



APPENDIX 2: POUND ROAD INDUSTRIAL DEVELOPMENT- APPLICANT SECTION 55 RESPONSE

PROPOSED FAST-TRACK CONDITIONS – DISTRICT COUNCIL CONSENTS AND DOC WILDLIFE APPROVAL

UPDATED 17 DECEMBER 2025

The land use, subdivision and wildlife approval consent conditions below form a revised set of conditions proposed by the NTP Development Holdings Limited (NTP) in response to the Section 53 comments received from Christchurch City Council (CCC), the Department of Conservation (DOC), and the Department of Corrections (Corrections)

As comments have been received from a number of parties it is not possible to provide a single track changed copy of the conditions previously offered by the applicant. Following receipt of the S53 comments from CCC, and noting a full set of conditions was not provided from them, the below lists the conditions proposed by the Applicant in the first column and either with amendments following the comments received, with notes in the second column to confirm whether these are unaltered from the applicants previous set or if changed which comments the change is made in response to (including a reference to where the comment can be found).

- Part 1: Christchurch City Council Land Use Consent Conditions
- Part 2: Christchurch City Council Subdivision Conditions
- Part 3: DOC – Wildlife Approval Conditions – Lizard Management

Part 1: Christchurch City Council Land Use Consent Conditions

Column 1: Applicant’s proposed condition and changes from Council s53 Comments		Column 2: Applicant’s Section 55 response and Response to Changes Requested
<p>Note: Green cells indicate the condition wording is agreed between NTP and CCC with no changes from CCC’s Appendix 16 conditions in response to S53 comments.</p> <p>Note: Orange cells indicate the condition wording has been changed (red text) from CCC’s conditions in response to the S53 comments received from Section 53 parties and provides reasons for the changes.</p> <p>Note: Red cells indicate the wording is not agreed between NTP and CCC, and explains why.</p>		
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 Davie Lovell Smith Scheme Plan dated December 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. 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.	Original applicant condition. Condition wording agreed between NTP and CCC.
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.	Original applicant condition. Condition wording agreed between NTP and CCC.
3.	a) The issue of Titles for Stage 1 (Lots 1-72, 400 and 401 shall not occur until 31 December 2027). b) Titles for Stage 2 or beyond shall not be issued until the sooner of: i. 01 January 2029; or	Condition proposed by NTP, per the response by Mr Fuller.



	<p>ii. A Developer Agreement is entered into with Council and / or the NZ Transport Agency to facilitate the State Highway 1 / Pound Road and Pound Road / intersection and Pound Road / Waterloo Road intersection upgrades.</p> <p>c) The Consent Holder shall provide a contribution towards the construction of the SH1 / Pound Road intersection and Pound Road / Waterloo Road intersection upgrades (including the rail crossing), on the basis of the traffic generated through these intersections and costs of the intersection designs submitted with the application and included in the ITA.</p>	
4.	All earthworks associated with the creation and formation of the subdivision must be carried out in accordance with the conditions of subdivision consent.	Condition wording agreed between NTP and CCC.
Activity Conditions on Lots 1 – 72, 400 and 401 and Built for Standards for Lots 1 – 72, 400 and 401		
5.	<p>a. Except as modified below in b. the future development of Lots 1-74, 400 and 401 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.</p> <p>b. Specifically excluded/ not provided for activities on these lots are the following (as defined in the District Plan):</p> <p>i. Residential Activities / Residential Units Sensitive activities (including for management / security purposes),</p> <p>ii. Visitor Accommodation</p> <p>iii. Heavy Industrial Activities (including Fish Processing or Packing Plans and Abattoirs or Freezing Works).</p>	<p>Minor change to condition wording to clarify that sensitive activities (which encapsulates residential and education activities) are precluded from locating on the lots.</p> <p>Condition wording otherwise agreed between NTP and CCC.</p>
6.	<p>a. Except as modified in b. and c. below, the future development of Lots 1-72, 400 and 401 must comply with the Built Form Standards in Rule 16.4.2 – Industrial General Zone, as attached to [Appendix X] to this decision.</p> <p>b. The minimum building setback from Barthers Road shall be 5m.</p> <p>c. A minimum building setback of 3 5m applies to the northern boundary of Lots 7 – 14 and Lot 401 with the Open Space Parks Zone (Templeton Golf Course).</p> <p>d. On Lots 7 – 14 and 401 adjoining the Open Space Parks Zone (Templeton Golf Course), the boundary must be landscaped with a minimum depth of 1.5m and minimum height of 1.6m, including Cupressus x leylandii 'Ferndown' at 10m spacing along the boundary.</p>	<p>Condition updated to reflect the recommendation of Mr. Field (CCC Urban Design) in regard a 5m building setback to the boundary with the Templeton Golf Course, and the landscaping requirements along this boundary.</p> <p>As per the Novo Group Landscape Response, the proposal seeks to adopt the District Plan IG Zone landscaping requirements to this boundary, along with the suggestion of Mr Field, albeit at a greater spacing of 1 tree/10m instead of Mr Field's suggested 1 tree/1.2m.</p> <p>Condition not yet fully agreed between NTP and CCC.</p>
Other General Development Conditions – Noise, Outdoor Lighting, Signs		
7.	<p>Noise</p> <p>a. Future development of Lots 1 -72, 400 and 401 for industrial purposes must comply with the District Plan noise rules in 6.1.4 General Noise Rules and 6.1.5 Zone Specific Noise Rules attached as [Appendix X] to this decision, except as modified in (c) and (d) below.</p> <p>b. A 2.2m high acoustic fence shall be erected along the boundaries of the development with 14 Hasketts Road. The fence shall be constructed with a minimum surface mass of 10kg/m2 (20mm timber palings or equivalent) and shall be constructed such that there are no gaps.</p> <p>c. The daytime limit of 55dB LAeq(15min) and maximum noise limit of 75dB Lamax shall be adopted as the daytime and nighttime noise limit within 14 Hasketts Road.</p>	<p>Part (e) updated to reflect CCC Appendix 11.</p> <p>Condition wording agreed between NTP and CCC.</p>



	<p>d. The daytime limit of 55dB LAeq (15min) and no maximum noise limit shall be adopted as the daytime and nighttime noise limit within the Templeton Golf Course (273 Pound Road).</p> <p>e. The daytime limit of 55dB LAeq(15min) and at night time the limit of 45dB LAeq and a maximum noise limit of 75 dB LAmax shall be achieved a 1 Maddisons Road.</p>	
8.	<p>Glare</p> <p>a. Future development and construction activities on Lots 1 – 72, 400 and 401 for industrial purposes must comply with the District Plan Glare rules in 6.3.4.1 Permitted activities Control of Glare attached as [Appendix XX] to this decision.</p>	<p>Amended to only refer to 'permitted activities' in condition 8.</p> <p>Condition otherwise agreed between NTP and CCC.</p>
9.	<p>Control of Light Spill</p> <p>a. Future development and construction activities on lots 1 – 72, 400 and 401 for industrial purposes must comply with the District Plan Light Spill rules in 6.3.5.1 Permitted Activities Control of Light Spill and 6.3.6 Light Spill Standards by Zone for Industrial <u>zones (permitted lux spill horizontal or vertical 20 Lux)</u> attached as [Appendix XX] to this decision.</p> <p>Note for clarity: The light spill standards specified in Rule 6.3.5.1 require the light spill received at the point of measurement comply with the receiving zone standard, not the generating zone.</p>	<p>Amended to only refer to 'permitted activities' in condition 9.</p> <p>Condition otherwise agreed between NTP and CCC.</p>
10.	<p>Signs</p> <p>Any signs part of the future industrial development of lots 1 – 74, 400 and 401 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 Urban Fringe). Except that:</p> <p>a. There shall be no LED/ Digital Signs or Billboards permitted by this consent, and</p> <p>b. Free-standing signage or signage on buildings located on Lots 1-14 and 401 shall be oriented to face away from the Templeton Golf Course</p> <p>c. Freestanding signs shall not be located within or forward of the 5m wide landscape strip on the Barbers Road frontage, other than a single free-standing sign in association with the two access points to the site. Advice note: for interpretation purposes, 'single free-standing sign' extends to include a development entry sign for wayfinding purposes.</p> <p>Note: Illuminated signs will need to meet the glare and light spill requirements of Conditions 9 and 10 above.</p>	<p>The applicant does not accept additional conditions 13 - 16 proposed by CCC (Appendix 9) in relation to the location, size, height and illumination of signs for the reasons set out in the response memo provided by Novo Group and below:</p> <ul style="list-style-type: none"> In terms of freestanding sign location, it is accepted that numerous signs should not be located within or forward of the 5m wide landscape strip as this will reduce the effectiveness of the visual mitigation. However, a single freestanding sign associated with the two vehicle access points should be provided to allow for wayfinding and site/ business identification. This is typical of industrial developments. A condition restricting free-standing signage or signage on buildings facing the Templeton Golf Course site is accepted, however for clarity this should only apply to the Lots directly adjoining this boundary. Limitations on the size of building mounted signage are not considered necessary. The interface between the RuUF zone and IG zone occurs in several locations across the city and the sign rules do not provide limitations for IG sites opposite rural zones. Given that any illuminated signs will need to meet the glare and light spill conditions above for the zone at the rural boundary, further limitations on illumination are not necessary.
11.	<p>Earthworks – Post Subdivision</p> <p>Any earthworks for the future development of lots 1 – 72, 400 and 401 with buildings shall be undertaken in accordance with Rule 8.9.2.1 of the District Plan attached as [Appendix XX] to this decision, shall apply as if the site were zoned Industrial General (not Rural).</p>	<p>Original application condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
12.	<p>Shipping containers</p> <p>Any stacked shipping containers located within 20m of Barbers Road or Hasketts Road frontage shall not exceed a height of 15m when measured from existing ground level.</p>	<p>New condition per CCC Appendix 9, the condition is modified to provide for containers to be up to 15m in height, when located within 20m of the boundary.</p> <p>Condition not yet agreed between NTP and CCC.</p>
Transport Conditions		



13.	Future development of Lots 1 – 72, 400 and 401 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.	Original application condition. Condition wording agreed between NTP and CCC.
14.	A no complaints covenant shall be registered on the Record of Title of Lots 43, 44, 45 and Lot 401 in accordance with Section 108(2)(d) of the Resource Management Act for the purpose of ensuring that the location and use of future activities on the site/s do not result in odour complaints from its owners and/or occupiers that may impinge or restrict any lawfully established activity on certain adjoining properties.	New condition volunteered by NTP as part of discussion with, and in response to the Comments received from the Department of Corrections (Corrections). Condition wording agreed between NTP and Corrections, refer to the email from Corrections at Appendix 10 of NTP s55 response.
15.	The no complaints covenant required under Condition 15 above shall state: <i>The owner shall not, and shall procure that any person occupying any part of the Land shall not:</i> <i>(a) object to, oppose, complain about or interfere with; or</i> <i>(b) bring, encourage, assist, finance or contribute, or participate any proceeding relating to:</i> <i>Any activities on the property located at Sec 4 SO 19454, that were lawfully established and existing as at the date of this consent or are permitted under the Canterbury Land and Water Regional Plan and/or the Canterbury Air Regional Plan.</i>	As above – new condition but agreement in place with the Department of Corrections.



PART 2: Christchurch City Council Subdivision Consent Conditions

Column 1: Applicant's Proposed Conditions – Section 55 Response	Column 2: Summary of Section 53 Comments and Response to Changes Requested
<p>Note: Green cells indicate the condition wording is agreed between CGL and CCC with no changes from CCC's conditions (various Appendices) in response to S53 comments.</p> <p>Note: Orange cells indicate the condition wording has been changed (red text) from CCC's conditions (various Appendices) in response to the S53 comments received from CCC or DOC and provides reasons for the changes.</p> <p>Note: Red cells indicate the wording is not agreed between NTP and CCC, and explains why.</p>	

Scheme Plan and Staging		
1.	<p>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 any 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.</p> <p>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.</p>	Original applicant condition updated to include 'and any relevant management plans'.
2.	<p><u>General Survey Plan</u></p> <p>The survey plan, when submitted to Council for certification, is to be substantially in accordance with the stamped approved application plan unless otherwise addressed in conditions of this subdivision consent.</p>	Original application condition. Condition wording agreed between NTP and CCC.
3.	<p><u>Staging</u></p> <p>The subdivision may be carried out in stages but is not required to be. 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.</p>	Original application condition. Condition wording agreed between NTP and CCC.
4.	<p><u>Allotment to Vest Local Purpose (Utility) Reserve Lots - Stages</u></p> <p>Lots 200 - 202 are to be vested as Local Purpose (Utility) Reserve.</p> <p>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.</p>	Original application condition. Condition wording agreed between NTP and CCC.
5.	<p><u>New Roads to Vest</u></p> <p>The new roads, being Lots 300 - 304 are to be formed and vested in the Council to the satisfaction of the Subdivision Engineer with underground cabling for electricity supply and telecommunications.</p>	Original application condition, with Lot numbers updated to reflect updated scheme plan. Condition wording agreed between NTP and CCC.
6.	<p><u>Road Naming</u></p> <p>The new roads are to be named and shown on the survey plan submitted for certification.</p> <p>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-</p>	Original applicant condition. Condition wording agreed between NTP and CCC.



	<p><u>namings</u> / . 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.</p> <p>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.</p> <p>The location of the nameplates must be submitted to Council's Subdivision Engineer prior to their installation.</p> <p>Advice Note: Nameplates usually take six weeks to manufacture. The location of the nameplates can be submitted in a plan which identifies the road's landscaping and location of street lighting as required by this application. The consent holder is responsible for the cost of providing and installing the nameplates.</p>	
7.	<p><u>Road Widening/Corner Rounding to Vest</u></p> <p>Lots 300 and 301 must be vested in the Council as corner splay / road widening being in accordance with Davie Lovell Smith Plan dated December 2025.</p> <p>Any existing fences or walls outside the new road frontage boundary are to be removed or relocated appropriately.</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
8.	<p><u>Service Easements</u></p> <p>The service easements as set out on the application plan or required to protect services crossing other lots must be duly granted or reserved</p> <p>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.</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
9.	<p><u>Easements in Gross</u></p> <p>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.</p> <p>As built plans for the services covered by the easement(s) are to be provided to the Council at Section 223 certification stage.</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
10.	<p><u>Public Utility Sites</u></p> <p>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.</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
11.	<p><u>Plans for Geodata</u></p> <p>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.</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
Quality Assurance		
12.	<p><u>Asset Design and Construction</u></p>	<p>Original applicant condition.</p>



	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).	Condition wording agreed between NTP and CCC.
13.	<p>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).</p> <p>a. Prior to the commencement of physical works on site for the construction of the subdivision including infrastructure, the Consent Holder must submit to the Planning Team - Subdivision Engineers a Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS for review and acceptance under clause 2.10 of the IDS 2022. The Design Report and engineering plans must provide sufficient detail to confirm compliance with the requirements of the IDS and this consent. This report can be submitted as two individual design reports addressing infrastructure as one part and the second part as a Geotechnical Report.</p> <p>b. Prior to the commencement of physical works on site, the Consent Holder must submit to the Council's Planning Team - Subdivision Engineers a Contract Quality Plan and supporting Engineer's Review Certificate, complying with clause 3.3.3 of the IDS, for review and acceptance by Council under Clause 2.11 of the IDS 2022.</p> <p>c. Prior to the issue of certification pursuant to section 224(c) of the Resource Management Act, the Consent Holder must submit to the Planning Team - Subdivision Engineers an Engineer's Report complying with clause 3.3.3 of the IDS and an Engineer's Completion Certificate complying with clause 3.3.4 of the IDS for review and acceptance under clause 2.12 of the IDS 2022. The Engineer's Report must provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS and this consent, including compliance with consent conditions requiring mitigation measures with respect to any liquefaction and lateral spread hazards.</p> <p>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.</p> <p>General Advice Note for Quality Assurance:</p> <p>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.</p> <p>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.</p>	<p>Quality Assurance Conditions amalgamated into one condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
14.	<p><u>Traffic Management</u></p> <p>A Traffic Management Plan (TMP) must be implemented for works to existing Barters, Pound and Hasketts Roads, 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.</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
15.	<p><u>CCTV Inspections</u></p> <p>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/</p>	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
16.	<u>Services As-Built Requirements</u>	Original applicant condition.



	<p>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/</p> <p>Advice Note: this includes RAMM and costing data (GST)</p> <p>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.</p> <p>As-Builts (Reserves and Street Trees)</p> <p>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.</p> <p>Advice note: The as-builts must be supplied at the same time as the Engineer's Report, at Practical Completion.</p>	Condition wording agreed between CGL and CCC.
17.	<p><u>Minimum Levels</u></p> <p>To be considered satisfactory for sewer and stormwater drainage minimum ground levels must be based on a level of 100mm above the kerb at the street or right of way frontage, plus a grade of 1:300 to the rear boundary.</p>	<p>Original application condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
Earthworks / Erosion and Sediment Control		
18.	<p>Earthworks must be carried out in general accordance with the earthworks plans approved plans and supplementary detailed design plans to be provided at time of Engineering Approval.</p>	<p>Original application condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
19.	<p>The earthworks and construction work must be under the control of a nominated and suitably qualified engineer.</p>	<p>Original application condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
20.	<p>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).</p> <p>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.</p>	<p>Original application condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
21.	<p>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.</p>	<p>Original application condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
22.	<p>a. The draft Earthworks and Construction Management Plans provided with the application are accepted in principle. Prior to construction these will be incorporated into an Environmental Management Plan (EMP) as required in Condition (23) below, for the site and submitted to Council for reference. All filling and excavation work must be carried out in accordance with the EMP which identifies how the environmental risks of the project will be managed.</p> <p>b. Except where approved as part of a separate Environment Canterbury (CRC) resource consent for stormwater discharge or CRC resource consent for excavation/filling, work must not commence until the Christchurch City Council's Subdivision Engineer (via email to rcomon@ccc.govt.nz) has formally accepted the EMP.</p>	<p>Part (b) proposed by NTP to enable works subject to the CRC consent to proceed.</p> <p>Condition wording not yet fully agreed between NTP and CCC.</p>



23.	<p>The EMP must include an Erosion and Sediment Control Plan (ESCP) covering all earthworks associated with the consented development. The ESCP must:</p> <ul style="list-style-type: none"> a. Be designed by a suitably qualified and experienced professional; and b. Attach a design certificate (Appendix IV in IDS Part 3) for acceptance (unless subject to Condition 22b) by the Council under clause 3.8.2 of the IDS at least ten days prior to the works commencing. 	<p>Have changed approval to acceptance to be consistent with other conditions requiring later CCC 'sign offs' under the IDS.</p> <p>Condition wording agreed between NTP and CCC.</p>
24.	<p>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://esc.canterbury.co.nz/.</p> <p>Any changes to the accepted ESCP must be submitted to the Council in writing and the changes accepted by the Subdivision Engineer prior to implementation, unless subject to Condition 22 b.</p>	<p>Original application wording.</p> <p>Condition wording agreed between NTP and CCC.</p>
25.	<p>a. The EMP must include (but is not limited to):</p> <ul style="list-style-type: none"> i. The identification of environmental risks including erosion, sediment and dust control, spills, wastewater overflows, and excavation and disposal of material from contaminated sites; ii. A site description, i.e. topography, vegetation, soils, sensitive receptors such as waterways, etc; iii. Details of proposed activities; iv. A locality map; v. Drawings showing the site, type and location of sediment control measures, on-site catchment boundaries and off-site sources of runoff, stockpiles; vi. Drawings and specifications showing the positions of all proposed mitigation areas with supporting calculations if appropriate; vii. Drawings showing the protection of natural assets and habitats; viii. A programme of works including a proposed timeframe and completion date; ix. Emergency response and contingency management; x. Procedures for compliance with resource consents and permitted activities; xi. Environmental monitoring and auditing, including frequency; xii. Corrective action, reporting on solutions and update of the EMP; xiii. Procedures for training and supervising staff in relation to environmental issues; xiv. Contact details of key personnel responsible for environmental management and compliance. <p>Advice note: IDS clause 3.8.2 contains further detail on Environmental Management Plans.</p>	<p>Original application wording.</p> <p>Condition wording agreed between NTP and CCC.</p>
26.	<p>The EMP must be implemented on site over the construction phase. No earthworks may commence on site until:</p> <ul style="list-style-type: none"> a. 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. b. The contractor has received a copy of all resource consents and relevant permitted activity rules controlling this work. c. The works required by the EMP have been installed. 	<p>Original application wording.</p> <p>Condition wording agreed between NTP and CCC.</p>



	d. 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.	
27.	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.	Original application wording. Condition wording agreed between NTP and CCC.
28.	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 Barbers, Pound and Hasketts Roads).	Original applicant condition. Condition wording agreed between NTP and CCC.
29.	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: a. Approved Works Access Permit (WAP); and b. Approved Traffic Management Plan (TMP). Advice Note: A Corridor Access Request (CAR) application and TMP can be submitted to the Council through the following web portal http://www.myworksites.co.nz .	Original application condition. Condition wording agreed between NTP and CCC.
30.	Any change in ground levels must: a. not cause a ponding or drainage nuisance to neighbouring properties. b. not affect the stability of the ground or fences on neighbouring properties. c. maintain existing drainage paths for neighbouring properties (if applicable).	Original application condition. Condition wording agreed between NTP and CCC.
31.	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).	Original application condition. Condition wording agreed between NTP and CCC.
32.	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.	Original application condition. Condition wording agreed between NTP and CCC.
33.	All disturbed surfaces must be adequately topsoiled and vegetated as soon as possible to limit sediment mobilisation. Areas of land disturbed at any one time must not exceed 5ha.	Original application condition and also reflects the comments from CCC Appendix 3. Condition wording agreed between NTP and CCC
34.	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.	Original application condition. Condition wording agreed between NTP and CCC.
35.	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.	Original applicant condition. Condition wording agreed between NTP and CCC.



36.	<p>The consent holder must submit a design report and calculations detailing any filling proposed against existing external boundaries. This shall include details of retaining walls and any related building consents or confirm the obtaining of permissions to batter onto adjacent land.</p> <p><i>Advice note: Any retaining wall that exceeds 6m2 is regarded as a building and requires a separate resource consent if not specifically addressed within the application supporting this consent.</i></p> <p><i>Advice note: This report may be presented as part of the Design Report for the subdivision works under condition 2.2.</i></p>	<p>Original application wording and also reflects the comments from CCC Appendix 3.</p> <p>Condition wording agreed between NTP and CCC.</p>
37.	Any retaining wall construct must be included and certified as part of the Earthfill Report.	<p>Original application wording and also reflects the comments from CCC Appendix 3.</p> <p>Condition wording agreed between NTP and CCC.</p>
38.	Retaining walls must be located outside of reserve areas. Retaining walls must be located outside of legal road unless supporting the legal road. Walls retaining fill must be located within the lot containing that fill.	<p>Original application wording and also reflects the comments from CCC Appendix 3.</p> <p>Condition wording agreed between NTP and CCC.</p>
Geotechnical		
39.	<p><u>Stage 2:</u></p> <p>Prior to submission of engineering plans for acceptance, works commencing within Stage 2 of the development, additional geotechnical testing must be undertaken to Lots 66 and 67 63-67 and 73 within the areas depicted on KGA Drawing 1.5 (Appendix 5 of the application).</p>	<p>Condition updated to reflect comments from CCC Appendix 3 and updated to reflect Lot numbers of latest scheme plan.</p> <p>Condition wording agreed between NTP and CCC.</p>
40.	<p><u>Stage 3:</u></p> <p>Prior to submission of engineering plans for acceptance, additional geotechnical testing must be undertaken on Lots 63-65 and 400 within the areas depicted on KGA Drawing 1.5 (Appendix 5 of the application).</p>	<p>Condition updated to reflect comments from CCC Appendix 3.</p> <p>Condition wording agreed between NTP and CCC.</p>
41.	The subgrade within the historic paleochannel as identified in the KGA Geotechnical Investigation reference K240545-2 dated 30 June 2025 shall be checked by a suitably experienced geotechnical engineer or geologist.	<p>Original application wording and also reflects the comments from CCC Appendix 3.</p> <p>Condition wording agreed between NTP and CCC.</p>
42.	<p>Prior to submission of engineering plans for acceptance any works commencing on Stage 4 Lot 74 401, further geotechnical testing must be undertaken to confirm ground conditions across the entire Lot. A supplementary geotechnical report must be provided, as part of the design report, to confirm that the conclusions of the KGA Geotechnical Engineering Investigation reference K240545-2 dated 30 June 2025 Assessment are applicable to Lot 74 401 also.</p>	<p>Condition updated to reflect comments from CCC Appendix 3.</p> <p>Condition wording agreed between NTP and CCC.</p>
NES / Contamination / Health of Land		



43.	<p>At least 15 working days prior to the commencement of works to remediate contaminated land, the Consent Holder must submit a Remedial Action Plan (RAP) to the CCC Compliance Team via email to rcmon@ccc.govt.nz for certification that it complies with conditions a- e below.</p> <p>The RAP required under this condition must:</p> <ol style="list-style-type: none"> Outline the proposed soil sampling procedure to identify the extent of contamination, including guidelines used to analyse samples; Detail a procedure for managing any discovery of contaminated soil or material; Describe the methodology for soil removal and how soil will be prevented from being entrained in stormwater; Outline where the contaminated soil will be disposed of; and Describe any validation sampling that will be undertaken to ensure all contaminated soil is removed. 	<p>Merged two previous conditions into one, so that they are the same as the CRC land use consent conditions for contamination, for ease of administration (i.e. both Councils receive same info at same time).</p>
44.	<p>The RAP in condition (43) may be amended at any time. Any amendments must be:</p> <ol style="list-style-type: none"> Only for the purpose of improving the efficacy of the management of contaminated soil and must not result in an increase of sediment being discharged from the site; and Consistent with the conditions of this resource consent; and Submitted in writing to the CCC Compliance Team via email to rcmon@ccc.govt.nz. 	<p>Original application condition. Condition wording agreed between NTP and CCC.</p>
45.	<p>Within three (3) months of the completion of the earthworks a Site Validation Report (SVR) shall be prepared and submitted to Council. Delivery of the SVR may be to rcmon@ccc.govt.nz The SVR shall be written in accordance with the Ministry for the Environment Guidelines for Reporting on Contaminated Sites in New Zealand (revised 2021). The SVR shall include as a minimum:</p> <ul style="list-style-type: none"> Details of any variations to the proposed work plan; Details of any discharges or contingency measures employed during the earthworks; Photographic evidence of the site works; Evidence the objectives of the final site remediation have been met with regard to commercial/industrial land use. Evidence of the disposal of any soils off site to an authorised facility. 	<p>Original application condition. Condition wording agreed between NTP and CCC. Note: CRC site validation conditions are located in the CRC s9 land use consent (CRC260879).</p>
Water Supply		
46.	<p>The point of water supply for this subdivision shall be located at the intersection of Barters Road and Waterloo Road, following comprehensive upgrade of the existing water supply network by the Consent Holder (Upgraded Water Supply Network). The extent of the upgrades will be confirmed for acceptance following refined hydraulic modelling co-ordinated between the consent holder and CCC, to be undertaken at the detailed design phase.</p> <p>This upgrade shall include:</p> <ol style="list-style-type: none"> Upgrades to the Templeton Booster Pump Station supply mains, including the DN200 water main in Main South Road, the DN150 water main in Foremans Road, and the DN150 connection at the intersection of State Highway 1 and Halswell Junction Road; An upgrade to the Templeton Booster Pump Station to continue to operate in a duty/duty/standby configuration; and Upgrading the water main from the Templeton Booster Pump Station along Waterloo Road and Pound Road to the designated connection point. 	<p>Updated to reflect CCC new condition in their Appendix 2, with amendments proposed by NTP to clarify that further modelling is required prior to confirming the extent of upgrades. Condition wording not yet fully agreed between NTP and CCC.</p>



	<i>Advice note: Refined hydraulic modelling may enable optimisation of the supply water main upgrades, potentially limiting the required works to the connection between State Highway 1 and Halswell Junction Road, as well as the supply main along Main South Road.</i>	
47.	<p>The Consent Holder shall enter into an Infrastructure Provision Agreement with the Christchurch City Council (CCC) using a form reasonably required by CCC and provided by the Council's Solicitors for review and comment. This agreement shall cover the design and construction of the Upgraded Water Supply System and will include, but not be limited to, the following provisions:</p> <ul style="list-style-type: none"> a. That the Design Engineer shall be approved on the Three Waters HDM (hybrid delivery model) Professional Services Panel; b. That the design shall be in accordance with the design standards and requirements as per the Council Design Guides/Standards Master List and for Council to advise any such further specifications, standards and requirements during each phase of the design; c. For the Consent Holder to obtain Council Engineering Acceptance for each stage of the design including Concept design, Preliminary design and Detailed design; d. That the Consent Holder shall complete the necessary investigations and assessments to adequately inform the design including geology, topography, ground contamination, archaeological, ecological and visual aspects; e. That the design shall be comprehensive in terms of civil, mechanical, structural, electrical, SCADA and controls, landscaping, access, security, and water safety disciplines; f. For incorporation of risk assessments (inclusive of water safety) and safety in design in the design process; g. That the work shall be carried out by a Council Three Waters HDM (hybrid delivery model) Potable Water Tier One Contractor; h. For Council participation and review of the Contract Quality Plan, Health and Safety Plan, Environmental Management Plan, Contract Method Statement, Testing and Commissioning Plan including Handover checklist; i. For the assignment of a Council contracts engineer to audit the construction phase; j. For specifying any additional As-Built, Testing and Commissioning and Operations and Maintenance Manual requirements; k. For the Consent Holder to undertake all design and construction work at its sole cost and to meet the reasonable costs of CCC involvement, including all legal, external and internal consultants; <p><i>Advice Note: For the purposes of this consent condition, Upgraded Water Supply System means any works to the existing Council infrastructure up to the point of connection for the development at the corner of Waterloo and Barters Road.</i></p>	Updated to reflect CCC new condition in their Appendix 2, an advice note is proposed by NTP to provide a clarity of what 'Upgraded Water Supply System' entails.
48.	The internal water supply network for the subdivision shall be designed by a suitably qualified professional, in coordination with the design of the Upgraded Water Supply Network. The design must comply with the Infrastructure Design Standard and, in general, align with the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008, subject to Council engineering acceptance. Engineering drawings	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.



	supported by hydraulic model outputs must be submitted for review and engineering acceptance by the Water Supply & Wastewater Asset Planning Team prior to the commencement of any physical works.	
49.	Council will not grant engineering acceptance for the subdivision's water supply network until final engineering acceptance of the Upgraded Water Supply Network has been fully commissioned and is operational.	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.
50.	Connection of the subdivision's water supply network shall not proceed until the Upgraded Water Supply Network has been fully commissioned and is operational.	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.
51.	All water mains and submains for the subdivision shall be installed in road to be vested in Council. Minimum DN200 water mains shall be extended along the full length of all roads to be vested and terminated with temporary hydrants in accordance with the requirements of the Infrastructure Design Standard.	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.
52.	All lots shall be provided with water supply connections extending to their boundaries. Submains shall be installed to extend at least 1 metre beyond each lot boundary.	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.
53.	<p>The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of each Lot:</p> <p>a. This allotment shall be served by the Christchurch City Council's pressurized water supply network and requires the installation of a high-hazard backflow prevention device. An application for water connection must be submitted to Christchurch City Council either online or by completing a WS1 form (application for water supply), including a water supply site plan. The water connection will not be activated until confirmation is provided to Council that an approved backflow prevention device has been installed. The backflow prevention device must be installed within the property boundary, on private land, as close as practicable to the water meter at the point of supply.</p> <p>Advice Note: The water supply network for this allotment can accommodate a maximum FW3 fire demand (50 L/s), as defined in the NZ Fire Service Fire Fighting Water Supplies Code of Practice NZS 4509:2008.</p> <p>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.</p>	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.
Wastewater		
54.	The subdivision shall be serviced by a gravity sewer network designed in accordance with Council's Infrastructure Design Standards and Construction Standard Specifications. Engineering drawings must be sent to the Council Subdivisions Engineer for Engineering Acceptance prior to the commencement of any physical works.	Updated to reflect CCC new condition in their Appendix 2. Condition wording agreed between NTP and CCC.
55.	<p>The gravity sewer network shall discharge into a New Wastewater System comprising a dedicated wastewater pumpstation and rising main to convey wastewater to the DN525 sewer located at the intersection of Waterloo Road and Brixton Street. The New Wastewater System shall be sized to accommodate Industrial General (IG) (suburban) design flow rates as specified in the Council's Infrastructure Design Standard. The New Wastewater System shall also incorporate an odour treatment and corrosion management solution, to be established in accordance with the following requirements:</p> <p>a. The design shall be in accordance with the CCC Odour and Corrosion Management Design Guideline, the SCIRT Protective Coating for Concrete Wastewater Structures Designers Guideline,</p>	<p>Updated to reflect CCC new condition in their Appendix 2, with an addition to part (c) proposed by NTP to confirm the potential location of the facility, and an advice not to define 'New Wastewater System' for the context of this consent.</p> <p>Condition wording otherwise agreed between NTP and CCC.</p>



	<p>the Infrastructure Design Standards, the Construction Standard Specification and such other specifications or operations requirements to be provided / issued by Council as part of the engineering acceptance process.</p> <p>b. The New Wastewater System shall discharge into a new corrosion resistant manhole and corrosion protection shall be provided to downstream manholes within 400 metres of the discharge point.</p> <p>c. The location of the odour treatment facility must be approved by Council. In making its determination, Council will consider factors such as site accessibility, feasibility of maintenance activities and the ability to meet service objectives. The final location of the odour treatment facility shall be adjusted as necessary to satisfy the requirements of Council. It is provisionally expected to be located in the berm of Waterloo Road, near the discharge manhole at the corner of Waterloo and Barters Road.</p> <p>d. The necessary investigations, assessments and tests shall be carried out to inform the design.</p> <p>e. Smoke testing is required during the commissioning of the odour treatment unit to confirm negative pressure is achieved at the design air entry point.</p> <p><u>Advice note:</u></p> <p>For the purposes of this consent, <i>New Wastewater System</i> means the pump station and subsequent rising main and/or duplicate gravity sewer in Waterloo Road to the point of discharge at the intersection of Brixton Street and Waterloo Road.</p> <p><i>Optimisation of infrastructure through the comprehensive design process may support a preference for constructing a duplicate gravity sewer along Waterloo Road, rather than a dedicated rising main. This approach would result in a shorter rising main for the pump station.</i></p> <p><i>If the odour treatment facility is located to align with the discharge point of existing rising mains, Council may enter into a cost-sharing agreement for the establishment of an integrated odour treatment facility servicing multiple discharge points.</i></p>	
56.	<p>The Consent Holder shall enter into an Infrastructure Provision Agreement with the Christchurch City Council (CCC) using a form reasonably required by CCC and provided by the Council's solicitors for review and comment. This agreement shall cover the design and construction of the New Wastewater System and will include, but not be limited to, the following provisions:</p> <p>a. That the Design Engineer shall be approved on The Three Waters HDM (hybrid delivery model) Professional Services Panel;</p> <p>b. That the design shall be in accordance with the design standards and requirements as per the Council Design Guides/Standards Master List and for Council to advise any such further specifications, standards and requirements during each phase of the design;</p> <p>c. For the Consent Holder to obtain Council Engineering Acceptance for each stage of the design including Concept Design, Preliminary Design and Detailed Design.</p> <p>d. That the Consent Holder shall complete the necessary investigations and assessments to adequately inform the design including geology, topography, ground contamination, archaeological, ecological and visual aspects.</p> <p>e. That the design shall be comprehensive in terms of civil, mechanical, structural, electrical, SCADA and controls, landscaping, access, security, and water safety disciplines;</p>	<p>Updated to reflect CCC new condition in their Appendix 2, with minor amendments to wording (condition (g) should refer to 'wastewater' not 'potable water'.</p> <p>Condition wording agreed between NTP and CCC.</p>



	<p>f. For incorporation of risk assessments (inclusive of water safety) and safety in design in the design process;</p> <p>g. That the work shall be carried out by a Council Three Waters HDM (hybrid delivery model) Potable Wastewater Tier One Contractor;</p> <p>h. For Council participation and review of the Contract Quality Plan, Health and Safety Plan, Environmental Management Plan, Contract Method Statement, Testing & Commissioning Plan including Handover checklist;</p> <p>i. For the assignment of a Council contracts engineer to audit the construction phase;</p> <p>j. For specifying any additional As-built, Testing and Commissioning and Operations and Maintenance Manual requirements;</p> <p>k. For the Consent Holder to undertake all design and construction work at its sole cost and to meet the reasonable costs of CCC involved including all legal, external and internal consultants.</p>	
57.	<p>The dedicated wastewater pump station serving the New Wastewater System shall be installed on land to be vested in Council as a Utility Lot. The size and configuration of this Utility Lot, including all associated infrastructure, must be provided for approval acceptance by Council. In determining suitability, Council will consider factors such as site accessibility, maintenance feasibility, and the ability to meet operational service requirements.</p> <p>The final size and location of the Utility Lot shall be adjusted as necessary to meet Council's requirements. The Three Waters Water Supply and Wastewater Asset Planning Team will confirm the land requirements in accordance with the New Wastewater System Infrastructure Provision Agreement, resulting in one of the following outcomes:</p> <p>a. Confirmation that no changes to the Utility Lot size or configuration are required, based on the adequacy demonstrated through design documentation; or</p> <p>b. Confirmation that the Utility Lot must be increased (or decreased) in size, with specification of the additional land required to accommodate the New Wastewater System.</p> <p>Where additional (or a reduction in) land be required, the Consent Holder shall enlarge/reduce the Utility Lot accordingly.</p>	<p>Updated to reflect CCC new condition in their Appendix 2. Minor amendments to wording in red text:</p> <ul style="list-style-type: none"> - To allow for the Utility Lot to get smaller if appropriate - To change 'approval' for 'acceptance' to be consistent with other conditions requiring later CCC 'sign offs' under the IDS.
58.	<p>Sanitary sewer laterals shall be installed to extent a minimum of 600mm into the net site area of all industrial lots at the subdivision stage. These laterals must be installed at sufficient depth to ensure adequate gradient is available to service the furthest extent of each lot.</p>	<p>Updated to reflect CCC new condition in their Appendix 2.</p> <p>Condition wording agreed between NTP and CCC.</p>
59.	<p>Gravity network sewers to be vested in Council must have a minimum diameter of 175mm, in accordance with the Council's Infrastructure Design Standards. All network sewers and connections to these sewers must be installed by a Council-authorized drainlayer, at the Consent Holder's expense.</p> <p><i>Advice note: Refer to https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/Authorised-Drainlayer-Register.pdf for a list of authorised drainlayers.</i></p>	<p>Updated to reflect CCC new condition in their Appendix 2.</p> <p>Condition wording agreed between NTP and CCC.</p>
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).	Condition wording agreed between NTP and CCC.
61.	The consent holder shall demonstrate that authorisation for the discharge of construction and operational phase stormwater has been obtained from Christchurch City Council or Canterbury Regional Council.	Condition wording agreed between NTP and CCC.
62.	The consent holder shall submit an Engineering Design Report for acceptance by the 3 <i>Waters Asset Planning - Stormwater & Waterways</i> and <i>Resource Consents</i> Units. The Engineering Design Report shall demonstrate how the design will meet all of the applicable standards and shall contain all of the plans, specifications and calculations for the design and construction of all stormwater infrastructure systems.	Condition wording agreed between NTP and CCC.
63.	Stormwater generated from all roading and hardstand areas on all allotments shall be collected via channels, sumps, pipes or swales and discharged to a first flush treatment system. Unless otherwise approved by the Council Planning Engineer, the first flush treatment system shall be either: <ul style="list-style-type: none"> a. Soil adsorption basins, or b. Stormwater360 Filterra proprietary treatment devices. 	Condition wording agreed between NTP and CCC.
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: <ul style="list-style-type: none"> a. Consist of infiltration soak pits of 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; and c. Either: 1) Provide sufficient above-ground storage to contain the stormwater runoff generated from a 10 percent annual exceedance probability storm of 18 hours duration, OR: 2) be fitted with redundant “capped off” rapid soakage chambers or trenches providing at least double the design soakage capacity. 	Condition wording agreed between NTP and CCC.
65.	If the stormwater infiltration systems are within 2,000 metres up-gradient or 500 metres down or cross-gradient of any domestic or community drinking water supply wells, a site specific assessment undertaken by a suitably qualified person shall be provided demonstrating less than minor adverse effects on those domestic or community drinking water supply wells. This assessment shall form part of the Engineering Design Report and will be submitted to Canterbury Regional Council for certification under Council’s Comprehensive Stormwater Network Discharge Consent.	Condition wording agreed between NTP and CCC.
66.	Stormwater in excess of the stormwater management and disposal system capacity shall be diverted to the CCC stormwater network in Pound Road or Waterloo Road.	Condition wording agreed between NTP and CCC.
67.	<p>Lots 1 – 401: 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:</p> <p><i>Pre-treatment of Hardstand Stormwater Runoff</i> <i>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</i></p>	<p>Wording agreed between NTP and CCC.</p> <p>Suggest this is included under a single Consent Notice condition.</p>



	<p><i>Washington Department of Ecology (U.S.A.) – Technology Assessment Protocol - Ecology (TAPE) approved technologies list.</i></p> <p>Hazardous Activities and Industries</p> <p><i>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.</i></p>	
68.	<p>Lots 1 – 401: 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:</p> <p>Roof Stormwater Disposal</p> <p><i>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.</i></p> <p>Roof and Flashing Materials</p> <p><i>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.</i></p>	As above, wording agreed but suggest this is included under a single Consent Notice condition.
69.	Earthworks shall not cause adverse flooding effects on other land. The consent holder shall provide a report summarizing any effects of disruption of overland flow or displacement of ponded floodwaters caused by filling within the site, and identify all measures proposed to avoid, remedy or mitigate those effects. This report shall form part of the Engineering Design Report.	Condition wording agreed between NTP and CCC.
70.	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.	Condition wording agreed between NTP and CCC.
71.	Stormwater laterals shall be laid to at least 600mm inside the boundary of all building allotments at the subdivision stage. The laterals shall be laid at sufficient depth to ensure protection and adequate fall is available to serve the furthestmost part of the lot.	Condition wording agreed between NTP and CCC.
72.	The stormwater management system shall be designed to ensure complete capture and conveyance of all stormwater runoff from the site for all rainfall events up to and including the critical two percent annual	Condition wording agreed between NTP and CCC.



	exceedance probability storm. This will require internal reticulation and conveyance to meet Council's inundation standards as specified in the WWDG. A combination of primary and secondary conveyance systems may be used to ensure this level of service is achieved.	
73.	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.	Condition wording agreed between NTP and CCC.
74.	A stormwater design and flood modelling report shall be provided for the subdivision which addresses the critical 10%, 2% and 0.5% annual exceedance probability rainfall events in the post-development scenario. This report shall form a part of the Engineering Design Report and shall include (but may not be limited to) the following information in PDF and GIS *.shp file format: <ul style="list-style-type: none"> a. A plan showing design ground levels (100mm contours or appropriate) and proposed secondary flow paths. b. A plan showing the predicted extent of flooding (for flood depths in excess of 100mm) for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events. c. A plan showing predicted floodwater levels for the critical 2 percent and 0.5 percent annual exceedance probability rainfall events marked at every 10m interval along all overland flow paths. d. All elevations shall be in NZVD2016. 	Condition wording agreed between NTP and CCC.
75.	The designer of the stormwater management system shall provide a report which identifies all overland flow paths proposed for storm events that exceed the capacity of the reticulated stormwater network. All overland stormwater flow paths are to be identified and protected by an easement in favour of Christchurch City Council, if required.	Condition wording agreed between NTP and CCC.
76.	At the time of excavation of the actual infiltration site(s) during the construction phase of the development, 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. Subject to this investigation, the Council may review these conditions pursuant to Section 128 of the Act to require the consent holder to alter the engineering design.	Condition wording agreed between NTP and CCC.
77.	Upon practical completion of any soil adsorption 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, for acceptance. 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.	Condition wording agreed between NTP and CCC.
78.	The consent holder shall provide easement in gross over any public stormwater infrastructure located outside of Local Purpose (Utility) Reserves or legal road.	Condition wording agreed between NTP and CCC.
79.	All boundaries between industrial allotments and Local Purpose (Utility) Reserves shall be fenced. The design and placement of fencing shall form part of the Engineering or Landscape acceptance.	Condition wording agreed between NTP and CCC.
80.	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.	Condition wording agreed between NTP and CCC.



81.	A Maintenance and Operations manual for all stormwater water management systems shall be provided and shall form part of the Resource Consents and 3 Waters Asset Planning - Stormwater & Waterways Unit acceptance. This manual is to include a description of the activity, the design assumptions, maintenance schedule and monitoring requirements.	Condition wording agreed between NTP and CCC.
82.	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.	Condition wording agreed between NTP and CCC.
83.	No more than 90 days prior to the expiry of the engineering defects period, hydraulic conductivity testing of soil adsorption 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, for acceptance. 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.	Condition wording agreed between NTP and CCC.
Access Construction Standards		
84.	The access formation must be designed and constructed in accordance with the CCC Infrastructure Design Standard. Physical works must not commence until a Council engineering officer confirms that the Design Report, Plans and Design Certificate complying with clause 3.3.2 of the IDS and the Contract Quality Plan and Engineer's Review Certificate complying with clause 3.3.3 has been received and accepted by Council.	Condition wording agreed between NTP and CCC.
Transport		
85.	<u>Roading</u> All new roads shall be designed and constructed in accordance with the CCC IDS. Physical works shall not commence until a Council engineering officer confirms that 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 received by Council.	Condition wording generally agreed, clarification added through inclusion of 'new' to confirm that this requirement only relates to the proposed roads internal to the site.
86.	<u>Street Lighting</u> Street lighting is to be installed in the new road(s) to vest in compliance with Part 11 (Lighting) of the Infrastructure Design Standard.	Condition wording agreed between NTP and CCC.
87.	<u>Traffic Safety Audit</u> The applicant must provide traffic safety audits undertaken by a suitable qualified independent traffic engineer at the engineering acceptance stage (design) and at works completion (post construction). Detailed engineering design for the transport network must ensure the recommendations of the Safety Engineer in the preliminary scheme design (concept) safety audit are incorporated in the design.	Condition wording agreed between NTP and CCC.
88.	<u>Stage 1: Barters Road and Waterloo Road /Pound Road</u> That at the applicant's Consent Holder's cost the eastern side of Barters Road along the site frontage, including the two new road intersections, shall be upgraded to meet the CCC IDS standards for a rural road carrying the anticipated future traffic volumes. This is to occur prior to the opening of Stage 1 taking access off Barters Road.	Per the reasoning within Mr Fuller's Transport response, the Applicant only agrees to upgrade the frontage on the side of the application site.



89.	<p><u>Stage 1: shared path</u></p> <p>a. That at the Consent Holders' cost, prior to the opening of Stage 1 of the development, a 2.5m shared path is constructed connecting the development to the Waterloo Road / Pound Road traffic signals.</p> <p>b. That at the Consent Holder's cost, the northern Pound Road approach to the Waterloo Road / Pound road traffic signals to be upgraded from the current cycle only crossing to a shared cycle and pedestrian crossing.</p>	Condition wording agreed between NTP and CCC (with a minor change in wording of 'applicant' to 'consent holder'). The Davie Lovell Smith plans are updated to reflect.
90.	<p><u>Stage 2: Pound Road</u></p> <p>That at the applicants cost the Pound Road frontage be upgraded to meet the IDS standards for a minor arterial road carrying the anticipated future traffic volumes. This is to occur in conjunction with development of Stage 2 taking access off Pound Road.</p> <p>The western side of the Pound Road frontage will be upgraded to meet the IDS standards for a minor arterial road carrying the anticipated future traffic volumes. This is to occur in conjunction with development of Stage 2 taking access off Pound Road. Where works are not associated with the realignment of Pound Road to construct the access, the costs of the widening will be shared with Council as a proportion of the new traffic on Pound Road as a result of this proposal.</p>	<p>Condition wording updated per Mr Fuller's response.</p> <p>Condition not yet agreed between CCC and NTP.</p>
91.	<p><u>Stage 2: shared path</u></p> <p>That at the applicants cost the 2.5m shared path constructed as part of Stage 1 is extended to the new Pound Road roundabout, or a suitable alternative arrangement agreed with Council that also achieves a walking and cycling connection parallel to Pound Road.</p> <p>a. At the Consent Holder's cost, on-road cycle lane markings must be provided on the Pound Road shoulders between the access roundabout and the existing on-road cycle lane at the Pound Road / Waterloo Road intersection.</p> <p>b. The design of the Pound Road / Road 1 roundabout is to include suitable cycle or shared path facilities to safely accommodate cyclists heading to / from Pound Road south of this intersection.</p>	Per the reasoning in Mr Fuller's Transport Response, a shared path is not required on Pound Road, although the Pound Road shoulders could be used to accommodate cycling between Waterloo Road and the site access. Condition re-worded to reflect the Applicant's position.
	<p><u>Stage 4: Hasketts Road</u></p> <p>That at the applicants Consent Holder's cost the eastern side of Hasketts Road frontage be upgraded to meet the IDS standards for a rural road carrying the anticipated future traffic volumes. This is to occur prior to the opening of Stage 4 taking access off Hasketts Road, and is to include the frontage of 14 Hasketts Road.</p>	Per the reasoning within Mr Fuller's Transport response, the Applicant only agrees to upgrade the frontage on the side of the application site.
92.	That the intersection of Hasketts Road, Maddisons Road and Barthers Road be upgraded in general accordance with the scheme plans attached to the application or a similar alternative agreed with Council. This is to occur prior to the opening of Stage 4 taking access off Hasketts Road.	Condition wording agreed between CGL and CCC.
Landscaping and Urban Design		
93.	<p>The proposed landscaping must be in accordance with the Landscape Plans prepared by Novo Group and submitted with the application dated December 2025.</p> <p>The proposed landscaping must be established on site within the planting season (extending from 1 April to 30 September).</p>	Condition wording agreed between NTP and CCC.
94.	c. A Landscape Concept, Maintenance and Management Plan shall be prepared by a suitably qualified landscape architect and include the following:	Updated to reflect intent of CCC new condition in their Appendix 9.



	<ul style="list-style-type: none"> i. A comprehensive landscape concept for the 5m landscape strip extending along Barbers Road; ii. A schedule of plant species; iii. A statement of compliance with approved landscape plans and relevant landscape conditions of this consent; iv. A maintenance schedule including for the establishment period. <p>d. Landscaping shall be established in accordance with the Landscape Concept, Maintenance and Management Plan.</p> <p>e. The following condition must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1, 44 - 46: Landscaping on this lot shall be maintained in accordance with the attached Landscape Concept, Maintenance, and Management Plan. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing condition.</p> <p>Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.</p>	Condition wording agreed between NTP and CCC.
95.	<p>All landscaping required in the Landscape Concept, Maintenance and Management Plan 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</p> <p>Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.</p>	<p>Updated to reflect CCC new condition in their Appendix 9.</p> <p>Condition wording agreed between NTP and CCC.</p>
96.	<p>All fencing shall be located on the internal boundary 5m wide landscape strips along the Barbers Road frontage., with an access gate provided for maintenance if not otherwise accessible.</p> <p>Note: This is an ongoing condition of Consent for which a consent notice pursuant to s221 of the Resource Management Act will be issued.</p>	<p>Updated to reflect CCC new condition in their Appendix 9.</p> <p>Condition wording agreed between NTP and CCC.</p>
Reserve Landscape Plans		
97.	<p>Landscape Plans and an accompanying Design Report for Reserves (Lots 200-201) are to be submitted to Technical Design Services (Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) for acceptance.</p>	Condition wording agreed between NTP and CCC.
98.	<p>The Landscape Plans and Design Report are to provide sufficient detail to confirm compliance with the requirements of the IDS, the CSS, and the WWDG (current versions): All landscaping required by this condition is to be carried out in accordance with the accepted plan(s) at the Consent Holder's expense, unless otherwise agreed.</p>	Condition wording agreed between NTP and CCC.
99.	<p>Prior to Council's practical completion inspection and acceptance, the consent holder must submit (to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) all required completion documentation in accordance with IDS Part 10.3.4 Engineer's Report and the Quality Assurance System, to provide evidence that the work is completed in accordance with the accepted plans, the IDS, CSS and WWDG (current versions), and the conditions of consent.</p>	Condition wording agreed between NTP and CCC.
100.	<p>The Consent Holder must maintain all landscape assets on Reserve Lots 200-201 to the standards specified in the CSS (current version) for the 24 months Establishment Period (Defects Liability), from the date of Council's practical completion acceptance until a final inspection and acceptance of the landscaping by Council. Acceptance will be based upon the criteria outlined in the CSS, Part 7 Landscapes (current version).</p>	Condition wording agreed between NTP and CCC.



101.	The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period. The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) within five days of the end of each month during the Establishment Period. (Refer: Monthly Establishment Report, CSS, Part 7 Landscape (current version).	Condition wording agreed between NTP and CCC.
102.	The Consent Holder must enter into a separate bond with Council to the value of 50% of the cost to replace and establish all plants, trees, and turf on reserves. The bond will be held for the Establishment Period of a minimum of 24 months and may be extended by a further 12 - 24 months for the replacement planting(s), as required. The bond will be released after the landscape assets have been inspected and accepted by Council at final completion / handover. Where works have not obtained practical completion acceptance by Council prior to the issuing of the Section 224(c) certificate, the value of the bond will be 100% of the cost of all landscape improvements.	Condition wording agreed between NTP and CCC.
103.	Any replacement plantings and extended establishment period required due to plant, trees, and turf not being accepted are to be carried out at the Consent Holder's expense.	Condition wording agreed between NTP and CCC.
Streetscape Landscape Plans		
104.	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) for acceptance. Advice note: Grassed berms within road reserves do not form part of the landscape acceptance or landscape bond.	Condition wording agreed between NTP and CCC.
105.	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.	Condition wording agreed between NTP and CCC.
106.	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.	Condition wording agreed between NTP and CCC.
107.	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.	Condition wording agreed between NTP and CCC.
108.	The Consent Holder is to maintain an accurate and up-to-date monthly report on the condition of the landscape assets and the works undertaken during the Establishment Period (Defects Maintenance). The report must be submitted to the Landscape Architecture and Environment Team at landscape.approval@ccc.govt.nz) within five days of the end of each month during the Establishment Period. (Refer: <i>Monthly Establishment Report</i> , CSS, Part 7 Landscape (current version).	Condition wording agreed between NTP and CCC.
109.	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),	Condition wording agreed between NTP and CCC.



	as required. The bond will be released after the trees have been accepted by Council at final completion / handover. <i>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.</i>	
110.	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.	Condition wording agreed between NTP and CCC.
111.	<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.	Condition wording agreed between NTP and CCC.
Paparua Water Race - Culverts		
112.	The two culverts to be installed within the Paparua Water Race shall be designed and installed in accordance with the New Zealand Fish Passage Guidelines, and a suitably qualified freshwater ecologist shall certify the design prior to their installation.	New condition per CCC aquatic waterway advice.
Herpetology - Lizard Management Plan		
113.	All works relating to lizard fauna, including capture and relocation must occur in accordance with the Wildlife Approval obtained through this application, or any subsequent variation to that authority and the Lizard Management Plan, dated November 2025 (or any subsequent version updated by variation in accordance with Clause 7 of Schedule 7 of the Fast-track Approvals Act 2024). All works relating to the replacement and enhancement of lizard habitat, including the establishment of approximately 4,085 m2 of buffer amenity planting along the Barbers Road frontage of the proposal site, the undertaking of rabbit and hare control (including the construction of a rabbit-proof fence) at Weedons Ross Road release site, and the enhancement and maintenance of the Kōwhai Grove release site (including the timings, planting schedules, and rock stack pile specifications), must occur in accordance with the approval obtained through this application), (or any subsequent version updated by variation in accordance with Clause 7 of Schedule 7 of the Fast-track Approvals Act 2024)..	Condition updated per DOC comments.
Avifauna Management During Construction		
114.	Any works occurring within bird breeding and nesting seasons (mid-August to mid-February annually) must occur in accordance with an accepted Bird Management Plan. <i>Advice note: The objective of the Bird Management Plan is to avoid, or otherwise minimise adverse effects on any Threatened or At-Risk indigenous bird species found to be within or adjacent to the development footprint. Including but not limited to South Island Pied Oystercatcher, Red-billed Gull, or Banded Dotterel. The Bird Management Plan must be prepared by a suitably qualified and experienced ecologist/ornithologist.</i>	Condition wording agreed between NTP and CCC, advice note included to reflect the suggestions made by Director General of Conservation s53 comments.
115.	The Bird Management Plan must be submitted to the Subdivision Engineer for acceptance by Council's Ornithologist (via email to rcmon@ccc.govt.nz) at least 15 working days before works commence. No works are to commence on site until the acceptance is received, except that if acceptance is not received within	Condition wording agreed between NTP and CCC.



	15 working days it will be deemed to have been received. A Bird Management Plan must be prepared by a suitably qualified and experienced ecologist/ornithologist professional.	
116.	<p>The Bird Management Plan must include, but is not limited to:</p> <ul style="list-style-type: none"> a. A description of preconstruction bird survey methods, which must be undertaken no more than eight days prior to the commencement of works or prior to the recommencement of works in circumstances where works have ceased for more than eight days. b. A description of measures required to avoid disturbance of any nests identified during preconstruction surveys, including minimum setback requirements. c. A description of what measures will be undertaken in order to limit bird occupation of disturbed areas prior to nesting; d. Accidental discovery protocols if bird nest/habitats are found after works have commenced. <p><i>Advice note: The Bird Management Plan will be reviewed by Council's ornithologist during the acceptance stage. It is unlawful to harass bird species under the Wildlife Act 1953. The bird management plan must not use noise devices as part of the deterrence works.</i></p>	Condition wording updated to reflect the comments from DOC. Not all of the suggestions of DOC are accepted, however the condition wording is otherwise in accordance with CCC expectations (noting agreement was already in place per CCC's s53 comments).
117.	Further actions must be implemented if identified in the Bird Survey performed within 4 working days of works commencing,, in accordance with the certified Bird Management Plan, to avoid disturbance of any active nests on site.	Condition wording updated to partially reflect the comments from DOC. The amendments sought by DOC are already encapsulated via the additions to condition 116 above (preparation of the Bird Management Plan) and do not need to be repeated again.
118.	The Bird Management Plan must be provided to the contractor controlling this work and retained on site for the duration of works.	Condition wording agreed between NTP and CCC.
119.	<p>Where work ceases for more than eight consecutive days, the consent holder must make contact with Council and an additional bird survey will be performed. Further actions must be implemented if identified in the Bird Survey.</p> <p><i>Note: The applicant's appointed ornithologist will undertake a survey of birds protected by the Wildlife Act and a report back within 8 working days prior to the commencement of any site works. Works include earthworks and cutting/removal of vegetation.</i></p>	Condition wording agreed between NTP and CCC.
120.	No dogs may be brought onto the site by persons exercising or working under this consent.	Condition wording agreed between NTP and CCC.
121.	If works are performed outside of bird breeding and nesting seasons and a nest is found, then work within 20m of the nest must cease and the consent holder must contact Council's Ornithologist for advice. No works in these areas may occur until Council's Ornithologist has assessed the nest and associated birds and determined that appropriate steps are being taken to avoid adverse effects on birds.	Condition wording agreed between NTP and CCC.
Existing Buildings		
122.	Buildings located over the new lot boundaries and/or as shown on the application plan are to be demolished or removed.	Condition wording agreed between NTP and CCC.
Telecommunications and Energy		
123.	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.	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>
124.	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.	<p>Original applicant condition.</p> <p>Condition wording agreed between NTP and CCC.</p>



Consent Notices		
125.	<p>The following consent notices pursuant to Section 221 of the Resource Management Act 1991 will be issued by the Council:</p> <p>a) Condition 67-68 Stormwater: The following consent notice shall be registered on the title of Lots 1 – 72 and 401 to ensure ongoing compliance with consent conditions:</p> <ul style="list-style-type: none"> i. 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. ii. 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. iii. 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. iv. 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. <p>b) Condition 91 Landscaping: The following conditions must be recorded pursuant to Section 221 of the RMA in a consent notice registered on the titles of Lots 1 , 44-56: Landscaping on this lot shall be maintained in accordance with the attached Landscape Concept, Maintenance, and Management Plan. Any dead, diseased, or damaged landscaping must be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping.</p> <p>c) Condition 93 Fencing: No fencing shall be located forward of (i.e. in front of) the 5m wide landscape strip along the Barbers Road frontage.</p> <p>Note: Council will prepare the Consent Notice.</p>	<p>Updated to reflect CCC requested wording.</p> <p>Condition wording agreed between NTP and CCC.</p>
Goods and Services Taxation Information		



126.	The subdivision will result in non-monetary contributions to Council in the form of land and/or other infrastructure that will vest in Council. Council's GST assessment form is to be completed to enable Council to issue a Buyer Created Tax Invoice.	New CCC recommended condition. Condition wording agreed between CGL and CCC.
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Part 3: DOC Wildlife Approval Conditions – Lizards

Wildlife Permit - Authorised Activity		
1.	All works relating to lizard fauna, including capture and relocation must occur in accordance with the Lizard Management Plan prepared by Wildlands dated August 2025.	Condition updated to reflect DOC's Appendix A attached to the S51 Report.
2.	The wildlife approval is for the capture, handling, and release of southern grass skinks (<i>Oligosoma</i> aff. polychroma 'Clade 5') and McCann's skinks (<i>Oligosoma maccanni</i>), provided that best efforts are taken to avoid incidental deaths in accordance with the Lizard Management Plan.	Revised condition to reflect DOC's Appendix A attached to the S51 Report.
3.	The incidental killing of southern grass skinks (<i>Oligosoma</i> aff. polychroma 'Clade 5') and McCann's skinks (<i>Oligosoma maccanni</i>) is authorised, provided that best efforts are taken to avoid incidental deaths in accordance with the Lizard Management Plan.	New condition to reflect DOC's Appendix A attached to the S51 Report.
4.	This wildlife approval is valid for 7 years from the date of approval.	New condition to reflect DOC's Appendix A attached to the S51 Report.
Wildlife Permit - Lizard Capture and Handling		
5.	Lizards must only be handled by those people named in the Lizard Management Plan, or by others under the direct supervision of Samantha King, Cameron Thorp or Jade Christiansen. Lizards may only be handled by Anna Meban only under the direct supervision of Samantha King, Cameron Thorp or Jade Christiansen.	Updated condition wording to reflect the response from Wildlands.
6.	Lizard capture, handling and relocation must only be undertaken between 1 October and 30 April when lizards are most active.	New condition to reflect DOC's Appendix A attached to the S51 Report.
7.	Capture and handling of lizards must involve only techniques that minimise the risk of infection or injury to the animal and must follow those described in the Herpetofauna inventory and monitoring toolbox http://www.doc.govt.nz/our-work/biodiversity-inventory-and-monitoring/herpetofauna/ .	New condition to reflect DOC's Appendix A attached to the S51 Report.
Incidental Discovery		
8.	The DOC Operations Manager for Mahaanui must be contacted immediately (mahaanui@doc.govt.nz) for further advice if lizard species other than southern grass skinks are located within the footprint of the development or within the release site.	New condition to reflect DOC's Appendix A attached to the S51 Report.
Wildlife Permit – Death of wildlife associated with salvage activities		
9.	If any lizards should die during the approved activities of catch, transfer or liberate, the Approval Holder must: a. inform the Mahaanui DOC Operations Manager (mahaanui@doc.govt.nz) within 48 hours, chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours; and	New condition to reflect DOC's Appendix A.



	<ul style="list-style-type: none"> b. send the body to Massey University Wildlife Post Mortem Service for necropsy OR as otherwise advised by the Mahaanui DOC Operations Manager, along with details of the animal's history; and c. pay for any costs incurred in investigation of the death of any lizard; and d. if required by the DOC Operations Manager, cease the Authorised Activity for a period determined by the DOC Operations Manager. 	
Euthanasia		
10.	If any lizards are found injured as part of the Authorised Activity, the Approval Holder must contact the Project Ecologist to get advice on management of the lizard. Injured lizard(s) may be euthanised on recommendation of the Project Herpetologist or a veterinarian.	New condition to reflect DOC's Appendix A attached to the S51 Report.
Wildlife Permit – Reporting		
11.	<p>A report summarising the salvage and relocation results must be prepared and submitted to DOC (mahaanui@doc.govt.nz and permissionshamilton@doc.govt.nz) within 30 days from the completion date of the salvage. Specifically, this report will include:</p> <ul style="list-style-type: none"> a. Details and Results of lizard salvage and relocation work. Should native lizards be found, then the following will also be included in the report: <ul style="list-style-type: none"> i. Photos of lizard salvage methods utilised; ii. Photos of lizards captured (including photos of the salvage and relocation areas); iii. A map showing the location of lizard upon capture and upon release; iv. The species and number of any lizards detected, captured, and released, and v. The results of all surveys and monitoring. b. Descriptions of how lizard management activities outlined in the LMP were followed, including conditions detailed in the WAA permit and associated resource consent conditions; c. An Amphibian and Reptile Distribution Scheme (ARDS) card detailing information relating to captured lizards (also to be provided to herpetofauna@doc.govt.nz); and, d. A brief summary regarding the outcomes of the LMP, including any improvements/changes that should be implemented in future. 	New condition to reflect DOC's Appendix A attached to the S51 Report.
Wildlife Permit – Variations		
12.	The Approval Holder may apply to the Director-General for variations to this Approval in accordance with clause 7(2) of Schedule 7 of the Fast-track Approvals Act 2024.	New condition to reflect DOC's Appendix A attached to the S51 Report.
Wildlife Permit – Costs		
13.	The Approval Holder must pay the Department of Conservation's standard charge-out rates for any staff time and mileage required to monitor compliance with this Approval and to investigate any alleged breaches of the terms and conditions of it.	New condition to reflect DOC's Appendix A attached to the S51 Report.
Compliance with Legislation and Director-General's Notices and Directions		



14.	NTP Development Holdings Limited must comply with all notices, directions, and requisitions of the Director-General and any competent authority relating to the exercise of the Approval.	New condition to reflect DOC's Appendix A attached to the S51 Report.
Employees, Contractors, or Agents		
15.	NTP Development Holdings Limited is responsible for the acts and omissions of its employees, contractors and agents.	New condition to reflect DOC's Appendix A attached to the S51 Report.
16.	NTP Development Holdings Limited is liable under this Approval for any breach of its terms by employees, contractors, or agents, as if the breach were committed by NTP Development Holdings Limited.	New condition to reflect DOC's Appendix A attached to the S51 Report.
17.	Where obligations bind more than one person, these obligations bind those persons jointly and separately.	New condition to reflect DOC's Appendix A attached to the S51 Report.