, earth or debris must not fall or collect on land beyond the site or enter the Council's stormwater system. All muddy water must be treated, using at a minimum the erosion and sediment control measures detailed in the site specific Erosion and Sediment Control Plan, prior to discharge to the Council's stormwater system. (Possible sources of contaminants from construction activities include uncontrolled runoff, dewatering, sawcutting and grooving). **Advice note: For the purpose of this condition muddy water is defined as water with a total suspended solid (TSS) content greater than 50mg/L.**
22.	The Erosion and Sediment Control Plan must show the positions of all stockpiles on site. Temporary mounds must be grassed or covered to prevent erosion until such time as they are removed/reused.
23.	The draft Earthworks and Construction Management Plans provided with the application are accepted in principle. Prior to construction these will be incorporated into an Environmental Management Plan (EMP) for the site and submitted to Council for reference. All filling and excavation work must be carried out in general accordance with an the EMP which identifies how the environmental risks of the project will be managed.
24.	The EMP must include an Erosion and Sediment Control Plan (ESCP). The ESCP must be designed by a suitably qualified and experienced professional and a design certificate (Appendix IV in IDS Part 3) supplied with the ESCP to the Council under clause 3.8.2 of the IDS at least five days prior to the works commencing.
25.	The ESCP must follow best practice principles, techniques, inspections and monitoring for erosion and sediment control, and be based on ECan's Erosion and Sediment Control Toolbox for Canterbury http://esccanterbury.co.nz/. **Advice Note: Any changes to the accepted ESCP must be submitted to the Council in writing.**
26.	The EMP must include (but is not limited to): • The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, dewatering, and excavation and disposal of material from contaminated sites; • A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways etc; • Details of proposed activities; • A locality map; • Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles; • Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate; • Drawings showing the protection of natural assets and habitats;

	• A programme of works including a proposed timeframe and completion date; • Emergency response and contingency management; • Procedures for compliance with resource consents and permitted activities; • Environmental monitoring and auditing, including frequency; • Corrective action, reporting on solutions and update of the EMP; • Procedures for training and supervising staff in relation to environmental issues; • Contact details of key personnel responsible for environmental management and compliance. **Advice note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.**
27.	The EMP must be implemented on site over the construction phase. No earthworks may commence on site until: • The Council has been notified (via email to rcmon@ccc.govt.nz) no less than 3 working days prior to work commencing, of the earthworks start date and the name and details of the site supervisor. • The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work • The works required by the EMP have been installed. An Engineering Completion Certificate (IDS – Part 3, Appendix VII), signed by an appropriately qualified and experienced engineer, is completed and presented to Council. This is to certify that the erosion and sediment control measures have been properly installed in accordance with the EMP.
28.	Dust emissions must be appropriately managed within the boundary of the property in compliance with the Regional Air Plan. Dust mitigation measures such as water carts, sprinklers or polymers must be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of dust and dirt at all times.
29.	All loading and unloading of trucks with excavation or fill material must be carried out within the subject site (besides for the works to the road frontages along Ryans Road and Grays Road).
30.	a. The Consent Holder shall submit a Corridor Access Request (CAR) application/Works Access Permit (WAP) and TMP to the Council through the following web portal http://www.myworksites.co.nz. If no response to the CAR/WAP or TMP is received within 10 working days, they shall be deemed approved. b. All work within the legal road, or activities outside the legal road that affect the normal operating conditions of the legal road, cannot start until the consent holder has been issued with the following: • Approved Works Access Permit (WAP); and • Approved Traffic Management Plan (TMP).
31.	Any change in ground levels must:

	• not cause a ponding or drainage nuisance to neighbouring properties. • not affect the stability of the ground or fences on neighbouring properties. • maintain existing drainage paths for neighbouring properties (if applicable).
32.	The fill sites must be stripped of vegetation and any topsoil prior to filling. The content of fill must be clean fill (as defined by the Christchurch District Plan – Chapter 2 Definitions).
33.	All filling exceeding 300mm above excavation level must be in accordance with NZS 4431:2022 Engineered fill construction for lightweight structures. At the completion of the work an Engineers Earthfill Report, including a duly completed certificate in the form of Appendix D of NZS 4431, must be submitted to Council at rcmon@ccc.govt.nz for all lots, including utility reserves, within the subdivision that contain filled ground. This report must detail depths, materials, compaction test results and include as-built plans showing the location and depth of fill and a finished level contour plan.
34.	All disturbed surfaces must be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation.
35.	Any public road, shared access, footpath, landscaped area or service structure that has been damaged, by the persons involved with the development or vehicles and machinery used in relation to the works under this consent, must be reinstated as specified in the Construction Standard Specifications (CSS) at the expense of the consent holder and to the satisfaction of Council.
36.	Should the Consent Holder cease or abandon work on site for a period longer than 6 weeks, or be required to temporarily halt construction during earthworks, they must first install preventative measures to control sediment discharge / run-off and dust emission, and must thereafter maintain these measures for as long as necessary to prevent sediment discharge or dust emission from the site
NES / Contamination	
37.	At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a Remedial Action Plan (RAP) to the CCC Compliance Team via email to rcmon@ccc.govt.nz.
38.	The RAP required under condition (37) 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.

39.	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 CCC Compliance Team via email to rcmon@ccc.govt.nz.
40.	Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to Council. The SVR shall include as a minimum a. Volumes of materials moved on site; b. Details of any variations to the proposed work plan; c. Details of any discharges or contingency measures employed during the earthworks; d. Photographic evidence of the site works; e. Evidence the objectives of the final site remediation have been met with regard to Industrial land use. f. Evidence of the disposal of any soils off site to an authorised facility. The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2011). Delivery of the SVR may be by way of email to rcmon@ccc.govt.nz.
Geotechnical	
41.	*Specific Foundation design – All lots* Any structure requiring a Building Consent, in terms of Building Act provisions, shall have specific foundation design by a chartered engineer or by an appropriately qualified geotechnical engineer. **Advice note: A Consent Notice requiring specific foundation design pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot of the subdivision.**
Water Supply	
42.	The point of water supply for this subdivision shall be the DN355 PE100 water main in Russley Road as well as a new water supply system to be installed by the Developer (New Water Supply System).
43.	The New Water Supply System must be installed on land vested in Council (Utility Lot) or within road reserve as per the submitted drawings.
44.	Any part of the New Water Supply System that is constructed pursuant to this Consent but located on a balance lot, shall follow the alignment of the road network for the subsequent development Stage and be protected by an easement in gross in favour of Christchurch City Council, until vested as road or utility lot (as applicable) as part of the subsequent development Stage.

45.	The water main and submains on Lots 300 and 301 (Roads to Vest) shall be designed by a suitably qualified person in accordance with the Infrastructure Design Standard and in general accordance with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008. Engineering drawings supported by hydraulic model outputs shall be sent to the Subdivisions Planning Engineer.
46.	The construction of Council vested water mains and submains shall be carried out by a Council approved water supply installer at the expense of the applicant. Practical Completion of the relevant parts of the New Water Supply System must achieved prior to the issue of a section 224 certificate.
47.	All water mains and submains for the subdivision shall be installed in road to be vested in Council.
48.	Water mains and submains shall be extended along the full length of roads to vest as per the submitted drawings.
49.	Reticulated potable water supply is available in the service strip within the adjacent road frontage of each allotment. Before any principal building on the allotment is occupied, the building shall be provided with a lateral connection to the water supply main or sub-main along the frontage of the site in accordance with the requirements of the Building Act and Council's Engineering Code of Practice. On-going compliance with this condition shall be ensured by way of a **Consent Notice** pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot of the subdivision. This Consent Notice can be cancelled all or in part, on application to the Council, once the relevant lateral connections have been provided within the net lot area.
50.	Any rear lot or lot within a Right of Way shall be serviced by its own lateral within a shared access. Each water supply lateral connection shall be installed with a dummy connection spacer rod in accordance with CSS Part 4, SD 403. An easement for the right to convey water shall be created over the lateral in favour of the lot serviced by the lateral. Laterals shall be installed by a Licensed Certified Plumber and shall not cross the boundary of the net site area of other sites. **Advice Note: This work will require a Building Consent or a Building Act Exemption.**
Wastewater / Sewer	
51.	The site shall be serviced by a Local Pressure Sewer System designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings supported by hydraulic calculations shall be sent to the Subdivisions Engineer.

52.	The Approved Sanitary Sewer Outfall for this site shall be to the WWMH ID24959 manhole in gravity sewer main in Russley Road.
53.	The consent holder shall put in place measures to enable the initial operation of the local pressure sewer system within and from the site during the build phase, including (but not limited to) ensuring self-cleansing flow and limiting sewage retention time within the system when the design number of pressure sewer tanks are not yet in operation. These measures shall be reported to the Council Engineer prior to seeking section 224(c) certification.
54.	Provision must be made for odour treatment near WWMH ID24959 and corrosion protection at a location to be confirmed by CCC, downgradient of the discharge point in WWMH ID24959 in accordance with Council's Infrastructure Design Standards, Construction Standard Specification, the CCC Odour and Corrosion Management Design Guide, CCC Design Guideline DG61 Protective Coatings for Concrete Wastewater Structures, and other specifications or operational requirements provided by Council . Engineering drawings supported by design calculations and specifications for the odour treatment facility and corrosion protection works must be sent to the Subdivision Engineer. Smoke testing is required during the commissioning of the odour treatment unit.
55.	Prior to the occupation of a building on any lot, each lot shall have a Boundary Kit located within the legal road or Right of Way outside the boundary of the lot. The pressure lateral from the Boundary Kit is to extend at least 600mm into the net site of each lot.
56.	Properties in a Right of Way shall be serviced by a single private pressure main. An isolation valve shall be installed on the private pressure main at the boundary of the Right of Way and the public road. Private easements shall be created over Pressure Sewer Systems in private Rights of Way.
57.	Installation of the common pressure sewer main and boundary kits in roads to vest shall be carried out by a Council Authorised Drainlayer (Pressure Sewer Reticulation).
58.	Prior to the occupation of a building on any lot, each lot shall be serviced by a private Local Pressure Sewer Unit.
59.	The following conditions shall be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each **Lot:** a. Prior to the occupation of a building, each industrial lot shall be served by a local pressure sewer unit comprising a pump and storage chamber which can accommodate at least 24 hours average dry weather flow to be supplied by Aquatec, EcoFlow or similar. b. The property owner shall retain ownership of the local pressure sewer unit complete with pump, chamber and control equipment. The property owner will be responsible for the operation and maintenance of the complete system.

Stormwater	
60.	The stormwater management and mitigation system to be constructed under this application shall rely on stormwater treatment and disposal to ground via infiltration. In addition to the below conditions, the stormwater management system to be constructed under this application shall meet the requirements of the Waterways, Wetlands and Drainage Guide (2003, including updates), the Infrastructure Design Standard (IDS 2022) and the Construction Standard Specifications (CSS 2022).
61.	The consent holder shall submit an Engineering Design Report to the *3 Waters Asset Planning - Stormwater & Waterways* and *Resource Consents* Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure systems.
62.	Stormwater generated from all roading shall be collected via channels, sumps, pipes or swales and discharged to a first flush treatment system. Unless otherwise agreed by the Council Planning Engineer, he first flush treatment system shall be either: *a.* Soil absorption basins, or; *b.* Stormwater360 Filterra proprietary treatment devices.
63.	Lots 1 – 126 shall provide first flush stormwater treatment and rapid soakage systems within the site at the time of building consent for roofs and hardstand areas. The following consent notice shall be registered on the title of Lots 1 – 126 to ensure ongoing compliance with consent conditions: - Stormwater runoff from hardstanding areas and roading within this allotment shall be captured, treated and disposed of via private onsite treatment and soakage systems within the boundaries of the lot. - The stormwater management and disposal system shall be sized to capture, contain and dispose of the critical 2 percent annual exceedance probability storm. Unless agreed by the Council Engineer, treatment of the first flush runoff shall be via one of the following systems: a. A raingarden designed in accordance with CCC's Rain Garden Design Construction and Maintenance Manual 2015; b. A soil absorption basin or sedimentation basins + wetland treatment train designed in accordance with WWDG to treat a volume of runoff equal to that generated from 25mm rainfall depth; c. One of the following proprietary treatment devices designed to treat the flow generated from a 5mm/hr intensity rainfall event: o Hynds UpFlo Filter with CPZ Media o Stormwater 360 Stormfilter with ZPG Media o Stormwater 360 Filterra o SPEL Hydrosystem o SPEL Spelfilter **Advice Note: This is an on-going condition and a consent notice will be issued under section 221 of the Act at the time of section 224(c) certificate**
64.	Treated stormwater and stormwater in excess of the first flush treatment system capacity shall discharge into a rapid soakage disposal system. The rapid soakage system shall:

	a. Consist of infiltration soak pits or trenches designed in general accordance with WWDG Part 6.5, and; *b.* Provide sufficient storage and soakage to dispose of stormwater generated from the critical two percent annual exceedance probability storm event.
65.	The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be memorialised on the Certificates of Title for all industrial allotments to ensure that ongoing conditions are complied with: ***Pre-treatment of Hardstand Stormwater Runoff*** *Stormwater generated from hardstanding areas within the site (concrete, asphalt, compact gravel, etc.) shall be pre-treated using an approved Gross Pollutant Trap (GPT), vegetated swale or other proprietary pre-treatment device prior to discharge into the CCC network. Unless otherwise approved by the Council Stormwater Planning Engineer, any proprietary stormwater pre-treatment device used shall hold "pre-treatment" designation certification (or better) on the State of Washington Department of Ecology (U.S.A.) – Technology Assessment Protocol - Ecology (TAPE) approved technologies list.* ***Hazardous Activities and Industries*** *Sites engaging in any of the activities listed in Environment Canterbury's Land and Water Regional Plan Schedule 3 Hazardous Industries and Activities (or successor schedule) shall submit a Site Management Plan for acceptance by the Christchurch City Council Stormwater Planning Engineer. Any site activities considered by the Council to pose a high risk of contamination of ground or surface water may be excluded from the Christchurch City Council's Comprehensive Stormwater Network Discharge Consent and may be required to obtain separate resource consent for the discharge of operational phase stormwater from Canterbury Regional Council.*
66.	Stormwater generated from roofs of all buildings shall be collected via a sealed stormwater system separated from all other stormwater and discharged into an onsite rapid soakage system. The following consent notice, pursuant to Section 221 of the Resource Management Act 1991, shall be memorialised on Certificates of Title for all industrial allotments to ensure that ongoing conditions are complied with: ***Roof Stormwater Disposal*** *Stormwater runoff from roofs of all buildings within this allotment shall be captured and disposed of via rapid soakage infiltration systems that are fully sealed and separated from other stormwater runoff. The rapid soakage infiltration systems shall be designed to dispose of the critical 2 percent annual exceedance probability storm event.* ***Roof and Flashing Materials*** *Roofs and flashings of all buildings within the site shall be low-zinc and low-copper generating materials (those generating less than 20 parts per million dissolved zinc and less than 3 parts per million dissolved copper, i.e.; painted steel, non-zinc treated aluminium, BUR, Modified Bitumen, Single Ply/Thermoset Membrane, Thermoplastic Polyolefin). If zinc-generating or copper-generating*

	materials are used, treatment of stormwater runoff from the full roof area shall be provided using an approved treatment device designed to remove at least 80% of dissolved zinc and/or copper in stormwater.
67.	Prior to vesting of reserves the consent holder shall confirm, by Detailed Site Investigation and/or Validation Report (if required) that soil contaminants within all Local Purpose (Utility) Reserves containing stormwater basins or soakage systems are below ANZECC SQG-High Sediment Quality guidelines.
68.	The primary stormwater reticulation network shall be designed to convey (at minimum) the critical twenty percent annual exceedance probability storm event. No flooding of private property shall occur during the critical ten percent annual exceedance probability storm event.
69.	Prior to the commencement of engineering works, the consent holder shall demonstrate, by means of appropriate site testing (by a suitably qualified professional) that the 'design' soakage rates for the infiltration systems are able to be achieved within the stormwater disposal sites. Measured soakage rates, determined by test, shall be reduced by a factor of three (or more) in the final design of the soakage system.
70.	At the time of excavation of the actual infiltration site(s) during the construction phase of the development, the Consent Holder shall confirm that the initial assumptions of infiltration rates, derived from the preliminary testing, are appropriate.
71.	Upon practical completion of any soil absorption basins (if implemented) and prior to issuance of the s224c certificate, hydraulic conductivity testing of all installations shall be undertaken and supervised by a suitably qualified consultant with the results submitted to the Senior Stormwater Planning Engineer, 3 Waters Asset Planning - Stormwater & Waterways Unit and Subdivisions Engineer, Resource Consents Unit. Median infiltration test results of the engineered treatment media layer shall be within the range of 75mm-300mm per hour, with no single test result less than 50mm per hour. Should that range not be achieved, the consent holder shall undertake all necessary works to achieve the required infiltration rate, at no cost to Council.
72.	The consent holder shall provide easement in gross over any infrastructure located outside of Local Purpose (Utility) Reserves or legal road.
73.	All boundaries between residential allotments and Local Purpose (Utility) Reserves shall be fenced. The design and placement of fencing shall form part of the Engineering or Landscape submission.
74.	Safe and adequate access to all stormwater management and mitigation facilities for operation and maintenance, including sediment removal, shall be provided and designed in accordance with WWDG Sections 6.8 & 6.9.
75.	A Maintenance and Operations manual for all stormwater water management systems shall be provided to the Resource Consents and 3 Waters Asset Planning - Stormwater & Waterways Unit. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.
76.	The consent holder shall provide as-built plans of the stormwater management systems and confirm that they have been constructed in accordance with the approved plans and comply with the IDS, particular Part 3: Quality Assurance and Part 12: As-Builts.

77.	No more than 90 days prior to the expiry of the engineering defects period, hydraulic conductivity testing of soil absorption basins (if implemented) shall be undertaken and supervised by a suitably qualified consultant with the results submitted to the Senior Stormwater Planning Engineer, 3 Waters Asset Planning - Stormwater & Waterways Unit and Subdivisions Engineer, Resource Consents Unit. Median infiltration test results shall be within the range of 50mm-300mm per hour, with no single test result less than 30mm per hour. Should that range not be achieved, the consent holder shall undertake all necessary works to achieve the required infiltration rate, at no cost to Council.
Access Construction Standards	
78.	The access formation must be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works must not commence until the Design Report, Plans and Design Certificate complying with clause 3.3.1 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.2 has been provided to Council.
Transport	
79.	Street Lighting Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard. Streetlights must use of warm colour temperature (≤3000K) and light streets within 500m of the runway to PR4 standard (>1.3lux average, <2.5lux maximum).
80.	Traffic Safety Audit The applicant must provide traffic safety audits undertaken by a suitable qualified independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction). Detailed engineering design for the transport network must ensure the recommendations of the Safety Engineer in the preliminary scheme design (concept) safety audit are incorporated in the design.
81.	Existing Road Frontage Road frontage is to be upgraded at the cost of the consent holder as per the Capture Land Development Plans submitted with the application.
82.	Intersection Design Intersection Design is to be as per the Capture Land Development Drawings.
83.	New Roads Lot 300 and 301 (being road allotments) must be designed and formed in general accordance with the Capture Land Development Drawings.
84.	Turning Facilities The subdivision design must provide for adequate rubbish truck turning facilities.

Construction Stage Lighting	
85.	There shall be no construction requiring artificial lighting during the hours of darkness.
Landscaped Setback Ryans and Grays Roads	
86.	Landscaping The proposed landscaping must be established in accordance with the Site/Landscape Plan prepared by DCM Urban and submitted with the application. The proposed landscaping must be established on site within the first planting season (extending from 1 April to 30 September). All landscaping required for this consent must be maintained. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.
Streetscape Landscape Plans	
87.	Landscape plans and an accompanying Design Report for street trees and street garden beds are to be submitted to the Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz). **Advice note: Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.**
88.	The Landscape Plans and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS (current version) and the CSS (current version). All landscaping required by this condition is to be carried out in accordance with the plan(s) at the Consent Holder's expense, unless otherwise agreed.
89.	Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the work is completed in accordance with the accepted plans, the IDS and CSS (current versions), and the conditions of consent.
90.	The Consent Holder must maintain all landscape assets within road corridors to the standards specified in the CSS (current version) for the **24 months** Establishment Period (Defects Liability) from the date of Council's practical completion acceptance until final inspection and acceptance of the assets by Council. Acceptance must be based upon the criteria outlined in the CSS, Part 7 Landscapes.
91.	The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period (Defects Maintenance). The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) within five days of the end of each month during the Establishment Period. (Refer: *Monthly Establishment Report,* CSS, Part 7 Landscape (current version).

92.	The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all street trees and street garden beds. The bond will be held for the Establishment Period of a minimum of **24 months** and may be extended by a further **24 months** for the replacement planting(s), as required. The bond will be released after the trees have been accepted by Council at final completion / handover. **Advice note: Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all landscape improvements.**
93.	Any replacement plantings and extended establishment period required due to street trees or street garden beds not being accepted are to be carried out at the Consent Holder's expense.
94.	<u>Final Completion / Handover (Reserves and Streetscapes)</u> Prior to Council's final completion inspection and acceptance of the assets at the end of the 24 month Establishment Period, the Consent Holder must submit all required completion documentation in accordance with IDS Part 2:2.12 Completion of Land Development Works and the Quality Assurance System, to provide evidence that the work has been completed and maintained in accordance with the agreed standards and conditions of this consent. Where it is not possible to determine the condition of the assets due to seasonal constraints (e.g. trees not being in full leaf) then the final inspection and final completion may be delayed until the condition of the assets can be accurately determined.
Lizard Management	
95.	The results of baseline surveys, conducted to confirm lizard presence at the site, must be provided to Mahaanui Kurataiao and the Department of Conservation.
96.	In the event that herpetofauna are found at the site during baseline surveys, a detailed Lizard Management Plan must be implemented including methods for: a. capturing and relocating of lizards; and/or b. deterring populations from inhabiting the site; and/or c. other management interventions as deemed necessary to protect resident populations.
97.	Any capture and relocation of lizard fauna must be undertaken in accordance to permits obtained by this application under the authority of the Wildlife Act (1953).
98.	If lizard salvage and relocation work is required on site, a report summarising the salvage and relocation results will be prepared and submitted to CCC and DOC within 30 days from the completion date of the work (see LMP attached in Appendix C). Specifically, this report will include: 1. Results of lizard salvage and relocation work. Should native lizards be found, then the following will also be included in the report: a. Photos of lizard salvage methods utilised; b. Photos of lizards captured (including photos of the salvage and relocation areas); and,

	c. A map showing the location of lizard upon capture and upon release. 2. Descriptions of how lizard management activities outlined in the LMP were followed, including conditions detailed in the WAA permit and associated resource consent conditions; 3. An Amphibian and Reptile Distribution Scheme (ARDS) card detailing information relating to captured lizards; and, 4. A brief summary regarding the outcomes of the LMP, including any improvements/changes that should be implemented in future.
Avifauna Management During Subdivision Construction	
99.	**Birdstrike Management – Stormwater Basin** 1. During the operation of the stormwater basin, the following must be complied with: a. Regular monitoring for bird usage or evidence of bird activity (e.g. guano) must be undertaken after a moderate rain event (10mm or more in a 24 hour period); b. The grass sward must be maintained between 200-300 millimetres, to reduce the attractiveness of the grass to birds; c. Assessment of water retention and appropriate water discharge after moderate rain events (10mm or more in a 24-hour period) must be undertaken to confirm that appropriate drainage is occurring, with no obstructions; d. The basin must be maintained to prevent hollows that hold standing water, and the banks should remain as steep as feasibly possible; If birds do congregate after a rain event, Christchurch International Airport must be informed. The birds must not be disturbed without guidance on the best dispersal techniques as this could increase any bird strike risk. Note: Birds on the ground pose no threat to aircraft. e. If birds are attracted to the basin - either when it is dry or after storm events - a management plan must be drafted by a suitably qualified avifauna ecologist with waterfowl experience, that guides how to discourage birds from using the basin. 2. The consent holder must report to Council on a quarterly basis (email to rcmon@ccc.govt.nz) of compliance of the condition 101.1 including actions taken during rain events, maintenance undertaken and communication with the Christchurch International Airport. 3. Alternatively, the consent holder must provide a report assessed by a suitably qualitied and experienced Avifauna Specialist in which any recommendations provided are adopted. 4. Conditions 101.2 and 101.3 will apply until the Council infrastructure has been vested.
100.	**Avifauna Management – Construction and earthworks stage** Prior to development, CGL will provide a site WHMP. The WHMP should be prepared in consideration of the CIAL WHMP to detail management methods to help reduce bird strike risk associated with the site and CIAL airport operations. Specifically, the WHMP should outline: • Pre-development mitiagations e.g., mowing site grass to disperse birds in a southward direction away from the CIAL flight path.

	• Communication plan of development timelines with CIAL before development works take place to mitigate potential avifauna issues and offer support if any issues arise. • Roles and responsibilities - includes liaising with external stakeholders (e.g., CIAL) to determine the obligations of respective organisations and their personnel. • Passive and active management methods – surveillance and monitoring, grounds management specifications (i.e., recommended grass heights to deter high-risk species), and seasonal bird counts (this could be completed by CIAL and/or site surveillance personnel). • Landscape design standards. • Monitoring and review procedures of WHMP – this should include liaison with CIAL with increases in bird numbers onsite being communicated so appropriate counter-measures can be implemented.
Existing Buildings	
101.	Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed.
Telecommunications and Energy	
102.	All lots must be provided with the ability to connect to a telecommunications and electrical supply network at the boundary of the net area of each lot. For rear lots, evidence must be provided by the surveyor (in the form of as-builts and / or photos) that ducts or cables have been laid to the net area of each lot.
103.	The consent holder is to provide a copy of the reticulation completion letter from the telecommunications network operator and the s224 clearance letter from the electrical energy network operator.
Consent Notices	
104.	Compliance with conditions of the subdivision consent shall be ensured by way of a Consent Notice pursuant to section 221 of the RMA registered against the Computer Freehold Register to issue for each lot of the subdivision as described in conditions 41, 49, 59, 63, 65, 66 above.

PART 3: Canterbury Regional Council: Earthworks Land Use Conditions

Limits	
1.	The works authorised by this resource consent are limited to the excavation of land associated with the development of an industrial subdivision at 104 Ryans Road (and 20 Grays Road) legally described as Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837 and has a total area of approximately 57.64 hectares (**ha).**
2.	The maximum depth of excavation for the works authorised by this resource consent must not exceed 7 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.**
Prior to Commencement	
3.	Prior to commencement of the works described in Condition (1), all personnel working on the site must be made aware of, and have access to, the following: a. The contents of this resource consent document and all associated documents; b. The Site Environmental Management Plan [XXXXXXXXXX] OR to be submitted under Condition [XX]; and c. Resource Consents and all associated documents, including the Erosion and Sediment Control Plan (ESCP).
4.	At least 10 working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.
5.	At least 10 working days prior to the commencement of works on site, the consent holder must request a pre-construction site meeting with the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), and all relevant parties, including the primary contractor. At a minimum, the following must be covered at the meeting: a. Scheduling and staging of the works; b. Responsibilities of all relevant parties, including confirmation that the person [or persons] implementing the ESCP on the site is [are] suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communication between all relevant parties; e. Procedures for implementing any amendments; f. Site inspection; and Confirmation that all relevant parties have copies of the contents of this resource consent document and all associated erosion and sediment control plans and any other discharge treatment methodologies employed.

During Works	
6.	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.
7.	Tracking of material off-site during the works must be avoided at all times. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
Discovery of Contaminated Soil or Materials	
8.	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; All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.
9.	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	
10.	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 Measures to be undertaken to prevent a recurrence.
Accidental Discovery of Archaeological Material	
11.	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.
After Completion of Works	
12.	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.**
Administration	
13.	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.
14.	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.**

Part 4: Canterbury Regional Council: Water Permit Conditions

Limits	
1.	The activities authorised by this consent shall be limited to the non-consumptive take of surface water associated with the piping of the lateral channel of the Paparua Water Race Network (**PWRN**) that sits within the road reserve and extends the 840m length along the frontage of the site at 104 Ryans Road, Yaldhurst legally described as, Lot 4 DP 22679.
2.	Water may only be taken under Condition (1) for no longer than 12 weeks as an overall total. Note, this work may occur in stages to complete the entire 840m length but will be completed within 6 months from the first portion's start.
3.	A record of all water taking procedures within the site shall be kept and provided to the Canterbury Regional Council on request. This record shall include: a. The date, time and duration of the water take.
4.	All water taken in accordance with Condition (1 and 2) must be discharged back into the lateral channel of the PWNR and shall be discharged in accordance with discharge conditions in Part 4 below.
Prior to commencement of Works	
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. All erosion and sediment control measures detailed in the EMP and ESCP required by Conditions 24 – 27 of the subdivision resource consent (in Part 2 above) must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
6.	At least five 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 implementing the ESCP on the site is suitably trained and/or experienced; c. Contact details for all relevant parties; d. Expectations regarding communications 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.

7.	Prior to the commencement of works, all erosion and sediment control measures must be installed in accordance with the ESCP required under the earthworks conditions in part 3 below.
Fish Protection	
8.	The consent holder shall ensure that all practicable measures shall be undertaken to ensure that there is no stranding of fish in pools or channels up and downstream of the works.
9.	Any pump used to take water in accordance with Condition (1) must be fitted with fish screens in general accordance with the Christchurch City Council's "Standards for Temporary Fish Screens on Christchurch City Council Projects" (2023).
10.	A Fish Management Plan shall be prepared by a suitably qualified freshwater ecologist and submitted to the Canterbury Regional Council for their records (via ECInfo@ECan.govt.nz. The plan should include the following as a minimum: a. Locations where the plan will be implemented; b. Methods to ensure fish cannot access works areas c. Protocols to be followed including methods to rescue and relocate fish; d. Person/s responsible ensuring the plan is implemented; e. Protocols if pest fish are encountered; f. Protocols to ensure fish are not entrained in pumps during pumping (water pumping should have fish screens with a maximum mesh width and height size of three millimetres).
11.	In the event that fish are required to be salvaged and relocated to an appropriate waterway. The fish salvage must include the following measures: a. Be conducted by or under supervision of a certified, suitably qualified and experienced freshwater ecologist; b. Be in general accordance with Canterbury Regional Council and Christchurch City Council's "Fish Salvage Guidance for Works in Waterways" (12 October 2017); c. The fish must be relocated to a habitat deemed suitable by the certified, suitably qualified and experienced freshwater ecologist; d. The certified, suitably qualified and experienced freshwater ecologist must hold any necessary permits and approvals required by the Ministry for Primary Industries, Department of Conservation and Fish and Game to conduct fish salvage;
12.	Following the completion of works, the consent holder shall provide to the Canterbury Regional Council records (via ECInfo@ECan.govt.nz) of any fish captured and relocated. This record shall include: a. The location where fish were captured; b. The species and number of fish captured; and c. The location where fish were relocated.

Part 5: CRC Stormwater Discharge Consent Conditions

Prior to Commencement of Works	
1.	The Consent Holder, and all persons exercising this consent, must ensure that all personnel undertaking activities authorised by this consent are made aware of, and have access to, the contents of this consent decision and conditions, prior to the commencement of the works. A copy of these documents must also remain on-site through the duration of the works.
2.	All erosion and sediment control measures detailed in the ESCP required by the conditions in part 3 above must be installed prior to the commencement of any earthworks or stripping of vegetation and topsoil occurring on the site.
3.	At least five working days prior to the commencement of works on site, the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring (via ECInfo@ECan.govt.nz) must be informed of the commencement of works.
4.	At least five 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: Regional Leader – Compliance Monitoring (via ECInfo@ECan.govt.nz). The meeting, if confirmed by the Canterbury Regional Council, must be attended by 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.
Discharge Consent – Construction phase to land and water	
5.	The activity authorised under this part of the resource consent is limited to: a. The discharge of surface water to the lateral channel of the PWRN east of the application site (104 Ryans Road, Yaldhurst legally described as, Lot 4 DP 22679) associated with the non-consumptive take authorised under Water Permit in Part 4 above. b. Sediment-laden stormwater from exposed areas during earthworks to land via temporary soak pits within the site at 104 Ryans Road, Yaldhurst legally described as, Lot 4 DP 22679.
6.	The discharge must not at any time:

	a. Have a concentration of Total Suspended Solids (TSS) exceeding 50 milligrams per litre; and b. Result in within the receiving waterbodies: i. the production of any oil or grease films; ii. the production of any floatable or suspended materials; iii. the production any sludge or emulsion deposited on the bed.
7.	a. Prior to the discharge water in accordance with Conditions (5) of this resource consent, a set of laboratory calibrated samples must be made up in clear bottles containing the following concentrations of TSS: i. 0 milligrams per litre; ii. 25 milligrams per litre; iii. 50 milligrams per litre; iv. 100 milligrams per litre; b. The calibrated samples must be: i. prepared using representative soil samples from the site and then calibrated by a suitable laboratory to the unique combination of soil types at the site and the TSS concentrations detailed under (a); and ii. be replaced by a newly prepared sample every six months. c. The set of calibrated samples must be held on site. d. Records of the laboratory calibration, including records of replacement samples prepared must be kept and provided to Canterbury Regional Council on request.
8.	During the construction and earthworks, samples of discharge water must be: a. Taken by a suitably qualified person and in accordance with best practicable sampling methodology; b. Collected in clean containers at the end of the sediment treatment system prior to the discharge to land or water; c. Collected one, two, four, and 24 hours after the discharge has commenced, and once per day thereafter if discharge exceeds one working day; and d. Visually compared to the calibrated samples prepared in accordance with Condition (7).
9.	If it becomes apparent at any stage during water quality monitoring detailed in Conditions (7) and/or (8) that a maximum TSS concentration of 50 milligrams per litre in the discharge will not, or is unlikely to be achieved, or if the visual assessment and observations undertaken in accordance with Condition (8) 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 100 milligrams per litre in the treated discharge is achieved; or ii. the source of the sheen of oil or grease, discoloration, or any sludge or emulsion below the water surface, has been removed.

Discharge Consent – Stormwater Basins Operation Phase	
Limits	
10.	The discharge shall only be stormwater generated from the road reserve areas (roads, footpaths, berms), associated with the development of an industrial subdivision at 104 Ryans Road (and 20 Grays Road) legally described as Pt Lot 3 DP 22679, Lot 4 DP 22679 and Pt Lot 1 DP 2837.
11.	The operational discharge consent for the stormwater basins at lots 200 and 201 has a 35-year duration and will expire on [date] 2060.
12.	Stormwater shall only be discharged onto and into land via the stormwater system detailed under Condition 13 of this resource consent.
Stormwater System	
13.	Stormwater management for the site shall be in general accordance with Stormwater Management Report prepared by PDP, attached to and forming part of this resource consent.
Design Plans and Certification	
14.	At least 10 days prior to the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader Compliance Monitoring, the following documents: a. Design plans of the stormwater system; and b. A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design experience to certify that the stormwater system has been designed in accordance with the conditions of this consent. This CPEng shall also sign a statement confirming that they are competent to certify the engineering work.
15.	At the completion of the installation of the stormwater system, the consent holder shall submit to the Canterbury Regional Council, Attention: Regional Leader – Compliance Monitoring: a. All as built design plans of the stormwater system installed; b. A certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed stormwater system complies with the conditions of this resource consent; and c. A statement signed by the CPEng confirming that they are competent to certify the engineering work.
Discharge Consent – Global stormwater discharge consent for Lots 1 – 126 Operational Phase	
Limits	
16.	The discharge must be only stormwater generated from:

	(a) Roofs; (b) Hardstand areas; and (c) Impervious area associated with the proposed industrial subdivision of Lot 3 and 4 DP 22679, located at 104 Ryans Road and 20 Grays Road, labelled as 'Sites 1 to 126' on Plan [**CRCXXXXX**] attached to and forming part of this consent.
17.	The operation discharge consent for lots 1 – 126 has a 35 year duration and will expire on [date] 2060.
18.	Stormwater generated within each individual site must only be discharged onto and into land within the boundary of each individual site.
19.	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.
20.	Unless treatment is provided, the discharge of roof stormwater must not arise from: a) Copper building materials; or b) Unpainted galvanised sheet materials.
Stormwater system	
21.	Stormwater must be discharged into (land/surface waterway/pipe) via the following stormwater system: a) Stormwater from roofs shall be discharged via a sealed system that excludes all other stormwater; b) Stormwater from hardstand areas shall be treated via an appropriately sized proprietary treatment and discharged via soakpits; c) The soakpits and associates detention shall have a minimum capacity to attenuate and dispose all rainfall events up to and including the 24 hour duration two percent annual exceedance probability event from the contributing catchment.
22.	When the capacity of the stormwater system [or components of the stormwater system] is exceeded, stormwater shall be directed to the road reserve.
23.	All sumps must be fitted with submerged or trapped outlets capable of trapping at least 60 litres of hydrocarbons.
24.	The stormwater system, including soakpit and associated storage shall be designed and constructed to collect, treat, and dispose of stormwater from the contributing catchment from storm events up to and including the 24 hour duration two percent Annual Exceedance Probability (AEP) event.
25.	Stormwater shall not pond in any open detention area for longer than 48 hours after the cessation of any storm event.

26.	Treatment of the first flush runoff shall be via one of the following systems: a) A raingarden designed in accordance with CCC's Rain Garden Design Construction and Maintenance Manual 2015; b) A soil absorption basin or sedimentation basins + wetland treatment train designed in accordance with WWDG to treat a volume of runoff equal to that generated from 25mm rainfall depth c) One of the following proprietary treatment devices designed to treat the flow generated from a 5mm/hr intensity rainfall event: • Hynds UpFlo Filter with CPZ Media • Stormwater 360 Stormfilter with ZPG Media • Stormwater 360 Filterra • SPEL Hydrosystem • SPEL Spelfilter
27.	The proprietary treatment device shall be designed and constructed to: a) Have the capacity to treat stormwater flows equal to runoff from a minimum of 5 mm/rainfall intensity on the contributing [impervious] catchment before bypassing.
28.	The soakpits shall: a) Along with its associated detention, 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; and c) Have a factor of safety of [three] incorporated into the soak pit design to account for reduction of infiltration performance over time (clogging); d) Be sized and designed based on infiltration tests completed at the proposed soakpit location and target depth. e) Have a maximum depth to the base of 7 meters below natural ground level.
Design Plans and Certification	
29.	At least 20 working days prior to the installation of the [reticulated stormwater system/stormwater system/component/etc.] at each newly created lot, the consent holder or lot owner shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a) Final detailed design plans for the stormwater system/component. b) A certificate signed by a Chartered Professional Engineer (CPEng) with stormwater system design and construction experience confirming that: i. The stormwater system has been designed in accordance 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.

30.	Within 10 working days of the installation of the stormwater system/component, the consent holder shall submit to the Canterbury Regional Council, Attention: Compliance Manager: a) All as built design plans of the [stormwater system/component/etc.] installed; b) A certificate signed by a CPEng with stormwater system design and construction experience confirming that confirming that the installed [stormwater system/component/etc.] complies with the conditions of this resource consent; and c) A statement signed by the CPEng confirming that they are competent to certify the engineering work.
Inspections and Maintenance	
31.	The stormwater system shall be maintained by: a) Inspecting the [list of components] at least once every [three/six/twelve] month(s) depending on which first flush treatment solution has been designed for the individual site. b) Removing any visible hydrocarbons, debris or litter within ten working days of the inspection. c) Removing any accumulated sediment in the [infiltration components] within five 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. e) Repairing any scour or erosion within ten working days of the inspection.
32.	Any material removed from the devices in accordance with conditions (above) shall be disposed of at an appropriate location.
33.	The [proprietary treatment device] shall be installed and maintained in accordance with the Manufacturers Specifications.
Spills	
34.	All practicable measures shall be taken to avoid spills of fuel or any other hazardous substances within the site. In the event of a spill of fuel or any other hazardous substance: a) The spill shall be cleaned up as soon as practicable, the stormwater system shall be inspected and cleaned, and measures shall be taken to prevent a recurrence; b) The Canterbury Regional Council, Compliance Manager shall be informed within 24 hours of a spill event exceeding five litres and the following information provided: i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled;

	iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and Measures to be undertaken to prevent a recurrence.
35.	All best practicable options shall be used to contain spills or leaks of any hazardous substance from being discharged via the stormwater system. These shall include, but not be limited to the following: a) Using a tank filling procedure to minimise spills during any fuel delivery; b) Making spill kits available to contain or absorb any hazardous substances used or stored on the site; c) Maintaining signs to identify the location of the spill kits; and Maintaining written procedures in clearly visible locations that are to be undertaken to contain, remove and dispose of any spilled hazardous substance.
Administration	
36.	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.
37.	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 consent and undertaking the activity as described in these conditions and/or application documents.***

Part 6: Department of Conservation: Wildlife Approval Conditions

Lizard Management	
1.	The results of baseline surveys, conducted to confirm lizard presence at the site, must be provided to Mahaanui Kurataiao and the Department of Conservation.
2.	In the event that herpetofauna are found at the site during baseline surveys, a detailed Lizard Management Plan must be implemented including methods for: a. capturing and relocating of lizards; and/or b. deterring populations from inhabiting the site; and/or c. other management interventions as deemed necessary to protect resident populations.

3.	If lizard salvage and relocation work is required on site, a report summarising the salvage and relocation results will be prepared and submitted to CCC and DOC within 30 days from the completion date of the work (see LMP attached in Appendix C). Specifically, this report will include: i. Results of lizard salvage and relocation work. Should native lizards be found, then the following will also be included in the report: a. Photos of lizard salvage methods utilised; b. Photos of lizards captured (including photos of the salvage and relocation areas); and, c. A map showing the location of lizard upon capture and upon release. ii. Descriptions of how lizard management activities outlined in the LMP were followed, including conditions detailed in the WAA permit and associated resource consent conditions; iii. An Amphibian and Reptile Distribution Scheme (ARDS) card detailing information relating to captured lizards; and, iv. A brief summary regarding the outcomes of the LMP, including any improvements/changes that should be implemented in future.